

# LADBROKE GROVE

Project Flourish

## FINANCIAL VIABILITY ASSESSMENT

Project Flourish, Ladbroke Grove, London, W10

On behalf of:

Ballymore (London Arena) Ltd and Sainsbury's Supermarkets Ltd

Date: **October 2023**

Prepared by: Alex Brown MRICS MRTPI  
Toby Cripps MRICS  
Kier Roff-Stanion MRICS

## RICS MANDATORY REQUIREMENTS

<b>Requirement</b>	<b>This assessment has been produced having regard to and abiding to the requirements of RICS Professional Statement Financial Viability in Planning: conduct and reporting (1st edition 2019) (reissued as a Professional Standard in April 2023).</b>
Impartiality	In preparing this financial viability assessment, we confirm that we have acted with reasonableness, impartiality and without interference. We have also complied with the requirements of PS2 Ethics, competency, objectivity, and disclosures in the RICS Valuation – Global Standards 2020 in connection with valuation reports.
Terms & Conflicts	This document sets out our terms of engagement for undertaking this viability assessment. We declare that to the best of our knowledge there is no conflict of interest (paragraph 1.1 of the Conflict-of-Interest Professional Statement of January 2018), Other than, if necessary, where stated in the report circumstances which fall under Informed Consent (as per the Conflict-of-Interest Professional Statement).
Fee	We confirm that our fee basis for undertaking this viability assessment is neither performance related nor involves contingent fees.
Commercial Sensitivity	We confirm that this viability assessment has been prepared in the full knowledge that it may be made publicly at some point in the future. Where we believe there to be information, which is commercially sensitive, that we have relied upon in arriving at our opinion we have stated so in our report. We request that permission is sought by the instructing/applicant prior to being made public to ensure commercially sensitive or personal information does not infringe other statutory regulatory requirements.
Area Wide	We confirm that we have not undertaken an area-wide viability assessment concerning existing and future policies against which the scheme will in due course be considered. We have confirmed with the instructing party that no conflict exists in undertaking the viability assessment. Should this position change, we will immediately notify the parties involved. We understand that if any of the parties identified in this report consider there to be a conflict that we would immediately stand down from the instruction.
Evidence	Throughout this viability assessment we have set out a full justification of the evidence and have also supported our opinions where they differ from the Council’s advisor with a reasoned justification. We note in due course the emphasis within the RICS Professional Statement on conduct and reporting in Financial Viability in Planning the need to see to resolve differences of opinion wherever possible.
Benchmark Land Value	In determining Benchmark Land Value (if required) we have followed National Planning Guidance (Viability) (2019) setting out this in detail within the Benchmark Land Value section.
Purpose	We make a clear distinction in our report between preparation/review of a viability assessment and subsequent negotiations. Such negotiations may be identified as part of an addendum documents and may relate to S106 agreements.
Sensitivity Analysis	Sensitivity analysis and accompanying explanation and interpretation of the results is undertaken for the purposes of a viability assessment. This enables the reader to consider the impact on the result of changes to key variables in the appraisal having regard to the risk and return of the Proposed Scheme.
Transparency	We confirm we advocate transparent and appropriate engagement between the Applicant and Council’s viability advisors.
Summary	This report includes a non-technical summary at the commencement of the report which includes all key figures and issues relating to the assessment.
Reporting	We confirm this report has been formally reviewed and signed off by the individuals who have carried out the assessment and confirm that this FVA [as above] has been prepared in accordance with the need for objectivity, impartiality and without interference. Subject to the completion of any discussion and resolution or note of differences, we will be retained to then subsequently advise upon and negotiate the Section 106 Agreement.
Contributions	All contributors to this report have been considered competent and are aware of the RICS requirements and as such understand they must comply with the mandatory requirements.
Time	We were provided an adequate time to produce this report, proportionate to the scale of the project and degree of complexity of the project.

## SIGN OFF

This report has been prepared by Toby Cripps MRICS, Kier Roff-Stanion MRICS and Alex Brown MRICS MRTPI.



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Senior Associate

For and on behalf of Gerald Eve LLP



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Associate

For and on behalf of Gerald Eve LLP



**Alex Brown** MRICS MRTPI  
Partner

For and on behalf of Gerald Eve LLP

NOTE: This report has been produced in accordance with National Planning Policy Framework (2021) and Planning Policy Guidance (as amended). Gerald Eve LLP can confirm that the report has been produced by suitably qualified Practitioners of the Royal Institution of the Chartered Surveyors (RICS) and that the report has been produced in accordance with RICS Practitioner guidance on viability in planning matters.

The contents of this report are specific to the circumstance of the Proposed Scheme and date of publication; and it together with any further information supplied shall not be copied, reproduced, or distributed to any third parties for any purpose other than determining the application for which it is intended. Furthermore, the information is being supplied to the client on the express understanding that it shall be used only to assist in the financial assessment in relation to the Application. The information contained within this report is believed to be correct as at the date of publication, but Gerald Eve LLP give notice that:

- I. All statements contained within this report are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP. The information contained in this report has not been independently verified by Gerald Eve LLP.
- II. None of the statements contained within this report are to be relied upon as statements or representations of fact or warranty whatsoever without referring to Gerald Eve LLP in the first instance and taking appropriate legal advice.
- III. References to national and local government legislation and regulations should be verified with Gerald Eve LLP and legal opinion sought as appropriate.
- IV. Gerald Eve LLP does not accept any liability, nor should any of the statements or representations be relied upon, in respect of intending lenders or otherwise providing or raising finance to which this report as a whole or in part may be referred to.
- V. Any estimates of values or similar, other than specifically referred to otherwise, are subject to and for the purposes of discussion and are therefore only draft and excluded from the provisions of the RICS Valuation – Professional Standards 2020; and
- VI. Information in this report should not be relied upon or used as evidence in relation to other viability assessments without the agreement of Gerald Eve LLP.

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## EXECUTIVE SUMMARY (NON-TECHNICAL)

<b>Instruction</b>	1.	Gerald Eve LLP ('GE') has been instructed to undertake a Financial Viability Assessment ('FVA') on behalf of Ballymore (London Arena) Ltd and Sainsburys Supermarkets Ltd ('the Applicant') for planning purposes, in connection with a planning application at Sainsburys and former utilities land, Canal Way, Ladbroke Grove, London, W10 ('the Site'). GE's instructions are to undertake an objective, impartial viability assessment of the development proposals, to enable discussions with the Council, and to assess whether the proposals include the maximum viable level of planning contributions, including affordable housing.
<b>NPPF (2021)</b>	2.	This FVA has regard to whether the viability evidence underpinning the plan is up to date, and any changes in site circumstances since the plan was adopted. The FVA reflects the recommended approach set out in National Planning guidance ('NPG') (2019), including standardised inputs, as set out in Paragraph 58 of the National Planning Policy Framework.
<b>NPG (2019)</b>	3.	This report has been prepared reflecting National Planning Guidance (NPG) (2019), with reference to all relevant planning policy applicable to the Site at the date of writing. It has also been written adhering to the RICS Guidance note Financial Viability in Planning (2021) (the 'RICS GN') and the RICS Professional Statement on Conduct and Reporting in viability that supports the RICS GN (reissued in April 2023 as a Professional Standard).
	4.	The purpose of this FVA is to determine whether the maximum viable level of S106 contributions (including affordable housing) are being provided having regard to viability. To do this the residual land value ('RLV') of the Proposed Scheme needs to be determined and then compared to the benchmark land value ('BLV') of the Site. Alternatively, the scheme return can be compared against a target rate of return.
	5.	In the instance that the scheme return exceeds the target rate of return, the financial surplus will represent potential additional S106 financial contributions that the Proposed Scheme can viably support. If it is confirmed that there is a financial deficit it indicates that the proposals cannot viably deliver any further contributions over and above those allowed for in the FVA.
<b>Site</b>	6.	The Site is located in west London at the northern edge of the Royal Borough of Kensington and Chelsea ('RBKC'). The Site extends to approximately 18 acres (7.6 hectares) and currently comprises an operational superstore, including petrol filling station on the eastern part of the Site, with un-developed land currently used for open storage on the western side. The Site now also includes an area of land referred to as 'Plot 6', which includes an office building, 'Canalside House' and the 'Boathouse Centre' a community sports facility with affordable housing on the upper floors.
	7.	The supermarket element of the Site is owned by Sainsburys; the undeveloped land currently used for open storage is owned by Ballymore; and Plot 6 is owned by the Council (which elevates the Threshold target level of affordable housing to approximately 35.7%).
	8.	Prior to the existing uses currently in situ, the Site formed part of a gasworks, part of which is still located at the western end of the Site and is subject to separate proposals by Berkeley St William. Given the historic use of the Site, it comprises an 'ex-utilities' site, as per the London Plan definition. As such, extraordinary decontamination, enabling and remediation costs will be incurred in order to bring the Site forwards for development. Former gasworks sites are known to be technically complex and require significant investment and time to prepare them for development.
<b>Previous Pre-Application Testing (2021)</b>	9.	The Proposed Scheme has been the subject of pre-application testing in 2021, whereby GE engaged with RBKC's and its adviser, Carter Jonas ("CJ"). A series of meetings were held, and agreement was reached over various inputs and elements of the proposals. A summary of the pre-application testing and the inputs



	<p>we understand were agreed is set out in this FVA. It is important to note that these previous discussions were undertaken in a different economic climate to the present day, where the Proposed Scheme (and others like it) are currently faced with considerable economic headwinds and financial challenges.</p>
	<p>10. In terms of conclusions drawn from the pre-application testing, both GE and CJ concluded that increasing scheme density has a positive impact upon viability and vice versa; and that when tested notionally allowing for 35% affordable housing, the Scheme resulted in a significant financial deficit, indicating that this level of affordable housing was not viable.</p>
<b>Proposed Scheme</b>	<p>11. The Applicant is submitting a planning application seeking to deliver a comprehensive, residential-led, mixed-use development comprising 2,519 new homes, a replacement Sainsburys superstore, plus office, retail, and leisure accommodation ('the Proposed Scheme'). The Proposed Scheme is set to comprise of a total of five plots and whilst the viability of the site is very challenging, the Applicant is aiming to deliver a minimum of 500 affordable housing units (25% by habitable room / 20% by unit), albeit it is understood that support and flexibility will be required in order for the Scheme to be fundable and to achieve this aim.</p>
	<p>12. The Proposed Scheme marks an increase in the number of plots and units from the previous scheme tested at the pre-application stage in 2021. However, the Proposed Scheme now has lower building heights than previously tested, with the highest residential blocks now at 29 storeys, in comparison with the 36 storeys of the previous scheme.</p>
	<p>13. It is proposed that the planning application will be in hybrid form, delivered in two phases.</p>
	<p>14. Phase 1 (Plots 2 &amp; 4) will comprise the reprovision of a large retail store and ancillary facilities (Class E(a)) (for Sainsburys), together with primary road infrastructure with all other commercial business, service (Class E) and leisure uses (Class E(d)), residential (Class C3), and associated landscaping, car and cycle parking and associated infrastructure works including remediation. Full detailed planning permission is being sought for the Sainsbury's superstore in Plot 2 and outline planning permission is being sought for the residential elements of Plot 2 and Plot 4.</p>
	<p>15. Phase 2 (Plots 1, 5 &amp; 6) will include residential floorspace and ancillary residential facilities (Class C3) and non-residential floorspace comprising flexible commercial, community and sui generis floorspace (Class E / Class F2 / Sui Generis), the provision of new pedestrian and vehicular access, open space, landscaping, car and cycle parking and other associated infrastructure works. Outline planning permission is being sought for Plots 1, 5 and 6, with all matters reserved for future consideration.</p>
	<p>16. A key element of the Proposed Scheme is the replacement supermarket that is to be constructed for Sainsburys on Plot 2. This is essentially a prerequisite, or enabler, for the development of the wider masterplan area, without which it would not be possible to deliver a comprehensive development.</p>
<b>Approach</b>	<p>17. Viability assessment is a process of assessing whether a site is financially viable at the proposed level of planning contributions, including affordable housing, by considering whether the value generated by a development is more than the cost of developing it. Assessment should include a review of key elements of gross development value, costs, land value, landowner premium, and developer return. As set out in the RICS GN (2021), in FVAs for planning purposes, the primary role is to determine the profit output of a scheme, allowing for a BLV. This is then compared to a target rate of return.</p>
<b>Standardised Inputs</b>	<p>18. In undertaking this FVA, GE has had regard to planning documents and cost reports provided by the Applicant; and has undertaken financial analysis in accordance with the standardised approach set out in viability guidance.</p>

	19.	Furthermore, in accordance with NPG, where possible and appropriate, the report applies standardised inputs and has regard to the specifics of the Site and proposed development. Standardised evidence means it is sourced from primary, secondary, or tertiary data sources, including evidence from other relevant viability assessments in the Borough and wider London. These are set out in the summary of inputs tables overleaf.
<b>GDV</b>	20.	The total GDV of the Proposed Scheme GDV is estimated to be approximately £2.06 billion (on a present-day basis).
<b>Costs</b>	21.	The total construction costs for the Proposed Scheme are estimated to be approximately £1.25 billion. This includes infrastructure and general site works but excludes contingency and professional fees.
<b>Abnormal Costs</b>	22.	The total construction costs figure includes identified abnormal costs of approximately £39.74 million.
<b>Existing Use Value (EUV)</b>	23.	In accordance with NPG, the Existing Use Value ('EUV') of the Site has been calculated as being approximately £94.3 million. This is broken down as follows: <ul style="list-style-type: none"> <li>• Supermarket: £55.60 million;</li> <li>• Open storage land: £34.7 million; and</li> <li>• Plot 6: £4.0 million.</li> </ul>
<b>Premium</b>	24.	The premium element of BLV has been quantified having regard to analysis of adjusted comparable market evidence. Based upon our analysis in this regard we consider that an appropriate land value on the basis of adjusted market evidence would range from approximately £108 million to £253 million, which represents the range of indexed and adjusted values for the Site, derived from the evidence, when analysed on a £ per unit basis. The analysis undertaken makes specific adjustments to the comparable evidence for policy compliance and abnormal costs, in accordance with NPG and the RICS GN.  Adopting a BLV at the lowest end of the range of values would imply a premium of £13.7 million over the EUV (equating to a 14.5% premium). We note that a premium of 20% was assumed by CJ in the 2021 DIF Study.
<b>Benchmark Land Value (BLV)</b>	25.	GE has tested the Scheme against a total BLV of £108 million (reflecting an EUV of £94.3 million, plus a premium of £13.7 million).
<b>Planning Contributions</b>	26.	The Applicant's Planning consultant, Rolfe Judd, has provided a notional estimate of planning (£106) contributions that the Proposed Scheme has been tested having regard to. This totals approximately £29.78 million, plus approximately £3.55 million in respect of a carbon offset payment, albeit it is noted that this comprises only a notional estimate at this stage and is likely to be the subject of further discussions as the Scheme progresses through planning.  A Mayoral CIL ('MCIL') estimate totalling £20.64 million has been allowed for, also provided by Rolfe Judd.
	27.	The Applicant is aspiring to deliver 25% affordable housing (by habitable room) in addition to the financial contributions set out above, albeit it envisages that support and flexibility will be required in order for this to be achievable. The Proposed Scheme also includes a number of other public benefits including a creche, multiple parks, the re-opening of an old canal basin, public open space, and multiple community centres/spaces. We set out the full list of additional public benefits in Section 9 of this report.

<b>Return</b>	<p>28. In accordance with NPG, the FVA includes a return to the developer to reflect the risk of undertaking the development. In assessing viability at the previous pre-application stage, GE had regard to both profit on GDV as well as IRR as a target return proxy. We understand CJ's initial profit target rates were as follows:</p> <ul style="list-style-type: none"> <li>• Private residential: 20% Profit on GDV;</li> <li>• Affordable residential: 6% Profit on GDV;</li> <li>• Commercial (excluding Supermarket): 15% Profit on GDV; and</li> <li>• Supermarket: 12% Profit on GDV.</li> </ul>
	<p>29. For the purposes of this FVA, given the long construction timescales envisaged and the complexity of the scheme, we have principally relied upon the Internal Rate of Return ('IRR') for viability testing. Having regard to the higher than normal risk profile of the Proposed Scheme and site-specific circumstances, we have adopted a target rate of return of 20.0% IRR. We have also had regard to the present-day output on a profit on GDV basis, adopting a blended target of 18.8% profit on GDV.</p>
<b>Appraisal Results</b>	<p>30. Our appraisal results indicate that in overall terms, the Proposed Scheme achieves a return on a present-day basis of approximately -£93.0 million, equating to 7.3% IRR, and -4.5% profit on GDV. This comprises a target profit financial deficit of approximately -£480.2 million.</p> <p>These outturns illustrate the challenging nature of the Proposed Scheme from a viability perspective, largely as a result of the significant cost expenditure that must be incurred early in the cashflow, due to the need to both remediate the Site and to construct a replacement supermarket for Sainsburys, to enable the delivery of the wider masterplan area, before the first revenue completions (in approximately year five of the project).</p>
	<p>31. We have also undertaken a growth (forecast) model, which applies inflation to build costs and growth to revenue items, at varying rates. Our growth appraisal results in a profit output of approximately £438.1 million, equating to a return of 13.6% IRR. Our growth-based analysis demonstrates an improved return when compared with our present-day analysis, albeit one that is still below the target rate of return.</p>
<b>Sensitivity Testing</b>	<p>32. In accordance with Guidance, the FVA includes sensitivity testing. This has been undertaken on the following bases:</p> <ol style="list-style-type: none"> <li>1. Variations in build costs; and</li> <li>2. Variations in private residential sales values.</li> </ol>
<b>Deliverability</b>	<p>33. The analysis undertaken shows that whilst the potential to reach the target rate of return on a present-day basis is limited, the Proposed Scheme is potentially capable of being viable on a growth basis and is therefore deliverable.</p>
<b>Conclusions</b>	<p>34. Based upon the analysis undertaken, GE concludes that the Proposed Scheme is not viable, as the scheme return is below the target rate of return, on both a present-day and growth basis.</p> <p>It is considered therefore that the proposed planning contributions package allowed for, including 25% affordable housing (by habitable room), plus MCIL of £20.64 million and a S106 allowance of £33.33 million, is in excess of the maximum viable level that can be anticipated by the Council. Further contributions cannot be justified at this stage, based upon viability.</p> <p>Based upon the conclusions of this FVA, the Applicant's affordable housing offer and suggested MCIL/S106/DIFS package (capped at approximately £54 million) is entirely predicated on growth modelling. Given the elevated risk of potentially not achieving this growth over the lifetime of the project, if either of</p>



		these variables change then we understand the Applicant is likely to require further flexibility from an affordable housing and planning contributions perspective, in order to be able to fund and deliver this complex, long-term, phased development.
<b>FVA</b>	35.	This FVA should not be considered a financial certainty. It is an assessment of the Scheme having regard to the best available evidence at the time of this report.
	36.	GE considers that all inputs into our appraisal have been reasonably justified. GE has clearly set out supporting and reasonable justification for all inputs considered and have undertaken appropriate sensitivity to demonstrate the impact of variance.

## SUMMARY OF INPUTS

### THE PROPOSED SCHEME AREAS

Use	Assumptions
Private Residential	2,019 units 1,545,786 sq ft NSA
Affordable Residential	500 units 407,400 sq ft NSA
Car Parking	276 spaces saleable
Commercial (excl. Superstore)	91,718 sq ft NIA / 114,777 sq ft GIA
Replacement Superstore	143,601 sq ft GIA

### GROSS DEVELOPMENT VALUE

Use	Assumptions	Revenue
Private Residential	Sales Rate: Blended £1,168 psf	£1,806,247,500
Affordable Residential	Social Rent: £228 psf Shared Ownership: £511 psf	£122,703,312
Car Parking	£40,000 per space	£11,040,000
Commercial (excl. Superstore)	Rent: £30 psf Commercial Yield: 8.0% Retail Yield: 7.0% Leisure/Creche Yield: 6.0%	£33,400,514
Replacement Superstore	Rent: £27 psf Yield: 4.5%	£86,160,600
<b>Total</b>		<b>£2,059,551,927</b>

### COST INPUTS

Cost	Input
Construction – site works inc. demolition & enabling works	£100,209,947
Construction – abnormal site infrastructure works	£39,784,704
Construction – basements	£98,465,761
Construction – residential blocks	£898,821,514
Construction – additional works (activity building)	£5,000,000
Construction – superstore	£113,286,288
Contingency	5.0%
Professional fees	10.0%
Commercial Letting Agent Fee	10.0%
Commercial Letting Legal Fee	5.0%
Commercial sales agent fees	1.0%
Residential sales agents' fees	1.5%
Residential sales legal fees	0.5%
Marketing Allowance	3.0% (residential)

	1.0% (commercial)
Finance	8.5%
Purchasers' Costs	6.8%
Existing Use Value	£94.3 million
Premium (14.5%)	£13.7 million
Benchmark Land Value	£108.0 million

#### NOTIONAL PLANNING OBLIGATIONS

Planning Obligation	Input
Borough CIL	Not Applicable
MCIL2	£20.64 million
S106 (notional estimate)	£29.78 million (S106/DIFS) £3.55 million (carbon offset)

#### PROGRAMME

Period	Duration
Pre-Construction	12 months
Construction	132 months total (approx.)
Sales	55% off plan (per block) 6 units per month on PC
<b>Total Project Programme</b>	<b>174 months</b>

#### SCHEME RESULTS

Output	
Scheme IRR (present-day)	7.3%
Scheme IRR (growth)	13.6%
Scheme profit on GDV (present-day)	-4.5% (-£93.0 million)
Surplus/deficit	-£480.2 million

## 1. INTRODUCTION

<b>Introduction</b>	1.1.	This section sets out the important factors and requirements of undertaking an FVA and the purpose of the report.
<b>Instructions</b>	1.2.	Gerald Eve LLP ('GE') has been instructed to undertake a Financial Viability Assessment ('FVA') on behalf of Ballymore (London Arena) Ltd and Sainsburys Supermarkets Ltd ('the Applicant') for planning purposes, in connection with a planning application at Sainsburys and former utilities land, Canal Way, Ladbroke Grove, London, W10 ('the Site'). GE's instructions are to undertake an objective, impartial viability assessment of the development proposals, to enable discussions with the Council, and to assess whether the proposals include the maximum viable level of planning contributions, including affordable housing.
<b>Relevant Guidance and Policy</b>	1.3.	This report has been prepared having regard to the NPPF (2021); National Planning Guidance (NPG); the Mayor's Affordable Housing and Viability SPG (August 2017) and the Development Viability Consultation Draft Guidance (May 2023); the Royal Borough of Kensington and Chelsea (RBKC) Local Plan (adopted September 2019); the London Plan (adopted March 2021); the RICS Guidance Note: Assessing viability in planning under the National Planning Policy Framework 2019 for England (July 2021) (the RICS GN); the RICS conduct and reporting Practice Statement 2019 (reissued in April 2023 as a Professional Standard); and generally accepted principles of undertaking (site specific) FVAs.
<b>NPG (2019)</b>	1.4.	The purpose of this FVA is to determine whether the maximum viable level of S106 contributions (including affordable housing) are being provided having regard to viability. To do this the residual land value ('RLV') of the Proposed Scheme needs to be determined and then compared to the benchmark land value ('BLV'). Alternatively, the profit output of the scheme can be compared against a target rate of return.
	1.5.	In the instance that the scheme return exceeds the target, the surplus will represent potential additional S106 financial contributions that the Proposed Scheme could viably support. If it is confirmed that there is a deficit to the BLV, it indicates that the proposals cannot viably deliver any further contributions over and above those allowed for in the FVA.
<b>Structure</b>	1.6.	This report includes the following sections: <ul style="list-style-type: none"> <li>• Introduction</li> <li>• Requirement for an FVA and Viability Guidance;</li> <li>• Site Background and Planning Context</li> <li>• The Proposed Scheme</li> <li>• Previous Viability Testing</li> <li>• Gross Development Value</li> <li>• Costs and Programme</li> <li>• Planning Obligations (Notional)</li> <li>• Return to the Developer</li> <li>• Benchmark Land Value</li> <li>• Scheme Appraisal</li> <li>• Sensitivity Analysis</li> <li>• Concluding Statement</li> </ul>
<b>Site</b>	1.7.	The Site is located in west London at the northern edge of the Royal Borough of Kensington and Chelsea ('RBKC'). The Site extends to approximately 18 acres (7.6 hectares) and currently comprises an operational superstore, including petrol filling station, on the eastern part of the Site, with un-developed land currently used for open storage on the western side. The Site also includes an area of land referred to as 'Plot 6', which includes an office building, 'Canalside House' and the 'Boathouse Centre' a community sports facility with affordable housing on the upper floors.
	1.8.	The supermarket element of the Site is owned by Sainsburys; the open storage land is owned by Ballymore; and Plot 6 is owned by the Council.



	1.9.	Prior to the existing uses currently in situ, the Site formed part of a gas works, part of which is still located at the western end of the Site and is subject to separate proposals by Berkeley St William. Given the historic use of the Site, it is as an 'ex-utilities' site, as per the London Plan definition. As such, extraordinary decontamination, enabling and remediation costs will be incurred in order to bring the Site forwards for development.
<b>Proposed Scheme</b>	1.10.	The Applicant is submitting a planning application seeking to deliver a comprehensive, residential-led, mixed-use development comprising 2,519 new homes, a replacement Sainsburys superstore, plus office, retail, and leisure accommodation ('the Proposed Scheme'). The Proposed Scheme is set to comprise of a total of five plots and whilst the viability of the site is very challenging, the Applicant is aiming to deliver a minimum of 500 affordable housing units (25% by habitable room / 20% by unit), albeit support and flexibility will be required in order to achieve this aim.
	1.11.	The Proposed Scheme marks an increase in the number of plots and units from the previous scheme tested at the pre-application stage in 2021. However, the Proposed Scheme now has lower building heights than previously tested, with the highest residential blocks now at 29 storeys, in comparison with the 36 storeys of the previous scheme.
	1.12.	It is proposed that the planning application will be in hybrid form, delivered in two phases.
	1.13.	Phase 1 (Plots 2 & 4) will comprise the reversion of a large retail store and ancillary facilities (Class E(a)) (for Sainsburys), together with primary road infrastructure with all other commercial business, service (Class E) and leisure uses (Class E(d)), residential (Class C3), and associated landscaping, car and cycle parking and associated infrastructure works including remediation. Full detailed planning permission is being sought for the Sainsbury's superstore in Plot 2 and outline planning permission is being sought for the residential elements of Plot 2 and Plot 4.
	1.14.	Phase 2 (Plots 1, 5 & 6) will include residential floorspace and ancillary residential facilities (Class C3) and non-residential floorspace comprising flexible commercial, community and sui generis floorspace (Class E / Class F2 / Sui Generis), the provision of new pedestrian and vehicular access, open space, landscaping, car and cycle parking and other associated infrastructure works. Outline planning permission is being sought for Plots 1, 5 and 6, with all matters reserved for future consideration.
	1.15.	A key element of the Proposed Scheme is the replacement supermarket that is to be constructed for Sainsburys on Plot 2. This is essentially a prerequisite, or enabler, for the development of the wider masterplan area, without which it would not be possible to deliver a comprehensive development.
<b>Conflict of Interest Declaration</b>	1.16.	We declare that to the best of our knowledge there is no conflict of interest (paragraph 1.1 of the Conflict-of-Interest Professional Statement of January 2018); and that our fee basis for undertaking this viability assessment is neither performance related nor involves contingent fees.
<b>Area-wide Assessment</b>	1.17.	We confirm that we have not undertaken an area-wide viability assessment concerning existing and future policies against which the Scheme will in due course be considered.
<b>Information Reliance</b>	1.18.	We have not undertaken a measurement of the Applicant's planning application drawings and have relied upon the information provided by the Applicant and associated planning documentation. Whilst we have relied on the information that has been provided, we have also had regard to our own market knowledge and research and experience.
<b>Timeframe</b>	1.19.	GE confirms that it has had enough time to complete this instruction.
<b>Professional Judgment</b>	1.20.	As outlined in the RICS GN, in undertaking this exercise, GE is formulating an appropriate judgement based upon information provided by the Applicant as to the viability of the Scheme and the maximum viable level of affordable housing the Scheme can afford in terms of planning obligations.
<b>Economic Climate and</b>	1.21.	This report has been prepared as of October 2023 in the context of the prevailing economic climate and reflects the market and proposed development now. Should these circumstances change, it may be

<b>Influencing Factors</b>	necessary to revise and update the inputs to the financial appraisal, and therefore resulting outturns, prior to the application being determined by the Council.
<b>Supporting Information</b>	<p>1.22. We note that the Applicant has instructed the following consultants to provide information applied within the FVA:</p> <ul style="list-style-type: none"> <li>• Gerald Eve – Financial viability;</li> <li>• Savills – Private residential sales values;</li> <li>• Gardiner and Theobald – Construction consultants;</li> <li>• Faulkner Browns, Hutchinson &amp; Partners and Maccreehan Lavington – Architects / Master planners; and</li> <li>• Rolfe Judd – Planning consultants.</li> </ul>
<b>Viability Model</b>	1.23. A financial appraisal has been compiled using industry standard licensed Argus development appraisal software, to assess the viability of the Scheme.
<b>Sensitivity</b>	1.24. A sensitivity analysis has been provided to test the sensitivity and robustness of the scheme return (output) having regard to changes in inputs. This is in accordance with RICS Guidance Viability in Planning (2021) and normal practice when undertaking financial viability assessments in respect of schemes of this nature about scale and programme.

## 2. REQUIREMENT FOR THE FVA AND VIABILITY GUIDANCE

<b>Introduction</b>	2.1.	This section addresses the need to undertake an FVA in accordance with the National Planning Policy Framework.
<b>Relevant Guidance and Policy</b>	2.2.	This report has been prepared having regard to the NPPF (2021); National Planning Guidance (NPG); the Mayor’s Affordable Housing and Viability SPG (August 2017) and the Development Viability Consultation Draft Guidance (May 2023); the Royal Borough of Kensington and Chelsea (RBKC) Local Plan (adopted September 2019); the London Plan (adopted March 2021); the RICS Guidance Note: Assessing viability in planning under the National Planning Policy Framework 2019 for England (July 2021) (the RICS GN); the RICS conduct and reporting Practice Statement 2019; and generally accepted principles of undertaking (site specific) FVAs.
<b>Viability Guidance</b>	2.3.	Viability in planning has its locus in the National Planning Policy Framework (NPPF) originally published in March 2012 and revised in 2021 which sets out the Government’s planning policies for England and how these are expected to be applied. The NPPF recognises the place of viability testing, in both plan-making and decision-making.
<b>NPPF Paragraph 58</b>	2.4.	Paragraph 58 of the National Planning Policy Framework states:  <i>Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable.</i>  <u><i>It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage.</i></u>  <i>The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force.</i>  <i>All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance [NPG], including standardised inputs, and should be made publicly available.</i>
<b>Reasons for an FVA</b>	2.5.	NPG (paragraph 007) sets out examples of where circumstances may require a site-specific viability assessment; for example where development is proposed on unallocated sites of a wholly different type to those used in the viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.
<b>FVA Justification</b>	2.6.	It is considered that a viability assessment is required for the following reasons:  a) Due to the scale of enabling / infrastructure costs required in order to bring the Site forwards for development; and  b) The proposed development is of a different scale and density to that considered in the evidence base for the Local Plan.
	2.7.	As the Site comprises a surplus utilities site, significant additional costs will be incurred in bringing the Site forward for development. In such cases, the London Plan requires Applicants to demonstrate that extraordinary decontamination, enabling or remediation costs must be incurred to bring such sites forward for development.
	2.8.	Furthermore, the RBKC Local Plan was adopted in September 2019, therefore the viability assessment that supported the adopted Local Plan was undertaken in a different market to that of the present day, which comprises a material change in circumstances.

<b>NPPF</b>	2.9. Further guidance relating to interpreting the NPPF is set out within Planning Practice Guidance and more specifically National Planning Guidance (NPG) regarding Viability (2019). Viability is further referenced in planning obligations (PPG 2016) and indicates that planning viability assessments are recommended to reflect NPG in determining the appropriate planning obligations. Paragraph 10 of the NPG sets out an approach to standardised assumptions which should be tested against a Benchmark Land Value.
	2.10. The NPG indicates that viability assessments are to be undertaken by suitably qualified practitioners. The Royal Institution of Chartered Surveyors (RICS) has published practitioner guidance in 2012 and 2021 regarding viability assessments in planning. This guidance helps provide further structure for practitioners to meet the NPG expectations.
	2.11. Furthermore, the RICS also produced a Professional Statement (September 2019) which indicates the mandatory guidance for qualified practitioners when undertaking viability in planning, regardless of whether acting on submission or review.



### 3. SITE BACKGROUND AND PLANNING CONTEXT

<b>Introduction</b>	3.1. This section provides background information about the subject site, including geography and use.
<b>Location</b>	3.2. The Site is located in west London, at the northern edge of the RBKC, with the London Borough of Brent to the north, and the City of Westminster to the east.
<b>Situation</b>	3.3. The Site is bordered to the north by the Grand Union Canal and Kensal Green Cemetery. Currently there are no physical connection points across the canal from the Site. The National Grid St William site forms the western border of the Site and consists of a parcel of land that was formerly two disused gasholders. We understand that historically, both this site and the part of the subject Site owned by Ballymore were under the same ownership and comprised an operational gasworks. We also understand that St William is planning to deliver a residential-led scheme on this section of their site.
	3.4. The Site is bordered to the south by the Great Western Mainline Railway, which runs from west to east, and currently has no connection points across it. The Site is bordered to the east by Ladbroke Grove (B450), which is a prominent road that runs from north to south and acts as the key access point for the Site.





Site Plan (1:8,500) (Not to scale)  
 Source: Pro Map  
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Location Plan (1:50,000) (Not to scale)  
 Source: Pro Map  
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<b>Connectivity</b>	3.5. The Site is situated 3.5 miles north-west of central London and is well connected by road with Ladbroke Grove (B450) running vertically from north to south on the eastern boundary of the Site. Additionally, the A404 runs horizontally from west to east, a short distance from the northern border of the site on the other side of Kensal Green Cemetery. The more prominent A40 (Westway) is accessed a short distance to the south of the Site via Wood Lane, which provides a direct link into central London and the national motorway network.
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	<p>3.6. Numerous London bus services are available within close proximity of the Site, as the Sainsbury's has its own London Bus stop at the eastern entrance for the site on Ladbroke Grove. Further bus stops can be found running along Ladbroke Grove providing short connections to Kensal Rise Overground Station and Kensal Green Underground Station to the north and Ladbroke Grove Underground Station to the south. As part of the Proposed Scheme, an agreement is expected to be reached with TfL for a further bus stop to be located within the Site.</p>
	<p>3.7. Kensal Rise Overground Station is located a short distance to the north of the Site, whilst Ladbroke Grove, Westbourne Park, and Latimer Road underground stations all provide access to the Circle, and Hammersmith &amp; City lines. Kensal Green Underground Station provides access to the Bakerloo and London Overground. Further to the south, Notting Hill Gate and Holland Park underground stations provide access to the Central line. The Hammersmith &amp; City line provides a direct connection with the National Rail Stations of Paddington, Euston, Kings Cross, as well as St Pancras International to the east. Heathrow Airport is 11 miles to the southwest.</p>
<b>Site Description</b>	<p>3.8. The Site extends to approximately 18 acres and currently comprises an operational Sainsbury's superstore, including petrol filling station on the eastern part of the Site, with un-developed land currently used for open storage on the western side. A small area of land at the front of the Site (on the eastern side) is known as 'Plot 6' and includes an office building and community/sports activity centre with affordable housing on the upper floors.</p>
	<p>3.9. Prior to the existing uses currently in situ, the Site formed part of the gas works, part of which is still located at the western end of the Site and is subject to separate proposals by St William / National Grid.</p>
<b>Superstore</b>	<p>3.10. The supermarket comprises a purpose-built food store extending in total to 94,970 sq ft (GIA) with a 16-pump petrol filling station to the east of the site. We understand the property was constructed in the late 1980s and is of steel frame with cladding panels and has a flat roof. This part of the Site is owned by Sainsburys.</p>
	<p>3.11. The supermarket trades over the ground floor, with access directly from the car park. Internally, the store has been fitted out to the occupier's requirements and predominantly comprises retail sales area, warehouse storage accommodation and back of house offices/ancillary accommodation. There is storage and a staff canteen at part first floor level.</p>
	<p>3.12. The supermarket has a total site area of 6.77 acres giving a site cover of c. 34%. Photographs of the property are shown below.</p>
	<div style="display: flex; justify-content: space-around;">   </div>
<b>Open-storage land</b>	<p>3.13. The part of the Site currently in open storage use wraps around the western boundary of the Sainsburys site and extends to approximately 11.07 acres, with a net usable area of 9.03 acres. The open storage land has been subdivided into six parcels which all have vehicular access via Canal Way, being both to the northern and southern sides. Various temporary industrial storage units have been erected on these sites to provide open storage for the tenants. This part of the Site is owned by Ballymore.</p>



3.14. A photograph of this part of the Site is shown below.



**Plot 6**

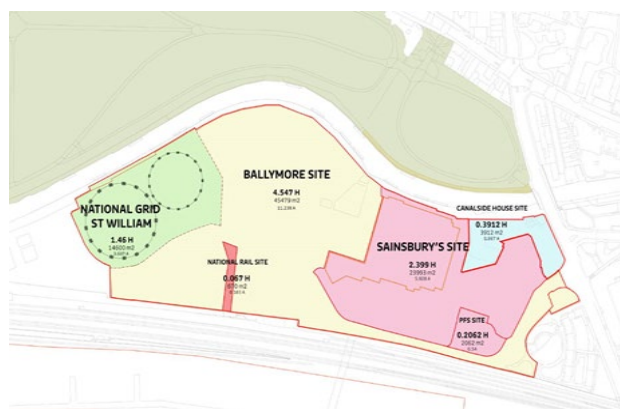
3.15. The land known as Plot 6 comprises an office building, Canalside House, and a community/sports activity centre with affordable housing above, known as the Boathouse Centre. Plot 6 is owned freehold by the Borough. We understand that housing association, Peabody, owns the long-leasehold interest in the affordable housing.

3.16. Images of Canalside House (left) and the Boathouse Centre (right) are set out below.



3.17. A further plan of the existing Site, showing the various ownerships, is shown below. The parcel of land at the western edge of the Site (known as Plot 3) is under separate ownership but we understand is also being brought forward for a residential-led redevelopment.

**Figure 1: Site Ownership Plan**



3.18. The tables below outline the existing floor areas for the Site:

**Table 1: Existing Areas – Sainsburys Supermarket**

	<b>GIA (Sq Ft)</b>
Supermarket	94,970
<b>Total</b>	<b>94,970</b>

Source: The Applicant

**Table 2: Existing Areas – Open Storage Land**

	<b>Net Usable Area (Acres)</b>	<b>Net Usable Area (Sq Ft)</b>
Site 1	0.82	35,927
Site 2a	3.54	153,989
Site 2b	1.40	61,001
National Rail Site 1	0.90	39,190
National Rail Site 2	1.48	64,301
Hampstead Heath Estates Site	0.89	38,899
<b>Total</b>	<b>9.03</b>	<b>393,307</b>

Source: The Applicant

3.19. **Table 3: Existing Areas – Plot 6**

	<b>NIA (Sq Ft)</b>
Offices	5,000
Affordable Housing	11,200
Community/sports	Not known
<b>Total</b>	<b>16,200</b>

Source: CoStar/GE

<b>Local Planning Policy</b>	3.20.	At the local level, the Site falls within the jurisdiction of the RBKC. The statutory local planning policy documents and guidance relevant to the Proposed Scheme comprise: <ul style="list-style-type: none"> <li>• RBKC Local Plan (adopted September 2019);</li> <li>• RBKC Kensal Canalside Opportunity Area SPD (adopted July 2021); and</li> <li>• The “New” London Plan 2021 (adopted March 2021).</li> </ul>
	3.21.	The Council is also working on a New Local Plan Review, which we understand has recently been subject to Examination in Public.
<b>Affordable Housing</b>	3.22.	Policy CH2 of the adopted Local Plan states that the Council will seek a minimum of 35% affordable housing on sites that provide 650 sq m or more, on a floorspace basis.
	3.23.	Policy CH2 of the Local Plan seeks an affordable housing tenure split as follows: <ul style="list-style-type: none"> <li>• 50% of the affordable provision as affordable housing for rent; and</li> <li>• 50% of the affordable provision as intermediate affordable housing.</li> </ul>



	<p>3.24. We note, however, that the Council’s Affordable Housing SPD (February 2020) envisages a revised affordable housing tenure split as follows:</p> <ul style="list-style-type: none"> <li>• 70% of the affordable provision as social/affordable rent; and</li> <li>• 30% of the affordable provision as intermediate affordable housing.</li> </ul>
	<p>3.25. In terms of London Plan policy, Policy H5 ‘Threshold Approach to Applications’ is of particular relevance in this instance. As set out briefly in the preceding Section, by virtue of its historic use as part of a gas works, the Site comprises a ‘surplus utilities’ site.</p>
	<p>3.26. Policy H5 sets out that in such cases, <i>“if it is robustly demonstrated that extraordinary decontamination, enabling or remediation costs must be incurred to bring a surplus utilities site forward for development, then a 35 percent affordable housing threshold could be applied, subject to detailed evidence, including viability evidence, being made available.”</i></p>
	<p>3.27. Due to the categorisation of Plot 6 as ‘publicly owned land’ under the London Plan, the Applicant’s Planning consultants have calculated that the affordable housing threshold for Fast Track, on a blended basis, would be approximately 35.7% affordable housing.</p>
<b>Site Specific Planning</b>	<p>3.28. The Site is within the GLA Opportunity Area, as identified in the Mayor’s London Plan. This lists the Kensal Canalside Opportunity Area as having the potential for 3,500 new homes and 2,000 new jobs. The Site is also mentioned within RBKC’s adopted Local Plan and new Local Plan, as the Kensal Canalside Opportunity Area, designated as an important area for mixed-use redevelopment to add important new housing, community spaces and commercial areas to the Borough.</p>
	<p>3.29. The Kensal Canalside Opportunity Area Supplementary Planning Document (KCOA SPD) was published in July 2021 by the RBKC. The SPD seeks to provide a background to the brownfield area at Kensal (Ladbroke Grove) Canalside (which includes the subject Site), and the surrounding area. The document covers key topics such as planning policy, current uses, and site history. Following this the SPD considers the opportunities and constraints of future development in this outlined area, along with a development framework that must be followed and a strategy for delivery.</p>
	<p>3.30. On page 12, the SPD confirms the historic uses on the Site, stating <i>“the Western Gas Works expanded across the KCOA and the two gas holders that remain on site today in the northwest corner appear.”</i></p>
	<p>3.31. On the same page, the SPD also states <i>“the Gas Works continued to function on the KCOA until 1970. Except for the two western most gasholders most of the site was then cleared, and the Sainsbury’s supermarket opened in 1989. Since then, very little has happened on site. The only significant development is the memorial to honour the Victims of the 1999 Ladbroke Grove Rail Crash.”</i> We highlight these excerpts, as they confirm the historic use of the whole Site as a gas works (and not just the part of the wider site owned by St William that still houses gas holders).</p>
	<p>3.32. The section on delivery within the SPD is relevant to our assessment of viability at the subject Site, as tested within this report, as the SPD outlines the requirements for affordable housing and the delivery of infrastructure to the opportunity area.</p>
	<p>3.33. The SPD is informed by a separate document, the Kensal Canalside Development Infrastructure Funding Study Report (DIFS). The DIFS report was produced by Carter Jonas and Stantec and published in February 2021 and seeks to assess the infrastructure required for development to take place in the Opportunity Area under a range of scenarios.</p>
	<p>3.34. The DIFS then addresses further issues, such as when the demand for this infrastructure arises, how much the necessary infrastructure is likely to cost and how this might be paid for. The DIFS also considers the Site’s ability to support affordable housing contributions in addition to infrastructure.</p>

3.35. The DIFS tests the viability of three notional scheme density scenarios, as follows:

Development type	Scenario 1 Lower density	Scenario 2 Medium density	Scenario 3 High density
Homes (no. units)	3,500	4,200	5,000
Workspace / office (sqm)	10,000	10,000	10,000
Retail/ social / community (sqm)	13,256	13,256	13,256

3.36. As the DIFS acts as an evidence-base for the KCOA SPD and the Draft Local Plan Review, our viability assessment of the subject Site has had regard to a number of the DIFS cost and value assumptions, as well as delivery timescales. These are outlined in in Section 9.

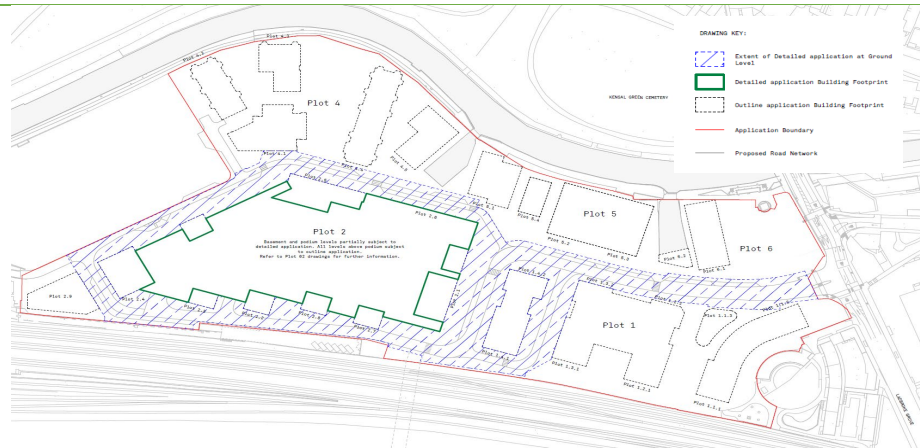
3.37. We summarise the relevant findings of the DIFS, from a financial viability perspective, as follows:

- a) Infrastructure costs could range from approximately £120 million to £138 million.
- b) The Site becomes viable when affordable housing is set at between 25-35% (with 50% assumed on the North Pole site).
- c) Funding of up to £110m is needed, depending on the affordable housing level and scenario chosen.
- d) Where insufficient funding is available directly from the landowners/developers of the scheme, other funding streams will need to be considered.
- e) Depending on the level of affordable assumed, there is a funding gap of up to £161m or a surplus of up to £25m.
  - i. At 35% affordable housing, the scheme is not viable so does not generate any surplus which can be used to fund up-front infrastructure.
  - ii. At 25% affordable housing provision, a surplus of up to £110m is generated which could be used to fund up-front infrastructure requirements.

3.38. In summary therefore, the DIFS assesses the viability of a series of notional development options for the entire/wider KCOA site and concludes that the notional scheme assessed would need to include approximately 25% affordable housing in order for there to be a financial surplus for up-front infrastructure that will be required in order to enable scheme delivery.

## 4. PROPOSED SCHEME

<b>Introduction</b>	4.1. This section addresses the design of the Proposed Scheme, setting out proposed use, quantum and mix of uses.
<b>Planning Context</b>	4.2. The Applicant is preparing to submit a planning application for the Proposed Scheme which seeks to deliver a comprehensive residential-led, mixed-use development comprising 2,519 residential units, a replacement Sainsburys superstore, plus office, retail, and leisure accommodation. The Proposed Scheme includes 500 affordable housing units (25% by habitable room / 20% by unit). The planning application is in hybrid form, with Plot 2 comprising a detailed application, and Plots, 4, 1, 5 and 6 being in outline form.
<b>Proposed Scheme</b>	<p>4.3. The Proposed Scheme seeks to deliver a residential-led mixed-use development comprising of the below:</p> <ul style="list-style-type: none"> <li>• A total of 5 plots including 2,519 residential units in a mix of housing typologies including studio, 1-bed, 2-bed, and 3-bed units;</li> <li>• The replacement superstore and associated road infrastructure will be in outline form, whilst the residential plots will be in outline form;</li> <li>• A minimum of 500 affordable housing units across the development as a whole, equating to 25% affordable housing by habitable room (20% by unit);</li> <li>• Commercial floorspace for all plots, including the designated community space;</li> <li>• A replacement Sainsbury’s supermarket totalling 247,085 sq ft GIA including the covered service yard and car park / 143,601 sq ft GIA excluding the covered service yard and car park; and</li> <li>• Public realm.</li> </ul>
	<p>4.4. The description of development for planning purposes is as follows:</p> <p><i>A hybrid application for the demolition of all existing buildings and structures to facilitate a mixed use development comprising residential, retail, commercial and community uses with associated infrastructure.</i></p> <p><i>The outline element of the scheme will include residential floorspace and ancillary residential facilities (Class C3) and non-residential floorspace comprising flexible commercial, community and sui generis floorspace (Class E / Class F2 / Sui Generis), the provision of new pedestrian and vehicular access, open space, landscaping, car and cycle parking and other associated infrastructure works with all matters reserved for future consideration.</i></p> <p><i>The detailed element of the scheme will comprise a large retail store and ancillary facilities (Class E(a)), Commercial, Business and Service uses (Class E), Leisure floorspace (Class E(d)), residential facilities (Class C3), improvements to existing site access at Ladbroke Grove, provision of new pedestrian and vehicular access, internal roads and associated landscaping, car and cycle parking and associated infrastructure works including remediation.</i></p>
	4.5. A illustrative plan showing the outline vs detailed elements of the Scheme and the location of the various Plots is set out overleaf.



Source: Rolfe Judd

4.6. The Proposed Scheme includes a number of other public benefits, which we set out in Section 9 of this report.

**Accommodation Schedule**

4.7. The Applicant’s architects have provided us with an accommodation schedule for the Proposed Scheme as set out in the table below, however, this may be subject to change as the Proposed Scheme evolves through the planning process. The architects’ summary of the plot areas is attached at **Appendix 1**.

**Residential**

4.8. The residential element of the Proposed Scheme totals 2,519 units, and 1,953,186 sq ft (NSA). Some of the residential facilities are to be delivered as part of the detailed element of the planning application, whilst the residential plots are to be delivered in the outline part of the planning application.

**Private Residential**

4.9. The summary of private residential units and NIA (sq ft) for each plot is set out within the table below:

**Table 4: Summary of Private Residential Units and NSA**

Plot	Units	NSA (Sq Ft)
Plot 1	554	399,313
Plot 2	641	419,417
Plot 4	501	422,711
Plot 5	235	241,497
Plot 6	88	62,848
<b>Total</b>	<b>2,019</b>	<b>1,545,786</b>

Source: Faulkner Browns

4.10. As can be seen from the table above, the private residential element totals 2,019 units and 1,545,786 sq ft (NIA).

**Affordable Residential**

4.11. The summary of affordable residential units and NIA (sq ft) for each plot is set out within the table below:



**Table 5: Summary of Affordable Residential Units and NIA**

Plot	Units	NIA (Sq Ft)
Plot 1	194	169,309
Plot 2	306	238,091
<b>Total</b>	<b>500</b>	<b>407,400</b>

Source: Faulkner Browns

4.12. As can be seen from the table above, the affordable residential element totals 500 units and 407,400 sq ft (NSA). Plot 1 comprises of 194 affordable residential units, and Plot 2 comprises of 306 affordable residential units. Phase 2 is in outline form in planning terms, and therefore the areas could be subject to change.

4.13. As outlined above, this equates to an on-site affordable housing provision of 25% by habitable room and 20% by unit. The affordable tenure reflects a 70/30 split between Social Rent (London Affordable Rent) and Intermediate (Shared Ownership). We have modelled a policy compliant split of affordable housing tenure, on the basis that we understand this is the tenure split that the Council will seek.

4.14. We understand that whilst the Applicant's aspirations are to deliver a minimum of 25% affordable housing (by habitable room), due to the challenging nature of the proposals from a viability perspective, it envisages that support and flexibility will be required in order for this to be achievable.

**Car Parking** 4.15. We understand that the Proposed Scheme includes a total of 276 saleable car parking spaces.

**Non-Residential** 4.16. We have been provided with an indicative breakdown of the different non-residential uses for the Proposed Scheme by the Applicant's architects. Whilst we are aware that the location of the different commercial uses may change within the Proposed Scheme, for viability purposes we have considered the schedule as set out in the table below as appropriate.

**Table 6: Indicative Scheme - Summary of Non-Residential and Commercial NIA (sq ft)**

Plot	Use	NIA (Sq Ft)
Plot 1	Retail	9,083
Plot 1	Flexible workspace	9,779
Plot 1	Food & Beverage	7,156
Plot 1	Creche	1,941
Plot 1	Cycle Hub	1,832
Plot 1	Commercial Space (re-provided Canalside House)	6,381
Plot 2	Sainsbury's Store (replacement)	59,083 NSA (143,601 sq ft GIA)
Plot 2	Leisure/sports centre	13,089
Plot 2	Flexible workspace	5,038
Plot 2	Community Space	17,756
Plot 2	Affordable workspace	1,206



Plot 4	Affordable workspace	3,229
Plot 4	Flexible workspace	1,504
Plot 4	Food & Beverage	5,571
Plot 5	Retail	5,334
Plot 5	Flexible workspace	7,925
Plot 5	Food & Beverage	12,273
Plot 6	Food & Beverage	379
Plot 6	Community Space	8,319
<b>Total</b>		<b>176,876</b>

Source: Faulkner Browns

<b>Replacement Supermarket</b>	4.17.	As shown in the table above, the replacement Sainsburys supermarket has a net sales area of 59,083 sq ft. However, the GIA adopted for rental assessment purposes is 143,601 sq ft, which excludes the car park and covered service yard area. The full GIA of the replacement supermarket, including the car park and covered service yard area is 247,085 sq ft.
<b>Conclusion</b>	4.18.	The Proposed Scheme aims to regenerate what is currently a predominately underutilised brownfield site, creating a new vibrant and sustainable place for people to live and work. The development aims to reconnect the Site to the surrounding area, making it more accessible and integrated in an important part of west London. A new road junction at Ladbroke Grove and a bridge westward to the cemetery will significantly improve access to Kensal Green tube station and the surrounding area.
	4.19.	Additionally, the Proposed Scheme is set to deliver a number of residential homes to the area. This will be set across six plots, consisting of blocks of varying heights, with the highest totalling 29 storeys, with the residential mix set to include studio, 1-bed, 2-bed, 3-bed, and 4-bed flats of modern specification.
	4.20.	The Proposed Scheme has also been designed to offer numerous public benefits, especially in the form of public landscaping and green areas, with notable parks including the Canalside Gardens of Plot 4, as well as generous spacing between all of the high-rise buildings in order to maximise the levels of natural light and viewpoints.
	4.21.	The proposed new Sainsbury's superstore included within Plot 2 is set to replace the existing store that currently occupies a large portion of the north-eastern part of the Site. The superstore is a key part of the development, and its operation must be maintained throughout the entirety of the construction process, which adds further phasing complexities to the development programme, along with significant costs. The proposed new Sainsbury's store will not be a stand-alone store as before, but will instead form part of a mixed-use complex, consisting of residential towers, alongside other ground floor commercial space, as well as a rooftop podium and public garden.
	4.22.	Overall, the Proposed Scheme proposes a further 91,717 sq ft (NIA) of flexible commercial space (Use Class E), which will be provided as a mixture of retail, affordable workspace, and food and beverage accommodation. In addition to this a further 26,075 sq ft (NIA) of space is set to be designated for community uses (Use Class F).

## 5. PREVIOUS VIABILITY TESTING

<b>Introduction</b>	5.1.	This section sets out a summary of the viability testing already taken, including a summary of the viability principles and inputs assumed to be agreed with the Council as a result of this process.
	5.2.	As explained earlier in this report, the Scheme has previously been subject of pre-application viability testing in 2021. At this time, GE produced a series of pre-application briefing notes that were reviewed by RBKC and their advisors, Carter Jonas ('CJ'). As a result of this review process, a number of viability principles and inputs were agreed between GE and CJ. Some of these principles are unique to the Site and Scheme and as such it is important that they are explained explicitly with reference to their impact on viability.
	5.3.	CJ issued their report reviewing the pre-application viability work undertaken in October 2021. This set out where they agreed or disagreed with the inputs or principles used and provided a conclusion in terms of the impact that scheme density has on viability and whether they considered the proposals could support a policy level of affordable housing.
<b>Approach</b>	5.4.	At a meeting between GE and CJ in May 2021 it was agreed that in terms of approach, GE would undertake financial appraisals of development at the Site based upon three different densities of residential development: <ul style="list-style-type: none"> <li>• <b>Low density:</b> c. 2,000 residential units;</li> <li>• <b>Mid-density:</b> c. 2,400 residential units; and</li> <li>• <b>High density:</b> c. 2,800 residential units.</li> </ul>
	5.5.	All three scenarios included a notional level of 35% affordable housing, with a tenure split of approximately 70% Social Rent units and 30% Intermediate units.
	5.6.	By using this approach and corresponding appraisals, GE reached agreement with CJ on a number of viability principles and inputs as outlined in the aforementioned CJ report and set out in the summary below <sup>1</sup> .
<b>Private Residential Values</b>	5.7.	CJ considered the private residential values of approximately £1,000 per sq ft to be broadly reasonable. CJ also considered, however, that a specific premium should be applied to allow for 'regenerative growth', after completion of the first phase.
	5.8.	In this regard, CJ applied a growth premium of 2%, stating that they considered to comprise 'real growth'. Savills, who priced the Scheme for the Applicant at the time, provided a response on this point, outlining that they had already included a placemaking premium within their pricing.
	5.9.	GE disagreed with CJ's approach of solely applying growth to the private residential values. Whilst growth modelling can be used in viability assessments, if growth is to be applied to private residential values, then it follows that cost inflation should be applied to construction costs so as to model the viability of the proposals accurately.
	5.10.	GE's view is that if the viability of the Proposed Scheme is to be assessed on a present-day basis, then neither revenue growth nor cost inflation should be applied. As we have undertaken a growth model in this FVA, we have not included CJ's 2% recommended residential growth to avoid double-counting.
<b>Affordable Housing Values</b>	5.11.	CJ consulted their internal affordable housing specialists and reviewed the initial figures assumed by GE, providing commentary on what the values should be for the Social Rent and Intermediate tenures.

<sup>1</sup> It is acknowledged that a number of these inputs require updating due to the passage of time.

	5.12. In its original pre-application assessment, GE applied a value of £200 psf for the Social Rent tenure units, as per the assumption made in the DIF Study. Following advice from the GE Affordable Housing team we increased our opinion of value to £223 psf on the assumption that the units would be delivered as London Affordable Rent.
	5.13. CJ set out their assumptions with regard to their Social Rent values and conclude that £275 per sq ft is appropriate. GE disagreed with this rate, considering it to be over-stated.
	5.14. CJ agreed with GE's adoption of £400 per sq ft in respect of the Intermediate affordable housing at the time, on the assumption of London Living Rent.
	5.15. GE's Affordable Housing team has undertaken an up to date assessment of affordable housing values in respect of the latest Proposed Scheme, which is set out in Section 6.
<b>Commercial Revenue</b>	5.16. In respect of the proposed retail accommodation, CJ considered GE's assumptions of £20 per sq ft, capitalised at a yield of 6.0% to be appropriate at the time.
<b>Replacement Supermarket</b>	5.17. CJ instructed their Valuation Team to review the potential value of the Sainsbury's that is to be re-provided within the scheme.
	5.18. The CJ Valuation team provided a number of rental comparables before concluding that a rent of £25 per sq ft was appropriate, outlining that it resulted in a gross rent of £3.25 million.
	5.19. CJ also provided investment evidence to derive the yield applied in their own appraisals, concluding that a net initial yield of 4.25% was appropriate assuming the store is income producing from day one and let with a cap and collar rent review agreement on a minimum term of 20 years.
	5.20. GE notes that there have been a number of changes in the superstore market following the Covid-19 pandemic. The basis for GE's latest supermarket rent and yield is set out in Section 6.
<b>Construction Costs</b>	5.21. To support pre-application discussions, Gardiner and Theobold ('G&T') were instructed by the Applicant to provide an assessment of construction costs based on the three different density hypothetical schemes. G&T provided a cost report, which was subsequently reviewed by Johnson Associates who were appointed as cost consultants by the Council.
	5.22. A table outlining the specific differences in construction cost assumptions between the consultants was provided in the CJ report. In summary, these were as follows: <ul style="list-style-type: none"> <li>• <i>The gross to net ratio is low and we would anticipate greater efficiencies to be made as the scheme design evolves;</i></li> <li>• <i>Overall headline costs are very high: the base cost per unit and psf are high against benchmarks and our experience. We consider there to be significant potential for Value Engineering (VE) based on both this overall cost but also our review of rates for individual items;</i></li> <li>• <i>The % allowances on various elements require amendment;</i></li> <li>• <i>There are several lump sum items which are significant and require scrutiny; at this high level of analysis and detail, we are not in a position to comment in detail.</i></li> </ul>
	5.23. The final level of construction costs was not agreed between cost consultants during the 2021 pre-application testing. However, it appears that sufficient discussions were held to ensure that further constructive discussions can take place between consultants to support the latest proposals.
	5.24. G&T's latest cost estimate for the Proposed Scheme is summarised in Section 7.
<b>DIF Costs</b>	5.25. CJ agreed with the DIF costs allowed for in GE's previous pre-application Scheme appraisals. In terms of approach to such costs, GE took these from the Council's DIF Study and applied these on a pro-rata (£/unit) basis to each of the density scenarios appraised, resulting in a varying total DIF cost in each appraisal.

	5.26.	Since the work undertaken in 2021, the Applicant’s understanding of the likely DIF costs associated with the Proposed Scheme has developed further, following a review of the Council’s DIF Study by Rolfe Judd. The latest DIF costs (or contributions) that have been allowed for in our Proposed Scheme appraisals are set out in Section 9.
<b>Professional Fees</b>	5.27.	Whilst CJ adopted GE’s assumption of 12% professional fees in their own appraisals, they outlined in their October 2021 report that they anticipate professional fees could be lower than 12% for a scheme of this size. They highlighted that economies of scale may be achievable, and that the overall quantum should be checked to ensure that it is realistic.
	5.28.	We have considered this point and explain the rate used in Section 7 of this FVA.
<b>Marketing &amp; Letting Fees</b>	5.29.	CJ agreed with the commercial marketing and letting fees applied in our previous appraisals. However, they stated that residential marketing at 3.5% was too high, reducing the allowance to 3.0%.
	5.30.	Savills provided a response to this providing evidence of marketing costs for similar schemes that are far higher than 3.5%. This is discussed further in Section 7 of this FVA.
<b>Disposal Fees</b>	5.31.	CJ agreed with the commercial sales and legal fees applied in our previous appraisals.
	5.32.	CJ considered that residential sales agent fees should be 1.0% as opposed to the 1.5%, which we applied in our appraisals. We understand that in the Applicant’s experience, sales agents’ fees of at least 1.5% are being paid across their developments in London currently, irrespective of scale. For this reason, we have continued to apply sales agents’ fees of 1.5%, as set out in Section 7.
<b>Finance</b>	5.33.	In CJ’s 2021 appraisals they adopted a finance rate of 6.0%, which we understand was based upon their experience of other regeneration developments at the time. Whilst GE originally assumed a finance rate of 6.5%, we were content to adopt CJ’s 6.0% at the time in the interests of seeking to reach agreement overall.
	5.34.	It is generally accepted that since 2021, as a result of multiple increases in the Bank of England base rate, the cost of finance for all types of development has increased significantly. GE’s latest finance cost assumptions adopted in respect of our Proposed Scheme appraisals are set out in Section 7.
<b>Profit</b>	5.35.	In assessing viability at the previous pre-application stage, GE had regard to both profit on GDV as well as IRR as a target return proxy. We understand CJ to have adopted the following target profit rates: <ul style="list-style-type: none"> <li>• Private residential: 20% profit on GDV;</li> <li>• Affordable residential: 6% profit on GDV;</li> <li>• Commercial excluding supermarket: 15% on GDV; and</li> <li>• Replacement supermarket: 12% on Cost.</li> </ul>
	5.36.	GE notes that CJ considered the primary return proxy should be based upon profit on GDV. However, CJ also considered an IRR-based approach to be acceptable.
	5.37.	As set out in Section 8 of this FVA, GE considers that IRR is the most appropriate measure of viability for a scheme of this nature, given the long development programme envisaged.
<b>CJ Conclusions</b>	5.38.	CJ set out a number of conclusions in their report which were reflective of their review of GE’s initial 2021 pre-application viability appraisals, as well as their own preliminary appraisals.
	5.39.	CJ identified that whilst their outputs were higher than those calculated by GE, they were still below a level that they considered to be viable. CJ also noted that the profitability of the Scheme increased as density increased.

5.40. As such, CJ made two important conclusions that were in agreement with the conclusions reached by GE in our own pre-application viability testing. These were:

- a) *Increasing the density of the scheme, has a positive impact on viability and the ability to deliver a viable scheme in which affordable housing and DIF contributions are maximised; and*
- b) *None of the three scheme scenarios are viable at 35% affordable housing in the CJ base appraisals.*

## 6. GROSS DEVELOPMENT VALUE

<b>Introduction</b>	6.1.	This section identifies the Gross Development Value of the Scheme in accordance with the NPG (2019) paragraphs 10 and 11. Gross Development Value is an assessment of the value of the development proposed. For residential development, this may be total sales and/or capitalised net rental income from developments. Grant and other external sources of funding should be considered. For commercial development a broad assessment of value in line with industry practice may be necessary.
<b>Private Residential GDV</b>	6.2.	Market research has been carried out by specialist consultants, Savills, to assess the revenue assumptions for the private residential element of the Proposed Scheme. The applicant has also commissioned Savills to prepare a pricing schedule for the proposed private residential units based on the comparable developments, as well as their understanding of the current market and the comparative strengths and weaknesses of the location.
	6.3.	The Proposed Scheme includes a total of 2,019 private residential units extending to 1,545,786 sq ft (NIA). Having regard to the comparable schemes presented in their report, Savills have priced the Proposed Scheme on an individual unit basis.
	6.4.	In coming to their conclusions on pricing, Savills examine several comparable schemes that have recently completed or are currently on the market in the local market. These are as follows: <ol style="list-style-type: none"> <li>1) The Brick</li> <li>2) The Masefield</li> <li>3) Portobello Square - Phase 2</li> <li>4) Third &amp; Caird</li> <li>5) Kensal Rise</li> <li>6) North West Quarter</li> <li>7) Alphabet (Kilburn Park Post Office)</li> <li>8) Lander Studios</li> <li>9) Television Centre</li> <li>10) White City Living</li> </ol>
	6.5.	The location of each of the comparable schemes, and a summary of the asking and achieved prices at the comparable schemes is attached at <b>Appendix 2</b> . In addition, Savills provide a residential market summary at <b>Appendix 3</b> .
	6.6.	A summary of Savills' residential pricing for the plots is set out in Table 7 below:

**Table 7: Summary of Private Residential Sales Pricing**

Plot	Total NSA (Sq Ft)	Total GDV	Average £ PSF
1	399,313	£459,532,500	£1,151
2	419,417	£503,617,500	£1,201
4	422,711	£491,633,750	£1,163
5	241,497	£279,778,750	£1,159
6	62,848	£71,685,000	£1,141
<b>Total</b>	<b>1,545,786</b>	<b>£1,806,247,500</b>	<b>£1,168</b>

Source: Savills

	6.7.	Savills have arrived at a total GDV for the private residential element of £1,806,247,500. Based on the proposed NIA, this breaks back to an average private residential sales value of c. £1,168 per sq ft overall. The full pricing schedule is provided in <b>Appendix 4</b> .						
<b>Private Residential Sales Rate</b>	6.8.	We have retained the previous off-plan private sales rate assumption for each plot (being 55% sold off plan for each plot, with the remainder of the private units for each plot sold at a rate of c.24 units per quarter, equating to c.6 units per month). We consider this to be an optimistic assumption in the current market. Our appraisals have been prepared accordingly.						
	6.9.	As outlined in Section 5 of this FVA, which summarises the pre-application viability testing already undertaken, CJ previously considered that “real growth” should be applied to the residential values within the financial appraisal to account for the uplift in values as a result of placemaking as the scheme comes forward.						
	6.10.	Savills responded to this assertion by stating that a placemaking premium is already considered within their values. As such, we do not agree with CJ’s point that further growth should be applied.						
	6.11.	As also stated in Section 5 of this FVA, from a viability principles perspective, if growth is to be applied to private sales values, then it follows that it should also be applied to construction costs in a growth scenario appraisal <sup>2</sup> .						
<b>Affordable Residential GDV</b>	6.12.	Gerald Eve’s specialist in-house affordable housing team have previously provided values for the affordable element of the scheme in line with applicable regional and local planning policy and industry standard allowances.						
	6.13.	We summarise the affordable sales values adopted within the appraisals below:						
	<b>Table 8: Affordable Residential Values - £ PSF</b> <table border="1" style="margin: 10px auto;"> <thead> <tr> <th>Affordable Tenure</th> <th>£ PSF</th> </tr> </thead> <tbody> <tr> <td>Social Rent - LAR</td> <td>£228</td> </tr> <tr> <td>Intermediate – SO</td> <td>£511</td> </tr> </tbody> </table> <p>Source: Gerald Eve</p>		Affordable Tenure	£ PSF	Social Rent - LAR	£228	Intermediate – SO	£511
Affordable Tenure	£ PSF							
Social Rent - LAR	£228							
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	6.14.	As per our approach at the previous pre-application testing stage, London Affordable Rent (‘LAR’) has been assumed as the affordable product for the social affordable rented element of the Proposed Scheme. However, we have assumed the intermediate product to be Shared Ownership (‘SO’) for the purposes of this FVA as per instructions from the Applicant, rather than London Living Rent (‘LLR’).						
	6.15.	In terms of affordable housing revenue profile, we have assumed ‘Golden Brick’, whereby a deposit is secured at the start of construction, with quarterly payments thereafter until practical completion.						
<b>Replacement Superstore</b>	6.16.	The Proposed Scheme includes a replacement Sainsburys supermarket totalling 247,085 sq ft (GIA). However, this GIA includes a covered service yard (17,438 sq ft) and covered car parking (86,047 sq ft). For rental assessment purposes, we have excluded these areas and applied the rent to the GIA of the building. Based upon the areas provided by the Applicant, the GIA for rental assessment purposes is therefore 143,601 sq ft. Under the previous pre-application testing, GE adopted a rental rate of £27 per sq ft for both the existing and the replacement supermarket. We understand that this was considered acceptable by CJ in 2021, on the basis of rental evidence ranging from c. £20 to £25 psf.						
	6.17.	In terms of investment value, GE previously adopted an initial yield of 4.25%. We understand this to have been considered acceptable by CJ, who noted yield evidence ranging from c. 4.0% to 4.25%.						

<sup>2</sup> This has been undertaken – see Sections 8 and 12.



6.18. In updating our assumptions, we have consulted the GE Commercial Valuation team, who have advised us that the rental value of the replacement store is likely to be marginally higher than previously allowed for, given the location of the Scheme/Site. We have therefore increased the annual rent from £25 per sq ft to £27 per sq ft in respect of the replacement supermarket.

6.19. In terms of yields, since discussions with CJ in 2021, we understand that supermarket yields compressed and subsequently moved out again. We have had regard to the Knight Frank ('KF') yield guide for August 2023, which places major food-store yields (generally), assuming annual RPI increases and 20-year income, at 5.0%. Given that the KF yield guide is presented on a national basis, an adjustment for the Scheme's location in west London is required, resulting in a keener yield being applied. Taking all of the above into consideration, our updated replacement supermarket assumptions are set out in the table below:

**Table 9: Replacement Supermarket Value Assumptions**

Value Assumption	Rate
Rent	£27 psf
Yield	4.5%
Void / Rent Free	0 months / 0 months

Source: Gerald Eve

6.20. Applying the above assumptions results in a GDV for the replacement supermarket, of £86,160,600.

**Other Commercial GDV**

6.21. The Proposed Scheme provides 91,718 sq ft (NIA) of commercial accommodation, excluding the replacement supermarket. In this regard, the Proposed Scheme includes a mix of commercial uses, including retail, leisure, food and beverage (F&B), and affordable workspace, as identified in Section 4. The Scheme also provides an additional 26,075 sq ft (NIA) of community space.

6.22. In terms of GDV, it is widely acknowledged that the retail and leisure markets were negatively impacted by the COVID-19 pandemic and the subsequent high-inflation economic environment that is prevailing at the time of writing this report. Whilst it is envisaged that the Scheme will be delivered over a relatively long time-horizon, there remains a notable amount of risk attached to the commercial elements of the Scheme from both an occupational and investment perspective.

6.23. Given the location of the Site, it is envisaged that the commercial element of the Scheme will be heavily reliant on trade from within the new community that is being created. Nonetheless, some trade is also to be expected from further afield and it will be necessary to 'draw' footfall from the surrounding area in order to create a successful retail destination. We consider that such a destination will take time to become established.

6.24. We note that the replacement Sainsburys supermarket could act as a form of anchor and footfall-generator in this regard, but it will be important for the Scheme to include a diverse mix of tenants in order to thrive over the longer-term.

6.25. In terms of current rental levels in the vicinity of the Site, property database, CoStar, indicates that retail rents on Ladbroke Grove currently range from c. £15 to £25 per sq ft. Restaurant/F&B rents are c. £30 to £40 per sq ft and office rents are c. £15 to £35 per sq ft. The majority of lettings for these uses are, however, somewhat historic, so should be treated with a degree of caution.

6.26. Under the previous pre-application testing in 2021, GE applied a rent of £20 per sq ft, capitalised at a yield of 6.0%. We understand that CJ agreed with these assumptions, adopting the same in their own appraisals. Given market movements since this point in time, our updated assumptions on value are set out in Table 10 below.



**Table 10: Commercial Value Assumptions**

Value Assumption	Rate
Rent	£30.0 psf
Commercial/Workspace Yield	8.0%
Retail Yield	7.0%
Leisure/Creche Yield	6.0%
Void / Rent Free	12 months / 12 months

Source: Gerald Eve

	6.27.	We include at <b>Appendix 5</b> further rental and investment evidence we have regard to in arriving at the above inputs.
	6.28.	Applying the above assumptions results in a commercial GDV, excluding the replacement supermarket, of £33.4 million.
<b>Car Parking</b>	6.29.	The Proposed Scheme includes 276 saleable car parking spaces. We have allowed for a value of £40,000 per space, as per advice from Savills.
<b>Ground Rents</b>	6.30.	No value attributable to ground rents has been assumed, given current legislation prohibiting this.
<b>Total GDV</b>	6.31.	Table 11 below summarises the different elements of the Proposed Scheme and the total GDV.

**Table 11: Total GDV**

Type	Total GDV
Private Residential	£1,806,247,500
Affordable Residential	£122,703,312
Commercial Exc. Supermarket	£33,400,514
Replacement Supermarket	£86,160,600
Car Parking	£11,040,000
<b>Total</b>	<b>£2,059,551,927</b>

Source: Savills / Gerald Eve

## 7. COSTS AND PROGRAMME

<b>Introduction</b>	7.1. This section provides further detail on the headline costs and development programme associated with the Proposed Scheme. Costs associated with planning obligations, BLV and development returns are addressed in later sections.																		
<b>Build Costs</b>	7.2. In this section we set out the headline costs associated with the Proposed Scheme. The Applicant has commissioned G&T to produce a detailed construction cost plan, which sets out the costs relating to the infrastructure/enabling works (including DIF costs comprising development costs) and the plot build costs to create the residential blocks.																		
	7.3. We have relied upon the construction cost estimate provided by G&T for the purposes of our Proposed Scheme appraisal. G&T's report forms <b>Appendix 6</b> of this report and is summarised in Tables 12, 13 and 14 below. The costs are based upon an elemental cost plan for Phase 1 and an estimate for the outline Phase 2, reflecting the level of design information available for Phase 2 at this stage.																		
<b>General Site Works</b>	<p><b>Table 12: Construction Cost Summary – General Site Works</b></p> <table border="1"> <thead> <tr> <th>Item</th> <th>Cost</th> </tr> </thead> <tbody> <tr> <td>General demolition and site clearance</td> <td>£7,381,604</td> </tr> <tr> <td>Enabling works</td> <td>£17,499,054</td> </tr> <tr> <td>Highway works</td> <td>£6,794,795</td> </tr> <tr> <td>Landscaping</td> <td>£28,222,308</td> </tr> <tr> <td>Site wide services</td> <td>£17,890,094</td> </tr> <tr> <td>Off-site highway works</td> <td>£1,725,000</td> </tr> <tr> <td>Statutory services</td> <td>£20,697,093</td> </tr> <tr> <td><b>Total Costs exc. contingency</b></td> <td><b>£100,209,947</b></td> </tr> </tbody> </table> <p>Source: G&amp;T</p>	Item	Cost	General demolition and site clearance	£7,381,604	Enabling works	£17,499,054	Highway works	£6,794,795	Landscaping	£28,222,308	Site wide services	£17,890,094	Off-site highway works	£1,725,000	Statutory services	£20,697,093	<b>Total Costs exc. contingency</b>	<b>£100,209,947</b>
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Plot/Block Costs	<b>Table 14: Construction Cost Summary – Plot/Block Costs</b>	
	Item	Cost
	Total Basements	£98,465,761
	Total Store Levels	£113,286,288
	Residential Plot 1	£261,995,625
	Residential Plot 2	£320,244,453 <sup>3</sup>
	Residential Plot 4	£188,330,038
	Residential Plot 5	£100,049,703
	Residential Plot 6	£33,201,696
	<b>Total Build Costs exc. contingency</b>	<b>£1,115,573,564</b>
	Source: G&T	
	7.4. The estimated total construction cost for the Proposed Scheme on a present-day basis, including enabling and infrastructure costs, is therefore £1,255,568,215, inclusive of preliminaries and OHP, but exclusive of inflation or contingency.	
<b>Abnormal Costs</b>	7.5. The site abnormalities set out in the cost plan include costs for identified abnormal works required as a result of part of the Site's former use as a gasworks, as well as a number of scheme-specific costs unique to the Scheme. Such costs are essentially exceptional costs, that are not usually incurred in the course of developing normal brownfield sites.  As shown in the cost plan, the site abnormal costs (Abnormal Infrastructure Works) total £39,784,704 and include costs for remediation (£10,145,122), Service Diversions (£14,665,464), a Network Rail Compound (£5,842,077), Canal Works (£2,883,770) and works to Wharves (£6,248,272). Further detail on the composition of the abnormal costs is set out below.	
	7.6. As set out in the cost plan, key abnormal considerations that will need to be overcome with specialist technical input in order to enable redevelopment of the Site include: <ul style="list-style-type: none"> <li>a) <b>Earthworks, decontamination and remediation</b> – in order to make it suitable for mixed-use development, it will be necessary to improve the environmental condition of the land by addressing the contamination of the soil;</li> <li>b) <b>Existing utilities diversions</b> – a gas governor and medium pressure gas main is situated on site, which require diversion and relocation during construction. A high-pressure gas main will remain in situ and will be protected during construction. A Thames Water deep sewer also runs beneath the Site, which must be diverted to enable development;</li> <li>c) <b>Network Rail compound</b> – during construction it will be necessary to construct an elevated level area for articulated lorries to drop off machinery, including track maintenance equipment, due to the Site's proximity to existing rail infrastructure. These works are required under a land-swap deal between the Applicant and Network Rail, which must happen in order to enable the development;</li> <li>d) <b>Canal works</b> – these include repaving the canal towpath, provision of aeration pipes to control algae and repair works to the existing footpath bridge.</li> <li>e) <b>Wharves</b> – works to two separate wharves (east and west) are proposed, including excavation of a previously filled in wharf, decontamination, piling, new concrete walls and base. Works are also proposed to temporarily close and drain an existing wharf, in order to enable it to be extended and remodelled.</li> </ul>	

<sup>3</sup> Includes a cost of £5,000,000 for the Activity Building, set out in the G&T Cost Plan as 'Additional Works'.

	7.7. In addition to the above identified abnormal considerations, due to part of the Site's former use as a gasworks, we understand that there may be below-ground obstructions that also need to be removed. Although this will not become apparent until construction is actually taking place.
<b>Gasworks-specific considerations</b>	7.8. Former gasworks sites are of an exceptional nature due to years of having evolved and being used for gas production and storage, sometimes in an ad hoc and unrecorded manner. Whilst the Applicant has a good understanding of the type and nature of constraints that will arise, this means that it is difficult to achieve a precise understanding of the costs associated with managing site constraints during construction until physical works commence. This is important in the context of the viability assessment, reflecting unique circumstances for this site compared to other typical brownfield sites.
	7.9. The risk profile of redeveloping gasworks sites is also higher compared with other more standard brownfield sites, with much of the abnormal cost being identified and incurred at the start of the project, resulting in an extended time-period before the developer can begin to see a return on its investment.
	7.10 It is important that these impediments to delivery of such sites do not create barriers to their delivery as strategic housing sites, a point which is recognised in London Plan Policy (footnote 59) which places a reduced affordable housing target of 35% upon them, compared with more standard industrial sites, where the equivalent affordable housing target is 50%.
<b>Contingency</b>	7.11 As set out at the pre-application testing stage, the G&T construction cost plan for the residential blocks, basements and Sainsbury's store recommends an allowance for contingency at 5.0%, albeit the figures above are exclusive of this.
	7.12 Specifically in regard to the enabling works and infrastructure costs, the G&T cost plan recommends an allowance for contingency of 10.0%, albeit the figures we have presented in the above tables are also exclusive of this.
	7.13 We have at this stage allowed for a 5.0% contingency in our appraisals, in respect of the residential blocks, basements, Sainsburys store and infrastructure/abnormal costs. Although we reserve the right to revisit this assumption at a later date if deemed necessary.
<b>DIF Costs</b>	7.14 Following a review undertaken by Rolfe Judd, DIF costs that are considered to be 'development' costs i.e. physical costs associated with the development that the Applicant envisages will be incurred directly as part of the construction of the Proposed Scheme (such as the provision of drainage infrastructure on site), have been allowed for in the Cost Plan by G&T.
	7.15 A number of other DIF costs that are considered to be planning related, have been categorised as Planning Obligations i.e. S106 costs, as set out in Section 9.
<b>Professional Fees</b>	7.16 General industry assumptions for professional fees range between 8.0% and 15.0% depending upon the specific nature of the scheme.
	7.17 At the previous pre-application stage, having regard to the complexity and design of the Scheme, we applied a professional fees allowance of 12.0%. We note that in their pre-application review, CJ considered this to be at the upper end of their expectations of a reasonable range.
	7.18 We have considered CJ's point in this regard and whilst we believe there is a case for a 12.0% professional fees allowance by virtue of the complexity of the Scheme, a lower allowance would also be reasonable in our opinion, reflecting the potential opportunity to achieve economies of scale. Accordingly, we have adopted a professional fees allowance of 10.0%.
<b>Marketing, Legal and Disposal Fees</b>	7.19 As part of our assumptions, it is correct to allow for fees associated with the sale of the private residential units, the letting of the commercial accommodation and for the sale of the completed building. We consider the fees included in Table 15 to be reasonable given the number of units within the Development and the level at which the private sales values sit.

**Table 15: Marketing, Legal and Disposal Fees**

Item	Fee Rate
Commercial letting agents and legal fees	15.0%
Commercial sales agents & legal fees	1.5%
Residential sales agent fees	1.5%
Residential sales legal fees	0.5%
Residential marketing	3.0%
Commercial marketing	1.0%
Commercial purchasers' costs	6.8%

Source: Gerald Eve

**Finance Costs** 7.20 A finance rate of 8.5% has been applied in the appraisals on an 'all in' basis. The approach and reasoning for this has been evidenced by GE's specialist debt funding and finance team who have provided comparable data and evidence supporting this rate of interest. This evidence is set out at **Appendix 7**.

**Programme** 7.21 We have been provided with a build programme by the Applicant, which we have adopted and relied upon. The timescales have been summarised in Table 16 below.

**Table 16: Build Programme**

Element	Start	End	Period (months)
Lead in period	Q1-2025	Q2-2025	3
Phase 1 Enabling works & infrastructure	Q2-2025	Q2-2027	23
Plot 4	Q4-2026	Q3-2039	56
Plot 2	Q4-2026	Q3-2031	59
Phase 2 Enabling works & infrastructure	Q4-2029	Q4-2032	37
Plot 5	Q1-2030	Q3-2032	30
Plot 6	Q2-2032	Q4-2034	29
Plot 1	Q4-2029	Q4-2034	59

Source: The Applicant

7.22 A detailed construction programme is attached as **Appendix 8** of this FVA. We have also been provided with an indicative delivery timeline which is attached at **Appendix 9**.

7.23 Phasing of the Proposed Scheme is challenging, as a result of the need to remediate the Site prior to construction of the residential plots, combined with the need to move Sainsburys into a new, purpose-built superstore on Plot 2 early in the project timeline, so as to open the wider site up for development.

7.24 As highlighted in previous pre-application discussions, the enabling works are set to last for the entirety of the first two years of the project due to the complexity and logistical issues faced in preparing the site for construction, whilst Sainsbury's are also to remain trading on site throughout the entirety of the project, adding a further level of complexity. Construction of the new Sainsbury's store is planned to start in the third quarter of year two, with completion set for the fourth quarter of year four. The first residential completions (in terms of revenue) are estimated to be in c. year five. We understand it will not be possible for the Scheme to be materially revenue-generating any sooner for reasons of phasing and site logistics.

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7.25 In terms of DIFS (on-site infrastructure) cost timings, these have been accounted for in the Enabling and Infrastructure phases for Phases 1 and 2 respectively.

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## 8. GROWTH FORECASTS

<b>Introduction</b>	8.1.	In this section we set out the underlying assumptions associated with the forecasting of cost and value inflation over the course of the proposed development. The results of our growth appraisal are set out in Section 12.																
	8.2.	The Scheme will be a major development with a commensurate programme of construction works. Whilst our assessment is based on a current day basis, given the length of the development programme we consider it reasonable and appropriate to have regard to anticipated future movements in both costs and values. This provides further information that is helpful in understanding the deliverability of the Scheme. In carrying out this further assessment, it is recognised that it is based on growth figures that are estimates only.																
<b>Revenue Growth</b>	8.3.	Forecasts of residential growth are regularly updated irrespective of market conditions. Forecasts form a fundamental role in analysing the residential market and are heavily relied upon by the development industry and funders. Opinions on growth will vary between consultancy practices although the margins of variance are generally consistent.																
	8.4.	There is considerable short-term volatility in the market due to macro-economic conditions. Current residential sales sentiment is low across the market due to uncertainty surrounding interest rates and inflation. However, due to the long duration of the project with a c. 11-year programme it is less likely to be affected by short term instabilities in market conditions; these trends are likely to be smoothed out. As such, we have sought to adopt growth rates that reflect long term average sales growth.																
	8.5.	According to Land Registry house price data, long-term average residential growth rates on a compound basis have (June 2003 – June 2023), have ranged from 4.1% to 5.5% as shown in the table below.																
	8.6.	<p><b>Table 17: Land Registry House Price Indices</b></p> <table border="1"> <thead> <tr> <th>Index</th> <th>RBKC</th> <th>London</th> <th>UK</th> </tr> </thead> <tbody> <tr> <td>HPI – June 2003</td> <td>35.4</td> <td>51.9</td> <td>67.4</td> </tr> <tr> <td>HPI – June 2023</td> <td>102.4</td> <td>131.1</td> <td>150.8</td> </tr> <tr> <td>% change pa</td> <td>5.5%</td> <td>4.7%</td> <td>4.1%</td> </tr> </tbody> </table>	Index	RBKC	London	UK	HPI – June 2003	35.4	51.9	67.4	HPI – June 2023	102.4	131.1	150.8	% change pa	5.5%	4.7%	4.1%
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8.7.	For the purposes of our growth appraisal, we have adopted a residential growth rate of 4.7%, equivalent to the London-wide data, which sits in approximately the middle of the range.																	
8.8.	In terms of affordable housing growth rates, we have allowed for increases of 2.0% per annum, as advised by our Affordable Housing team.																	
8.9.	In terms of the commercial uses, we have had regard to GE's in-house rental growth forecasts, which are set out in the table below.																	
8.10.	<p><b>Table 18: Commercial Rental Growth Forecasts</b></p> <table border="1"> <thead> <tr> <th>Market</th> <th>2022</th> <th>2023</th> <th>2024</th> <th>2025</th> </tr> </thead> <tbody> <tr> <td>Commercial/retail</td> <td>0.5%</td> <td>0.9%</td> <td>1.6%</td> <td>1.6%</td> </tr> </tbody> </table>	Market	2022	2023	2024	2025	Commercial/retail	0.5%	0.9%	1.6%	1.6%							
Market	2022	2023	2024	2025														
Commercial/retail	0.5%	0.9%	1.6%	1.6%														
8.11.	The average growth rate shown above is 1.2% per annum, which we have adopted in our appraisal in respect of the commercial uses.																	



<b>Cost Inflation</b>	8.12.	In modelling the growth appraisal, we have had regard to cost inflation explicitly based on tender price forecasts rebased to London published by G&T <sup>4</sup> as set out below:				
	8.13.	<b>Table 19: Cost Inflation</b>				
		<b>Index</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>
		Tender Price Inflation	2.75%	2.25%	2.5%	2.5%
	8.14.	We note the mean average rate for the next four years is 2.5% according to the G&T data.				
	8.15.	In identifying a reasonable build cost inflation rate we have also considered BCIS All in TPI data over a 20-year period (as per our approach to residential revenue growth in Table 17 above). This shows that the long-term average rate for BCIS All in TPI is approximately 3.4%.				
	8.16.	On the basis that we are currently in a high inflationary environment at the moment with regard to build costs and the Scheme is envisaged to be built out over approximately an 11-13 year period, we have taken an averaging approach to the build cost inflation rate adopted in our growth appraisal. We have therefore adopted a cost inflation rate of 3.4% per annum in this instance, which reflects a long-term average rate for BCIS All in TPI.				

<sup>4</sup> [https://cdn2.assets-servd.host/gt-marketintel/production/uploads/Tender-Price-Indicators/2023/2301\\_Q1-2023-TPI\\_Full-Documents.pdf](https://cdn2.assets-servd.host/gt-marketintel/production/uploads/Tender-Price-Indicators/2023/2301_Q1-2023-TPI_Full-Documents.pdf)



## 9. PLANNING OBLIGATIONS (NOTIONAL)

<b>Introduction</b>	9.1.	This section sets out the level of planning obligations in respect of the Proposed Scheme. We present this prior to the following sections showing the Proposed Scheme returns for the sake of clarity. The resultant overall level of the total planning obligations is the output that the appraisals seek to test as being financially viable having regard to the target rate of return.
	9.2.	One of the requirements of this FVA and corresponding appraisals is to determine the financial contribution and planning obligations as an aggregated “pot”. In other words, to assess what the Proposed Scheme can afford taking into account the financial impact of these items as a whole. This FVA assesses the development in accordance with RBKC’s target policies on affordable housing. If the plan has a target and a specific scheme does not meet the strategic target, it does not mean that the specific scheme is not “policy compliant”.
	9.3.	A scheme is policy compliant if the calculations show the maximum amount of affordable housing a scheme can deliver whilst also delivering an appropriate return. Any provision below the maximum amount which is also below the policy target will not be policy compliant.
	9.4.	It is important to note that the planning obligations for the development include CIL, S106 costs and affordable housing. Whilst we consider these together in one “pot”, they are all by themselves interlinked. They are also intrinsically linked to the scale of the development and dependent on the quantum of residential units that are to be delivered. For example, if one of the elements of the planning obligations were to be increased, it may have a detrimental impact on the ability of the Applicant to fully provide another.
	9.5.	It follows therefore that if the quantum of the development were to be reduced or altered, this could have an impact on the ability of the Applicant to fully provide elements of the pot of planning obligations, for example affordable housing.
	9.6.	We provide an explanation and breakdown the pot of financial contributions towards CIL, S106 obligations, and affordable housing below.
<b>Community Infrastructure Levy</b>	9.7.	The Government introduced a Community Infrastructure Levy “CIL” to be paid by developers to help fund infrastructure required to support the development of its area. CIL is a charge applied by planning authorities on new development to fund required infrastructure within their area. Statutory provision for CIL was introduced in the Planning Act 2008. The ability to charge CIL came into force 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
	9.8.	CIL is charged and calculated according to the amount of net additional floorspace a new development would create. The precise amount to be paid will be calculated as and when planning permission is granted and is paid when development starts unless the charging authority adopts a payment policy.
	9.9.	We understand that the Site is exempt from RBKC CIL, so this is not chargeable in this instance. The proposals will still, however, be liable for Mayoral CIL (“MCIL”).
	9.10.	MCIL was introduced in 2012 to help finance Crossrail. The size of the contribution is calculated once a planning application is submitted to the local authority. The figure is based on the amount of floorspace created, the location, and how the development is to be used. We have assumed that the MCIL is paid in at implementation.
	9.11.	MCIL 2 was introduced in April 2019 as an update to MCIL 1. We have been provided with the relevant figures for MCIL2 from Rolfe Judd.

	<p>9.12. Rolfe Judd have provided us with the estimated MCIL liabilities for the Proposed Scheme, which include indexation and are as follows:</p> <ul style="list-style-type: none"> <li>Phase 1 (Plots 2 and 4): £12,145,733; and</li> <li>Phase 2 (Plots 1, 5 and 6): £8,495,715.</li> </ul>								
	<p>9.13. We have assumed a total MCIL contribution therefore of £20,641,448, split in to the two key phases as shown above.</p>								
<b>S106</b>	<p>9.14. We understand that a significant proportion of S106 items that the Borough will seek are identified as DIF (site-specific infrastructure) costs. As set out in Section 7, following a review of the DIF Study undertaken by Rolfe Judd, DIF costs that are considered to be development costs i.e. physical costs associated with the development, that the Applicant envisages will be incurred directly as part of the construction of the Proposed Scheme, have been allowed for in the Cost Plan by G&amp;T. These cost items total approximately £34.6 million.</p>								
	<p>9.15. Those DIF costs that are considered to be planning related and thus categorised as Planning Obligations i.e. S106 costs are set out in the table below, as provided by the Applicant’s Planning consultants, Rolfe Judd:</p>								
	<p>9.16. <b>Table 20: S106 Costs – Notional</b></p> <table border="1"> <thead> <tr> <th>Contribution</th> <th>£</th> </tr> </thead> <tbody> <tr> <td>S106/DIFS</td> <td>£29,776,000</td> </tr> <tr> <td>Carbon Offset Payment</td> <td>£3,548,250</td> </tr> <tr> <td><b>Total</b></td> <td><b>£33,324,250</b></td> </tr> </tbody> </table> <p>Source: Rolfe Judd / Stantec</p>	Contribution	£	S106/DIFS	£29,776,000	Carbon Offset Payment	£3,548,250	<b>Total</b>	<b>£33,324,250</b>
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	<p>9.17. These S106 DIFS costs therefore total approximately £29.78 million, as shown in the table above and have been allowed for in our appraisals on a notional basis. The Applicant would welcome further discussions with the Council in terms of the priority list of infrastructure items.</p> <p>As shown in the table above, a further allowance of £3.55 million has been allowed for in respect of a carbon offset payment, taking the total S106 estimate to £33.33 million in total.</p>								
	<p>9.18. It is important to note that the planning related DIF costs have been treated as S106 costs in the appraisals and not treated as development costs, the latter of which attract contingency and professional fees. In the event that these costs are recategorised and are considered to be directly incurred development costs and not simply contributions to be paid to the Council, we reserve the right to update our contingency and professional fees assumptions accordingly.</p>								
	<p>9.19. It should be noted that whilst we have adopted a notional additional S106 allowance within our appraisals as an estimate, this may be subject to change as the planning application progresses and with regard to the viability of the Scheme.</p>								
	<p>9.20. In addition to the inclusion of substantial financial contributions through Mayoral CIL and S106 obligations, contributing towards local infrastructure including education and healthcare, the Proposed Scheme also includes many other public benefits:</p> <ul style="list-style-type: none"> <li>Provision of a creche;</li> <li>Multiple parks;</li> <li>Re-opening of the historic canal basin to provide leisure space for all;</li> <li>The delivery of significant public open space across the Application Site, including a Canalside Park and public green space at the entrance of the Site for use by the local community and new residents;</li> </ul>								

	<ul style="list-style-type: none"> <li>• Enhanced biodiversity through new public open space, biosolar roofs and significant soft landscaping, including tree planting, throughout the public realm;</li> <li>• The provision of sustainability technologies, resulting in an overall CO2 reduction of 60.1% across the Site;</li> <li>• The opportunity to transform an existing underutilised brownfield site into a high quality new urban neighbourhood in line with the adopted Opportunity Area framework, Local Site Allocations and SPD;</li> <li>• The provision of two new community leisure facilities, for use by incoming residents and the existing surrounding community;</li> <li>• The provision of high-quality affordable and family homes which integrate into the wider design, including social rent and intermediate units;</li> <li>• The provision of a modernised, larger, Sainsbury’s store with additional amenities and improved shopping experience;</li> <li>• Existing Sainsbury’s store to remain open throughout the construction period and retention of existing staff within the new store;</li> <li>• Replacement of the existing roundabout at the Site entrance with an improved signalised junction onto Ladbroke Grove, improving pedestrian and cyclists’ safety and access into the Site;</li> <li>• Flexible commercial and retail units across the Development, creating a new Neighbourhood Centre to meet the needs of existing and incoming residents;</li> <li>• The provision of flexible workspace units, including affordable workspace, providing significant employment opportunities;</li> <li>• Opportunity for new pedestrian and cycle connections between the Site and the surrounding areas in the form of new pedestrian routes and two bridges;</li> <li>• Pedestrian priority streets to create a safe environment for pedestrians and cyclists;</li> <li>• The provision of 3% on street blue badge parking spaces from the outset, alongside resident long stay cycle parking spaces, commercial staff cycle spaces and short stay cycle spaces for visitors;</li> <li>• The creation of apprenticeships and jobs through both the construction and operational phases; and</li> <li>• The regeneration of the largest brownfield site in the Borough to deliver up to 2,519 new homes to greatly assist in meeting the urgent need for housing within RBKC and across London.</li> </ul>
<p><b>Affordable Housing</b></p>	<p>9.21. The London Plan states that boroughs should seek the maximum viable amount of affordable housing when negotiating residential schemes. In achieving this, boroughs should take into account economic viability together with the individual circumstances of the site and scheme. It follows it is necessary for a developer to seek to obtain a planning permission capable of implementation that provides a return reflecting the risks associated with the overall investment. This will determine what is reasonable in respect of affordable housing levels as well as potential planning obligation payments.</p>
	<p>9.22. We note that if the Local Plan has a target and a specific scheme does not meet the strategic target, it does not mean that the specific scheme is not policy compliant.</p>
	<p>9.23. A scheme is considered policy compliant if the viability assessment shows the maximum amount of affordable housing a scheme can deliver is being provided, along with other planning obligations, whilst also delivering an appropriate return.</p>
	<p>9.24. The Applicant is also aiming to deliver a baseline level of 25% affordable housing by habitable room (20% on a unit basis) in addition to the financial contributions set out in this section, a summary of which is set out below.</p> <ul style="list-style-type: none"> <li>• 500 affordable housing units, located in Plot 1 and Plot 2 comprising:             <ul style="list-style-type: none"> <li>○ 342 London Affordable Rent units; and</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>○ 158 Shared Ownership units.</li> </ul> <p>The affordable housing element of the Scheme as set out above reflects a tenure split of approximately 70% LAR and 30% SO on a habitable room basis.</p>										
	9.25. As the planning application is intended to follow the Viability Tested route, review mechanisms will be used to reassess viability at a later stage in the development, in order to establish whether any additional contributions to affordable housing can be afforded.										
	9.26. Whilst the Applicant is aspiring to deliver 25% affordable housing (by habitable room) in addition to the financial contributions set out above, albeit it envisages that support and flexibility will be required in order for this to be achievable.										
<b>Summary</b>	9.27. Table 21 below summarises the total pot of planning obligations.										
	<p><b>Table 21: Planning obligations summary</b></p> <table border="1"> <thead> <tr> <th>Planning Obligations</th> <th>Contribution</th> </tr> </thead> <tbody> <tr> <td>CIL (total)</td> <td>£20,641,448</td> </tr> <tr> <td>S106 contributions</td> <td>£29,776,000</td> </tr> <tr> <td>Carbon offset payment</td> <td>£3,548,250</td> </tr> <tr> <td><b>Total</b></td> <td><b>£53,965,698</b></td> </tr> </tbody> </table> <p>Source: Rolfe Judd/the Applicant</p>	Planning Obligations	Contribution	CIL (total)	£20,641,448	S106 contributions	£29,776,000	Carbon offset payment	£3,548,250	<b>Total</b>	<b>£53,965,698</b>
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	9.28. The above notional allowances have been made in our Proposed Scheme appraisal.										
	9.29. It is important to note that the financial contributions allowed for in this FVA are notional estimates adopted for the purposes of viability testing at the pre-planning submission stage. It is acknowledged that different financial contributions may be sought by the Borough and that further discussions will be required in this regard in due course.										

## 10. RETURN TO THE DEVELOPER

<b>Introduction</b>	10.1. A significant factor in undertaking viability assessments for development purposes is the level of return that a developer might reasonably require from undertaking the development and in turn on what basis the Scheme could be funded and financed. This will depend on several factors including the size of the development, the perceived risks involved, the degree of competition between funding and finance institutions for the Scheme, the state of the market in terms of demand for and lot size of the completed development and the anticipated timescales for development and for receiving a return.
<b>Return</b>	10.2. Development profit is usually necessary to attain investment to implement and deliver any given project. The level of profit is essentially the reward to the developer for the time, expertise and risk involved in carrying out the process of development.
	10.3. The NPG (paragraph 018 (Ref 10-018-20120724) indicates that for the purpose of planning assuming of 15-20% of Gross Development Value (GDV) may be considered a suitable return to developers in order to establish the viability of plan policies. This is not a direct guidance for Scheme specific applications and that specific development returns need to account for type, scale, and risk profile of the planned development. Furthermore, it is recognised that lower returns are considered more appropriate for affordable housing where risk to receipt of income are lower and alternative figures may also be appropriate for other types of development.
	10.4. In terms of being satisfied of Scheme viability, it is usual for any project proposal to be accompanied by a cashflow model – a residual appraisal or a Discounted Cash Flow (DCF) appraisal that shows both the expenditure and receipts and the time frame across which these will take place. In development the appraisals will inform investors with a projected viability, Internal Rate of Return (IRR) or Net Present Value (NPV). The rate of return (the target profit or Discount Rate) that the investor will apply to their investment in the project, and thereby informing the Scheme’s viability, will depend to a great extent on the way in which the landowner agrees with the assumptions within the appraisal.
	10.5. It is, however, more common for standard development opportunities to be considered on a return on gross revenue (GDV) basis as indicated in both the NPG and the GLA Affordable Housing and Viability SPG (2017). GE notes the GLA SPG indicates both targets can be considered and/or cross referenced. NPG indicates that potential risk to development is accounted for in the assumed return for developers and it is regarded as the role the developers, not plan makers or decision makers, to mitigate these risks, not for obligations to maintain them.
	10.6. Measurements of return such as "profit on cost", "profit on value", "development yield", or "internal rates of return" (IRR) ratios are commonly used as comparable benchmark ratios. The return (profitability) of a scheme should be tested against a target benchmark return based on the risks of the Proposed Scheme.
	10.7. We consider that the use of IRR as the primary measure of return is appropriate in this instance, given the development timescales proposed (c. 11-13 years) and the complexity of the project. The reason for this is that IRR can be considered a more realistic or meaningful proxy than other measures of return such as profit on GDV / cost for schemes delivered over long timescales, such as the Scheme, as it has regard to the time value of money. We have, however, presented our results on a profit on GDV basis also, for clarity.
	10.8. Determination of an appropriate target rate of return can depend on several factors, but it is predicated on the risk associated with developing out the Site. The more risk involved, the higher the return the developer will require. We consider the proposals to be at the upper end of the risk profile spectrum, due to the fact that part of the Site comprises a former gasworks, which will require remediating prior to residential development taking place, combined with the need to construct a replacement supermarket for Sainsburys early in the project cashflow.

	<p>10.9. The target level of profit we have adopted takes into account the following factors, which are specific to the Site and the Proposed Scheme:</p> <ul style="list-style-type: none"> <li>• The Scheme comprises a significant redevelopment of a former utilities, brownfield site, requiring significant up-front remediation/infrastructure costs, that must be incurred in order to enable the development.</li> <li>• The up-front infrastructure costs are expected to take approximately two years to complete and must be completed prior to construction start of the first residential plot. The Scheme is challenging from a funding perspective as a result.</li> <li>• Also, to enable the wider development of the whole masterplan area, a new, replacement Sainsburys superstore must be constructed, whilst the existing store continues trading. The construction will therefore be undertaken around an existing, trading supermarket situated at the front of the Site;</li> <li>• The Scheme is being progressed at a time in the market where there are considerable economic and financial headwinds as a result of high interest rates and a subdued residential market;</li> <li>• The Scheme has an estimated total delivery timeframe of c. 11-13 years.</li> <li>• The Scheme includes a number of tall buildings, which increases the risk profile of the development;</li> <li>• Once sales commence, the Scheme will compete directly with the residential scheme being progressed by the adjoining landowner, Berkeley St William. This results in elevated sales risk.</li> <li>• The Site exhibits a number of key physical constraints. It is situated sandwiched between railway tracks to the south and a canal to the north. It is therefore challenging from a construction logistics, phasing and access perspective;</li> <li>• A gas governor and medium pressure gas main is situated on site, which require diversion and relocation during construction. A high-pressure gas main will remain in situ and will be protected during the works;</li> <li>• A Thames Water deep sewer runs beneath the Site, which has to be diverted; and</li> <li>• There are five existing electrical substations on site that require decommissioning and removal.</li> </ul>
	<p>10.10. Given the scale and complexity of the project and the timescales proposed, we consider a reasonable target IRR for the Scheme to be at least 20% IRR.</p>
	<p>10.11. It is noted that IRR rates will rise and fall relative to the market cycle and risks associated with individual development schemes. The above IRRs have been benchmarked against other target IRRs that have been adopted for viability testing purposes in respect of other complex, residential-led mixed-use schemes across London and they reflect the current position in the market cycle and the nature and scale of this long-term development project.</p>
	<p>10.12. Assuming that the Site and Scheme represented a more normal risk profile for a generic brownfield site development in London, we would expect the IRR target to be c. 14-16% on a present-day basis.</p> <p>In arriving at an IRR target of 20% we have therefore applied an additional risk premium of c. 4-6% IRR for site and scheme-specific risks, having regard to the former use of the Site as a gasworks and the need to provide a new superstore for Sainsburys on-site, early in the project timeline.</p>
	<p>10.13. As we have also considered the present-day return on a profit on GDV basis, in order to establish an overall blended return proxy, we set out our calculations relating to the various uses and tenures in Table 23 below.</p>

**Table 23: Applied Target Rate of Return – Profit on GDV**

Use	GDV (£m)	Profit on GDV – Present Day (%)
Private Residential inc. car parking	£1,817.3	20.0%
Affordable Residential	£122.7	6.0%
Commercial exc. Supermarket	£33.4	15.0%
Supermarket	£86.2	12.0%
<b>Blended Return Rate</b>		<b>18.8%</b>

Source: Gerald Eve

10.14. Having regard to the above therefore, we calculate that the minimum return applicable to the Proposed Scheme on a profit on GDV basis is 18.8% profit on GDV (on a present-day basis), although we maintain that the most appropriate return proxy for the Scheme in the circumstances is the IRR.



## 11. BENCHMARK LAND VALUE

<b>Introduction</b>	11.1. To define the viability of a Proposed Scheme a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. This value is compared to the RLV of the Scheme, thus informing if deviation from planning policy requirements is justifiable.																												
<b>NPG</b>	11.2. The basis for establishing the Benchmark Land Value (BLV) is set out in the NPG (September 2019) and in particular paragraphs 13 to 17. It is recognised that the NPG expects that viability is determined with regard to a BLV which reflects the aggregate of the site’s existing use value (‘EUV’) (component 1) and a premium for incentivising the landowner to release the land for development (component 2), or an alternative use value (‘AUV’), having regard to planning policy. NPG also requires that BLV should reflect the implications of abnormal costs.																												
	11.3. This section sets out the underlying basis for the adopted Benchmark Land Value (BLV). It has been prepared having regard to the NPG; the NPPF; the London Plan 2021; the RBKC Local Plan; and generally accepted principles of undertaking (site specific) FVAs, following key principles in the RICS GN (2021) and the mandatory requirements of the RICS Professional Statement “Financial Viability in Planning: conduct and reporting”.																												
<b>Approach to BLV</b>	11.4. Having regard to the above policy and guidance, our approach to arriving at a BLV for viability testing is as follows: <ul style="list-style-type: none"> <li>• Existing Use Value (supermarket, open storage land and Plot 6); and</li> <li>• Premium to the landowner (development land market comparables, adjusted for policy compliance and abnormal costs).</li> </ul>																												
<b>Existing Use Value (Component 1)</b>	11.5. NPG indicates that EUV should reflect the land and property in its existing use, un-refurbished and excluding any hope value for redevelopment.																												
<b>Supermarket &amp; Petrol Filling Station</b>	11.6. Having regard to the commentary on the existing uses at the Site in Section 3, our calculations for arriving at an EUV for the supermarket and petrol filling station are set out in the table below:																												
	<p><b>Table 23: Supermarket &amp; PFS EUV</b></p> <table border="0" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 60%;">Supermarket GIA sq ft</td> <td style="text-align: right;">94,970</td> </tr> <tr> <td>Supermarket ERV £/sq ft</td> <td style="text-align: right;">£27.00</td> </tr> <tr> <td>Supermarket rent pa</td> <td style="text-align: right;">£2,564,190</td> </tr> <tr> <td>PFS rent (10% of supermarket rent)</td> <td style="text-align: right;">£256,419</td> </tr> <tr> <td>Initial Yield</td> <td style="text-align: right;">4.75%</td> </tr> <tr> <td colspan="2"> </td> </tr> <tr> <td colspan="2"><b>Valuation</b></td> </tr> <tr> <td>Total MR</td> <td style="text-align: right;">£2,820,609</td> </tr> <tr> <td>YP</td> <td style="text-align: right;">21.05263158</td> </tr> <tr> <td>PV</td> <td style="text-align: right;">1.0000000</td> </tr> <tr> <td>Gross Valuation</td> <td style="text-align: right;">£59,381,242</td> </tr> <tr> <td>less pc's</td> <td style="text-align: right; border-bottom: 1px solid black;">-£3,780,828</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right; border-bottom: 3px double black;"><b>£55,600,414</b></td> </tr> <tr> <td><b>Say</b></td> <td style="text-align: right;"><b>£55,600,000</b></td> </tr> </table>	Supermarket GIA sq ft	94,970	Supermarket ERV £/sq ft	£27.00	Supermarket rent pa	£2,564,190	PFS rent (10% of supermarket rent)	£256,419	Initial Yield	4.75%	 		<b>Valuation</b>		Total MR	£2,820,609	YP	21.05263158	PV	1.0000000	Gross Valuation	£59,381,242	less pc's	-£3,780,828	<b>Total</b>	<b>£55,600,414</b>	<b>Say</b>	<b>£55,600,000</b>
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	11.7. In terms of rental value, as per comments in Section 6, under the previous pre-application testing, both GE and CJ adopted a supermarket rent of £25 psf for the existing and proposed supermarkets. In updating our																												

assumptions for the present day, we have been advised by the GE Commercial Valuation team that given the passage of time and the location of the Site, a more realistic rent is £27 per sq ft, which we have adopted accordingly.

11.8. Specifically in regard to the petrol filling station (PFS) we have taken advice from our Commercial Valuation team that such rents tend to be valued by reference to their fuel throughput as well as other turnover details, such as for the shop or car wash, which we do not have access to. We understand that at lease events, the apportionment of rental value to a PFS is either agreed by a specialist, or as a proportion of the rent agreed on the store, which would normally fall between a 5.0% to 10.0% range. For the purposes of our EUV assessment, in the absence of fuel throughput information, given the location of the Site, we have adopted 10.0%, which equates to approximately £256,000 pa (as shown in the table above), reflecting the Site's strong west London location.

11.9. In terms of investment value, GE and CJ both previously adopted an initial yield of 4.5% for the existing store. Following advice from our Commercial Valuation team and having regard to the Knight Frank yield guide August 2023, as well as the investment evidence set out below, we have adopted a softer yield of 4.75% for this assessment.

11.10. **Table 24: Supermarket Investment Evidence**

Address	Date	Sale Price	NIY %	Comments
31-41 Liverpool Road, London N1	Aug-23	£56.25 m	4.08%	Acquired by DTZ Investors. Let to Sainsbury's who recently agreed to a new 20-year reversionary lease expiring March 2044, with the inclusion of annual indexed rent reviews, green lease clauses and a full parent company guarantee. Rent at £2.45m pa.  The building is EPC B-rated and comprises 67,426 sq ft (GIA), of which 35,000 sq ft is sales area along with a large 131-space surface car park.
Sainsburys, Swansea	Nov-21	£42.59 m	4.60%	Acquired by Supermarket Income REIT as a two-property portfolio.  Sainsburys comprises of a 7-acre site and has a total GIA of approximately 83,000 sq ft, with a 65,000 sq ft net sales area, and 18-pump PFS plus 500 car parking spaces. 27 years unexpired with 5-yearly upwards only rent reviews.
Tesco, The Minor Centre, Maidstone	Nov-21	£30.40 m	4.60%	Acquired by Supermarket Income REIT as a two-property portfolio.  Tesco comprises a 7-acre site totalling approximately 51,000 sq ft GIA, 39,000 sq ft of net sales area, 12-pump PFS plus 369 car parking spaces, and a parade of retail units. 13 years unexpired, with 5-yearly upwards only rent reviews.



8-12 Worples  
 Road, London Aug-21 £31.50 m 3.00%  
 SW19 4DD

Mixed-use building let to Sainsburys on an FRI lease expiring September 2042 (21 years unexpired). Total GIA 51,804 sq ft. Passing rent £1,010,000 pa. Offices sub-let to Lidl UK GMBH until Sep 2027 at £143,000 pa. Part freehold and part long-leasehold.

11.11. Having regard to the inputs and assumptions set out above, our opinion of EUV for the existing supermarket and PFS is therefore **£55.6 million**.

11.12. Our calculations for arriving at an EUV for the open storage land are set out in the table below:

**Table 25: Open Storage Land EUV**

Site Area (acres)	11.238
Area sq ft	393,307
Rent	£6.00
Yield	6.00%
Letting Void / Rent Free (years)	1
<b>Valuation</b>	
Total MR	£2,359,842
YP	16.66666667
PV	0.9433962
Gross Valuation	£37,104,434
less pc's	<u>£2,362,455</u>
<b>Total</b>	<u><b>£34,741,979</b></u>
<b>Say</b>	<b>£34,700,000</b>

11.13. In terms of rental value, we have adopted a rent of £6.0 per sq ft. In arriving at this figure, we have had regard to a recent letting at the Site where the Applicant has let 97,148 sq ft of land to Eurostorage Langley Ltd on a short-term, two-year lease. The passing rent is £485,740 pa, reflecting £5.0 per sq ft. Given that the letting is on a short-term basis, with the landlord being able to terminate the lease any time on or after the first anniversary of the term commencement date (August 2023), we consider that the true rental value, disregarding the proposed development would be higher.

11.14. We have also had regard to recent Carter Jonas research<sup>5</sup> which indicates that open storage rents in Park Royal are currently £10 per sq ft. A £4 per sq ft adjustment has therefore been applied for location.

11.15. In arriving at an open storage yield of 6.0% we have had regard to the same CJ research, which indicates rising demand for open storage land from an investment perspective, given rental increases and a shortage of land in the market. Our adopted EUV for the open storage land area therefore is **£34.7 million**, reflecting approximately £3.0 million per acre.

11.16. The open storage land EUV adopted by CJ at the pre-app testing stage was £22.8 million, reflecting £2.5 million per acre. Given the passage of time and the significant improvement in this specialist market, we consider our updated EUV to be reasonable for the present day.

<sup>5</sup> [Open storage rents grow as demand soars | EG News \(egi.co.uk\)](https://www.egi.co.uk/news/open-storage-rents-grow-as-demand-soars)



11.17. We have cross-checked this land value with research on industrial land values by Knight Frank<sup>6</sup> published in December 2022. Whilst the research concerns industrial land values generally, and not specifically open storage, the KF research highlights that average industrial land values were £17.21 million per acre at the date of the report and that the RBKC has seen the greatest increase in land values of all the boroughs in London, with an 83% increase between Q1 2019 and Q1 2022. Reflecting a land value rate of £3.0 million per acre, our adopted EUV for the open storage element of the existing Site is at a significant (approximately 83%) discount to the average industrial land value in the RBKC.

**Plot 6**

11.18. Plot 6 is owned by the Council and as such, we have not been provided with existing areas or tenancy information for this part of the Site at this stage. Nonetheless, as set out in Section 3, we know that Plot 6 includes an existing office building (Canalside House) and the Boathouse Centre, which comprises 16 affordable housing flats and a community water-sports facility.

11.19. We understand that the Applicant plans to re-provide the 16 existing affordable housing units within the Scheme, in addition to the 20% (baseline) level of affordable housing, subject to agreeing terms with the Registered Provider.

11.20. For the purposes of our assessment, we have assumed that Canalside House is in a reasonable condition and fitted out to a basic specification commensurate with the age and use of the building. We have sourced the existing NIA from property database, CoStar. Our EUV calculations for Canalside House are set out in the table below.

**Table 26: Canalside House EUV**

Area sq ft	5,000
Rent	£20.00
Yield	7.00%
Letting Void / Rent Free (years)	1.00
<b>Valuation</b>	
MR	£100,000
YP	14.28571429
PV	0.9345794
Gross valuation	£1,335,113
less pc's	<u>-£85,007</u>
Total	<u>£1,250,106</u>
<b>Say</b>	<b>£1,250,000</b>

11.21. In arriving at a rental value of £20 per sq ft, we have primarily had regard to rents being quoted at nearby office building, Network Hub, 300 Kensal Road, which are currently £22.50 per sq ft for 11,739 sq ft of space. The building is more modern, although the office element forms part of a mixed-use development including affordable housing owned by Network Homes. In terms of transactional evidence, we note that the Secretary of State took a 10-year lease in the building on 4,085 sq ft, paying £30.60 per sq ft in September 2021. This therefore leads us to conclude that given the age and assumed specification of Canalside House, a rental value of £20 per sq ft is reasonable.

11.22. In selecting a yield of 7.0% we have had regard to the age of the building and the expected tenant profile. We would expect the building to be multi-let. We have had regard to the sale of office building 342-344 Ladbroke Grove (the Canal Building) situated in close proximity to the Site. This building was sold in

<sup>6</sup> <https://content.knightfrank.com/research/2504/documents/en/industrial-land-values-research-2022-9242.pdf>



September 2022 for £43.5 million, reflecting a net initial yield of 4.89%. It is multi-let, with an average weighted unexpired term to breaks of 10.5 years. We have adjusted our yield upwards accordingly.

11.23. Our EUV calculations for the Boathouse Centre are set out in the table below:

**Table 27: Boathouse Centre EUV**

**Affordable Housing**

16 flats - assume average size: 700 sq ft	11,200 sq ft
Capital Value psf	£200
Capital Value	£2,240,000

**Watersports Centre**

Gross valuation (nominal)	£500,000
Plus affordable housing	<u>£2,240,000</u>
Total	<u>£2,740,000</u>
Say	<b>£2,740,000</b>

11.24. As shown in the table above, we have assumed that the 16 flats have an average size of 700 sq ft. In applying a capital value rate of £200 per sq ft, we have had regard to the fact that that flats comprise affordable housing and are likely to be let on social rented (or similar) tenancies.

11.25. Pending detailed information being provided in respect of the watersports centre, for the purposes of this assessment we have made a nominal EUV allowance of £500,000 for this part of the Site. We note that the facility has until recently been run by 'EPIC EIP', a Community Interest Company (CIC), which appears to have folded in 2022. Given that the business is no longer operating from the premises, we consider this to imply limited value in the property from a trading perspective, although this does not mean that the property has an EUV for viability purposes of £0.

11.26. Our preliminary EUV for the Boathouse Centre in totality is therefore **£2.74 million**, allowing for both the affordable housing and watersports elements.

11.27. Combining the EUV of Canalside House therefore, at £1.25 million, with that of the Boathouse Centre at £2.74 million results in a total EUV for Plot 6 of approximately **£4 million**.

11.28. The total EUV that we have assumed for the whole Site is therefore **£94.3 million**, as summarised in the table below.

**Table 28: EUV Summary**

Item	EUV £
Supermarket & PFS	£55,600,000
Open storage land	£34,700,000
Plot 6	£4,000,000
<b>Total</b>	<b>£94,300,000</b>

Source: Gerald Eve

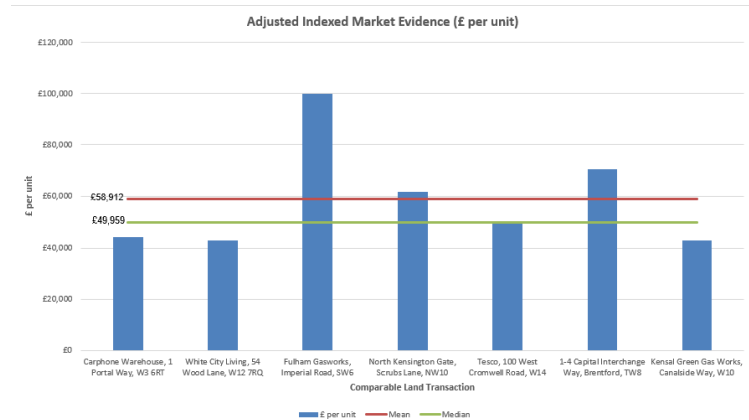
**Premium to the Landowner (Component 2)**

11.29. As outlined in the RICS GN, the landowner's premium is the second component of the BLV. The premium should provide a reasonable incentive for a landowner to bring forward land for development, while allowing a sufficient contribution to comply with policy requirements. It is the minimum return that would



	persuade a reasonable landowner to release the land for development, rather than exercise the option to wait, or any other options available to the landowner.
	11.30. NPG indicates that establishing a reasonable premium to the landowner is an iterative process informed by professional judgement and must be based upon the best available adjusted market evidence.
	11.31. The RICS GN also outlines that component two of BLV can be informed by analysis of development land market evidence. Market evidence can also include BLVs agreed as part of other viability assessments. The RICS GN also outlines that the premium element of BLV will be impacted by abnormal costs (but not the EUV).
	11.32. In order to further understand and quantify the reasonable premium to the landowner (BLV Component 2) therefore, we have considered a number of development land transactions in the market.
<b>Adjusted Market Evidence - Analysis</b>	<p>11.33. We have carried out research of the best available evidence of transactions of development land in the immediate and surrounding area. In accordance with NPG and the RICS GN, we have then analysed and adjusted this evidence to reflect reasonable expectations of landowners, taking into account the following factors:</p> <ul style="list-style-type: none"> <li>• Date of sale / market movements (using the Savills land index);</li> <li>• Policy compliance (given the varying levels of affordable housing);</li> <li>• Abnormal costs (given the Site is contaminated and requires remediation, however noting also that most strategic brownfield sites in London will share this characteristic to a degree);</li> <li>• Location and accessibility.</li> </ul>
	11.34. A summary of our adjusted land comparables analysis is provided at <b>Appendix 10</b> .
<b>Abnormal Costs</b>	<p>11.35. As set out above, we have had regard to site abnormal costs in accordance with NPG and the RICS GN. We have been advised by the Applicant's QS, G&amp;T, that the estimated site-specific abnormal costs for the Site total £39,784,704 including prelims and OH&amp;P. This equates to an abnormal cost of approximately £2.2 million per acre.</p> <p>11.36. Given these abnormal costs, we have applied an adjustment to the land comparables analysis specifically to account for the inflationary effect that unadjusted comparable evidence would have on the Site's value if the site abnormal costs were ignored.</p> <p>11.37. In order to reflect the site abnormal costs therefore, we have made negative adjustments to the comparable evidence analysis to reflect the discount that would be applied to the Site for these abnormal costs. We have applied this on a per acre basis, applying varying levels of discounts depending upon each comparable's specific former use (and thus is likelihood of being contaminated). We have categorised each comparable as being either low, medium or high, in terms of their likely contamination, applying a discount of 75% for low, 50% for medium and 75% for high estimated abnormal costs. This adjustment is to bring the comparable evidence in line with the subject Site on a pro-rata basis.</p> <p>11.38. The following graph illustrates the adjusted indexed value of each development expressed as a £ per unit of the comparable sites.</p>

**Chart 1: Adjusted Comparable Land Transactions - £ per unit analysis**



11.39. A summary of our analysis is set out in the table below.

**Table 29: Adjusted Market Evidence Summary**

Basis	Range of Land Comparable Values Applied to the Site	Average Value
Indexed and Adjusted £ per unit	£108m - £252m	£148m

Source: Gerald Eve

11.40. Based upon our analysis of adjusted market evidence we consider that an appropriate value having regard to the adjusted market evidence would range from approximately £108 million to £252 million, which represents the range of indexed and adjusted values for the Site, derived from the evidence, when analysed on a £ per unit basis.

11.41. Adopting a BLV at the lowest end of the range of values derived from the adjusted evidence would imply a premium of £13.7 million over the EUV i.e. a 14.5% premium. We note that a premium of 20% was assumed by CJ in the 2021 DIF Study but that in pre-application discussions, testing the scheme proposals, CJ adopted a premium of 14%.

**BLV Summary**

11.42. In arriving at the BLV, we have had regard to the methodology and approach in determining BLV set out in this section. We have also had regard to NPPF, NPG, the RICS GN (2021) and the mandatory requirements of the RICS Practice Statement: conduct and reporting. We summarise our establishment of BLV below.

11.43. We have arrived at an opinion of BLV at which a reasonable landowner would be willing to sell for development by:

- Having regard to the EUV of the site as an income-producing superstore and undeveloped land;
- Allowing for a reasonable premium – evidenced by comparable evidence, adjusted for policy compliance and abnormal costs;
- Having regard to the allocated status of the Site;
- Having regard to the dynamic, improving nature of the wider area and the site specific circumstances;
- Applying reasonable valuation judgement;
- Being informed by the relevant available facts;
- Having a realistic understanding of the local area and the operation of the market;
- Reflecting policy requirements; and
- Ensuring a reasonable return to the landowner.

11.44. Based upon our analysis of adjusted market evidence and evidence from other FVAs, we consider that a premium should be applicable in this instance, as justified by the comparables analysis at **Appendix 10**.

11.45. Taking all of the above into account and applying professional judgement, we have adopted a BLV for viability testing purposes of:

**£108,000,000**

**(One Hundred and Eight Million Pounds)**

**Table 30: BLV Summary**

Component	£
EUV	£94.3 million
Premium (14.5%)	£13.7 million
BLV	£108.0million

Source: Gerald Eve

**BLV Timing** 11.46. In their October 2021 report Carter Jonas commented that whilst the BLV of the open storage land should be incurred at the commencement of the development, the Sainsburys element could be incurred later in the cashflow, at the point they exit their existing store in year five.

11.47. We have previously expressed reservations about this approach as in our view it would require deviating from a conventional approach to viability assessment, which assumes a ‘day-one’ purchase price of the entire Site. In our opinion, it is more appropriate to assume that the entire Site is purchased at ‘day-one’, with an allowance for income derived from the existing supermarket annually, until year five of the cashflow, when Sainsburys exit their store and move into their replacement. We have adopted this approach in our appraisals accordingly, with the existing supermarket revenue reflecting a rent of £27 per sq ft. We note that CJ previously considered both approaches to have merit.



## 12. SCHEME APPRAISAL

<b>Introduction</b>	12.1.	This section sets out the viability outcome of applying the assumptions presented in earlier sections.				
	12.2.	GE has applied the inputs as set out in the previous sections of this report to determine the financial appraisal output.				
	12.3.	We present the results as follows: <ul style="list-style-type: none"> <li>• Scheme appraisal – present day; and</li> <li>• Scheme appraisal – growth.</li> </ul>				
<b>Present Day Appraisal</b>	12.4.	We attach as <b>Appendix 11</b> full details of the appraisal results based on the present-day costs and values set out in our appraisal. We summarise the outcome as follows:				
		<p><b>Table 31: Scheme Appraisal Summary – Present Day</b></p> <table border="1"> <thead> <tr> <th>Basis</th> <th>Output IRR</th> </tr> </thead> <tbody> <tr> <td>Present Day</td> <td>7.3%</td> </tr> </tbody> </table> <p>Source: Gerald Eve</p>	Basis	Output IRR	Present Day	7.3%
Basis	Output IRR					
Present Day	7.3%					
	12.5.	The results indicate that in overall terms, on a present-day basis, the Scheme achieves a return which is below the benchmark return level of 20% IRR and is therefore unviable. Inclusion of any additional affordable housing would therefore lead to a greater deficit and worsen the viability of the Scheme.				
	12.6.	<p>Whilst IRR is the primary basis for the target rate of return for the subject Scheme (given the large quantum and timescales), we have also had regard to the present-day output on a Profit on GDV basis. The scheme generates a negative return of -4.5% Profit on GDV on present day basis against a blended target return of 18.8% Profit on GDV, reflecting a financial loss of approximately -£90.0 million and a deficit against the target profit amount of approximately -£480.2 million.</p> <p>As such, the scheme clearly cannot afford any further planning obligations on a present-day basis.</p>				
<b>Growth Appraisal</b>	12.7.	Due to the timescales associated with the delivery of the Scheme, we have also undertaken our analysis on a growth basis. We note that at the previous pre-application testing stage, CJ undertook an ‘uplift’ appraisal which included 2.0% residential value growth per annum applied after completion of the first phase. Whilst we understand CJ’s approach, we consider it to reflect a blending of present day and growth-based analysis. In order to understand the impact of potential build cost and revenue changes over time, we consider there to be more merit in undertaking a growth (forecast) model that applies annual growth to revenues and inflation to build costs.				
	12.8.	We attach as <b>Appendix 12</b> full details of the appraisal results based on grown costs and values set out in our appraisal. We summarise the outcome of our analysis as follows:				
	12.9.	<p><b>Table 32: Scheme Appraisal Summary – Growth</b></p> <table border="1"> <thead> <tr> <th>Basis</th> <th>Output IRR</th> </tr> </thead> <tbody> <tr> <td>Growth</td> <td>13.6%</td> </tr> </tbody> </table> <p>Source: Gerald Eve</p>	Basis	Output IRR	Growth	13.6%
	Basis	Output IRR				
Growth	13.6%					
12.10.	Our growth-based analysis of the Scheme demonstrates an improved return when compared with our present-day analysis, albeit one that is still below the target rate of return.					



	12.11. Whilst we have tested our growth appraisal against a target rate of 20% IRR, technically the target rate should be elevated to account for the increased risk and uncertainty around future value growth and cost inflation.
<b>Summary</b>	12.12. The analysis undertaken shows that the Proposed Scheme, including 25% affordable housing (by habitable room), S106 and CIL contributions of approximately £54 million is unviable on a present-day and growth basis.
	12.13. We test the financial robustness of the Scheme through sensitivity analysis in Section 13.

### 13. SENSITIVITY ANALYSIS

<b>RICS</b>	13.1. The RICS requires that all FVAs and subsequent reviews must provide a sensitivity analysis of the results and an accompanying explanation and interpretation of respective calculations on viability, having regard to risks and an appropriate return(s). This is to: <ul style="list-style-type: none"> <li>allow the applicant, decision- and plan-makers to consider how changes in inputs to a financial appraisal affect viability, and;</li> <li>understand the extent of these results to arrive at an appropriate conclusion on the viability of the application scheme (or of an area-wide assessment).</li> </ul> <p>This also forms part of an exercise to ‘stand back’ and apply a viability judgement to the outcome of a report.</p>
<b>Sensitivity Analysis</b>	13.2. A sensitivity analysis is a simplistic, but widely used, approach for testing viability and the robustness of the Scheme. Uncertainties can be identified in respect of the inputs and their effects can then be looked at in terms of the development return and then the level of planning payment. In short, this is a straightforward deterministic approach from which a judgement needs to be made as to the appropriateness of the outcome. Benchmarks can be used as performance measures. A prudent developer will also consider the sensitivities of a development and assess the risks of the project.
<b>GE Sensitivity Testing</b>	13.3. GE has undertaken sensitivity testing, varying construction costs and private residential values on both a present day and a growth basis.
<b>Sensitivity 1 – Present Day</b>	13.4. GE has adopted a variation of +20% to the private residential sales values and ±10% to the construction costs. The impact on the scheme return (IRR) has been tested and is presented in the following table.

**Table 33: Present Day Sensitivity Analysis – Residential Values and Construction Costs - IRR**

		Residential Sales Values				
		0%	5%	10%	15%	20%
Construction Cost	-10%	10.5%	12.0%	13.4%	14.7%	16.0%
	-5%	8.9%	10.4%	11.8%	13.2%	14.5%
	0%	<b>7.3%</b>	8.8%	10.3%	11.6%	13.0%
	+5%	5.7%	7.3%	8.7%	10.2%	11.5%
	+10%	4.2%	5.8%	7.3%	8.7%	10.1%

Source: Gerald Eve

<b>Sensitivity 2 - Growth</b>	13.5. <b>Table 34: Growth Sensitivity Analysis – Residential Values and Construction Costs - IRR</b>
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		Residential Sales Values				
		0%	5%	10%	15%	20%
Construction Cost	-10%	16.8%	18.4%	19.8%	21.2%	22.6%
	-5%	15.2%	16.7%	18.2%	19.6%	21.0%
	0%	<b>13.6%</b>	15.2%	16.7%	18.1%	19.5%
	+5%	12.0%	13.6%	15.2%	16.6%	18.0%
	+10%	10.5%	12.1%	13.7%	15.1%	16.5%

Source: Gerald Eve

	<p>13.6. The results demonstrate that the outturn is sensitive to both changes in costs and residential sales values. The sensitivity analysis shows that whilst a positive variation in our assumptions may result in the Scheme achieving an improved rate of return, the potential to reach the target rate of return based on present-day inputs is limited. On a growth basis, however, the Scheme exceeds the target IRR with a decrease in build costs of -10% combined with an increase in residential sales values of 15%.</p>
	<p>13.7. The analysis implies that the Scheme, including 25% affordable housing and a planning contributions package of approximately £54 million (S106 and MCIL) is unviable on a present-day basis. Our sensitivity analysis undertaken on a growth basis, however, shows that the Scheme is potentially capable of being viable and is therefore deliverable.</p>
<p><b>Scenario Test – 100% private residential</b></p>	<p>13.8. We have undertaken a scenario test, converting all of the affordable housing to private residential, in order to assess the impact of this change in tenure. On a present-day basis, this shows an improved return of 11.1% IRR, 9.7% profit on GDV and a profit output of £234.4 million.</p> <p>As these appraisal outturns are below the target rates, this indicates that on a 100% private residential and present-day basis, the Proposed Scheme is technically unable to support an affordable housing contribution having regard to viability.</p>

## 14. CONCLUDING STATEMENT

<b>Instruction</b>	14.1. GE has been instructed by the Applicant to undertake an FVA in accordance with the RICS Financial Viability in Planning mandatory guidance (2019), to verify whether the Scheme includes the maximum level of planning contributions, including affordable housing, to assist in determination of a future planning application against adopted planning policies and guidance.
	14.2. We have provided a rationale and justification for the following: <ul style="list-style-type: none"> <li>• The maximum level of affordable housing, having regard to growth forecasts and sensitivity testing;</li> <li>• The level of CIL contributions (Mayoral only);</li> <li>• The level of S106/works in kind, public realm; and</li> <li>• The deliverability of the Scheme.</li> </ul>
<b>Site</b>	14.3. The Site comprises an existing trading supermarket, an office and community building and undeveloped land that was formerly a gasworks. As such, the development of the Site will be technically complex and will require significant up-front investment and time to prepare it for development.
<b>Scheme</b>	14.4. The Scheme comprises a significant residential-led, mixed-use development including 2,519 new homes, commercial accommodation and a replacement supermarket. The Scheme itself is challenging from a viability perspective due to the significant level of enabling and remediation costs that will be incurred early in the project timeline in order to deliver development at the Site, as well as the fact that it contains numerous tall buildings.
	14.5. The Scheme is further complicated by the fact that also to enable the development of the wider masterplan area, a new, replacement supermarket for Sainsburys must be constructed on Plot 2, whilst the existing Sainsburys remains trading. Construction of this element of the development must also take place early on in the project timeline in order to open the Site up for development, increasing the level of up-front cost expenditure. Market conditions and economic headwinds are currently further compounding the challenges of the Scheme.
	14.6. Notwithstanding these notable Site, Scheme and market challenges, the Applicant is aiming to deliver a minimum of 500 affordable housing units (25% by habitable room / 20% by unit), albeit it is understood that support and flexibility will be required in order for the development to be fundable and to achieve this aim.
	14.7. As the planning application is intended to follow the Viability Tested route, it is expected that review mechanisms will be used to reassess viability at a later stage in the development, in order to establish whether any additional contributions to affordable housing can be afforded.
<b>DIFS</b>	14.8. The Scheme also includes a number of infrastructure items sought by the Council, including contributions towards education and emerging services. The total allowance for DIFS items that are expected to be delivered on-site, directly by the Applicant as development costs is £34.6 million, in addition to DIFS costs that have been categorised as planning related (S106 items, as set out in the paragraph below).
<b>Planning Contributions</b>	14.9. GE has tested the Scheme including the following notional S106 contributions: <ul style="list-style-type: none"> <li>• S106/Planning DIFS: £29.78 million;</li> <li>• Carbon offset: £3.55 million; and</li> <li>• MCIL: £20.64 million.</li> </ul>
	14.10. Based upon the conclusions of this FVA, the Applicant's affordable housing offer and suggested MCIL/S106/DIFS package (capped at c. £54 million) is entirely predicated on growth modelling. Given the elevated risk of potentially not achieving this growth over the lifetime of the project, if either of these variables change then we understand the Applicant is likely to require further flexibility from an affordable

	housing and planning contributions perspective, in order to be able to fund and deliver this complex, long-term, phased development.						
<b>Appropriate Evidence</b>	14.11. In accordance with planning policy, a financial appraisal and supporting evidence has been prepared to support the application. The methodology that underlies the financial appraisal follows normal conventions and is appropriate for the scale and nature of the development. It relies on specialist inputs as detailed in this report.						
	14.12. Private residential sales values have been provided by market experts, Savills, and build costs have been provided by cost consultants, G&T.						
<b>BLV</b>	14.13. In accordance with NPG (2019), in arriving at our opinion of BLV, GE has applied valuation judgement; informed by the relevant available facts, a realistic understanding of the local area and of the operation of the market. GE's BLV assessment has been undertaken on an EUV Plus basis and has regard to site abnormal costs. We have adopted a BLV of £108 million for the purposes of assessing viability.						
<b>Scheme Return</b>	14.14. Our analysis of the Proposed Scheme has been undertaken on a present-day and growth basis due to the development timescales involved. Inputs include current residential sales values and costs within the appraisal.						
	14.15. We have relied primarily upon IRR for viability testing, having regard to the risks associated with the Site and the Proposed Scheme. We have adopted a target rate of return of 20.0% IRR. The risk profile of developing the Site is considered to be at the upper end of the risk profile spectrum when compared with a more normal brownfield development site.						
	14.16. The outturns of the appraisal in respect of the Proposed Scheme are summarised in the table below:						
	14.17. <b>Table 35: Proposed Scheme – Results</b>						
	<table border="1"> <thead> <tr> <th>Basis</th> <th>Output</th> </tr> </thead> <tbody> <tr> <td>Present Day - IRR</td> <td>7.3%</td> </tr> <tr> <td>Growth – IRR</td> <td>13.6%</td> </tr> </tbody> </table> <p>Source: Gerald Eve</p>	Basis	Output	Present Day - IRR	7.3%	Growth – IRR	13.6%
Basis	Output						
Present Day - IRR	7.3%						
Growth – IRR	13.6%						
	14.18. This shows that on a present-day basis the Proposed Scheme demonstrates a return below the target rate of return. The return improves in the growth scenario, albeit it is still below the target rate.						
	14.19. Whilst we consider IRR should be the primary basis for the target rate of return for the subject Scheme (given the complexity and timescales), we have also had regard to the present-day output on a Profit on GDV basis. The scheme generates a negative return of -4.5% Profit on GDV on a present-day basis against a target return of 18.8%, reflecting a financial loss of -£93.0 million and a profit target deficit of approximately -£480.2 million; and as such clearly cannot afford any further planning obligations on this basis.						
<b>Sensitivity</b>	14.20. Sensitivity analysis has been undertaken to substantiate this assessment and test robustness, as per the RICS Practice Statement: Viability in Planning: conduct and reporting. The sensitivity shows that whilst the potential to reach the target rate of return based on present day inputs is limited, the Proposed Scheme is potentially capable of being viable on a growth basis.						
<b>Maximum Affordable</b>	14.21. GE confirms that the Proposed Scheme has been viability tested in accordance with national and London Plan policy. GE concludes that the Proposed Scheme is not viable based upon the analysis undertaken and that it cannot support policy target levels of affordable housing.  It is concluded that the proposed planning contributions package of 25% affordable housing (by habitable room), plus financial contributions (£106/Planning DIFS and MCIL) totalling £54 million, is in excess of the						

	maximum viable level that can be anticipated by the Council and that given the appraisal outturns and the scale of the deficit identified, further contributions cannot be justified based upon viability.
<b>Deliverability</b>	14.22. The outcome of this assessment indicates the maximum level of planning contributions has been justified for the Proposed Scheme. Having regard to viability and through growth modelling and sensitivity testing, it has been demonstrated that the Proposed Scheme is potentially capable of being viable and is therefore deliverable.

## APPENDICES



# Appendix 1

# FAULKNERBROWNS ARCHITECTS

## MASTERPLAN OVERVIEW



NOTE: Residential GIA areas include ancillary and circulation areas (stair & lift cores, resi lobbies).

The Ancillary areas are:

- Cycle and bin stores
- Plant rooms
- Tank room
- LV switch rooms
- Corridors and circulation areas associated with the areas above

The resi GIA area should exclude:

- the Store & car park
- commercial & office areas
- residential car park
- community

GEA Figures assume 10% over GIA Figures

Project Name:	Ladbroke Grove		
Project Number:	3771		
Date:	20.06.23		
Document Name:	Masterplan and Tenure Mix		
Document Number:	167-FAU001-Z-ZZ-DC-A-SCH-1001		
Revision:	P_1	05.05.23	Design Freeze Issue
	P_2	19.05.23	Update to include additional plot 01 commercial space
	P_3	20.06.23	Commercial Spaces Update. GEA Totals added
	P3 Interim Update	27.07.23	Plot 02 Non residential areas updated
	P3 Interim Update	14.08.23	Affordable unit hab room count adjusted

Residential Schedule	Studio	1B 2P	1B 2P (Large)	2B 3P Duplex	2B 3P	2B 4P	2B 4P (Large)	2B 4P Duplex	3B 5P	3B 6P	3B 6P L	3B 6P + Office	3B 6P Duplex	4B 6P	Townhouse	Unit Totals	NIA (sqm)Totals	GIA (sqm)Totals	GEA (sqm)	NIA/GIA %	
<b>Plot 1</b>																					
<b>Plot 1 Residential Unit Total:</b>	23	303	0	0	72	155	0	2	165	9	0	0	4	10	5	748	53955	77263	84989	70%	
Plot 1 Residential Unit % Split:	3%	41%	0%	0%	10%	21%	0%	0%	22%	1%	0%	0%	1%	1%	1%	100%					
Plot 1 Habitable Room Count:	23	606	0	0	216	465	0	6	756	36	0	0	16	60	30	2214					
<b>Plot 1 Total Private</b>																					
<b>Residential Unit Total:</b>	23	273	0	0	34	135	0	2	69	9	0	0	4	0	5	554	38226	54511	59962	70%	
Residential Unit % Split:	4%	49%	0%	0%	6%	24%	0%	0%	12%	2%	0%	0%	1%	0%	1%	100%					
Residential Habitable Room	23	546	0	0	102	405	0	6	276	36	0	0	16	0	30	1440					
<b>Plot 1 Total Affordable Rent</b>																					
<b>Residential Unit Total:</b>	0	30	0	0	38	20	0	0	96	0	0	0	0	10	0	194	15729	22752	25027	69%	
Residential Unit Split	0%	15%	0%	0%	20%	10%	0%	0%	49%	0%	0%	0%	0%	5%	0%	100%					
Residential Habitable Room	0	60	0	0	114	60	0	0	480	0	0	0	0	60	0	774					
<b>Plot 1 Commercial Total</b>																		4337	4771		
<b>Plot 1 Residential Car Park</b>																		6578	7236		
<b>Plot 1 Area Total (All areas)</b>																		88178	96996		
<b>Plot 2</b>																					
<b>Plot 2 Residential Unit Total:</b>	215	234	0	0	93	279	0	0	92	1	0	0	0	33	0	947	61315	89227	98803	69%	
Plot 2 Residential Unit % Split:	23%	25%	0%	0%	10%	29%	0%	0%	10%	0%	0%	0%	0%	3%	0%	100%					
Plot 2 Habitable Room Count:	215	468	0	0	279	837	0	0	416	4	0	0	0	198	0	2417					
<b>Plot 2 Total Private</b>																					
<b>Residential Unit Total:</b>	215	114	0	0	93	174	0	0	44	1	0	0	0	0	0	641	39196	57448	63192	68%	
Residential Unit % Split:	34%	18%	0%	0%	15%	27%	0%	0%	7%	0%	0%	0%	0%	0%	0%	100%					
Residential Habitable Room	215	228	0	0	279	522	0	0	176	4	0	0	0	0	0	1424					
<b>Plot 2 Total Affordable Rent</b>																					
<b>Residential Unit Total:</b>	0	31	0	0	0	36	0	0	48	0	0	0	0	33	0	148	12332	17353	19088	71%	
Residential Unit Split	0%	21%	0%	0%	0%	24%	0%	0%	32%	0%	0%	0%	0%	22%	0%	100%					
Residential Habitable Room	0	62	0	0	0	108	0	0	240	0	0	0	0	198	0	608					
<b>Plot 2 Total Intermediate</b>																					
<b>Residential Unit Total:</b>	0	89	0	0	0	69	0	0	0	0	0	0	0	0	0	158	9788	14427	15869	68%	
Residential Unit Split	0%	56%	0%	0%	0%	44%	0%	0%	0%	0%	0%	0%	0%	0%	0%	100%					
Residential Habitable Room	0	178	0	0	0	207	0	0	0	0	0	0	0	0	0	385					
<b>Plot 2 Commercial Total ( Retail / Office)</b>																		2607	2868		
Community Lobby / Estate Management																		1466	1613		
<b>Plot 2 Sainsburys Store</b>																		22956	23429		
<b>Plot 2 Residential Car Park</b>																		1891	1896		
<b>Plot 2 Area Total (All areas)</b>																		61315	118148	128609	
<b>Plot 4</b>																					
<b>Plot 4 Residential Unit Total:</b>	29	131	0	0	46	207	0	0	56	24	0	8	0	0	0	501	40391	55993	61592	72%	
Plot 4 Residential Unit % Split:	6%	26%	0%	0%	9%	41%	0%	0%	11%	5%	0%	2%	0%	0%	0%	100%					
Plot 4 Habitable Room Count:	29	262	0	0	138	621	0	0	224	96	0	40	0	0	0	1410					
<b>Plot 4 Commercial Total</b>																		1196	1316		
<b>Plot 4 Residential Car Park</b>																		1375	1513		
<b>Plot 4 Area Total (All areas)</b>																		58564	64420		
<b>Plot 5</b>																					
<b>Plot 5 Residential Unit Total:</b>	18	0	49	0	0	18	44	0	26	0	78	2	0	0	0	235	22557	30597	33657	74%	
Plot 5 Residential Unit % Split:	8%	0%	21%	0%	0%	8%	19%	0%	11%	0%	33%	1%	0%	0%	0%	100%					
Plot 5 Habitable Room Count:	18	0	98	0	0	54	132	0	104	0	312	10	0	0	0	728					
(Plot 4 Hab Room Multiplier)	1	2	2	3	3	3	3	3	4	4	4	5	4	5	6						
<b>Plot 5 Commercial Total</b>																		2965	3262		
<b>Plot 5 Residential Car Park</b>																		0			
<b>Plot 5 Area Total (All areas)</b>																		33562	36918		

<b>Plot 6</b>																				
Plot 6 Residential Unit Total:	8	20	0	0	36	10	0	0	2	0	0	0	0	12	0	88	6955	9039	9943	77%
Plot 6 Residential Unit % Split:	9%	23%	0%	0%	41%	11%	0%	0%	2%	0%	0%	0%	0%	14%	0%					
Plot 6 Habitable Room Count:	8	40	0	0	108	30	0	0	8	0	0	0	0	60	0	254				
<b>Plot 6 Commercial Total</b>																				
Plot 6 Area Total (All areas)																		1010	1111	
																		10049	11054	
<b>Total Unit Numbers:</b>	293	688	49	0	247	669	44	2	341	34	78	10	4	55	5	2519				
<b>Total Residential Unit % Split:</b>	11.63%	27.31%	1.95%	0.00%	9.81%	26.56%	1.75%	0.08%	13.54%	1.35%	3.10%	0.40%	0.16%	2.18%	0.20%					
<b>Total Habitable Room Count:</b>	293	1376	98	0	741	2007	132	6	1508	136	312	50	16	318	30	7023				
<b>Total Residential Area:</b>																	185174	262119	288330	71%
<b>Total Commercial area:</b>																	0	12115	13327	
<b>Total Plot Area (not including car parking):</b>																	185174	274234	301657	
<b>Total Residential Car Park area:</b>																		9844	10828	
<b>Total Area (All areas)</b>																	185174	308500	339350	

<b>Affordable Housing</b>																				
Total Intermediate	0	89	0	0	0	69	0	0	0	0	0	0	0	0	0	158				
Intermediate Habitable Room	0	178	0	0	0	207	0	0	0	0	0	0	0	0	0	385				
Total Affordable rent	0	61	0	0	38	56	0	0	144	0	0	0	0	43	0	342				
Affordable Rent Hab Room	0	122	0	0	114	168	0	0	720	0	0	0	0	258	0	1382				
Private Homes	293	538	49	0	209	544	44	2	197	34	78	10	4	12	5	2019				
Private Hab Rooms	293	1076	98	0	627	1632	132	6	788	136	312	50	16	60	30	5256				
<b>Affordable Housing Total</b>	0	150	0	0	38	125	0	0	144	0	0	0	0	43	0	500				
<b>TOTAL HOMES</b>	293	688	49	0	247	669	44	2	341	34	78	10	4	55	5	2519				
<b>TOTAL HAB ROOMS</b>	293	1376	98	0	741	2007	132	6	1508	136	312	50	16	318	30	7023				

<b>Total Homes</b>	2519		%
<b>Total AFH</b>	500	19.8%	%
<b>Total Private</b>	2019	80.2%	%
<b>Total Hab Rooms</b>	7023		
<b>Intermediate Ownership Hab Rooms</b>	385	5.5%	%
<b>Affordable Rent Hab Rooms</b>	1382	19.7%	%
<b>Total AFH Hab Rooms</b>	1767	25.2%	%
<b>Total Private</b>	5256	74.8%	%
<b>Intermediate Ownership Units</b>	158	31.60%	
<b>Affordable Rent Units</b>	342	68.40%	
<b>Total Affordable by Hab room</b>	25.16%		

<b>Housing Mix Comparison</b>																
	Studio	1B 2P	1B 2P (Large)	2B 3P Duplex	2B 3P	2B 4P	2B 4P (Large)	2B 4P Duplex	3B 5P	3B 6P	3B 6P L	3B 6P + Office	3B 6P Duplex	4B 6P	Townhouse	
Market Unit Mix	14.512%	26.647%	2.427%	0.000%	10.352%	26.944%	2.179%	0.099%	9.757%	1.684%	3.863%	0.495%	0.198%	0.594%	0.248%	
	14.512%		43.586%					39.574%					15.998%		0.842%	
Affordable Unit Mix	0.00%	30.00%	0.00%	0.00%	7.60%	25.00%	0.00%	0.00%	28.80%	0.00%	0.00%	0.00%	0.00%	8.60%	0.00%	
	0.00%		30.00%					32.60%					28.80%		8.60%	
Site wide Housing Mix	11.63%	27.31%	1.95%	0.00%	9.81%	26.56%	1.75%	0.08%	13.54%	1.35%	3.10%	0.40%	0.16%	2.18%	0.20%	
			40.89%					38.19%					18.54%		2.38%	
			1 bed					2 bed					3 bed		4 bed	
L.A Target Mix Market			35.00%	-8.586%				40.00%	-0.426%				20.00%	-4.002%	5.00%	-4.158%
LA Target Mix Community			16.00%	-14.00%				44.00%	-5.59%				28.00%	0.80%	12.00%	-3.40%

<b>GIA AREA</b>	
Private Residential	207587
Private Car Park	9844
Estate Management	0
Affordable Residential	54531
	2,234,448
	105,960
	-
	586,971



# Appendix 2

# Project Flourish, W10

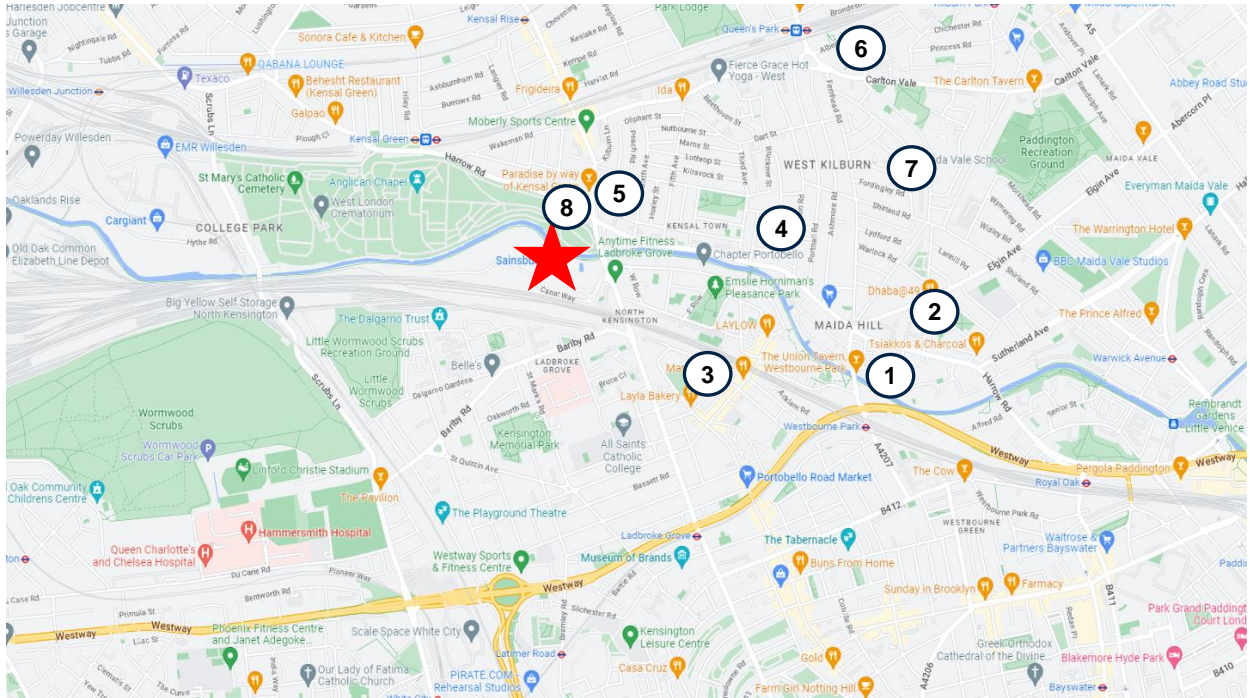
New Build Sales Comparables

03/07/2023

The Savills logo consists of a solid yellow square positioned above the word "savills" in a lowercase, sans-serif font. The text is colored in a dark red or maroon shade.

savills

## Sales Comparables Map



Map Ref	Scheme	Av £/sqft	
		Asking	Achieved
1	The Brick	£1,300	£1,265
2	The Masefield	£1,085	£1,045
3	Portobello Square - Phase 2	£1,215	£1,135
4	Third & Caird	£870	£785
5	Kensal Rise	£790	£730
6	North West Quarter	£930	-
7	Alphabet (Kilburn Park Post Office)	£880	-
8	Lander Studios	£975	-
9	Second Hand Sales	£1,020	£825

## Comparable Schemes Analysis

### The Brick

#### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	494	517	533	£430,000	£594,000	£775,000	£810	£1,149	£1,569
1 Bed	494	585	705	£525,000	£677,650	£895,000	£893	£1,159	£1,455
2 Bed	883	1,008	1,050	£895,000	£1,278,571	£1,525,000	£875	£1,269	£1,545
3 Bed	1,049	1,226	1,816	£1,295,000	£1,778,667	£3,950,000	£1,113	£1,451	£2,176
<b>Total</b>	<b>494</b>	<b>851</b>	<b>1,816</b>	<b>£430,000</b>	<b>£1,107,648</b>	<b>£3,950,000</b>	<b>£810</b>	<b>£1,301</b>	<b>£2,176</b>

#### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	531	532	533	£430,000	£470,000	£500,000	£810	£883	£938
1 Bed	536	573	705	£430,000	£613,143	£760,000	£799	£1,069	£1,241
2 Bed	915	1,019	1,050	£850,000	£1,761,389	£7,200,000	£831	£1,728	£7,869
3 Bed	1,049	1,091	1,113	£1,100,000	£1,222,500	£1,392,500	£989	£1,120	£1,252
<b>Total</b>	<b>531</b>	<b>700</b>	<b>1,113</b>	<b>£430,000</b>	<b>£886,000</b>	<b>£7,200,000</b>	<b>£799</b>	<b>£1,266</b>	<b>£7,869</b>

### The Masefield

#### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	532	565	749	£625,000	£650,000	£700,000	£868	£1,150	£1,231
2 Bed	844	900	1,080	£925,000	£978,000	£1,045,000	£968	£1,087	£1,174
3 Bed	883	1,198	1,557	£1,020,000	£1,245,000	£1,600,000	£864	£1,040	£1,200
<b>Total</b>	<b>532</b>	<b>842</b>	<b>1,557</b>	<b>£625,000</b>	<b>£913,864</b>	<b>£1,600,000</b>	<b>£864</b>	<b>£1,085</b>	<b>£1,231</b>

#### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	538	556	753	£603,000	£626,661	£680,000	£807	£1,127	£1,190
2 Bed	840	899	1,066	£900,000	£974,303	£1,060,000	£919	£1,084	£1,200
3 Bed	980	1,370	1,561	£1,000,000	£1,316,800	£1,620,000	£807	£961	£1,146
<b>Total</b>	<b>538</b>	<b>832</b>	<b>1,561</b>	<b>£603,000</b>	<b>£870,693</b>	<b>£1,620,000</b>	<b>£807</b>	<b>£1,046</b>	<b>£1,200</b>

### Portobello Square - Phase 2

#### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	538	575	830	£599,950	£697,371	£780,000	£940	£1,213	£1,339
2 Bed	694	835	1,381	£750,000	£1,022,972	£1,680,000	£1,016	£1,225	£1,415
<b>Total</b>	<b>538</b>	<b>728</b>	<b>1,381</b>	<b>£599,950</b>	<b>£883,780</b>	<b>£1,680,000</b>	<b>£940</b>	<b>£1,214</b>	<b>£1,415</b>

#### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	555	579	633	£600,000	£684,400	£772,000	£948	£1,181	£1,317
2 Bed	694	763	912	£720,000	£858,777	£1,205,000	£923	£1,125	£1,385
<b>Total</b>	<b>555</b>	<b>728</b>	<b>912</b>	<b>£600,000</b>	<b>£825,243</b>	<b>£1,205,000</b>	<b>£923</b>	<b>£1,134</b>	<b>£1,385</b>

### Third & Caird

#### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	540	555	625	£500,000	£533,333	£565,000	£800	£961	£1,044
2 Bed	748	773	787	£702,500	£721,500	£755,000	£893	£933	£983
<b>Total</b>	<b>540</b>	<b>1,035</b>	<b>1,633</b>	<b>£500,000</b>	<b>£902,639</b>	<b>£1,650,000</b>	<b>£747</b>	<b>£872</b>	<b>£1,044</b>

#### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	625	625	625	£490,000	£490,000	£490,000	£784	£784	£784
<b>Total</b>	<b>625</b>	<b>625</b>	<b>625</b>	<b>£490,000</b>	<b>£490,000</b>	<b>£490,000</b>	<b>£784</b>	<b>£784</b>	<b>£784</b>

### Kensal Rise

#### Asking Prices



Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	554	596	614	£525,000	£528,000	£535,000	£855	£886	£966
2 Bed	814	814	814	£700,000	£700,000	£700,000	£860	£860	£860
4 Bed	1641	1646	1647	£1,250,000	£1,251,429	£1,260,000	£759	£760	£768
<b>Total</b>	<b>554</b>	<b>1178</b>	<b>1647</b>	<b>£525,000</b>	<b>£930,769</b>	<b>£1,260,000</b>	<b>£759</b>	<b>£790</b>	<b>£966</b>

#### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	549	574	599	£468,421	£484,211	£500,000	£0	£844	£853
2 Bed	721	790	872	£600,000	£643,333	£705,000	£688	£815	£949
4 Bed	1636	1636	1636	£1,040,000	£1,066,688	£1,100,000	£636	£652	£672
<b>Total</b>	<b>549</b>	<b>1036</b>	<b>1636</b>	<b>£468,421</b>	<b>£757,931</b>	<b>£1,100,000</b>	<b>£0</b>	<b>£732</b>	<b>£949</b>

#### North West Quarter

##### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	538	549	560	£520,000	£550,000	£565,000	£929	£1,002	£1,050
2 Bed	807	807	807	£690,000	£690,000	£690,000	£855	£855	£855
3 Bed	926	926	926	£825,000	£832,500	£840,000	£891	£899	£907
<b>Total</b>	<b>538</b>	<b>701</b>	<b>926</b>	<b>£520,000</b>	<b>£652,500</b>	<b>£840,000</b>	<b>£855</b>	<b>£931</b>	<b>£1,050</b>

#### Alphabet (Kilburn Park Post Office)

##### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	542	572	674	£527,500	£539,091	£550,000	£816	£942	£1,010
2 Bed	811	835	862	£699,500	£727,967	£750,000	£811	£872	£896
3 Bed	1038	1038	1038	£820,000	£827,500	£835,000	£790	£797	£804
<b>Total</b>	<b>542</b>	<b>766</b>	<b>1038</b>	<b>£527,500</b>	<b>£671,983</b>	<b>£835,000</b>	<b>£790</b>	<b>£878</b>	<b>£1,010</b>

#### Lander Studios

##### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
1 Bed	469	548	626	£490,000	£520,000	£550,000	£879	£950	£1,045
2 Bed	842	865	887	£795,000	£865,000	£900,000	£944	£1,000	£1,040
3 Bed	1057	1057	1057	£999,999	£1,075,000	£1,150,000	£946	£946	£946
<b>Total</b>	<b>469</b>	<b>678</b>	<b>1057</b>	<b>£490,000</b>	<b>£826,428</b>	<b>£1,150,000</b>	<b>£879</b>	<b>£977</b>	<b>£1,045</b>

#### Second Hand - 4 Bed Houses

##### Asking Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
4 Bed House	905	1740	3982	£925,000	£1,778,132	£3,295,000	£616	£1,022	£1,487

##### Achieved Prices

Unit Type	Min Size	Av Size	Max Size	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
4 Bed House	905	1740	3982	£1,077,500	£1,874,107	£3,250,000	£810	£826	£1,438

**The Brick  
W9 2BA**

<b>Developer:</b>	Meadow Residential		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£1,300	
	<b>Achieved:</b>	£1,265	
<b>Total Units:</b>	75		
<b>Total Private Units:</b>	55		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	8	15%
	<b>1 Bed</b>	19	35%
	<b>2 Bed</b>	14	25%
	<b>3 Bed</b>	12	22%
	<b>4 Bed</b>	2	4%
<b>Max No. Storeys:</b>	13		
<b>Launch Date:</b>	Jan-20		
<b>Completion Date:</b>	Q4 2019		
<b>Transport Links:</b>	Westbourne Park (0.1 mile), Ladbroke Grove (0.5 miles), Royal Oak (0.5 miles)		
<b>Local Authority:</b>	Westminster		
<b>Specification:</b>	Kitchens with worktop, cabinetry and splasback supplied by Wilson Fink. Miele oven and microwave combination oven, faber concealed extractioin hood, Bosch fridge freezer and dishwasher, copper bowl and mixer tab. Fitted wardrobes to principal bedrooms. Bathrooms and en suites with procelain tiles to walls and floors, roca vanity units, baths, basins and WCs, composite stone shower trays, hansgrohe taps and shower fittings, bespoke recessed glass shelving, mirror fronted cabinet with concealed LED lighting and internal mounted shaver socket.		
<b>Amenity Provision:</b>	Gated entrance, parking available, daytime concierge, rooftop garden		
<b>Service Charge:</b>	£4.76		
<b>Current Status:</b>	Complete and for sale		
<b>Units Sold:</b>	45		
<b>Av Sales Rate PCM:</b>	1.2		
<b>Incentives:</b>			
<b>Other Comments:</b>	10 units remain to be sold at the end of Q1 2023. The price list shows studios from £685,000, 1-beds from £795,000, 3-beds from £1.295m and an average of £1,495 psf.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
63	9	1 Bed	615	£825,000	£1,341			Dec-22
64	9	1 Bed	494	£699,950	£1,417			Dec-22
48	3	1 Bed	560	£715,000	£1,277	£650,000	£1,161	Jul-22
38	3	1 Bed	560	£735,000	£1,313	£695,000	£1,241	May-22
28	UKN	1 Bed	538			£495,000	£920	Oct-21
43	3	1 Bed	603	£695,000	£1,153	£690,000	£1,144	Oct-21
66	10	1 Bed	615	£885,000	£1,439			Sep-21
69	11	1 Bed	615	£895,000	£1,455			Sep-21
41	3	1 Bed	538	£635,000	£1,180	£600,000	£1,115	Jun-21
39	3	1 Bed	703	£795,000	£1,131	£725,000	£1,031	Apr-21
B305	3	1 Bed	705	£795,999	£1,129	£725,000	£1,028	Jan-21
60	8	1 Bed	616	£825,000	£1,339	£760,000	£1,234	Jan-21
B801	8	1 Bed	625	£895,000	£1,431	£760,000	£1,215	Nov-20
32	UKN	1 Bed	614			£580,000	£945	Nov-20
31		1 Bed	538			£537,500	£999	Nov-20
40	UKN	1 Bed	538			£580,000	£1,078	Sep-20
33	2	1 Bed	552	£595,000	£1,078	£585,000	£1,060	Sep-20

45	UKN	1 Bed	538			£430,000	£799	Aug-20
44	UKN	1 Bed	549			£575,000	£1,047	Aug-20
25	UKN	1 Bed	538			£596,500	£1,109	Aug-20
25		1 Bed	538			£596,000	£1,108	Aug-20
26	1	1 Bed	593	£625,000	£1,054	£600,000	£1,012	Aug-20
27	1	1 Bed	552	£595,000	£1,078	£590,000	£1,069	Aug-20
37	UKN	1 Bed	560			£655,000	£1,170	Jul-20
B106	1	1 Bed	537	£525,000	£977	£588,000	£1,095	Feb-20
B107	1	1 Bed	616	£550,000	£893	£600,000	£974	Feb-20
B203	2	1 Bed	537	£535,000	£996	£605,000	£1,126	Feb-20
B204	2	1 Bed	616	£560,000	£910	£580,000	£942	Feb-20
B205	2	1 Bed	550	£525,000	£954	£585,000	£1,064	Feb-20
B303	3	1 Bed	556	£600,000	£1,078	£640,000	£1,150	Feb-20
B306	3	1 Bed	536	£545,000	£1,017	£570,000	£1,063	Feb-20
B310	3	1 Bed	550	£535,000	£973	£575,000	£1,045	Feb-20
62	8	2 Bed	987	£1,395,000	£1,413			Dec-22
50	5	2 Bed	883	£1,095,000	£1,240			Jun-22
71	11	2 Bed	987	£1,495,000	£1,515			Jun-22
68	10	2 Bed	987	£1,495,000	£1,515			Mar-22
58	7	2 Bed	1022	£1,355,000	£1,325	£1,165,000	£1,139	Nov-21
29	2	2 Bed	1023	£1,200,000	£1,173			Sep-21
65	9	2 Bed	987	£1,525,000	£1,545			Sep-21
20	2	2 Bed	1023	£895,000	£875	£850,000	£831	Jun-21
35	3	2 Bed	1044	£1,225,000	£1,173	£1,050,000	£1,006	Jun-21
56	6	2 Bed	1022	£1,235,000	£1,208	£1,220,000	£1,193	Mar-21
42	3	2 Bed	1050	£1,200,000	£1,142	£1,000,000	£952	Feb-21
46	4	2 Bed	1023	£1,135,000	£1,109	£1,030,000	£1,007	Feb-21
54	5	2 Bed	1044	£1,300,000	£1,245	£1,117,500	£1,070	Feb-21
B601	6	2 Bed	1027	£1,350,000	£1,315	£1,220,000	£1,188	Nov-20
1	UKN	2 Bed	915			£7,200,000	£7,869	Feb-20
30	2	3 Bed	1112	£1,295,000	£1,165			Dec-22
59	7	3 Bed	1112	£1,495,000	£1,344			Dec-22
73	13	3 Bed	1815	£3,950,000	£2,176			Dec-22
55	5	3 Bed	1112	£1,475,000	£1,326			Jun-22
22	House	3 Bed	1120	£1,495,000	£1,335			Mar-22
23	House	3 Bed	1120	£1,495,000	£1,335			Mar-22
47	4	3 Bed	1112	£1,350,000	£1,214			Mar-22
52	5	3 Bed	1163	£1,295,000	£1,113			Mar-22
49	5	3 Bed	1049	£1,295,000	£1,235	£1,175,000	£1,120	Jan-22
24	G	3 Bed	1407	£1,695,000	£1,205			Dec-21
21	1	3 Bed	1112	£1,595,000	£1,434			Sep-21
36	3	3 Bed	1113	£1,425,000	£1,280			Sep-21
57	6	3 Bed	1112	£1,495,000	£1,344	£1,392,500	£1,252	Sep-21
PH12	12	3 Bed	1816	£3,950,000	£2,175			Sep-21
51	4	3 Bed	1113	£1,375,000	£1,236	£1,100,000	£989	Feb-21
61	8	Studio	494	£745,000	£1,508			Jun-22
70	11	Studio	494	£775,000	£1,569			Sep-21
34	2	Studio	533	£495,000	£928	£480,000	£900	Dec-20
53	4	Studio	533	£525,000	£985	£500,000	£938	Oct-20
B311	3	Studio	531	£430,000	£810	£430,000	£810	Feb-20

**The Masefield  
W9 2EL**

<b>Developer:</b>	City of Westminster		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£1,085	
	<b>Achieved:</b>	£1,045	
<b>Total Units:</b>	31		
<b>Total Private Units:</b>	31		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>		0%
	<b>1 Bed</b>	19	61%
	<b>2 Bed</b>	4	13%
	<b>3 Bed</b>	8	26%
	<b>4 Bed</b>		0%
<b>Max No. Storeys:</b>	NKN		
<b>Launch Date:</b>	Oct-19		
<b>Completion Date:</b>	Aug-20		
<b>Transport Links:</b>			
<b>Local Authority:</b>	Westminster		
<b>Specification:</b>	<p>Carpet to communal areas and engineered timber flooring to apartment hallway, kitchen and sitting room. Video entry system, lockable post box and CCTV for communal areas. Dekko cabinets and composite silestone worktops to kitchen, integrated Siemens appliances, integrated wine cooler and glass splashback. Tiled floors, walls and bath panels to bathrooms with villeroy &amp; boch white sanitaryware, hansgrohe bath taps, mirrored bathroom cabinet and vanity tops, single square shower screen, hansgrohe shower head. Ensuite with Villeroy &amp; Boch pan and seat, mirror cabinet and wall wash hand basin. Electric towel rail. Carpet and built in wardrobes to bedroom. Siemens free standing washer/dryer to utility. Balconies/balcony door with concrete flooring, sliding glass doors and wall mounted outdoor light.</p>		
<b>Amenity Provision:</b>	CCTV to communal areas, lockable post box, video entry system		
<b>Current Status:</b>	Complete and sold		
<b>Units Sold:</b>	31		
<b>Av Sales Rate PCM:</b>	1.4		
<b>Incentives:</b>	Reduced stamp duty		
<b>Other Comments:</b>	The scheme sold out during Q3 2021, having completed during Q3 2020.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
111A	UKN	1 Bed	753			£607,500	£807	Nov-21
FLAT 17	UKN	1 Bed	549			£603,000	£1,098	Aug-21
FLAT 6	UKN	1 Bed	538			£621,000	£1,154	Jul-21
FLAT 5	UKN	1 Bed	538			£619,200	£1,151	Jun-21
FLAT 9	UKN	1 Bed	549			£610,000	£1,111	Jun-21
4	LG-G	1 Bed	749	£650,000	£868			Jun-21
FLAT 3	UKN	1 Bed	549			£620,000	£1,129	Apr-21
FLAT 2	UKN	1 Bed	549			£606,250	£1,104	Mar-21
FLAT 12	UKN	1 Bed	538			£630,000	£1,171	Mar-21
14	1	1 Bed	545	£635,000	£1,165			Mar-21
16	2	1 Bed	538	£645,000	£1,199			Mar-21
FLAT 24	UKN	1 Bed	549			£628,000	£1,144	Feb-21
FLAT 16	UKN	1 Bed	549			£625,000	£1,138	Dec-20
FLAT 10	UKN	1 Bed	549			£610,000	£1,111	Dec-20
FLAT 7	UKN	1 Bed	538			£628,000	£1,167	Nov-20
FLAT 19	UKN	1 Bed	538			£632,500	£1,176	Nov-20
FLAT 14	UKN	1 Bed	538			£637,000	£1,184	Oct-20
FLAT 20	UKN	1 Bed	538			£638,000	£1,186	Oct-20
FLAT 23	UKN	1 Bed	549			£632,100	£1,151	Sep-20

FLAT 21	UKN	1 Bed	538			£639,000	£1,188	Sep-20
FLAT 26	UKN	1 Bed	581			£680,000	£1,170	Sep-20
FLAT 13	UKN	1 Bed	538			£640,000	£1,190	Sep-20
20	2	1 Bed	545	£640,000	£1,174			Jun-20
24	3	1 Bed	532	£655,000	£1,231			Jun-20
6	G	1 Bed	545	£625,000	£1,147			Mar-20
27	3	1 Bed	545	£645,000	£1,183			Dec-19
18	2nd	1 Bed	538	£650,000	£1,208			
25	3rd	1 Bed	538	£655,000	£1,217			
30	4th	1 Bed	575	£700,000	£1,217			
UKN	UKN	2 Bed	1066			£980,000	£919	May-21
1	G	2 Bed	1080	£1,045,000	£968			Mar-21
FLAT 15	UKN	2 Bed	883			£1,000,000	£1,133	Dec-20
FLAT 4	UKN	2 Bed	840			£900,000	£1,071	Oct-20
FLAT 11	UKN	2 Bed	840			£925,819	£1,102	Oct-20
FLAT 8	UKN	2 Bed	883			£980,000	£1,110	Oct-20
FLAT 22	UKN	2 Bed	883			£1,060,000	£1,200	Sep-20
22	3	2 Bed	844	£945,000	£1,120			Mar-20
8	1	2 Bed	844	£925,000	£1,096			Dec-19
15	2nd	2 Bed	844	£935,000	£1,108			
19	2nd	2 Bed	886	£1,040,000	£1,174			
UKN	UKN	3 Bed	1561			£1,260,000	£807	Mar-21
2	LG-G	3 Bed	1557	£1,345,000	£864	£1,260,000	£809	Mar-21
FLAT 1	UKN	3 Bed	980			£1,000,000	£1,020	Sep-20
31	4th	3 Bed	1413	£1,600,000	£1,132	£1,620,000	£1,146	Sep-20
FLAT 27	UKN	3 Bed	1442			£1,620,000	£1,123	Sep-20
UKN	UKN	3 Bed	1561			£1,300,000	£833	Sep-20
29	4th	3 Bed	1116	£1,295,000	£1,160	£1,245,600	£1,116	Sep-20
FLAT 25	UKN	3 Bed	1141			£1,245,600	£1,092	Sep-20
3	LG-G	3 Bed	1557	£1,345,000	£864	£1,300,000	£835	Sep-20
12	1	3 Bed	883	£1,020,000	£1,155			Mar-20
26	2	3 Bed	883	£1,060,000	£1,200			Mar-20
5	G	3 Bed	974	£1,050,000	£1,078			

**Portobello Square - Phase 2  
W10 5RZ**

<b>Developer:</b>	Catalyst Housing		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£1,215	
	<b>Achieved:</b>	£1,135	
<b>Total Units:</b>	321		
<b>Total Private Units:</b>	142		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	0	0%
	<b>1 Bed</b>	78	55%
	<b>2 Bed</b>	53	37%
	<b>3 Bed</b>	11	8%
	<b>4 Bed</b>	0	0%
<b>Max No. Storeys:</b>	7		
<b>Launch Date:</b>	Apr-19		
<b>Completion Date:</b>	Q1 2020		
<b>Transport Links:</b>	Ladbroke Grove (0.5 miles), Westbourne Park (0.5 miles)		
<b>Local Authority:</b>	Kensington and Chelsea		
<b>Specification:</b>	Euro Cucina kitchen with silestone worktops with upstands, undermounted 1 1/2 bowl sink, hansgrohe single lever mixer tap in brushed chrome. Intergated Siemens appliances and engineered oak flooring. Villeroy & Boch sanitary ware to en suite, low profile shower tray and chrome thermostatically controlled shower with chrome heated towel rail. Bathrooms with mirrored cabinet. Carpet to bedrooms and engineered oak flooring to hall and living/dining room. Built in full height wardrobes to master bedrooms and second bedroom. Utility with Siemens washer dryer. Glazed balcony with up and down cylinder wall lights.		
<b>Amenity Provision:</b>	Bicycle storage, lift access		
<b># Parking Spaces:</b>	N/A		
<b>Parking Space £:</b>	60,000		
<b>Current Status:</b>	Under Construction		
<b>Units Sold:</b>	92		
<b>Av Sales Rate PCM:</b>	3.2		
<b>Incentives:</b>			



<b>Other Comments:</b>	Two phases: - Bond Mansions (Block 4) is 31 units (and 60 affordable), completed during Q1 2020 and sold out in Q4 2022. - Aurira (Block 6) is 111 private units (and 119 affordable), will complete in late 2024 and 61 units had sold by the end of Q1 2023.
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Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
061	0	1 Bed	830	£780,000	£940			Jan-21
065	1	1 Bed	551	£650,000	£1,179			Jan-21
066	1	1 Bed	551	£635,000	£1,152			Jan-21
069	2	1 Bed	551	£599,950	£1,089			Jan-21
070	2	1 Bed	549	£665,000	£1,211			Jan-21
073	3	1 Bed	551	£605,000	£1,098			Jan-21
074	3	1 Bed	551	£675,000	£1,225			Jan-21
077	4	1 Bed	551	£650,000	£1,179			Jan-21
078	4	1 Bed	551	£680,000	£1,234			Jan-21
081	5	1 Bed	551	£655,000	£1,189			Jan-21
082	5	1 Bed	551	£610,000	£1,107			Jan-21
085	6	1 Bed	594	£725,000	£1,220			Jan-21
086	6	1 Bed	594	£700,000	£1,178			Jan-21
087	6	1 Bed	680	£745,000	£1,095			Jan-21
088	6	1 Bed	661	£770,000	£1,165			Sep-20
089	6	1 Bed	546	£675,000	£1,237			Jan-21
090	6	1 Bed	546	£675,000	£1,237			Jan-21



091	6	1 Bed	633	£740,000	£1,169	£600,000	£948	Feb-22
108	1	1 Bed	772	£775,000	£1,004			
109	1	1 Bed	555	£675,000	£1,216			
110	1	1 Bed	555	£675,000	£1,216			
111	1	1 Bed	555	£675,000	£1,216			
114	2	1 Bed	555	£682,500	£1,230			
115	2	1 Bed	555	£682,500	£1,230			
116	2	1 Bed	555	£682,500	£1,230			
119	3	1 Bed	555	£690,000	£1,243			
120	3	1 Bed	555	£690,000	£1,243			
121	3	1 Bed	555	£690,000	£1,243			
124	4	1 Bed	555	£697,500	£1,257	£667,500	£1,203	Jan-23
125	4	1 Bed	555	£697,500	£1,257			
126	4	1 Bed	555	£697,500	£1,257			
128	5	1 Bed	701	£770,000	£1,098			
130	5	1 Bed	567	£725,000	£1,279			
131	5	1 Bed	560	£750,000	£1,339	£712,500	£1,272	Mar-22
132	0	1 Bed	718	£760,000	£1,058			
137	1	1 Bed	563	£685,000	£1,217			
138	1	1 Bed	563	£685,000	£1,217			
141	2	1 Bed	563	£692,500	£1,230			
142	2	1 Bed	563	£692,500	£1,230			
145	3	1 Bed	563	£700,000	£1,243			
146	3	1 Bed	563	£700,000	£1,243			
149	4	1 Bed	563	£707,500	£1,257	£670,000	£1,190	Dec-22
150	4	1 Bed	563	£707,500	£1,257			
153	5	1 Bed	563	£715,000	£1,270			
154	5	1 Bed	563	£715,000	£1,270			
157	6	1 Bed	586	£760,000	£1,297	£772,000	£1,317	Mar-22
162	1	1 Bed	563	£685,000	£1,217			
163	1	1 Bed	563	£685,000	£1,217			Sep-21
166	2	1 Bed	563	£692,500	£1,230			Jan-21
167	2	1 Bed	563	£692,500	£1,230			
170	3	1 Bed	563	£700,000	£1,243			Jan-21
171	3	1 Bed	563	£700,000	£1,243			
174	4	1 Bed	563	£707,500	£1,257			
175	4	1 Bed	563	£707,500	£1,257			
178	5	1 Bed	563	£715,000	£1,270			Jan-21
179	5	1 Bed	563	£715,000	£1,270			Jan-21
182	6	1 Bed	586	£750,000	£1,280			
299	1	1 Bed	538	£680,000	£1,264			
300	1	1 Bed	555	£675,000	£1,216			
301	1	1 Bed	555	£675,000	£1,216			
302	1	1 Bed	555	£675,000	£1,216			
303	1	1 Bed	566	£675,000	£1,193			
304	2	1 Bed	538	£687,500	£1,278			
305	2	1 Bed	555	£682,500	£1,230			
306	2	1 Bed	555	£682,500	£1,230			
307	2	1 Bed	555	£682,500	£1,230			
309	3	1 Bed	538	£695,000	£1,292			
310	3	1 Bed	555	£690,000	£1,243			
311	3	1 Bed	555	£690,000	£1,243			
312	3	1 Bed	555	£690,000	£1,243			
314	4	1 Bed	538	£702,500	£1,306			
315	4	1 Bed	555	£697,500	£1,257			
316	4	1 Bed	555	£697,500	£1,257			
317	4	1 Bed	555	£697,500	£1,257			
319	5	1 Bed	645	£750,000	£1,163			
320	5	1 Bed	567	£720,000	£1,270			
321	5	1 Bed	616	£745,000	£1,209			
322	5	1 Bed	635	£745,000	£1,173			Jan-21
062	0	2 Bed	733	£765,000	£1,044	£720,000	£982	Mar-22
063	0	2 Bed	813	£850,000	£1,046	£750,000	£923	Oct-22
064	1	2 Bed	775	£865,000	£1,116	£730,000	£942	Sep-22
067	1	2 Bed	775	£865,000	£1,116	£775,000	£1,000	Apr-22
068	2	2 Bed	786	£880,000	£1,120	£730,002	£929	Jan-22

071	2	2 Bed	775	£880,000	£1,135	£730,000	£942	Mar-22
072	3	2 Bed	775	£890,000	£1,148			Jan-21
075	3	2 Bed	775	£890,000	£1,148			Jan-21
076	4	2 Bed	775	£895,000	£1,155			Jan-21
079	4	2 Bed	775	£895,000	£1,155	£788,100	£1,017	Dec-21
080	5	2 Bed	775	£850,000	£1,097			Jan-21
083	5	2 Bed	775	£905,000	£1,168	£735,000	£948	Jan-22
084	6	2 Bed	836	£850,000	£1,016			Oct-20
112	1	2 Bed	694	£750,000	£1,081	£750,000	£1,081	Jan-23
113	2	2 Bed	912	£1,050,000	£1,151			
117	2	2 Bed	694	£790,000	£1,138			Jan-21
118	3	2 Bed	912	£1,065,000	£1,168			
122	3	2 Bed	694	£797,500	£1,149	£757,625	£1,092	Mar-22
123	4	2 Bed	912	£1,155,000	£1,266	£1,205,000	£1,321	Nov-21
127	4	2 Bed	694	£805,000	£1,160	£758,000	£1,092	Aug-22
129	5	2 Bed	730	£867,500	£1,188			Jan-21
133	0 & -1	2 Bed	1381	£1,680,000	£1,217			
134	0 & -1	2 Bed	1143	£1,385,000	£1,212			
135	0 & -1	2 Bed	1259	£1,530,000	£1,215			
136	1	2 Bed	754	£975,000	£1,293			
139	1	2 Bed	759	£985,000	£1,298			
140	2	2 Bed	754	£990,000	£1,313			
143	2	2 Bed	759	£1,000,000	£1,318			
144	3	2 Bed	754	£1,005,000	£1,333			
147	3	2 Bed	759	£1,027,500	£1,354			Jan-21
148	4	2 Bed	754	£1,020,000	£1,353	£920,000	£1,220	Dec-22
151	4	2 Bed	759	£1,042,500	£1,374	£1,019,525	£1,343	Mar-22
152	5	2 Bed	754	£1,035,000	£1,373			
155	5	2 Bed	759	£1,057,500	£1,393	£983,475	£1,296	Feb-22
156	6	2 Bed	758	£1,072,500	£1,415	£1,050,000	£1,385	Mar-22
158	6	2 Bed	929	£1,175,000	£1,265			Jan-21
159	0 & -1	2 Bed	1259	£1,530,000	£1,215			
160	0 & -1	2 Bed	1381	£1,680,000	£1,217			
161	1	2 Bed	759	£985,000	£1,298			
164	1	2 Bed	759	£945,000	£1,245	£874,125	£1,152	Jul-22
165	2	2 Bed	759	£1,000,000	£1,318			
168	2	2 Bed	759	£960,000	£1,265	£900,000	£1,186	Jul-22
169	3	2 Bed	759	£1,015,000	£1,337	£950,000	£1,252	Jan-23
172	3	2 Bed	759	£975,000	£1,285	£925,000	£1,219	May-22
173	4	2 Bed	759	£1,042,500	£1,374			Jan-21
176	4	2 Bed	759	£990,000	£1,304			Jan-21
177	5	2 Bed	759	£1,057,500	£1,393	£983,475	£1,296	Feb-22
180	5	2 Bed	759	£1,005,000	£1,324			Jan-21
181	6	2 Bed	929	£1,175,000	£1,265			Jan-21
183	6	2 Bed	957	£1,122,500	£1,173			Jan-21
308	2	2 Bed	912	£1,050,000	£1,151			
313	3	2 Bed	912	£1,065,000	£1,168			
318	4	2 Bed	912	£1,080,000	£1,184			
092	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
093	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
094	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
095	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
096	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
097	UKN	3 Bed	1356	£1,625,000	£1,198			Jan-21
098	UKN	3 Bed	1356	£1,525,500	£1,125			Jan-21
102	UKN	3 Bed	1356	£1,575,000	£1,161			Jan-21
103	UKN	3 Bed	1356	£1,575,000	£1,161			Jan-21
104	UKN	3 Bed	1356	£1,575,000	£1,161			Jan-21



**Third & Caird  
W10 4RR**

<b>Developer:</b>	Eco World London		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£870	
	<b>Achieved:</b>	£785	
<b>Total Units:</b>	84 (Total)		
<b>Total Private Units:</b>	72 (Total) 37 (Phase 2)		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	0	0%
	<b>1 Bed</b>	15	21%
	<b>2 Bed</b>	37	51%
	<b>3 Bed</b>	0	0%
	<b>4 Bed</b>	20	28%
<b>Max No. Storeys:</b>	5		
<b>Launch Date:</b>	Jun-20		
<b>Completion Date:</b>	Q4 2022 (Phase 2)		
<b>Transport Links:</b>	Queen's Park (0.4 miles), Westbourne Park (0.5 miles), Kilburn Park (0.7 miles)		
<b>Local Authority:</b>	Westminster		
<b>Specification:</b>	Bespoke custom crafted kitchen cabinetry in premium contemporary matt finish, open shelving, soft closing doors and drawers, composite worktops and matching splashbacks, integrated Bosch appliances, LED strip lighting below wall units. Bathrooms with concrete bath panel, wall mounted mirrored vanity unit with open shelving, white ceramic wall mounted WC, mono basin mixer tap, heated towel rail. Dedicated storage cupboards. Fitted wardrobes in principal and second bedroom with high level shelf to selected apartments. Underfloor heating throughout		
<b>Amenity Provision:</b>	Secure cycle storage and video door entry system		
<b>Current Status:</b>	Under construction		
<b>Units Sold:</b>	16		
<b>Av Sales Rate PCM:</b>	2.5		
<b>Incentives:</b>	NKN		



<b>Other Comments:</b>	The scheme sold out durign Q4 2022, having completed in Q3.
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Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
29	3	1 Bed	625	£500,000	£800	£490,000	£784	Aug-21
9	2	1 Bed	540	£530,000	£981			Dec-20
11	2	1 Bed	541	£535,000	£989			Dec-20
3	G	1 Bed	541	£565,000	£1,044			Sep-20
7	1	1 Bed	541	£530,000	£980			Jun-20
15	2	1 Bed	541	£540,000	£998			Jun-20
1	G	2 Bed	748	£720,000	£963			Jun-22
4	1	2 Bed	781	£720,000	£922			Dec-20
10	3	2 Bed	787	£702,500	£893			Dec-20
14	3	2 Bed	781	£710,000	£909			Sep-20
2	G	2 Bed	768	£755,000	£983			Jun-20
TH02	House	3 Bed	1633	£1,650,000	£1,010			Sep-22
TH01	House	3 Bed	1633	£1,350,000	£827			Sep-21
TH07	House	3 Bed	1633	£1,375,000	£842			Sep-21
TH15	House	3 Bed	1633	£1,250,000	£765			Sep-21
TH18	House	3 Bed	1633	£1,220,000	£747			Sep-21
TH19	House	3 Bed	1633	£1,375,000	£842			Jun-21
TH20	House	3 Bed	1633	£1,220,000	£747			Jun-21

**Kensal Rise  
W10 4AH**

<b>Developer:</b>	Eco World London		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£790	
	<b>Achieved:</b>	£730	
<b>Total Units:</b>	56 units and 15 Townhouses		
<b>Total Private Units:</b>	56 units and 15 Townhouses		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	0	0%
	<b>1 Bed</b>	22	31%
	<b>2 Bed</b>	34	48%
	<b>3 Bed</b>	0	0%
<b>4 Bed</b>	15	21%	
<b>Max No. Storeys:</b>	5		
<b>Launch Date:</b>	Jun-16		
<b>Completion Date:</b>	Sep-18		
<b>Transport Links:</b>	8 mins walk from Kensal Rise Station (Overground)		
	11 mins walk from Kensal Green Station (Overground, Bakerloo lines)		
<b>Local Authority:</b>	Brent		
<b>Specification:</b>	High		
<b>Amenity Provision:</b>	Landscape roof garden		
<b>Current Status:</b>	All sold		
<b>Units Sold:</b>	71		
<b>Av Sales Rate PCM:</b>	2.0		
<b>Incentives:</b>	NKN		
<b>Other Comments:</b>	The scheme sold out during Q2 2019, having completed during Q3 2018.		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
18	3	1 Bed	599	£525,000	£876			Jun-21
32	4	1 Bed	554	£535,000	£966			Oct-19
19	3	1 Bed	599	£530,000	£885	£500,000		Jun-19
55	5	1 Bed	614	£525,000	£855			Mar-19
57	5	1 Bed	614	£525,000	£855			Mar-19
FLAT 16	UKN	1 Bed	549			£468,421	£853	Feb-19
FLAT 40	UKN	2 Bed	786			£670,000	£852	May-19
FLAT 40	UKN	2 Bed	786			£670,000	£852	May-19
FLAT 10	UKN	2 Bed	872			£600,000	£688	Apr-19
FLAT 9	UKN	2 Bed	721			£615,000	£853	Apr-19
FLAT 42	UKN	2 Bed	829			£600,000	£724	Apr-19
68	7	2 Bed	814	£700,000	£860			Mar-19
FLAT 33	UKN	2 Bed	743			£705,000	£949	Jan-19
4	House	4 Bed	1636			£1,070,000	£654	Aug-20
13	House	4 Bed	1636			£1,056,750	£646	Oct-19
2	House	4 Bed	1636			£1,100,000	£672	Sep-19
5	House	4 Bed	1636			£1,040,000	£636	Jul-19
TH 02	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 03	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 05	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 11	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 12	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 13	House	4 Bed	1647	£1,250,000	£759			Mar-19
TH 15	House	4 Bed	1641	£1,260,000	£768			Mar-19

**North West Quarter  
NW6 5RE**

<b>Developer:</b>	Countryside		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£930	
	<b>Achieved:</b>	N/A	
<b>Total Units:</b>	328		
<b>Total Private Units:</b>	183		
<b>Total Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	0	0%
	<b>1 Bed</b>	126	38%
	<b>2 Bed</b>	140	43%
	<b>3 Bed</b>	62	19%
<b>4 Bed</b>		0%	
<b>Max No. Storeys:</b>			
<b>Launch Date:</b>	Oct-22		
<b>Completion Date:</b>	Jul-23		
<b>Transport Links:</b>	0.3 Miles to Queens Park Station (Bakerloo)		
<b>Local Authority:</b>	Brent		
<b>Specification:</b>	Silestone worktop, full height splashback, bosch appliances, amtico flooring, carpet to bedrooms, underfloor heating		
<b>Amenity Provision:</b>	The two last phases will also include a public plaza which will sit at the heart of the development and South Kilburn community.		
<b>Current Status:</b>	For Sale		
<b>Units Sold:</b>	71		
<b>Av Sales Rate PCM:</b>	2.0		
<b>Incentives:</b>	Full stamp duty paid on featured homes (plot 150+107)		



**Other Comments:**

At the end of Q2 2023 the situation is as follows:

- Block E, which is 38 affordable units, completed in September 2021.
- Block FG (Primrose) is 64 units, including 29 private, will now complete in Autumn 2023, and 13 units have sold.
- Block ABC (Clarence and Regency) is 103 units, including 69 private, will complete spring 2024, one unit is nominally available but it has not officially been launched.
- Block D was 106 units, including 85 private. It has not started and application 22/3019 was granted on 26/06/2023 which changes it to 123 units, including 86 private.

Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
106	G	2 Bed	807	£690,000	£855			Jun-23
148	1	3 Bed	926	£825,000	£891			Jun-23
150	1	1 Bed	560	£520,000	£929			Jun-23
160	4	3 Bed	926	£840,000	£907			Jun-23
166	5	1 Bed	560	£555,000	£991			Jun-23
112	1	2 Bed	785	£705,000	£898			Mar-23
113	1	2 Bed	796	£705,000	£886			Mar-23
165	5	1 Bed	570	£560,000	£982			Mar-23
142	6	1 Bed	538	£560,000	£1,041			Dec-22
144	6	1 Bed	538	£565,000	£1,050			Dec-22

**Alphabet (Kilburn Park Post Office)  
NW6 5LH**

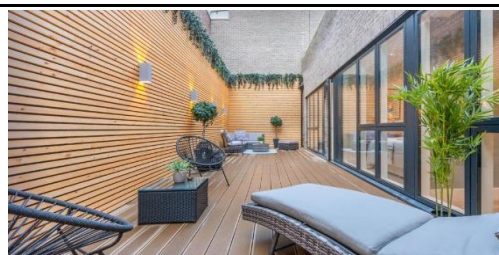
<b>Developer:</b>	Higgins Homes		
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£880	
	<b>Achieved:</b>	N/A	
<b>Total Units:</b>	50		
<b>Total Private Units:</b>	30		
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>	24	48%
	<b>1 Bed</b>	19	38%
	<b>2 Bed</b>	7	14%
	<b>3 Bed</b>	0	0%
<b>4 Bed</b>	0	0%	
<b>Max No. Storeys:</b>	6		
<b>Launch Date:</b>	Jan-22		
<b>Completion Date:</b>	Aug-22		
<b>Transport Links:</b>	0.6 Miles from Queens Park (Bakerloo Line)		
<b>Local Authority:</b>	Brent		
<b>Specification:</b>	ROK kitchens, bosch appliances, silestone worksurface, fitted wardrobe to master, engineered hardwood		
<b>Amenity Provision:</b>			
<b>Current Status:</b>	All sold		
<b>Units Sold:</b>	30		
<b>Av Sales Rate PCM:</b>	3.3		
<b>Incentives:</b>			
<b>Other Comments:</b>	Scheme sold out during Q3 2022		



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
1.05	1	2 Bed	862	£699,500	£811			Jun-22
1.06	1	2 Bed	831	£720,000	£866			Mar-22
1.07	1	2 Bed	811	£710,000	£875			Mar-22
2.05	2	2 Bed	862	£735,000	£853			Mar-22
3.05	3	2 Bed	862	£740,000	£858			Mar-22
3.06	3	2 Bed	831	£730,000	£878			Mar-22
4.04	4	2 Bed	862	£745,000	£864			Mar-22
4.05	4	2 Bed	831	£735,000	£884			Mar-22
5.03	5	2 Bed	862	£750,000	£870			Mar-22
5.05	5	2 Bed	815	£730,000	£896			Mar-22
0.04	0	1 Bed	559	£532,500	£953			Dec-21
0.05	0	1 Bed	674	£550,000	£816			Dec-21
0.08	0	1 Bed	564	£527,500	£935			Dec-21
1.08	1	3 Bed	1038	£820,000	£790			Dec-21
1.09	1	1 Bed	582	£532,500	£915			Dec-21
1.1	1	1 Bed	542	£532,500	£982			Dec-21
2.06	2	2 Bed	831	£725,000	£872			Dec-21
2.07	2	2 Bed	811	£715,000	£882			Dec-21
2.08	2	3 Bed	1038	£825,000	£795			Dec-21
2.09	2	1 Bed	582	£537,500	£924			Dec-21
2.1	2	1 Bed	542	£537,500	£992			Dec-21
3.07	3	2 Bed	811	£720,000	£888			Dec-21
3.08	3	3 Bed	1038	£830,000	£800			Dec-21
3.09	3	1 Bed	582	£542,500	£932			Dec-21
3.1	3	1 Bed	542	£542,500	£1,001			Dec-21
4.06	4	2 Bed	811	£725,000	£894			Dec-21
4.07	4	3 Bed	1038	£835,000	£804			Dec-21
4.08	4	1 Bed	582	£547,500	£941			Dec-21
4.09	4	1 Bed	542	£547,500	£1,010			Dec-21
5.04	5	2 Bed	831	£740,000	£890			Dec-21

**Lander Studios  
W10 4RA**

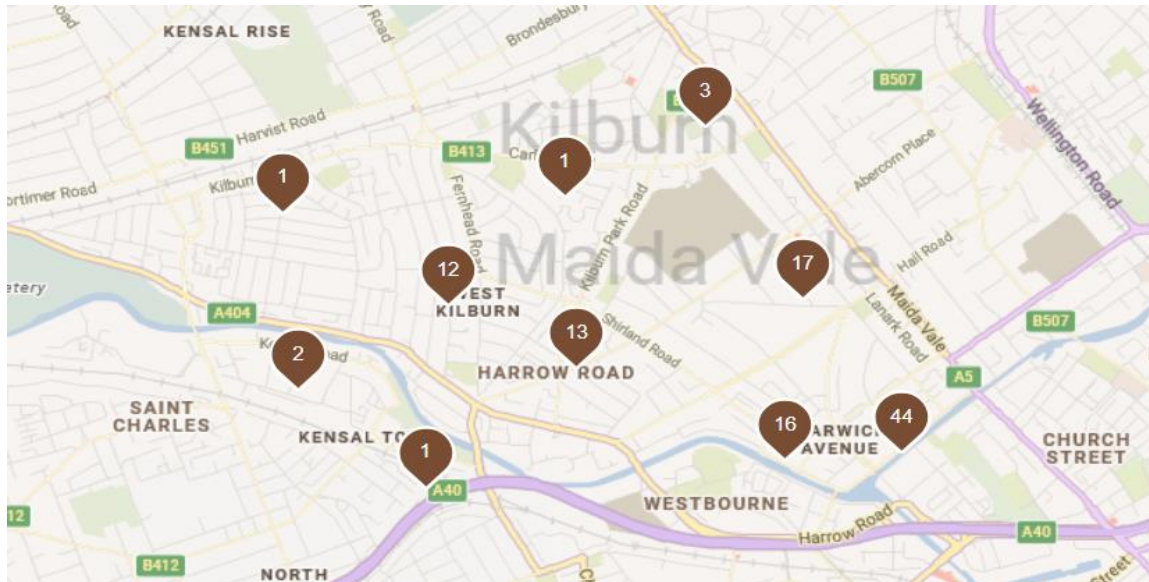
<b>Developer:</b>			
<b>Overall Av £/sq ft:</b>	<b>Asking:</b>	£975	
	<b>Achieved:</b>	N/A	
<b>Total Units:</b>			
<b>Total Private Units:</b>			
<b>Private Unit Mix:</b>		<b>#</b>	<b>%</b>
	<b>Studio</b>		#DIV/0!
	<b>1 Bed</b>		#DIV/0!
	<b>2 Bed</b>		#DIV/0!
	<b>3 Bed</b>		#DIV/0!
<b>4 Bed</b>		#DIV/0!	
<b>Max No. Storeys:</b>	3		
<b>Launch Date:</b>	Dec-22		
<b>Completion Date:</b>	Mar-23		
<b>Transport Links:</b>	Kensal Green Station 0.4 Miles		
<b>Local Authority:</b>	Royal Borough of Kensington and Chelsea		
<b>Specification:</b>			
<b>Amenity Provision:</b>			
<b>Current Status:</b>	For Sale		
<b>Units Sold:</b>			
<b>Av Sales Rate PCM:</b>			
<b>Incentives:</b>			
<b>Other Comments:</b>			



Plot	Floor	Unit Type	Area Sq Ft	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date Sold
UKN	0	1 Bed	469	£490,000	£1,045			Jun-23
UKN	0	1 Bed	626	£550,000	£879			Jun-23
UKN	0 & 1	2 Bed	865	£900,000	£1,040			Dec-22
UKN	0 & 1	2 Bed	842	£795,000	£944			Jun-23
UKN	1 & 2	2 Bed	887	£900,000	£1,015			Dec-22
UKN	0+1	3 Bed	1057	£999,999	£946			Jun-23
UKN	Mews House	3 Bed	UKN	£1,150,000				Dec-22



## Second Hand Comparables - 4 Bed Houses



Address	Unit Type	Beds	Area (SqFt)	Asking Price	Asking £/sqft	Achieved Price	Achieved £/sqft	Date of Sale
Caird Street, West Kilburn	House	4	1,677	£1,750,000	£1,044			On the market
St. Peters Place, W9	House	4	1,724	£1,595,000	£925			On the market
Buller Road, NW10	House	4	1,761	£1,425,000	£809			On the market
Third Avenue, NW10	House	4	905	£1,100,000	£1,215			On the market
Abinger Mews, W9	House	4	1,624	£1,000,000	£616			On the market
Droop Street, North Kensington	House	4	1,147	£950,000	£828			On the market
Abinger Mews, W9	House	4	1,060	£925,000	£873			On the market
38 Dalgarno Gardens, W10 6AB	House	4	1,609	£1,600,000	£994	£1,600,000	£994	May-23
4 Elgin Mews South, W9 1AH	House	4	1,107	£1,199,999	£1,084	£1,077,500	£973	Mar-23
146 Highlever Road, W10 69J	House	4	1,424	£1,400,000	£983	£1,275,000	£895	Dec-22
20 Bristol Mews, W9 2JF	House	4	1,346	£1,950,000	£1,449	£1,830,000	£1,360	Jun-22
47 Barlby Road, W10 6AW	House	4	1,397	£1,350,000	£966	£1,350,000	£966	Mar-22
82 Dalgarno Gardens, W10 6AA	House	4	1,424	£1,499,950	£1,053	£1,499,950	£1,053	Sep-22
23 Abinger Mews, W9 3SP	House	4	1,482	£1,295,000	£874	£1,260,000	£850	Jul-22
81 Wakeman Road, NW10 5BH	House	4	1,507	£1,200,000	£796	£1,221,000	£810	Jul-22
17 Pangbourne Avenue, W10 6DJ	House	4	1,517	£1,695,000	£1,117	£1,600,000	£1,055	Apr-22

48 Earlsmead Road, NW10 5QB	House	4	1,520	£1,450,000	£954	£1,350,000	£888	Aug-22
88 Dalgarno Gardens, W10 6AA	House	4	1,534	£1,475,000	£962	£1,450,000	£945	Jul-22
209 Wymering Road, W9 2NH	House	4	1,594	£1,800,000	£1,129	£1,730,000	£1,085	Jan-22
10 Dudley Road, NW6 6JX	House	4	1,596	£2,000,000	£1,253	£2,000,000	£1,253	Jan-23
21 Berens Road, NW10 5DU	House	4	1,641	£1,400,000	£853	£1,400,000	£853	Jan-22
17 Mortimer Road, NW10 5QR	House	4	1,816	£1,499,000	£825	£1,475,000	£812	Oct-22
14 Windermere Avenue, NW6 6LN	House	4	1,863	£1,795,000	£963	£1,725,000	£926	Jul-22
23 Hamilton Gardens, NW8 9PU	House	4	2,017	£3,000,000	£1,487	£2,900,000	£1,438	Oct-22
33 Blenheim Terrace, NW8 0EH	House	4	2,024	£2,795,000	£1,381	£2,650,000	£1,309	Jan-22
12 Blomfield Road, W9 1AH	House	4	2,073	£2,950,000	£1,423	£2,600,000	£1,254	Apr-22
114 Kempe Road, NW6 6SL	House	4	2,125	£2,200,000	£1,035	£2,286,000	£1,076	Jun-22
69 Kempe Road, NW6 6SN	House	4	2,257	£2,750,000	£1,218	£2,725,000	£1,207	Jan-23
1A Berens Road, NW10 5DX	House	4	3,441	£3,000,000	£872	£2,850,000	£828	May-22
11 Alma Square, NW8 9QA	House	4	3,982	£3,295,000	£827	£3,250,000	£816	Apr-22

# Appendix 3



# UK Housing Market Update



**A renewal of challenges in the mortgage markets puts greater pressure on prices and activity**

House prices fell by -0.1% in May, now down -3.4% on an annual basis according to Nationwide. While the rate of falls has been softening in recent months, the recent spike in mortgage rates will continue to put downward pressure on pricing and activity.

New mortgage approvals fell in April, interrupting the general upward trend in activity since December. The number of approvals in April fell to 71% of the 2017-19 average for April, according to the Bank of England (BoE). It remains to be seen if the recent rate rises in May will have a further impact on the number of new approvals.

The number of completed transactions also fell in April, down to 77% of the 2017-19 average according to HMRC. This reflects the drop in mortgage approvals over the winter, which are now feeding their way into completions figures. We may well see another drop in completions later in the year from the recent drop in mortgage approvals.

Alongside this, there is a steadily widening gap between supply and demand. There had been an increase in surveyors reporting lower demand while the number reporting increased supply remained the same, according to the RICS April survey. Both indicators remain in

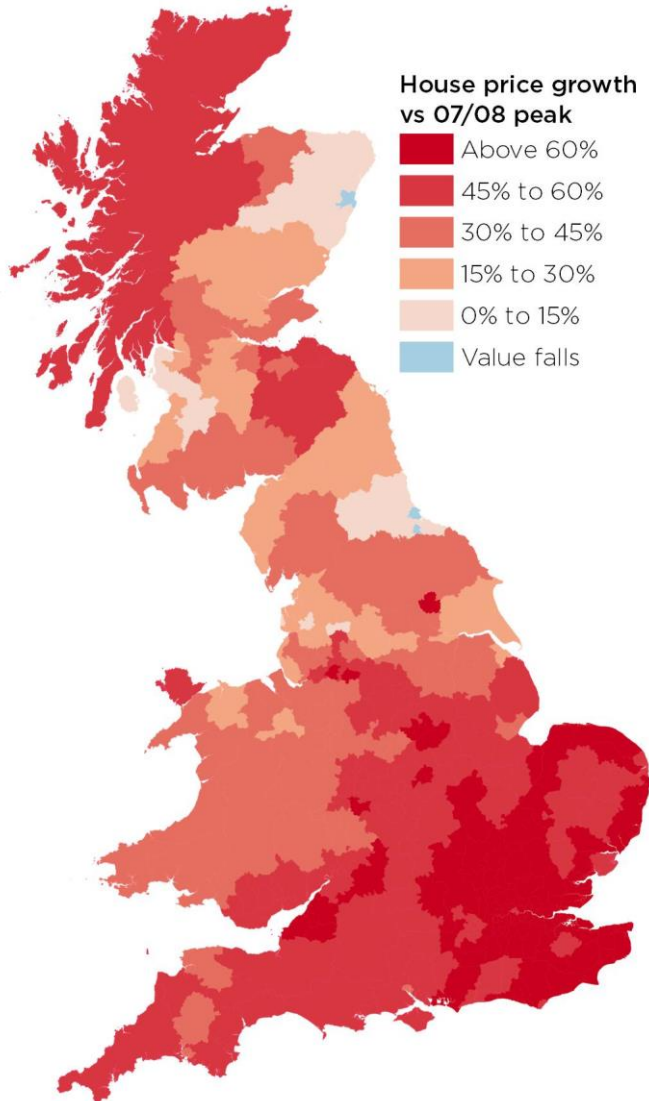
negative territory however. This imbalance will also act to suppress price growth.

A gradual rise in mortgage rates starting in April has been the driver for a fall in activity, and will put continued downward pressure on prices. Inflation isn't falling as quickly as anticipated, and the BoE will be under greater pressure to raise the base rate as a result. While lenders had priced in some rises to the base rate, the market reaction to the inflation data released on the 24<sup>th</sup> of May suggests that tolerance has been exceeded. Rates have therefore reversed their downward trend.

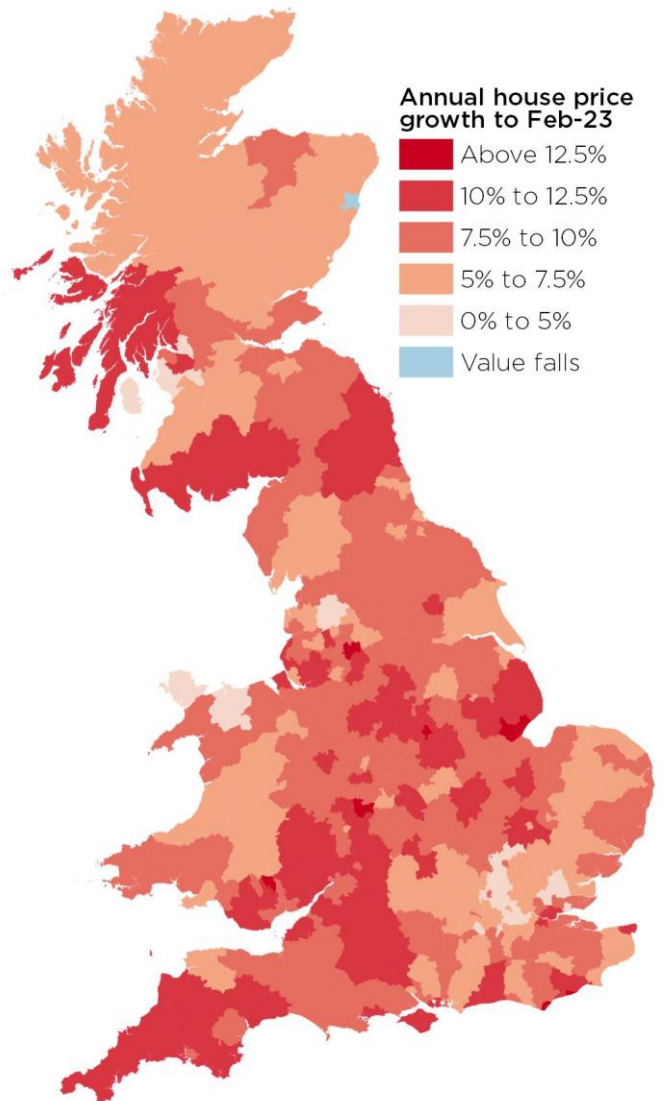
This has also caused lenders to pull some mortgage products in order to reprice them. The number of first time buyer products available at the start of June was 4.4% lower than a week earlier. While this is a sign of caution from lenders, it's a far cry from the -50% fall in products the week after the mini-budget last September.

Annual house price growth in February was strongest in Bromsgrove in Worcestershire, up 14.9%. Rochdale had the second strongest growth, at 13.7%. Aberdeen was the only place seeing annual price falls, of -2.3%, with Westminster having the lowest growth at 0.1%.

**Figure 1** House price growth to Feb-23 since 07/08 peak



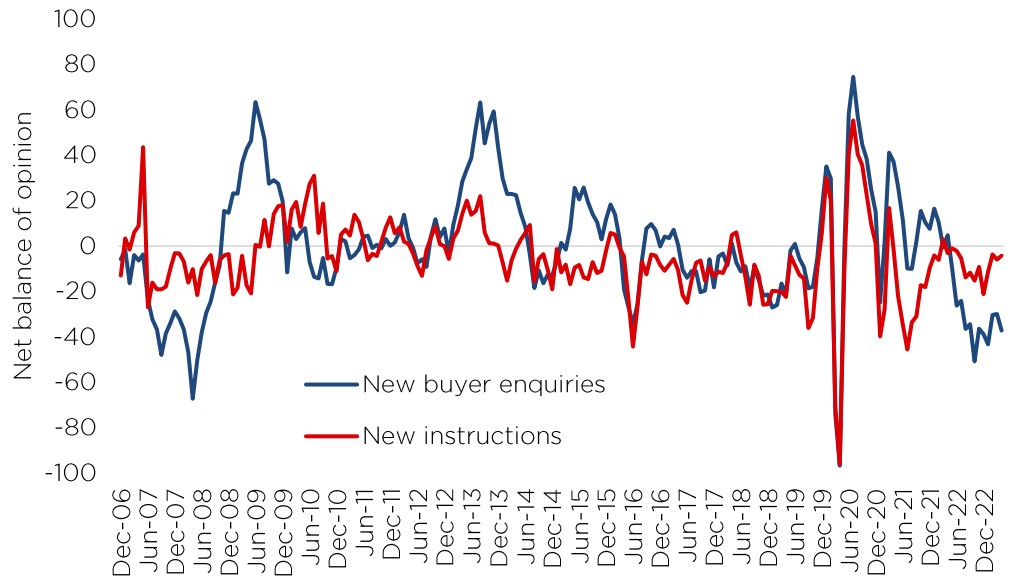
**Figure 2** Annual house price growth to Feb-23



Source Savills using HM Land Registry and Registers of Scotland (6 month smoothed)\*

Source Savills using HM Land Registry and Registers of Scotland (6 month smoothed)\*

**Figure 3** New buyer demand negative for twelfth consecutive month

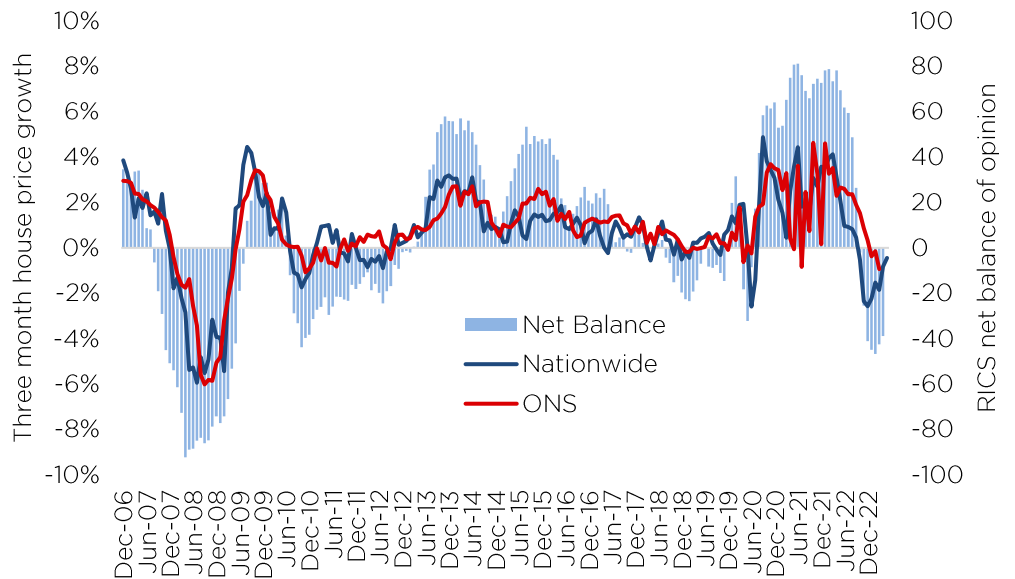


Source RICS (seasonally adjusted)

There is a steadily widening gap between supply and demand, according to the April RICS survey. The majority of surveyors continued to report falling demand, while largely even numbers reported falling supply, implying supply levels have stabilised.

This imbalance will put continued downward pressure on house prices.

**Figure 4** Rate of house price falls slowed as sentiment improved



Source RICS, Nationwide, ONS (seasonally adjusted)

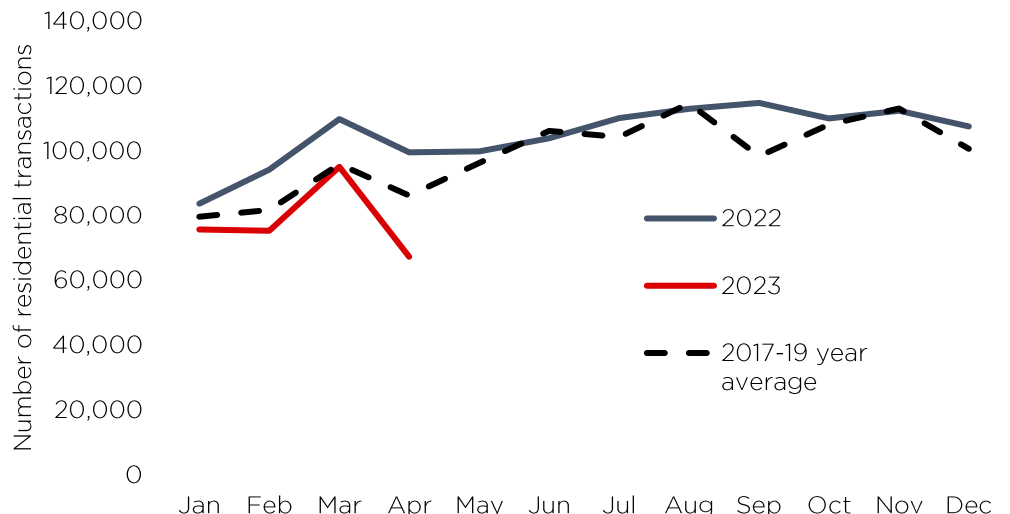
The RICS survey can be a good early indicator of house price movements, which are later picked up by other indices.

While the majority of surveyors continued to report price falls, their numbers have fallen.

On a three-month basis house prices fell by -0.4% according to Nationwide, the smallest falls since October 2022.

House prices fell further according to the more lagged ONS index, down -0.9% in the three months to March, which only now is picking up the falls previously shown in other indicators.

**Figure 5** Number of transactions in April below pre-Covid levels



Source HMRC

67,220 transactions completed in April, according to HMRC. This is -23% below the pre-Covid average and reflects the low levels of mortgage approvals seen during the winter months that is finally feeding through into the transaction figures.

This activity remained below the heightened levels seen since the housing market reopened in June 2020 with transactions in April -37% below the 2021-22 average.

Annual rental growth across the UK remained high at 10.4% in April, slowing by just -0.1% month-on-month. The South West and the East of England saw the biggest increases in monthly rental growth, while Scotland has seen monthly growth slow to 0.7% down from 1.2% in March, according to Zoopla. Richmondshire was the only local authority to have annual rental falls, at -4.5% to February.

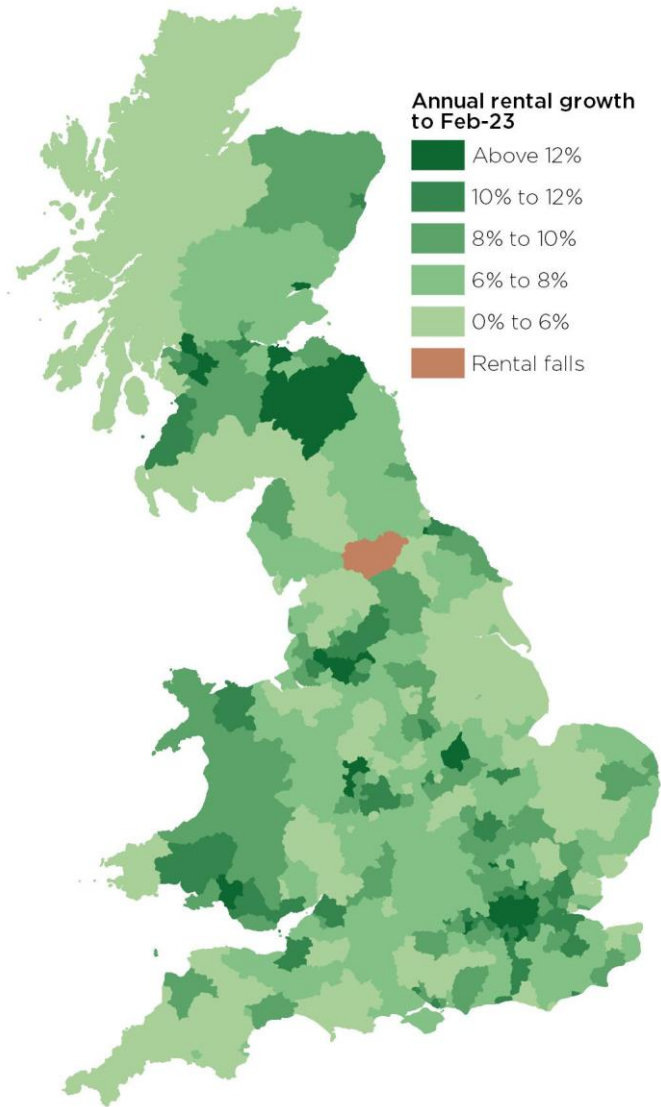
London remained the region with the greatest annual rental growth at 13.5% in April. However, when compared to the start of the pandemic in March 2020, London's growth still lags behind the UK average of 21.9%. In this time period, Wales has seen the greatest growth of 27.5% followed by the North West at 25.5%.

Table 1 Regional rental growth to Apr-23

	m/m	q/q	y/y
UK	0.6%	1.7%	10.4%
London	0.5%	1.4%	13.5%
South East	0.7%	1.8%	8.8%
East of England	0.9%	2.3%	9.1%
South West	0.7%	1.4%	7.1%
East Midlands	0.6%	2.3%	8.9%
West Midlands	0.4%	1.7%	9.3%
North East	0.0%	1.2%	8.0%
Yorks & Humber	0.2%	1.2%	8.0%
North West	0.7%	2.2%	10.5%
Wales	0.8%	2.4%	9.6%
Scotland	0.7%	2.9%	13.1%

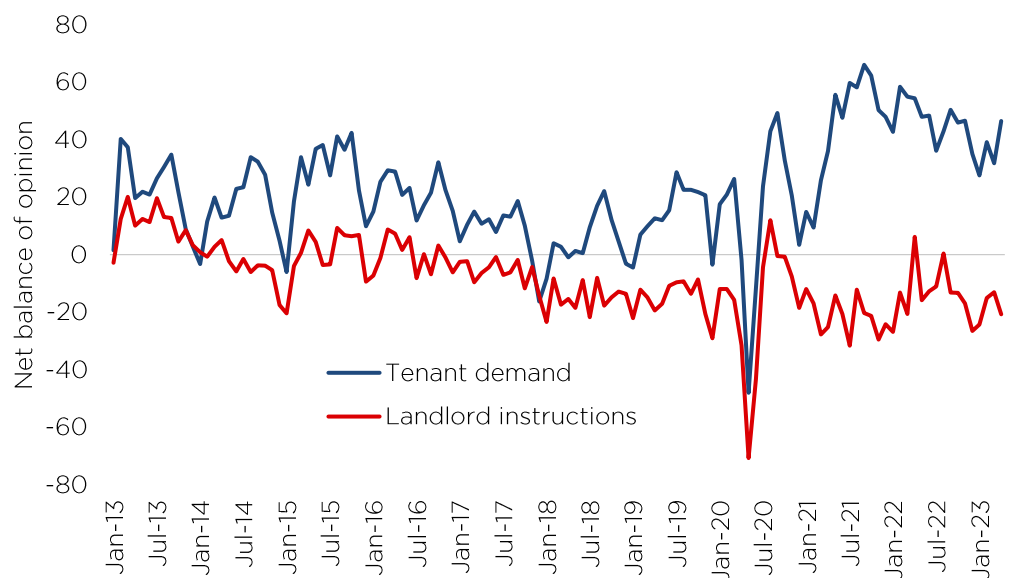
Source Zoopla Rental Index powered by Hometrack

Figure 6 Annual rental growth to Feb-23



Source Zoopla Rental Index powered by Hometrack

Figure 7 Gap between tenant demand and landlord instructions widened



The RICS survey for the lettings market showed the continued mismatch between rental supply and demand that has underpinned rental growth across the UK over the last two years.

Tenant demand increased in April as new supply decreased, widening the gap between them and putting further upward pressure on rents.

Source RICS

Table 2 Rental forecasts (published November 2022)

Region	2023	2024	2025	2026	2027	5 years to 2027
UK	6.5%	4.0%	2.0%	2.4%	2.3%	18.3%
London	5.5%	5.0%	2.0%	2.4%	2.3%	18.4%

## UK Housing Market Update

**Table 3** Recent house price growth

	Nationwide (Regions to Q1 2023, UK to May 2023)			ONS (to March 2023)			Savills (to February 2023)		
	m/m	q/q	y/y	m/m	q/q	y/y	m/m	q/q	y/y
<b>UK</b>	-0.1%	-0.4%	-3.5%	-0.9%	-1.0%	3.9%	-0.2%	0.4%	8.4%
<b>London</b>	-	-2.2%	-1.3%	-0.8%	-2.1%	1.4%	-0.5%	-0.3%	4.8%
<b>South East</b>	-	-2.2%	-1.5%	-0.2%	-1.2%	4.6%	-0.2%	0.5%	8.2%
<b>East of England</b>	-	-3.3%	-1.8%	-1.5%	-1.4%	3.8%	-0.3%	0.2%	7.6%
<b>South West</b>	-	0.3%	0.6%	-0.2%	-0.3%	5.4%	-0.3%	0.6%	10.3%
<b>East Midlands</b>	-	-0.9%	0.5%	-1.1%	-1.6%	4.9%	-0.2%	0.7%	9.9%
<b>West Midlands</b>	-	-0.9%	1.5%	-3.7%	-2.9%	3.3%	0.1%	1.1%	9.6%
<b>North East</b>	-	-2.2%	-0.3%	-1.9%	-1.4%	3.9%	-0.1%	1.0%	8.6%
<b>Yorks &amp; Humber</b>	-	-1.5%	-1.4%	-1.8%	-2.2%	4.0%	-0.1%	0.5%	8.2%
<b>North West</b>	-	-2.3%	-0.3%	-1.0%	-2.1%	5.2%	0.1%	0.8%	9.2%
<b>Wales</b>	-	-1.7%	-0.6%	-0.8%	-1.9%	4.6%	-0.4%	0.2%	8.9%
<b>Scotland</b>	-	-2.3%	-3.1%	-0.1%	0.2%	3.0%	-0.4%	-0.6%	7.5%

Source Savills using HM Land Registry and Registers of Scotland (6 month smoothed)\*, Nationwide (seasonally adjusted), ONS (seasonally adjusted)

**Table 4** House price forecasts (published November 2022)

Region	2023	2024	2025	2026	2027	5 years to 2027
<b>UK</b>	-10.0%	1.0%	3.5%	7.0%	5.5%	<b>6.2%</b>
<b>London</b>	-12.5%	-1.0%	2.0%	6.0%	5.0%	<b>-1.7%</b>
<b>South East</b>	-11.0%	0.0%	3.0%	6.5%	5.5%	<b>3.0%</b>
<b>East of England</b>	-11.0%	0.0%	3.0%	6.5%	5.5%	<b>3.0%</b>
<b>South West</b>	-10.0%	1.0%	3.5%	7.0%	5.5%	<b>6.2%</b>
<b>East Midlands</b>	-9.0%	1.5%	4.0%	7.5%	5.5%	<b>8.9%</b>
<b>West Midlands</b>	-9.0%	1.5%	4.0%	7.5%	5.5%	<b>8.9%</b>
<b>North East</b>	-8.5%	2.5%	4.5%	7.5%	6.0%	<b>11.7%</b>
<b>Yorks &amp; Humber</b>	-8.5%	2.5%	4.5%	7.5%	6.0%	<b>11.7%</b>
<b>North West</b>	-8.5%	2.5%	4.5%	7.5%	6.0%	<b>11.7%</b>
<b>Wales</b>	-8.5%	2.0%	4.5%	7.5%	6.0%	<b>11.1%</b>
<b>Scotland</b>	-9.0%	2.0%	4.0%	7.5%	5.5%	<b>9.5%</b>

Source Savills

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\*Savills index is an unadjusted repeat sales index based on HM Land Registry and Registers of Scotland price paid data. Note that Savills national index (labelled UK) is for Great Britain, not including Northern Ireland.

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# Appendix 4





LADBROKE GROVE, W10

Plot **1**  
 Building Height **6-19**



OVERALL

Unit Type		Accommodation	Bath	Average Area (sqm)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio	Suite	1	1	45.1	486	4%	4%	3%	11,172	23	£550,000	£595,000	£572,500	£1,179	£13,167,500	3%
One bed	1B2P	1	1	53.0	571	49%	49%	39%	155,772	273	£625,000	£767,500	£690,275	£1,210	£188,445,000	41%
Two bed	2B3P	2	1	63.8	687	6%	31%	6%	23,349	34	£730,000	£920,000	£799,412	£1,164	£27,180,000	6%
	2B4P	2	2	78.3	842	24%		28%	113,722	135	£850,000	£1,040,000	£934,074	£1,109	£126,100,000	27%
	2B4P Duplex	2	2	102.7	1,105	0%		1%	2,210	2	£1,000,000	£1,050,000	£1,025,000	£928	£2,050,000	0%
Three bed	3B5P	3	2	87.6	943	12%	15%	16%	65,061	69	£975,000	£1,190,000	£1,070,036	£1,135	£73,832,500	16%
	3B6P	3	2	95.4	1,027	2%		2%	9,242	9	£1,050,000	£1,185,000	£1,117,500	£1,088	£10,057,500	2%
	3B6P Duplex	3	3	121.8	1,311	1%		1%	5,242	4	£1,550,000	£1,550,000	£1,550,000	£1,183	£6,200,000	1%
4 Bed	4B T/House	4	4	251.6	2,709	1%	1%	3%	13,543	5	£2,500,000	£2,500,000	£2,500,000	£923	£12,500,000	3%
<b>Total</b>					<b>721</b>	<b>100%</b>	<b>100%</b>		<b>411,459</b>	<b>554</b>			<b>£829,481</b>	<b>£1,117</b>	<b>£459,532,500</b>	<b>100%</b>

399,313

£1,151

Building 1.1 (6-13 storeys)

Unit Type		Accommodation	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio	Suite	1	1	45.1	486	1%	1%	1%	971	2	£560,000	£585,000	£572,500	£1,179	£1,145,000	1%
One bed	1B2P	1	1	53.0	571	24%	24%	16%	18,830	33	£635,000	£687,500	£661,250	£1,159	£21,821,250	17%
Two bed	2B3P	2	1	63.8	687	11%	40%	9%	10,301	15	£745,000	£795,000	£770,000	£1,121	£11,550,000	9%
	2B4P	2	2	78.3	842	27%		26%	31,168	37	£865,000	£955,000	£910,000	£1,080	£33,670,000	26%
	2B4P Duplex	2	2	102.7	1,105	1%		2%	2,210	2	£1,000,000	£1,050,000	£1,025,000	£928	£2,050,000	2%
Three bed	3B5P	3	2	87.6	943	28%	29%	30%	35,831	38	£995,000	£1,190,000	£1,092,500	£1,159	£41,515,000	32%
	3B6P Duplex	3	3	121.8	1,311	1%		4%	5,242	4	£1,550,000	£1,550,000	£1,550,000	£1,183	£6,200,000	5%
Four Bed	4B T/House	4	4	251.6	2,709	4%	4%	11%	13,543	5	£2,500,000	£2,500,000	£2,500,000	£923	£12,500,000	10%
<b>Total</b>					<b>839</b>	<b>98%</b>	<b>98%</b>		<b>117,049</b>	<b>136</b>			<b>£959,200</b>	<b>£1,115</b>	<b>£130,451,250</b>	<b>100%</b>

118,096

£1,105

Building 1.2 (7-19 storeys)

Unit Type		Accommodation	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio	Suite	1	1	45.1	486	1%	1%	1%	1,457	3	£550,000	£595,000	£572,500	£1,179	£1,717,500	1%
One bed	1B2P	1	1	53.0	571	52%	52%	42%	64,477	113	£625,000	£767,500	£696,250	£1,220	£78,676,250	44%
Two bed	2B3P	2	1	63.8	687	5%	33%	4%	6,867	10	£730,000	£920,000	£825,000	£1,201	£8,250,000	5%
	2B4P	2	2	78.3	842	28%		34%	52,228	62	£850,000	£1,040,000	£945,000	£1,122	£58,590,000	33%
Three bed	3B5P	3	2	87.6	943	10%	14%	13%	19,801	21	£975,000	£1,110,000	£1,042,500	£1,106	£21,892,500	12%
	3B6P	3	2	95.4	1,027	4%		6%	9,242	9	£1,050,000	£1,185,000	£1,117,500	£1,088	£10,057,500	6%
<b>Total</b>					<b>707</b>	<b>100%</b>	<b>100%</b>		<b>156,298</b>	<b>218</b>			<b>£821,944</b>	<b>£1,146</b>	<b>£179,183,750</b>	<b>100%</b>

154,073

£1,163

Building 1.4 (10-18 storeys)

Unit Type		Accommodation	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio	Suite	1	1	45.1	486	9%	9%	7%	8,743	18	£550,000	£595,000	£572,500	£1,179	£10,305,000	7%
One bed	1B2P	1	1	53.0	571	64%	64%	57%	72,465	127	£625,000	£760,000	£692,500	£1,214	£87,947,500	59%
Two bed	2B3P	2	1	63.8	687	5%	23%	5%	6,181	9	£730,000	£910,000	£820,000	£1,194	£7,380,000	5%
	2B4P	2	2	78.3	842	18%		24%	30,326	36	£850,000	£1,030,000	£940,000	£1,116	£33,840,000	23%
Three bed	3B5P	3	2	87.6	943	5%	5%	7%	9,429	10	£975,000	£1,110,000	£1,042,500	£1,106	£10,425,000	7%
<b>Total</b>					<b>636</b>	<b>100%</b>	<b>100%</b>		<b>138,112</b>	<b>200</b>			<b>£749,488</b>	<b>£1,085</b>	<b>£149,897,500</b>	<b>100%</b>

127,144

£1,179

LADBROKE GROVE, W10  
 Plot 2  
 Building Height 5 - 27

savills

OVERALL

Unit Type	Accommodation	Average	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Bath	Area (sqm)	Area (sqft)											
Studio	Suite	1	42.50	457	34%	34%	23%	98,355	215	£565,000	£700,000	£610,709	£1,335	£131,302,500	26%
One bed	1B2P	1	53.50	576	18%	18%	16%	65,649	114	£610,000	£847,500	£710,066	£1,233	£80,947,500	16%
Two bed	2B3P	2	68.70	739	15%	42%	16%	68,772	93	£710,000	£1,025,000	£823,333	£1,113	£76,570,000	15%
	2B4P	2	76.10	819	27%		34%	142,529	174	£830,000	£1,145,000	£954,799	£1,166	£166,135,000	33%
Three bed	3B5P	3	93.14	1,003	7%	7%	10%	44,112	44	£1,005,000	£1,155,000	£1,076,705	£1,074	£47,375,000	9%
	3B6P	3	135.70	1,461	0%		0%	1,461	1	£1,250,000	£1,325,000	£1,287,500	£881	£1,287,500	0%
<b>Total</b>								<b>421,901</b>	<b>641</b>			<b>£785,675</b>	<b>£1,194</b>	<b>£503,617,500</b>	<b>100%</b>
								<b>419,417</b>				<b>£1,201</b>			

Building 2.1

(27 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
Studio	Suite	1	42.50	457	40%	40%	12%	49,864	109	£565,000	£700,000	£632,500	£1,383	£68,942,500	32%
One bed	1B2P	1	53.50	576	21%	21%	8%	33,400	58	£645,000	£847,500	£746,250	£1,296	£43,282,500	20%
Two bed	2B3P	2	68.70	739	10%	39%	5%	19,966	27	£755,000	£1,025,000	£890,000	£1,204	£24,030,000	11%
	2B4P	2	76.10	819	29%		15%	64,711	79	£875,000	£1,145,000	£1,010,000	£1,233	£79,790,000	37%
<b>Total</b>								<b>167,420</b>	<b>273</b>			<b>£791,374</b>	<b>£1,290</b>	<b>£216,045,000</b>	<b>100%</b>
								<b>167,942</b>				<b>£1,266</b>			

Building 2.2

(10 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
Studio	Suite	1	42.50	457	30%	30%	5%	19,214	42	£565,000	£615,000	£590,000	£1,290	£24,780,000	23%
One bed	1B2P	1	53.50	576	14%	14%	3%	11,517	20	£645,000	£720,000	£682,500	£1,185	£13,650,000	13%
Two bed	2B3P	2	68.70	739	31%	56%	8%	32,537	44	£755,000	£855,000	£805,000	£1,089	£35,420,000	33%
	2B4P	2	76.10	819	25%		7%	28,489	36	£875,000	£975,000	£925,000	£1,129	£33,300,000	31%
<b>Total</b>								<b>90,424</b>	<b>142</b>			<b>£754,577</b>	<b>£1,185</b>	<b>£107,150,000</b>	<b>100%</b>
								<b>92,757</b>				<b>£1,155</b>			

Buildings 2.5

(13 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
Studio	Suite	1	42.50	457	16%	16%	1%	5,490	12	£575,000	£840,000	£607,500	£1,328	£7,290,000	11%
One bed	1B2P	1	53.50	576	18%	18%	2%	8,062	14	£655,000	£707,500	£681,250	£1,183	£9,537,500	14%
Two bed	2B3P	2	68.70	739	8%	32%	1%	4,437	6	£765,000	£915,000	£790,000	£1,068	£4,740,000	7%
	2B4P	2	76.10	819	25%		4%	15,564	19	£890,000	£1,020,000	£955,000	£1,166	£18,145,000	27%
	2B4P (L)	2		0	0%	0%	0	0							
Three bed	3B5P	3	93.14	1,003	34%	34%	6%	26,066	26	£1,025,000	£1,155,000	£1,090,000	£1,087	£28,340,000	42%
<b>Total</b>								<b>60,905</b>	<b>77</b>			<b>£883,799</b>	<b>£1,117</b>	<b>£68,052,500</b>	<b>100%</b>
								<b>59,618</b>				<b>£1,141</b>			

Buildings 2.6

(5 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
One bed	1B2P	1	53.50	576	10%	10%	1%	4,607	8	£610,000	£660,000	£635,000	£1,103	£5,080,000	16%
Two bed	2B3P	2	68.70	739	5%	72%	1%	2,958	4	£710,000	£740,000	£725,000	£980	£2,900,000	9%
	2B4P	2	76.10	819	67%		5%	21,297	26	£830,000	£880,000	£855,000	£1,044	£22,230,000	71%
	2B4P (L)	2		0	0%	0%	0	0							
Three bed	3B6P	3	135.70	1,461	1%	1%	0%	1,461	1	£1,250,000	£1,325,000	£1,287,500	£881	£1,287,500	4%
<b>Total</b>								<b>31,432</b>	<b>39</b>			<b>£807,628</b>	<b>£1,002</b>	<b>£31,497,500</b>	<b>100%</b>
								<b>28,862</b>				<b>£1,091</b>			

Buildings 2.7

(7 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
Studio	Suite	1	42.50	457	47%	47%	3%	11,894	26	£565,000	£600,000	£582,500	£1,273	£15,145,000	37%
One bed	1B2P	1	53.50	576	13%	13%	1%	4,031	7	£645,000	£697,500	£671,250	£1,166	£4,698,750	12%
Two bed	2B3P	2	68.70	739	8%	21%	1%	4,437	6	£755,000	£825,000	£790,000	£1,068	£4,740,000	12%
	2B4P	2	76.10	819	13%		1%	5,734	7	£875,000	£935,000	£905,000	£1,105	£6,335,000	16%
Three bed	3B5P	3	93.14	1,003	16%	16%	2%	9,023	9	£1,005,000	£1,110,000	£1,057,500	£1,055	£9,517,500	24%
<b>Total</b>								<b>35,860</b>	<b>55</b>			<b>£735,205</b>	<b>£1,128</b>	<b>£40,436,250</b>	<b>100%</b>
								<b>35,119</b>				<b>£1,151</b>			

Buildings 2.8

(7 storeys)

Unit Type	Accommodation	ea range (sq	Average	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value	
	Bed	Min	Area (sqft)												
Studio	Suite	1	42.50	457	47%	47%	3%	11,894	26	£565,000	£600,000	£582,500	£1,273	£15,145,000	37%
One bed	1B2P	1	53.50	576	13%	13%	1%	4,031	7	£645,000	£697,500	£671,250	£1,166	£4,698,750	12%
Two bed	2B3P	2	68.70	739	8%	21%	1%	4,437	6	£755,000	£825,000	£790,000	£1,068	£4,740,000	12%
	2B4P	2	76.10	819	13%		1%	5,734	7	£875,000	£935,000	£905,000	£1,105	£6,335,000	16%
Three bed	3B5P	3	93.14	1,003	16%	16%	2%	9,023	9	£1,005,000	£1,110,000	£1,057,500	£1,055	£9,517,500	24%
<b>Total</b>								<b>35,860</b>	<b>55</b>			<b>£735,205</b>	<b>£1,128</b>	<b>£40,436,250</b>	<b>100%</b>
								<b>35,119</b>				<b>£1,151</b>			



LADBROKE GROVE, W10

Plot 4  
Building H 7 - 28



OVERALL

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	6%	6%	3%	13,828	29	£600,000	£655,000	£630,948	£1,323	£18,297,500	4%
One bed 1B2P	1	1	56.20	605	26%	26%	18%	79,246	131	£695,000	£897,500	£785,048	£1,298	£102,841,250	21%
Two bed 2B3P	2	1	70.50	759	9%	50%	8%	34,907	46	£795,000	£890,000	£842,391	£1,110	£38,750,000	8%
Two bed 2B4P	2	2	80.30	864	41%	41%	41%	178,919	207	£915,000	£1,200,000	£1,016,643	£1,176	£210,445,000	43%
Three bed 3B5P	3	2	117.10	1,260	11%	18%	16%	70,585	56	£1,050,000	£1,700,000	£1,255,982	£996	£70,335,000	14%
Three bed 3B6P (Prem)	3	2	118.50	1,276	5%	7%	7%	30,613	24	£1,350,000	£1,850,000	£1,454,375	£1,140	£34,905,000	7%
Three bed 3B6P + Office	4	4	169.70	1,827	2%	3%	3%	14,613	8	£2,000,000	£2,015,000	2007500	£1,099	£16,060,000	3%
<b>Total</b>				<b>844</b>	<b>100%</b>	<b>100%</b>		<b>434,767</b>	<b>501</b>			<b>£981,305</b>	<b>£1,131</b>	<b>£491,633,750</b>	<b>100%</b>
								<b>422,711</b>						<b>£1,163</b>	

Building 4.1 (28 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	3%	3%	1%	3,815	8	£615,000	£655,000	£635,000	£1,332	£5,080,000	2%
One bed 1B2P	1	1	56.20	605	46%	46%	15%	64,728	107	£695,000	£897,500	£796,250	£1,316	£85,198,750	39%
Two bed 2B3P	2	1	70.50	759	3%	49%	1%	6,071	8	£810,000	£890,000	£850,000	£1,120	£8,800,000	3%
Two bed 2B4P	2	2	80.30	864	46%	46%	21%	92,485	107	£930,000	£1,200,000	£1,065,000	£1,232	£113,855,000	52%
Three bed 3B5P	3	2	117.10	1,260	0.4%	1%	0.6%	2,521	2	£1,700,000	£1,700,000	£1,700,000	£1,349	£3,400,000	2%
Three bed 3B6P (Prem)	3	2	118.50	1,276	1%	1%	1%	2,551	2	£1,850,000	£1,850,000	£1,850,000	£1,450	£3,700,000	2%
<b>Total</b>				<b>730</b>	<b>100%</b>	<b>100%</b>		<b>174,469</b>	<b>234</b>			<b>£932,196</b>	<b>£1,250</b>	<b>£218,133,750</b>	<b>100%</b>
								<b>172,170</b>						<b>£1,267</b>	

Building 4.2 (9 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	3%	3%	0%	954	2	£615,000	£615,000	£615,000	£1,290	£1,230,000	2%
One bed 1B2P	1	1	56.20	605	12%	12%	1%	4,235	7	£755,000	£742,500	£748,750	£1,238	£5,241,250	8%
Two bed 2B3P	2	1	70.50	759	26%	53%	3%	11,383	15	£810,000	£880,000	£845,000	£1,114	£12,675,000	20%
Two bed 2B4P	2	2	80.30	864	28%	28%	3%	13,829	16	£930,000	£1,010,000	£970,000	£1,122	£15,520,000	24%
Three bed 3B5P	3	2	117.10	1,260	28%	31%	5%	20,167	16	£1,500,000	£1,605,000	£1,552,500	£1,232	£24,840,000	39%
Three bed 3B6P + Office	4	4	169.70	1,827	3%	3%	1%	3,653	2	£2,000,000	£2,015,000	£2,007,500	£1,099	£4,015,000	6%
<b>Total</b>				<b>935</b>	<b>100%</b>	<b>100%</b>		<b>58,728</b>	<b>58</b>			<b>£1,095,194</b>	<b>£1,082</b>	<b>£63,521,250</b>	<b>100%</b>
								<b>54,221</b>						<b>£1,172</b>	

Building 4.3 (8 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	17%	17%	1%	4,768	10	£615,000	£650,000	£632,500	£1,326	£6,325,000	11%
One bed 1B2P	1	1	56.20	605	15%	15%	1%	5,444	9	£695,000	£747,500	£721,250	£1,192	£6,491,250	11%
Two bed 2B3P	2	1	70.50	759	12%	37%	1%	5,312	7	£810,000	£880,000	£845,000	£1,114	£5,915,000	10%
Two bed 2B4P	2	2	80.30	864	25%	25%	3%	12,965	15	£930,000	£1,010,000	£970,000	£1,122	£14,550,000	25%
Three bed 3B5P	3	2	117.10	1,260	14%	16%	2%	10,084	8	£1,075,000	£1,180,000	£1,127,500	£995	£9,020,000	16%
Three bed 3B6P (Prem)	3	2	118.50	1,276	14%	31%	2%	10,204	8	£1,350,000	£1,455,000	£1,402,500	£1,100	£11,220,000	20%
Three bed 3B6P + Office	4	4	169.70	1,827	3%	3%	1%	3,653	2	£2,000,000	£2,015,000	£2,007,500	£1,099	£4,015,000	7%
<b>Total</b>				<b>889</b>	<b>100%</b>	<b>100%</b>		<b>53,153</b>	<b>59</b>			<b>£975,191</b>	<b>£1,082</b>	<b>£57,536,250</b>	<b>100%</b>
								<b>52,431</b>						<b>£1,097</b>	

Building 4.4 (9 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	2%	2%	0%	954	2	£600,000	£600,000	£600,000	£1,258	£1,200,000	1%
One bed 1B2P	1	1	56.20	605	9%	9%	1%	4,839	8	£745,000	£732,500	£738,750	£1,221	£5,910,000	6%
Two bed 2B3P	2	1	70.50	759	17%	53%	3%	12,142	16	£795,000	£875,000	£835,000	£1,100	£13,360,000	14%
Two bed 2B4P	2	2	80.30	864	36%	36%	7%	29,388	34	£915,000	£995,000	£955,000	£1,105	£32,470,000	35%
Three bed 3B5P	3	2	117.10	1,260	32%	36%	9%	37,814	30	£1,050,000	£1,155,000	£1,102,500	£875	£33,075,000	35%
Three bed 3B6P + Office	4	4	169.70	1,827	4%	4%	2%	7,307	4	£2,000,000	£2,015,000	£2,007,500	£1,099	£8,030,000	9%
<b>Total</b>				<b>983</b>	<b>100%</b>	<b>100%</b>		<b>99,351</b>	<b>94</b>			<b>£1,000,479</b>	<b>£947</b>	<b>£94,045,000</b>	<b>100%</b>
								<b>92,443</b>						<b>£1,017</b>	

Building 4.5 (7 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave Epsf	Total Value	% of Value
Studio Suite	1	1	44.30	477	13%	13%	1%	3,338	7	£620,000	£655,000	£637,500	£1,337	£4,462,500	8%
Two bed 2B4P	2	2	80.30	864	63%	63%	7%	30,252	35	£935,000	£1,005,000	£970,000	£1,122	£33,950,000	58%
Three bed 3B6P (Prem)	3	2	118.50	1,276	25%	25%	4%	17,857	14	£1,375,000	£1,480,000	£1,427,500	£1,119	£19,985,000	34%
<b>Total</b>				<b>919</b>	<b>100%</b>	<b>100%</b>		<b>49,066</b>	<b>56</b>			<b>£1,042,813</b>	<b>£1,190</b>	<b>£58,397,500</b>	<b>100%</b>
								<b>51,447</b>						<b>£1,135</b>	

LADBROKE GROVE, W10

Plot 5  
Building Height 9 - 13



OVERALL

Unit Type	Accommodation Bed	Bath	Average Area (sqm)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave £psf	Total Value	% of Value
Studio Suite	1	1	48.0	517	8%	8%	4%	9,300	18	£620,000	£670,000	£645,000	£1,248	£11,610,000	4%
One bed 1B2P (L)	1	1	69.0	743	21%	21%	15%	36,393	49	£800,000	£902,500	£851,250	£1,155	£42,038,750	15%
Two bed 2B4P	2	2	74.5	802	8%	26%	6%	14,434	18	£935,000	£1,040,000	£987,500	£1,231	£17,775,000	6%
Two bed 2B4P (L)	2	2	84.3	907	19%		16%	39,925	44	£975,000	£1,190,000	£1,082,500	£1,188	£47,425,000	17%
Three bed 3B5P	3	2	89.2	960	11%		10%	24,964	26	£1,500,000	£1,695,000	£1,597,500	£1,664	£41,535,000	15%
Three bed 3B6P (Prem)	3	2	134.3	1,446	33%	45%	46%	112,756	78	£1,350,000	£1,585,000	£1,467,500	£1,022	£115,245,000	41%
Three bed 3B6P + Office	4	4	173.0	1,862	1%		2%	3,724	2	£2,050,000	£2,100,000	£2,075,000	£1,114	£4,150,000	1%
<b>Total</b>				<b>1028</b>	<b>100%</b>	<b>100%</b>		<b>242,801</b>	<b>235</b>			<b>£1,190,548</b>	<b>£1,152</b>	<b>£279,778,750</b>	<b>100%</b>

Building 5.1 (13 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave £psf	Total Value	% of Value
One bed 1B2P (L)	1	1	69.0	743	14%	14%	4%	9,655	13	£800,000	£897,500	£848,750	£1,143	£11,033,750	9%
Two bed 2B4P (L)	2	2	84.3	907	29%	29%	10%	23,592	26	£975,000	£1,105,000	£1,040,000	£1,146	£27,040,000	23%
Three bed 3B5P	3	2	89.2	960	29%	57%	10%	24,964	26	£1,500,000	£1,695,000	£1,597,500	£1,664	£41,535,000	35%
Three bed 3B6P (L)	3	2	134.3	1,446	29%		15%	37,585	26	£1,350,000	£1,545,000	£1,447,500	£1,001	£37,635,000	32%
<b>Total</b>				<b>1053</b>	<b>100%</b>	<b>100%</b>		<b>97,241</b>	<b>91</b>			<b>£1,288,393</b>	<b>£1,206</b>	<b>£117,243,750</b>	<b>100%</b>

Building 5.2 (9 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave £psf	Total Value	% of Value
Studio Suite	1	1	48.0	517	13%	13%	2%	4,650	9	£620,000	£665,000	£642,500	£1,244	£5,782,500	7%
One bed 1B2P (L)	1	1	69.0	743	25%	25%	6%	13,369	18	£820,000	£887,500	£853,750	£1,150	£15,367,500	19%
Two bed 2B4P	2	2	74.5	802	13%	25%	3%	7,217	9	£935,000	£1,025,000	£980,000	£1,222	£8,820,000	11%
Two bed 2B4P (L)	2	2	84.3	907	13%		3%	8,167	9	£1,075,000	£1,165,000	£1,120,000	£1,234	£10,080,000	13%
Three bed 3B6P (L)	3	2	134.3	1,446	36%	38%	15%	37,585	26	£1,400,000	£1,535,000	£1,467,500	£1,015	£38,155,000	48%
Three bed 3B6P + Office	4	4	173.0	1,862	1%		1%	1,862	1	£2,050,000	£2,050,000	£2,050,000	£1,101	£2,050,000	3%
<b>Total</b>				<b>1012</b>	<b>100%</b>	<b>100%</b>		<b>73,679</b>	<b>72</b>			<b>£1,114,653</b>	<b>£1,089</b>	<b>£80,255,000</b>	<b>100%</b>

Building 5.3 (9 storeys)

Unit Type	Accommodation Bed	Bath	ea range (sq Min)	Average Area (sqft)	Unit Mix	Total mix	% Area	Area Sq Ft	Units	Min Price	Max Price	Ave Price	Ave £psf	Total Value	% of Value
Studio Suite	1	1	48.0	517	13%	13%	2%	4,650	9	£625,000	£670,000	£647,500	£1,253	£5,827,500	7%
One bed 1B2P (L)	1	1	69.0	743	25%	25%	6%	13,369	18	£835,000	£902,500	£868,750	£1,170	£15,637,500	19%
Two bed 2B4P	2	2	74.5	802	13%	25%	3%	7,217	9	£950,000	£1,040,000	£995,000	£1,241	£8,955,000	11%
Two bed 2B4P (L)	2	2	84.3	907	13%		3%	8,167	9	£1,100,000	£1,190,000	£1,145,000	£1,262	£10,305,000	13%
Three bed 3B6P (L)	3	2	134.3	1,446	36%	38%	15%	37,585	26	£1,450,000	£1,585,000	£1,517,500	£1,050	£39,455,000	48%
Three bed 3B6P + Office	4	4	173.0	1,862	1%		1%	1,862	1	£2,100,000	£2,100,000	£2,100,000	£1,128	£2,100,000	3%
<b>Total</b>				<b>1012</b>	<b>100%</b>	<b>100%</b>		<b>71,881</b>	<b>72</b>			<b>£1,142,778</b>	<b>£1,145</b>	<b>£82,280,000</b>	<b>100%</b>



# Appendix 5

## Commercial Rental Evidence

Use/Tenant	Address	Size sq ft	Rent £ per sq ft	Rent Free	Date
<b>Restaurants</b>					
Canteen	Ealing	1,512	£30.00	£67,708 capital	Aug-21
Brew Dog	Ealing	3,785	£26.40	9 months + £465,000 capital	
Kanada-ya	Ealing	1,432	£24.00	18 months	Sept -21
Coppa Club	Putney	5,535	£20.77	24 months	May -21
Berber & Q	Queens Park	1,200	£40.00	9 months	Apr- 21
Peachy Goat	Herne Hill	2,217	£29.00	12 months	Feb-20
Portobello Dock	Ladbroke Grove	8,000	£35.00	12 month + 12 months half rent	Q1-20
Megan's	Dulwich	3,723	£27.00	24 months	Jan-20
Dapper Fox	Wandsworth	1,600	£28.10	12 months	Oct-19
Schooner	Wandsworth	1,470	£34.20	15 months	Jul-19
The Alchemist	Embassy Gardens	3,502	£31.70	18 months	Jun-19
Reineta	Ealing	1,035	£30.34	9 months	May-19
Pasta Remoli	Ealing	2,227	£31.43	12 months	Apr-19
<b>Gyms</b>					
Pure Gym	Stratford	19,000	£19.00	18 months	
Fitness First	Wapping	15,750	£15.37	n/a	Jan-21
More Yoga	Wapping	1,344	£20.50	12 months	Feb-20
Barry's Bootcamp	Kingly Street	7,560	£25.20	12 months	Dec-19
Milo & The Bull	Clapham	2,540	£24.00	12 months	Jan-19
More Yoga	Wandsworth	1,011	£24.73	18 months	Apr-19
<b>Convenience Retail</b>					
Co-op	Harrow Road	4,425	£23.50	9 months	n/a
M&S	Queens Park	5,166	£37.75	6 months	Feb-16
M&S	West Hampstead	5,759 (Anc 1,195)	£40.71	6 months	Oct-16
<b>Retail</b>					
Peckham Cellars	Dulwich Village	826	£28.60	18 months	Jan-20
Heritage Cheese	Herne Hill	1,167	£26.45	9 months	Nov-20
Little Pets	Ealing	2,139	£32.20	18 months	Jun-21
Leon Beauty	Ealing	1,085	£36.90	18 months	Aug-21
<b>Leisure/ Cinema</b>					
Everyman	Borough	6,500	£21.25	6 months	Q3-17
Cineworld	Finsbury Park	20,000	£19.50		Mar-14
Curzon	Kingston	TBC	£14.00	12 months	Q1-18
Puttshack	The City	21,749	£32.50		Jan-18
KidZ 1	Ealing	12,047	£23.30	18 months	
Strike	Wandsworth	8,388	£20.86	30 months	

## Commercial Yield/Investment Evidence

Date	Address	Tenant/s	Price (£m)	NIY	Comments
On market	Coldharbour Lane, Brixton	Marsh and Parsons	£1.30	6.25%	Resi Upper Parts sold off
Jul-21	Caledonian Road, 427	The Gym	£3.75	5.85%	Resi Upper Parts sold off
Feb-21	Canary Wharf	Co-Op	£1.90	5.30%	LLH beneath resi. Fixed annual increases
Jan-21	White City, W12	Sainsburys	£2.10	4.50%	LLH beneath resi. Fixed increases 5 yearly 5% - 18% cap and collar
Jan-21	Boemfontein Road, W12	Sainsburys	£2.13	4.40%	LLH beneath residential. 8 years unexpired. Fixed RPI increases
Dec-20	Croydon, London Road	Tesco	£1.52	4.85%	LLH beneath resi. 13 years unexpired
Nov-20	111-115 Salusbury Road, NW6	AMC Networks International	£16.5	4.95%	Offices – 29,000 sq ft Grade A building.
Jan-20	Berkeley St Edward Portfolio	8 retail units distributed over 3 separate London assets	£10.00	5.15%	Assets being cherry picked, Resi uppers sold off
Jun-19	118-120 Wigmore St	Wigmore St Interiors	£8.35	4.20%	Resi Upper Parts sold off
Feb-19	190 Strand	Yen - Chinese Restaurant	£4.23	4.85%	5 yearly upward only reviews, Resi uppers sold off
Jan-18	Riverlights, Battersea	Sainsburys, JLL, Busy Bees	£5.80	4.10%	Resi uppers sold off. Fixed RPI Increases
Aug-17	The Filaments, Wandsworth	4 retail units	£5.25	6.50%	Independent covenants in secondary location
Jun-17	Fulham Reach	Brasserie Blanc	£2.66	5.12%	Resi uppers sold off. 5 yearly upward only reviews
Mar-17	9-16 Empire Square, SE1	Tesco, Soho Gym, Bright Horizon	£7.25	5.00%	Resi Upper Parts sold off

# Appendix 6

LADBROKE GROVE  
ORDER OF COST (PLANNING SCHEME 2522 UNITS)

For BALLYMORE (LONDON) Ltd & SAINSBURYS SUPERMARKETS LTD

**Issue Date : 28 September 2023**



CONTROL ISSUE SHEET

Rev	Status	Prepared By	Authorised By
-	INIITIAL DRAFT	Ian Purton ( Partner ) / P Rollason (Partner)	P J ROLLASON (Partner)
	REVISED DRAFT	Ian Purton ( Partner ) / P Rollason (Partner)	P J ROLLASON (Partner)
	VERSION 3	Ian Purton ( Partner ) / P Rollason (Partner)	P J ROLLASON (Partner)
	VERSION 4	Ian Purton ( Partner ) / P Rollason (Partner)	P J ROLLASON (Partner)
	VERSION 5	Ian Purton ( Partner ) / P Rollason (Partner)	P J ROLLASON (Partner)
	VERSION 6		P J ROLLASON (Partner)
	VERSION 7		P J ROLLASON (Partner)
	VERSION 8		P J ROLLASON (Partner)
	VERSION 9		P J ROLLASON (Partner)
	VERSION 10 : JS Store revised layouts		P J ROLLASON (Partner)
	VERSION 11		P J ROLLASON (Partner)
	VERSION 12 : OPTIONS COMPARISON		P J ROLLASON (Partner)
	VERSION 13 : OPTIONS COMPARISON		P J ROLLASON (Partner)
	VERSION 14 : Store update		P J ROLLASON (Partner)
	Interim Planning Update		P J ROLLASON (Partner)
	Interim Planning Update 2		P J ROLLASON (Partner)
	Planning Scheme		P J ROLLASON (Partner)
	Rebrief Scheme	O REYNOLDS / M GOOL	P J ROLLASON (Partner)
	Rebrief VE Scheme		P J ROLLASON (Partner)
	Planning Scheme June 23		P J ROLLASON (Partner)
	21 July 2023		P J ROLLASON (Partner)

FINAL 28 September 2023

P J ROLLASON (Partner)

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**EXECUTIVE SUMMARY**



**1. Cost Summary**

Description	Total £	PHASE 1	PHASE 2
General Site Works	100,209,947	70,664,939	29,545,008
Abnormal Infrastructure Works	39,784,704	34,788,902	4,995,802
Basements	98,465,761	79,792,077	18,673,684
Residential Blocks	898,821,514	503,574,490	395,247,024
Activity Centre	5,000,000	5,000,000	
Store	113,286,288	113,286,288	-
<b>Sub-Total</b>	<b>1,255,568,214</b>	<b>807,106,697</b>	<b>448,461,517</b>
General Prelims	included		
OH&P	included		
Design Development	70,028,143	45,878,027	24,150,116
Inflation	excluded		
<b>Sub-Total</b>	<b>70,028,143</b>	<b>45,878,027</b>	<b>24,150,116</b>
<b>Total (Rounded)</b>	<b>1,325,600,000</b>	<b>852,980,000</b>	<b>472,610,000</b>



**2. Areas (ft²) and Units (no)**

	GIA	NIA	%	Studio	1 Bed	2 Bed	3 Bed +	Total
Residential : Private	2,107,360	1,585,828	75%	293	586	802	339	2,020
Residential : Shared Ownership	154,069	106,047	69%	-	94	66	-	160
Residential : Affordable	417,412	302,049	72%	-	61	94	187	342
Residential Ancillary	257,524							
JSS	246,528							
Community	2,637							
Commercial	134,662	84,573						
Basements (Plots 1,4 & 5)	inc							
<b>Totals</b>	<b>3,320,192</b>	<b>2,078,496</b>		<b>293</b>	<b>741</b>	<b>962</b>	<b>526</b>	<b>2,522</b>

**Average Unit size 791 ft/2**



**3. Key Headlines**

This document provides an updated Cost Plan to reflect the planning submission scheme based upon the FB area schedule as amended by BDML dated 19 May 2023. It should be noted that the base date for costs is Q2 2023. (refer to notes section)

The allowances for the blocks above ground/store are based on design information provided with PC allowances for the facades established in conjunction with BDML as allowances "to be designed to" when the scheme design progresses.

The interior fit out for private units assumes LCI equivalent delivered to all private for sale blocks. Shared ownership units are to an assumed specification at this time.

The allowances for the store are as previous iterations based on the scope to be delivered to JSS. The store costs also include the podium structure up to and including the podium "roof".

All site wide works is included within the infrastructure including enabling works as well as final finish to landscaping. An approx. split of costs between Phase 1 and Phase 2 has been made - this will require further review as the phasing strategy further develops.

At this time there is no final study available for the infrastructure across the site so certain items such as works to divert the main sewer and gas main diversion works are based on historic reports and have not been updated (other than for inflation).

There remain options in relation to the energy strategy. Within this document we have allowed for an ASHP centralised solution (within plot 2) with an ambient loop to each block. There is no provision at this time for GSHP's

AREA AND UNIT COUNT SUMMARY

		Total GIA (m2)	Total GIA (ft2)	SSL	TOTAL Resi GIA	Apartment GIA	Resi Ancillary	Community	Estate Mngmt	Amenity	Residential Car Park	Commercial GIA	Commercial NIA	Total Resi NIA	%	Ave unit size (ft2)	Private NIA	Shared O NIA	Affordable NIA	
1	Common Basement																			
1.01	Plot 1	7,721	83,109		7,418		840				6,578	303								
1.02	Plot 4	4,593	49,439		3,218		3,218					1,375								
1.03	Plot 5	2,128	22,906		1,770		1,770					358								
1.04	Plot 6	891	9,591		891		891													
	Total Basement	15,333	165,044		13,297		6,719				6,578	1,733								
2	Residential Blocks																			
2.01	Plot 1.1	15,469	166,508		14,177	13,973	204					1,292	1,277	10,874	78%	861	10,874			
2.02	Plot 1.1.3 (Pavillion - S&C)	701	7,546		-	-	-					701	803							
2.03	Plot 1.2	22,602	243,288		21,524	20,833	691					1,078	1,060	14,521	70%	717	14,521			
2.04	Plot 1.3	23,290	250,694		22,752	22,249	503					538	528	15,729	71%	873	-	-	15,729	
2.05	Plot 1.4	19,474	209,618		17,970	17,596	374					1,504	1,253	12,831	73%	691	12,831	-		
2.06	Plot 2.1	22,641	243,708		22,641	20,947	1,556			138		-	-	15,554	74%	613	15,554			
2.07	Plot 2.2	11,711	126,057		11,711	11,440	271					-	-	8,401	73%	637	8,401			
2.08	Plot 2.3	14,498	156,056		14,498	14,313	185					-	-	9,852	69%	663		9,852		
2.09	Plot 2.4	17,352	186,777		17,352	16,530	823					-	-	12,332	75%	897	-	-	12,332	
2.10	Plot 2.5	9,522	102,495		9,522	9,404				118		-	-	5,658	60%	791	5,658			
2.11	Plot 2.6	5,044	54,294		5,044	4,033				1,011		-	-	2,921	72%	786	2,921			
2.12	Plot 2.7	4,973	53,529		4,973	4,892	81					-	-	3,332	68%	652	3,332			
2.13	Plot 2.8	4,973	53,529		4,973	4,892	81					-	-	3,332	68%	652	3,332			
2.14	Plot 4.1	22,444	241,587		22,055	21,612	443					389		16,209	75%	746	16,209			
2.15	Plot 4.2	7,045	75,832		7,045	7,045						-	-	5,456	77%	1,013	5,456			
2.16	Plot 4.3	6,295	67,759		6,295	6,295						-	-	4,938	78%	901	4,938			
2.17	Plot 4.4	11,996	129,125		11,525	11,463	62					471		9,230	81%	1,057	9,230			
2.18	Plot 4.5	6,504	70,009		5,854	5,854						650		4,558	78%	876	4,558			
2.19	Plot 5.1	11,802	127,037		11,356	11,216	140					446	425	9,034	81%	1,069	9,034			
2.20	Plot 5.2	10,231	110,131		8,648	8,386	262					1,583	1,508	6,845	82%	1,023	6,845			
2.21	Plot 5.3	8,028	86,413		8,028	7,860	168					-	-	6,678	85%	998	6,678			
2.22	Plot 5.4 (Pavillion - S&C))	316	3,401		-	-	-					316								
2.23	Plot 6.1	9,256	99,632		8,148	8,037	111					1,108	1,003	6,955	87%	851	6,955			
	Total Residential	266,167	2,865,026		256,091	248,870	5,954			1,267		10,076	7,857	185,240	74%	791	147,327	9,852	28,061	
3	Plot 2 Store and Podium (exc RESI)																			
3.01	SSL Store plus common ancillary	27,256	293,384	22,903	3,652	-	364	245	756	396	1,891	701								
	Basement 2	-	-		-	-	-													
	Basement 1	11,752	126,499	9,679	2,073	-	-			182	1,891									
	Ground	12,869	138,522	11,547	1,007	-	364	158	271	214		315								
	Mezzanine 1	2,548	27,427	1,677	485	-	-		485			386								
	Mezzanine 2	87	936		87	-	-	87												
		308,756	3,323,454	22,903	273,040	248,870	13,037	245	756	1,663	8,469	12,510	7,857	185,240			147,327	9,852	28,061	
	TOTALS (ft2)	3,323,454		246,528	2,939,003	2,678,841	140,326	2,637	8,138	17,901	91,160	134,662	84,573	1,993,923			1,585,828	106,047	302,049	

Note the residential ancillary includes residential car park, amenity and identified ancillary spaces

AREA AND UNIT COUNT SUMMARY

		Total GIA (m2)	TOTAL	PRIVATE	Studio	1Bed	2 Bed	3 Bed	4 Bed	Townhouse	SHARED	Studio	1Bed	2 Bed	3 Bed	AFFORD	Studio	1Bed	2 Bed	3 Bed	4 Bed	
1	Common Basement																					
1.01	Plot 1	7,721																				
1.02	Plot 4	4,593																				
1.03	Plot 5	2,128																				
1.04	Plot 6	891																				
	Total Basement	15,333																				
2	Residential Blocks																					
2.01	Plot 1.1	15,469	136	136	2	33	54	42	-	5	-											
2.02	Plot 1.1.3 (Pavillion - S&C)	701	-	-							-											
2.03	Plot 1.2	22,602	218	218	3	113	72	30			-											
2.04	Plot 1.3	23,290	194	-	-	-	-	-	-		-	-	-	-	-	194	-	30	58	96	10	
2.05	Plot 1.4	19,474	200	200	18	127	45	10			-											
2.06	Plot 2.1	22,641	273	273	109	57	107	-			-											
2.07	Plot 2.2	11,711	142	142	42	20	80				-											
2.08	Plot 2.3	14,498	160	-							160		94	66								
2.09	Plot 2.4	17,352	148	-							-	-	-	-		148	-	31	36	48	33	
2.10	Plot 2.5	9,522	77	77	12	14	25	26			-											
2.11	Plot 2.6	5,044	40	40	-	8	32	-			-											
2.12	Plot 2.7	4,973	55	55	26	7	13	9			-											
2.13	Plot 2.8	4,973	55	55	26	7	13	9			-											
2.14	Plot 4.1	22,444	234	234	8	107	115	4			-											
2.15	Plot 4.2	7,045	58	58	2	7	31	18			-											
2.16	Plot 4.3	6,295	59	59	10	9	22	18			-											
2.17	Plot 4.4	11,996	94	94	2	8	50	34			-											
2.18	Plot 4.5	6,504	56	56	7		35	14			-											
2.19	Plot 5.1	11,802	91	91		13	26	52			-											
2.20	Plot 5.2	10,231	72	72	9	18	18	27			-											
2.21	Plot 5.3	8,028	72	72	9	18	18	27			-											
2.22	Plot 5.4 (Pavillion - S&C)	316	-	-							-											
2.23	Plot 6.1	9,256	88	88	8	20	46	2	12		-											
	Total Residential	266,167	2,522	2,020	293	586	802	322	12	5	160	-	94	66	-	342	-	61	94	144	43	
3	Plot 2 Store and Podium (exc RESI)																					
3.01	SSL Store plus common ancillary	27,256		-																		
	Basement 2	-																				
	Basement 1	11,752																				
	Ground	12,869																				
	Mezzanine 1	2,548																				
	Mezzanine 2	87																				
		308,756	2,522	2,020							160					342						
	<b>TOTALS (ft2)</b>	<b>3,323,454</b>	<b>2,522</b>	<b>2,020</b>							<b>160</b>					<b>342</b>						

Note the residential ancillary includes residential car

6%

14%

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## 1.00 GENERALLY

- 1.01 It is assumed that all works will be procured in a series of separate competitively tendered contracts the scope and extent of each is to be determined. Consideration will need to be given when procurement strategy is developed for the grouping of works given the number of on site activities and the extent of works to be procured.
- 1.02 At this time the costs are all based at present day (Q2 2023) with no provision for any inflation beyond current day or any specific premium for phasing. As and when the logistics associated with the phased delivery of the works is assessed the extent if any of any costs associated with the phasing can be ascertained.
- 1.03 We have included an allowance of 15% for general preliminaries which includes BCSL staff costs as well as a provision for OH&P of 5%. There is no separate allowance for PCSA fees or for any potential risk provision should the works be procured under a D&B arrangement.

The following notes should be read in conjunction with the allowances made :

## 2.00 INFRASTRUCTURE WORKS

- 2.01 There is at present no update to the original scope of works described by WSP which in themselves are not yet fully defined or detailed. We have therefore retained the same broad categories and assumed service routes specifically amended as noted below. The cost allowances have been generated based upon our interpretation of this information.
- 2.02 The costs are intended to allow for all on site works and connections to services coming to site as well as provision of upgrade of any local area network and services coming into the site.
- 2.03 The connection costs and charges are on a per unit basis and reflect the Ballymore / SSL scheme only.
- 2.04 A number of infrastructure related items, such as the Air Source Heat Pumps is excluded from the infrastructure. Rather it is included within each block with the primary plant costed in Plot 2, the first phase plot.
- 2.05 We have included an allowance of £4.3m to bring electricity to site including transformers within each block based on the UKPS quotation provided to Ballymore dated 6 Jan 2023
- 2.06 No allowance is included within this cost plan for any pedestrian bridges over the canal or for a bridge over Network Rail land to the adjacent North Pole Site.
- 2.07 Provision is included for demolition of canal house and the boat house, not previously part of this project.
- 2.08 The allowance for general site strip is based on previous provisional advice from The Structural Engineer. This assumes a general site strip followed by a cut and fill process intended to optimise removal/importing of material to the site again based on volumes proposed by Walsh. The costs also allow for soil stabilisation on site.
- 2.09 The extent of on site Surface Water Attenuation is not yet fully established. The landscaping design identifies plans to address the issue but detailed costs cannot yet be assessed as at this time there is no general drainage design for the site, we have thus included an allowance within the site wide landscaping for SUDS.
- 2.10 The works required to reform/rebuild the previously infilled wharf is not clear. Information suggests that the original sheet piling that formed the original wharf may still be insitu so allowance has been included for its removal. We assumed that any historic base or walls to the canal that may be uncovered will all need to be replaced with new which will be in concrete and lined.
- 2.11 The works to the existing canal towpath bridges is assumed to include repair as required with an allowance for regrading the canal path approach to reduce the steepness of the incline. No allowance has been included for demolition/new bridges.
- 2.12 The extent of works to the retained and extended eastern wharf adjacent to the boathouse is unclear. We have assumed that in draining and extending the existing work repair works will be needed to both the wharf base and walls and that a new capping beam will be constructed but this all requires confirmation.
- 2.13 The creation of the Network Rail compound along with any works to the existing ramp are provided in line with the current structural design however no allowance has been included for any network rail costs or

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fees. At present it is assumed that these works can be undertaken in normal working hours without the need for piecemeal working on the basis that they are outside of the fence line and further than 10' from the outer running rail. Should any works need to be undertaken within 10' of the running rail or between the running rail and the fence line then such work would be carried out under ROTR (Rules of the Route) with the works defined as being within a "green zone". This would require works to be undertaken when the train services are stopped ie essentially during weekday nights and/or weekend in an already booked Abnormal Possession (either for maintenance or other capital works programme). Typically the fees/costs associated with this would be circa 15% for management costs depending on the complexities of the work and how close the work is to the outer running rail.

Should a specific track possession need to be booked this would likely need to be booked a minimum 52 weeks in advance and probably longer. In this instance as well as the Network Rail Fee the cost for an abnormal possession would need to be agreed with NR.

- 2.14 Allowance is included for the structural works to the southern access road in accordance with the structural engineers outline design. As with the Network Rail compound no allowance has been included for any Network Rail fees or track possessions.
  - 2.15 The Stage 2 MEP report still considers options in terms of the Energy Strategy involving either ASHP or GSHP for provision of Heating, Cooling and Hot Water. At present the base cost allows for ASHP with ambient loop with Plate Heat Exchangers on a per block basis, alongside boosted hot water generation. Further information is required to fully compare the cost impact of GSHP v ASHP and discussions continue in this regard. It should be noted that at present there is a premium cost being carried within the block 2 MEP cost allowances given this will be the first plot to be progressed and the "start" up costs for the ASHP and ambient loop will be carried in this plot.
  - 2.16 General on site highways are assumed to be to "typical specifications" as such general allowances have been included commensurate with other schemes. Although a detailed specification is to be developed the hard and soft landscaping has been costed based upon the masterplan design. The final delineation of landscaping costs between phase 1 and phase 2 is to be determined but an assumption has been made for now. Provision is also included for what are assumed will be an element of abortive landscaping works as the phasing boundary moves.
  - 2.17 Cost information (now out dated) has previously provided by RUSH Construction services on behalf of Cadent for the relocation of the existing MP/LP district gas governor and re-routing of the MP and LP distribution mains which has been reflected in this cost plan. Given the quotation is now dated an uplift has been included to bring this up to current day - this is yet to be verified with Cadents supplier. No quotation has as yet been obtained for the installation costs so provisional allowance has been included for both this and the associated trenching. No allowance has been included for any over arching Cadent fees or costs.
- 3.00 PLOT DEVELOPMENT (RESIDENTIAL AND COMMERCIAL)
- 3.01 At this stage and given the hybrid nature of the design there is no specification or details upon which to base the costs for the residential blocks. We have used the areas, no of storeys and unit no's to generate a cost model for each block which has previously been reviewed with the respective architects and refined following discussion with BDML.
  - 3.02 The areas used are summarised within this report. These are based on the Faulkner Brown 1000 - P2. It is noted that the areas within the cost plan pick up and amend minor errors within the FB schedule.
  - 3.03 The engineer Walsh has provided structural design advice for Plot 2 including the podium transfer structures as well as an indication of pile numbers across the site. There is no similar design for any of the other blocks so this advice has been utilised to inform allowances for the other residential blocks, this will all need to be verified once the structural design develops. Assumptions have also been made in respect of the basement construction where it is assumed secant piled retaining walls will be installed.
  - 3.04 The engineer has previously provided indicative design for plots 2 and 4 however with the various changes in block heights and the addition of new blocks we have reverted to a model build up for the frame based on



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250 thick RC slabs, RC core walls and columns with typical rebar allowance of 180kg/m<sup>3</sup>. This will need to be reviewed as and when further design information is available.

- 3.05 For the structural design to the store up to podium level a series of sketches identifying slab thicknesses and beam sizes was previously provided. These have for now been retained as the basis of the cost allowance with an additional lump sum include below the additional blocks 2.7 and 2.8
- 3.06 We have assumed a general storey height of 3.15m across the development and 3.4m to the mansion blocks to Plot 4. The storey heights to the Sainsbury's store have been take as 4.5m for the ground floor and 9m for the store.
- 3.07 At this stage there aren't layouts for all residential levels rather typical levels have been provided. These have been used to ascertain an overall area for the external façade on a block by block basis.
- 3.08 All private units are assumed to be comfort cooled. We have assumed a multi room approach to the control of the comfort cooling assuming Zeroth units are provided, we have assumed 1 FCU for Studios and 1 beds, 2 FCU's for 2 beds and 3 FCU's for 3 and 4 beds
- 3.09 Lifts have been priced at a set allowance per lift per level, once revised vertical transport study is available identifying lift sizes and speeds this will be reviewed.
- 3.10 The internal fit out of the private units has been assumed to be equivalent to that delivered at London City Island Phase 2. A build up to this is included within the appendices. Note there is no allowance for any upgrade fit out to penthouses or the like, all apartments are costed on the same basis. It is recognised that certain apartments are over sized and an additional allowance has been included for fitting out these apartments.
- 3.11 The fit out of common areas generally is included separately. For selected blocks as noted within the cost plan an enhanced rate for fitting out common areas is included.
- 3.12 A series of lump sum allowances are included to allow for enhanced fit out to entrance lobbies and reception areas to each block.
- 3.13 The scope of works to the Sainsbury's store has been informed by the delineation document provided to us (by Cube). We have therefore included items such as travellators but excluded general fit out. This matrix is included in Appendix D. Included within Appendix E is a split of the overall plot 2 costs up to podium between JSS and Ballymore to identify the store costs only.  
 In addition an allowance is included for contribution for the store fit out itself by JSS. This totals a gross amount of £10m which include professional fees at 10%. which have been deducted.
- 3.14 The scope of works to the podium roof appears to be extensive. A series of allowances has been included for rooftop landscaping as well as the proposed planting pits and pergolas as well as the outdoor pool to serve the club.
- 3.15 Aside from the store all other retail has been allowed to shell only.
- 3.16 It is assumed that "commercial areas" within the various blocks are to shell only with capped services provided.
- 3.17 Allowance has been included for basements below plots 1, 4, 5 and 6. Design for the basements is limited. For Plot 4 which sits only partially below grade it is assumed that the scheme will be designed to allow for a naturally ventilated basement. Basements to plots 1, 5 and 6 are assumed to be fully mechanically extracted. Plot 2 is only a partial basement construction with the lowest level car parking at ground level on the south side of the site.
- 3.17 The Façade and balcony allowances reflect a series of target allowances based on interpretation of the architects proposals. The basis of the facade allowances we have summarised below (in all instances note that a single hinged door per apartment is allowed in terms of access to external amenity ie there are no double or sliding doors, and there are no juliette balconies allowed). The facade area measure assumes a max 1 brick thick reveal to windows/doors etc :

Plot 1.1 : Ground Floor PC £1,000/m<sup>2</sup>, above ground PC allowance £1,000/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; (note higher rate included given the "curved" nature of the building and the colonnade) allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens

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- or linear balconies. No allowance for "feature" crown to the building.
- Plot 1.2 : Ground Floor PC £1,000/m2, above ground PC allowance £1,000/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies. No allowance for "feature" crown to the building.
- Plot 1.3 : Ground Floor PC £1,000/m2, above ground PC allowance £1,000/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies. No allowance for "feature" crown to the building.
- Plot 1.4 : Ground Floor PC £1,000/m2, above ground PC allowance £1,000/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies. No allowance for "feature" crown to the building.
- Plot 2 store The store levels allow for a mix of façade solutions and an average rate of £1,100/m2 has been allowed; the store entrances are glazed with allowance for entrance doors, the car park access/service yard etc are assumed to be reduce spec, where the resi blocks come to ground the facade is assumed to be a continuation of the above ground allowances
- Plot 2.1 : PC allowance only for precast façade of £1,200/m2 to 65% of the facade areas with aluminium windows £950/m2 to the balance of the facade areas; linear balconies allow formed in concrete with floor finish but no soffit finish with single hinged door onto balcony space. No allowance for winter gardens or linear balconies or for juliette balconies; allowance included for crown to top of block
- Plot 2.2 : PC allowance only for Masonry £700/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; no bolt on balconies - all assumed formed in RC with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block
- Plot 2.3 : PC allowance only for Masonry £700/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block
- Plot 2.4 : PC allowance only for Masonry £700/m2 to 65% of facade area with composite windows £700/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block
- Plot 2.5 : PC allowance only for precast facade of £1,200/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block
- Plot 2.6 : PC allowance only for facade £1,000/m2 to the entire facade area; allowance for external walkways/linear balconies with single hinged door onto balcony space. No allowance for winter gardens or linear balconies. Additional allowance for external columns to edges of walkways and balconies
- Plot 2.7 : PC allowance only for Masonry £700/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block
- Plot 2.8 : PC allowance only for Masonry £700/m2 to 65% of facade area with aluminium windows £950/m2 to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; allowance included for crown to the top of the block

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- Plot 4.1 : Above ground PC allowance only for façade solution of £1,200/m<sup>2</sup>; allowance for linear balconies, no soffit finish with sliding door onto balcony space. No allowance for winter gardens. Allowance for crown to the top of the building
- Plot 4.2 : Ground Floor PC Allowance £1,000, above ground PC Allowance for masonry £800/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; no bolt on balconies, all balconies assumed to be in RC with single hinged door onto balcony space. No allowance for winter gardens or linear balconies
- Plot 4.3 : Ground Floor PC Allowance £1,000, above ground PC Allowance for masonry £800/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; no bolt on balconies, all balconies assumed to be in RC with single hinged door onto balcony space. Limited allowance for winter gardens or linear balconies
- Plot 4.4 : Ground Floor PC Allowance £1,000, above ground PC Allowance for masonry £800/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; no bolt on balconies, all balconies assumed to be in RC with single hinged door onto balcony space. No allowance for winter gardens or linear balconies
- Plot 4.5 : Ground Floor PC Allowance £1,000, above ground PC Allowance for masonry £800/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; allowance of £12,000 per apartment for bolt on balconies with single hinged door onto balcony space. No allowance for winter gardens or linear balconies
- Plot 5.1 : PC allowance only for masonry faced precast £1,000/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; allowance of £15,000 per apartment for extended balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; Allowance for feature parapet
- Plot 5.2 : PC allowance only for masonry faced precast £1,000/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; allowance of £15,000 per apartment for extended balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; Allowance for feature parapet
- Plot 5.3 : PC allowance only for masonry faced precast £1,000/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; allowance of £15,000 per apartment for extended balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; Allowance for feature parapet
- Plot 6 : PC allowance only for masonry faced precast £1,000/m<sup>2</sup> to 65% of facade area with aluminium windows £950/m<sup>2</sup> to the balance; allowance of £12,000 per apartment for balcony with single hinged door onto balcony space. No allowance for winter gardens or linear balconies; Allowance for feature parapet

It will be necessary to engage more fully with the market to refined and develop the facade design and associated cost.

3.18 The Roofscape varies across the blocks; the scope reflected within the block costs is summarised below :

- Plot 1.1 : Flat with parapet
- Plot 1.2 : Flat with parapet
- Plot 1.3 : Flat with parapet
- Plot 1.4 : Flat with parapet
- Plot 1.5 : Flat with parapet
- Plot 2.1 : Flat with parapet
- Plot 2.2 : Flat with parapet
- Plot 2.3 : Flat with parapet
- Plot 2.4 : Flat with parapet

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Plot 2.5 :	Flat with parapet
Plot 2.6:	Multi pitched roof (north light style design)
Plot 2.7 :	Flat with parapet
Plot 2.8 :	Flat with parapet
Plot 4.1 :	Flat with parapet
Plot 4.2 :	Flat with parapet
Plot 4.3 :	Flat with parapet
Plot 4.4 :	Flat with parapet
Plot 4.5 :	Pitched
Plot 5.1 :	Flat with parapet
Plot 5.2 :	Pitched
Plot 5.3 :	Pitched
Plot 6.1 :	Flat with parapet

For all flat roofs we have assumed a provision for both green roofs (50%) and PV's (50%) will be required. The balance of the roof area not taken up by plant/lift over runs etc will be ballast.

Parapet in all instances is allowed to be a low level parapet to the roof perimeter, there is no provision for any expressed or feature parapet

For pitched roofs we have assumed a metal roof with standing seam; internally all pitched roofs have a standard flat soffit with no visible or exposed feature trusses .

### 4.00 INFORMATION USED TO PREPARE THIS ESTIMATE

#### 4.01 This Cost Estimate is based primarily upon :

BDML LG Design Rebrief for Revised Planning Application October 2022 Rev 5  
BDML 3771\_REP\_SeanDesignUpdate 221012  
Faulkner Brown Area and Accommodation Schedule 1000 P02 (amended by GE)  
H&P Plot 2 area schedule SA 1000 P01  
Walsh summary of structural proposals report dated May 2023  
Space Hub Landscape general arrangements ver 5  
Construction logistics plan rev 04

In addition the previously issued design information has been utilised unless amended by the Rebrief VE information

The WSP High Level Infrastructure Study dated November 2018  
Faulkner Brown Plot 1 Automated Parking System Basement option  
Faulkner Brown Plot 5 Reduced Basement option  
Walsh cut and fill design note ref AS 200929 Rev 1  
Rush Engineering Proposal for Gas Diversion works  
Walsh Design Proposals for Network Rail Compound  
Walsh Design Proposals for Southern Access Road Works  
Hoare Lea Stage 2 MEP report

### 5.00 MARKET TESTING

#### 5.01 No updated market testing has been undertaken as part of this rebrief cost plan exercise

**BLOCK SUMMARY**

**BLOCKS**

		Total	Phase 1	Phase 2	GIA (ft2)	£ ft2 GIA	NIA (ft2)	£ ft2 NIA	Units	£ / unit
<b>1</b>	Basements									
1.01	To Plot 1	48,247,928	48,247,928		83,109	581				
1.02	To Plot 4	31,544,149	31,544,149		49,439	638				
1.03	To Plot 5	10,965,322		10,965,322	22,906	479				
1.04	To Plot 6	7,708,362		7,708,362	9,591	804				
	Total Basements	98,465,761	79,792,077	18,673,684	155,454	633			-	-
<b>2</b>	Residential Blocks									
2.01	Plot 1.1	53,913,496		53,913,496	166,508	324	117,048	460.61	136	396,423
2.02	Plot 1.1.3 (Pavillion)	3,063,499		3,063,499	7,546	406	8,643	354.43		
2.03	Plot 1.2	75,802,276		75,802,276	243,288	312	156,304	484.97	218	347,717
2.04	Plot 1.3	63,666,592		63,666,592	250,694	254	169,307	376.04	194	328,178
2.05	Plot 1.4	65,549,762		65,549,762	209,618	313	138,113	474.61	200	327,749
	Sub-Total	261,995,625	-	261,995,625	877,654	299	589,415	444.50	748	350,262
2.06	Plot 2.1	88,457,597	88,457,597		243,708	363	167,423	528.35	273	324,021
2.07	Plot 2.2	40,852,448	40,852,448		126,057	324	90,428	451.77	142	287,693
2.08	Plot 2.3	43,957,792	43,957,792		156,056	282	106,047	414.51	160	274,736
2.09	Plot 2.4	48,033,510	48,033,510		186,777	257	132,742	361.86	148	324,551
2.10	Plot 2.5	31,949,453	31,949,453		102,495	312	60,903	524.60	77	414,928
2.11	Plot 2 Club (inc podium)	-			-				-	
2.12	Plot 2.6	26,091,475	26,091,475		54,294	481	31,442	829.84	40	652,287
2.13	Plot 2.7	17,908,885	17,908,885		53,529	335	35,866	499.33	55	325,616
2.14	Plot 2.8	17,993,292	17,993,292		53,529	336	35,866	501.69	55	327,151
	Sub-Total	315,244,453	315,244,453		976,445	323	660,716	477.13	950	331,836
2.13	Plot 4.1	80,269,730	80,269,730		241,587	332	174,474	460.07	234	343,033
2.14	Plot 4.2	24,855,391	24,855,391		75,832	328	58,728	423.23	58	428,541
2.15	Plot 4.3	22,139,036	22,139,036		67,759	327	53,153	416.52	59	375,238
2.16	Plot 4.4	38,520,306	38,520,306		129,125	298	99,352	387.72	94	409,790
2.17	Plot 4.5	22,545,575	22,545,575		70,009	322	49,062	459.53	56	402,600
	Sub-Total	188,330,038	188,330,038		584,313	322	434,769	433.17	501	375,908
2.18	Plot 5.1	36,603,162		36,603,162	127,037	288	97,242	376.41	91	402,233
2.19	Plot 5.2	32,734,754		32,734,754	110,131	297	73,680	444.29	72	454,649
2.20	Plot 5.3	29,330,809		29,330,809	86,413	339	71,882	408.04	72	407,372
2.21	Plot 5.4 (Pavillion)	1,380,978		1,380,978	3,401	406	0	-		
	Sub-Total	100,049,703	-	100,049,703	326,982	306	242,804	412.06	235	425,743
2.22	Plot 6	33,201,696		33,201,696	99,632	333	74,864	443.50	88	377,292
	Sub-Total	33,201,696	0	33,201,696	99,632	333	74,864	443.50	88	377,292
	Total Residential Blocks	898,821,514	503,574,490	395,247,024	2,865,026	314	2,002,567	448.83	2,522	356,392
<b>3</b>	Commercial Fit Out									
	in blocks									
<b>4</b>	Store Levels	113,286,288	113,286,288		293,384	386				
	Sub-Total	1,110,573,563	696,652,855	413,920,707						
	Contingencies	55,528,678	34,832,643	20,696,035						
	<b>ROUNDED TOTAL</b>	<b>1,166,100,000</b>	<b>731,490,000</b>	<b>434,620,000</b>	<b>3,313,863</b>	<b>371</b>			<b>2,522</b>	<b>2,522</b>

## NOTES AND ASSUMPTIONS

The following should be read in conjunction with the Executive Summary and are a list of items not allowed for within this cost plan. Certain of these however would need to be provided for elsewhere within the development appraisal and we would welcome the opportunity to discuss this list to ensure all relevant items are indeed provided for.

1	Value Added Tax (note non recoverable Vat is provided for)
2	Land acquisition costs and fees
3	Client finance, legal or marketing costs
4	Professional fees (e.g. design, PCSA, PM, surveys etc)
5	Planning and building regulation fees
6	Fees or costs associated with rights of light agreement, party wall awards, over sailing agreements etc
7	Section 106 / 278 Contributions other than works to immediate site entrance.
8	Community Infrastructure Levy Contributions or similar
9	Costs resulting from zero carbon requirements or offset charges
10	Benefits arising from any potential Capital Allowances or other government incentives / grants
11	Currency and exchange rate fluctuations.
12	Costs resulting from tariffs or other charges following the withdrawal from the European Union
13	Works outside of the red line site boundary except where specifically stated
14	Working outside of normal working hours and/or piecemeal working apart from where specifically noted
15	Mock Up or Show Apartments, off site benchmarks and the like
16	Provision for GSHP's - Centralised ASHP's with ambient loop is included
17	Any works to or within Kensal Rise Cemetery
18	Loose fittings, furnishings and equipment (FF&E). Including plant pots, loose planting and the like.
19	Fees, works or costs associated with abnormal ground conditions beyond stated allowances.
20	Underpinning of adjoining structures
21	Archaeological investigations and exploratory or resulting works
22	Spares and maintenance costs or any future site management costs
23	No allowance for any ongoing building maintenance during either the defects period or beyond.
24	Enhanced or specialist acoustic measures (triple glazing/winter gardens/anti vibration pads etc)
25	Any fit out to retail or commercial areas, all are taken to cold shell only.
26	Inflation beyond Q2 2023 base date
27	Treatment to address potential overheating to non cooled units
28	Network rail costs associated with Abnormal Possessions. (Provisional allowance has been included for possession management and out of hours / piecemeal working
29	Any works to RBKC land or buildings
30	Dredging or any other works to the canal (tow path works alongside the site are included)
31	Any works to Plots 3A and 3B (St Williams site).
32	Cadent on costs associated with Gas diversion works
33	Any works to existing substation adjacent to the site/canal.
34	Any bridges over the canal
35	The Pedestrian Bridge over the railway linking the North Pole Site
36	Contributions generally to offsite works or funding unless specifically stated.
37	Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto.

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NOTES AND ASSUMPTIONS

- |    |  |
|----|--|
| 38 | Any works or costs associated with existing National Grid tunnels.                               |
| 39 | Any enhanced fit out for penthouses or the like - all apartments costed at the same average rate |
| 40 | Any fit out to commercial areas - all to shell only  |
| 41 | Canopies to apartment entrances  |
| 42 | Greywater and rainwater harvesting   |

## APPENDIX A Infrastructure Works



**INFRASTRUCTURE WORKS SUMMARY**

	Total (£)	Phase 1	Phase 2
<b>1</b> General Site Works			
1.01 General Demolition and Site Clearance	7,381,604	4,115,267	3,266,338
1.02 Enabling Works	17,499,054	15,356,345	2,142,709
1.03 Highway Works	6,794,795	4,970,658	1,824,136
1.04 Landscaping / Public Realm	28,222,308	16,824,397	11,397,911
1.05 Site Wide Services	17,890,094	13,486,417	4,403,677
1.06 Off site Highway Works P Sum	1,725,000	1,725,000	
2.10 Statutory Services Connections and Charges	20,697,093	14,186,856	6,510,237
<b>Total General Site Works</b>	<b>100,209,947</b>	<b>70,664,939</b>	<b>29,545,008</b>
<b>2</b> Abnormal Infrastructure Works			
2.01 Remediation	10,145,122	8,625,428	1,519,693
2.02 Service Diversions	14,665,464	13,840,321	825,143
2.03 Network Rail	5,842,077	5,842,077	
2.04 Canal works	2,883,770	2,064,485	819,285
2.05 Wharves	6,248,272	4,416,591	1,831,681
2.06 Canal Bridges	NA	NA	NA
2.07 Pedestrian Rail Bridge	Excluded	Excluded	Excluded
2.08 Kensal Green Cemetery	NA	NA	NA
2.09 Off Site Footpaths and other works	Excluded		
<b>Total Infrastructure Works</b>	<b>39,784,704</b>	<b>34,788,902</b>	<b>4,995,802</b>
<b>3</b> Additional Works			
3.01 Allowance for additional and/or temporary works arising from the phasing works	included		
3.02 Activity Building (Provisional allowance only)	5,000,000	5,000,000	
<b>Total Additional Works</b>	<b>5,000,000</b>	<b>5,000,000</b>	<b>-</b>
<b>SUB - TOTAL</b>	<b>144,994,651</b>	<b>110,453,842</b>	<b>34,540,810</b>
Contingencies	10% 14,499,465	11,045,384	3,454,081
<b>INFRASTRUCTURE WORKS TOTAL</b>	<b>159,494,117</b>	<b>121,499,226</b>	<b>37,994,891</b>
<b>ROUNDED TOTAL</b>	<b>159,490,000</b>	<b>121,500,000</b>	<b>37,990,000</b>

Excludes Site 3 ( Gas Holders)

GENERAL SITE WORKS

Item	Description	Quantity	Unit	Rate	Total
	GENERAL DEMOLITION AND SITE CLEARANCE				
1.00	The following build up has been generated from an assumed scope/design/specification in order to arrive at an allowance for initial cost planning purposes; note it is assumed that excavations are not being removed from site but will be treated on site and the site re levelled. (areas taken from site ownership drawing)	71,418			
1.01	Site clearance generally; across whole site excluding Sainsbury's retail store. Breaking up hard surfaces etc	71,418	m2	15.00	1,071,270
1.02	Allowance for general site strip, reduced level dig of say first 300mm, deposit on site	21,425	m3	10.00	214,254
1.03	Allowance for breaking up/turning over top 2m of ground prior to excavation works for foundations	71,418	m2	12.50	892,725
1.04	General Cut and Fill (based on Original Quantities from Walsh - note <u>RISK</u> these may not reflect current design proposals); excavate and deposit on site	67,000	m3	7.50	502,500
1.05	EO excavations for removal of in ground obstructions (quantum unknown at this time)	17,685	m3	75.00	1,326,381
1.06	Site Hoardings to plots	2,000	m	400.00	800,000
1.07	Demolition and removal of petrol station; based on budget advice from Squibb	1	Item		1,250,000
1.08	Grub up petrol station buried tanks	1	Item		inc above
1.09	Demolish existing retail store, including grubbing up ground slab and foundations	1	item		inc above
1.10	Demolish Canalside House and remove arising from site	1	Item		inc above
1.11	Demolish Activity Centre and affordable accommodation (the boathouse) and remove arisings from site	1	Item		inc above
1.12	Demolish brick wall to canal towpath	160	m	350.00	56,000
1.13	Additional Trade Contractor Prelims				-
	Sub-Total				6,113,130
2.00	Other Items				
2.01	General Prelims		15.0%		916,970
2.02	OH&P		5.0%		351,505
	Sub-total				1,268,474
				CARRIED TO SUMMARY	7,381,604

ENABLING WORKS

Item	Description	Quantity	Unit	Rate	Total
	ENABLING WORKS				
	The following build up has been generated from a review of the proposed construction sequencing prepared by BCSL to facilitate the construction and allows for temporary works across the site. Final finishes to roads etc is included elsewhere				
1.00	Phase 1				
1.01	New Southern Access Road (as Walsh drawings)				
	Allow for maintaining existing retaining wall	1	item		50,000
	EO provide temporary protection	1	item		100,000
	Demolish existing road to install sheet piles and cross ties	2,450	m2	100.00	245,000
	EO for backfilling between sheet piles; depth varies; provisional assessment average assumed to be 6m	14,700	m3	65.00	955,500
	Sheet Piling				
	Piling Mat; and later removal	1,025	m2	65.00	66,625
	Allowance for temporary access ramps	1	item	25,000.00	25,000
	Mobilisation and setting up of piling rig	1	item	25,000.00	25,000
	Sheet piling; supply and drive; height varies; say total length 10m	4,350	m2	200.00	870,000
	EO for soil softening	4,350	m2	15.00	65,250
	EO for clutch welds; taken to exposed outer edge of new sheet piled wall	2,000	m	75.00	150,000
	EO for corners	40	m	300.00	12,000
	EO for trimming top of sheet piling	435	m	30.00	13,050
	EO for temporary support				100,000
	Capping beam	435	m	1,000.00	435,000
	Horizontal waling	435	m	175.00	76,125
	Cross ties; dimensions vary	900	m	200.00	180,000
	RC Road base				
	Allow for compacting fill and blinding layer	4,350	m2	45.00	195,750
	RC slab	4,350	m2	350.00	1,522,500
	Allowance for drainage channels	4,350	m2	50.00	217,500
	Surfacing				elsewhere
	Handrail to capping beam to railway elevation	200	m	950.00	190,000
	Other items				
	Trade contractor prelims		10%		549,430
	EO for piecemeal and out of hours working		30%		1,813,119
	Network Rail Possession management fees		15%		1,178,527.35
	Abnormal Possession Costs				excluded
2.00	Temporary Roads and Associated Works				

ENABLING WORKS

Item	Description	Quantity	Unit	Rate	Total
2.01	Temporary road access to south of site for Network Rail and St Williams wrapping around to site	400	m	1,500.00	600,000
2.02	Temporary Road access to north of site to service plot 4	100	m	1,500.00	150,000
2.03	Construct new temporary car park 2 for JS (with part closure of car park 1)	1	Item	50,000.00	50,000
2.04	Construct new temporary service yard for JS	1	Item	50,000.00	50,000
2.05	Construct temporary service yard & road including traffic management during gas main installation	1,250	m2	350.00	437,500
2.06	"on site" temporary access roads into plots		m	1,500.00	included
2.07	Reconfigure existing Sainsbury car park	3,600	m2	100.00	360,000
2.08	New Site access	80	m	1,500.00	120,000
2.09	Temporary Bus drop off, temporary shelters and layby. Includes allowance for toilets, drivers facilities, realtime monitoring	1	Item	250,000.00	250,000
2.10	Allowance for crossing at bus stop	1	Item	75,000.00	75,000
2.11	Allowance for resurfacing during life of the project	480	m	300.00	144,000
2.12	Site Hoardings to plots in Phase 1	1,350	m	400.00	540,000
2.13	Allowance for temporary signage	1	Item	50,000.00	50,000
2.14	Access Bridge from Area 4	1	Item	150,000.00	150,000
2.15	Adjustment to NWR buildings to facilitate installation of new sewer and gas main	1	Item	100,000.00	100,000
2.16	Additional Trade Contractor Prelims		5.0%		605,594
	Sub-total				12,717,470
3.00	Phase 2				
3.01	Site access	250	m	1,500.00	375,000
3.02	Site Hoardings to plots in Phase 2	1,350	m	400.00	540,000
3.03	Allowance for temporary signage	1	Item	100,000.00	100,000
3.03	Relocare site offices/welfare etc	1	item	500,000.00	500,000
3.04	Allowance for resurfacing during life of the project	250	m	300.00	75,000
3.05	Break up and remove temporary access points, hardstandings etc	1	Item	100,000.00	100,000
3.06	Additional Trade Contractor Prelims		5.0%		84,500
	Sub-total				1,774,500
4.00	General Items				
4.01	General Prelims		15.0%		2,173,796
4.02	OH&P		5.0%		833,288
	Sub-total				3,007,084
				CARRIED TO SUMMARY	17,499,054

HIGHWAYS

Item	Description	Quantity	Unit	Rate	Total
	Generally				
1.00	The following build up has been generated from an assumed scope/design/specification in order to arrive at an allowance for initial cost planning purposes.				
1.01	Roadways to adoptable standards; assumed two coat macadam on base	9,267	m2	400.00	3,706,800
	EO for road marking	9,267	m2	25.00	231,675
	EO junction works with public highway	1	item		250,000
1.02	Allowance for kerbs	2,506	m	300.00	751,800
1.03	Drainage inc gulleys etc to edge of carriageway	9,267	m2	60.00	556,020
1.04	Additional Trade Contractor Prelims		7.5%		412,222
2.00	Section 278 works				
2.01	Provisional Allowance for 278 works including TCSU signalling and traffic management during construction	1	item		1,500,000
	Sub-Total				7,408,517
2.00	Other Items				
2.01	General Prelims		15.0%		1,111,278
2.02	OH&P		5.0%		425,990
	Sub-Total				8,945,784
				CARRIED TO SUMMARY	8,945,784

PUBLIC REALM

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed scope/design/specification in order to arrive at an allowance for initial cost planning purposes. Rates are all inclusive of edgings, borders, sub base etc.	33,669	m2		
1.00	Public Realm on Site				
1.01	Soft landscaping; includes all site prep; imported material planting, mulching etc				
	Amenity planting	16,819	m2	300.00	5,045,700
	Rain Gardens	800	m2	300.00	240,000
	EO for irrigation	16,819	m2	100.00	1,681,900
	EO for trees; say	400	no	5,000.00	2,000,000
	Allowance for temporary/abortive landscaping works at boundary between phase 1 and 2 as hoarding lines move	1	item	250,000.00	250,000
	Landscaping to roofs				see plots
	Landscaping to podium roof				see store
1.02	Hard standing: foot paths, decking etc; including all kerbs/edgings; sub base etc				
	Natural Stone Paving	12,000	m2	400.00	4,800,000
	Timber Paving		m2	400.00	included
	Self binding paving	2,351	m2	400.00	940,400
	Feature Paving	1,699	m2	400.00	679,600
	EO allowance for features / seating/ steps/ play equipment	1	Item	#####	1,000,000
	EO allowance for wayfinding signage.	33,669	m2	15.00	505,035
	EO for Sales and marketing signage				excluded
	EO for Feature artwork	1	item	500,000.00	500,000
1.03	Allowance for CCTV	1	Item	500,000.00	500,000
1.04	External Lighting	1	Item	750,000.00	750,000
10.50	Attenuation/Suds strategy allow; provision only	33,669	m2	100.00	3,366,900
1.06	Provision of cycle docking stations				excluded
1.07	Additional Trade Contractor Prelims		5%		1,112,977
	Sub-Total				23,372,512
2.00	Other Items				
2.01	General Prelims		15.0%		3,505,877
2.02	OH&P		5.0%		1,343,919
	Sub-Total				4,849,796
				ARRIED TO SUMMARY	28,222,308

SITE WIDE SERVICES

Item	Description	Quantity	Unit	Rate	Total
1.00	Services distribution and connections on site				
	Assumed to run around all roads and terminate at blocks (approx measure no details as yet available)				
1.01	Combined Power				
	LV Ducts x 4	-	m	450.00	-
	HV Ducts x 8	1,550	m	400.00	620,000
	Plot connections	21	No	15,000.00	315,000
	Trenching including bedding and backfill	1,550	m	400.00	620,000
	Manholes/Inspection Chambers; say	60	No	2,500.00	150,000
1.02	Combined Water				
	Potable water	1,550	m	250.00	387,500
	Fire fighting pipework x 2	1,550	m	400.00	620,000
	Combined Trenching including bedding and backfill	1,550	m	600.00	930,000
	Plot connection	21	No	25,000.00	525,000
	Manholes	60	No	6,000.00	360,000
1.03	Combined Stats/Other				
	Telecoms (multiple ducts - no unknown)	1,550	m	200.00	310,000
	Street lighting	1,550	m	75.00	116,250
	LV Power	1,550	m	75.00	116,250
	Plot connection	21	No	20,000.00	420,000
	Combined Trenching including bedding and backfill	1,550	m	450.00	697,500
	Manholes/Inspection Chambers; say	60	No	5,000.00	300,000
1.04	Surface Water				
	SW Drainage	1,550	m	250.00	387,500
	Plot connection surface water	21	No	20,000.00	420,000
	Manholes/Inspection Chambers; say	60	No	7,500.00	450,000
1.05	Foul Water				
	FW Drainage	1,550	m	250.00	387,500
	Plot connection Foul Water	21	No	20,000.00	420,000
	Combined Trenching including bedding and backfill	1,550	m	450.00	697,500
	Manholes	60	No	7,500.00	450,000
1.06	Gas				Assume NA
	Combined trench for Medium and Low pressure gas main	1,200	m	750.00	900,000
1.07	Telecoms				
	Telecoms	1,550	m	350.00	542,500
	Street lighting	1,550	m	350.00	542,500
	Plot connection telecoms	21	No	25,000.00	525,000
	Combined Trenching including bedding and backfill	1,550	m	450.00	697,500
	Chambers	60	No	4,500.00	270,000
1.08	Heating / Cooling				
	Allowance for trenching for ambient loop link from	650	m	1,000.00	650,000

SITE WIDE SERVICES

Item	Description	Quantity	Unit	Rate	Total
	Plot 2 around site; likely to be undertaken in phases				
1.09	Additional Trade Contractor Prelims		8%		988,313
	Sub-Total				14,815,813
2.00	Other Items				
2.01	General Prelims		15.0%		2,222,372
2.02	OH&P		5.0%		851,909
	Sub-Total				3,074,281
Total Carried to Summary					17,890,094





REMEDIATION

Item	Description	Quantity	Unit	Rate	Total
	REMEDIATION				
1.00	The following build up has been generated from an assumed scope/design/specification in order to arrive at an allowance for initial cost planning purposes; note it is assumed that excavations are not being removed from site but will be treated on site and the site re levelled.	71,418			
1.01	Soil Stabilisation (assumes target to achieve 30% soil stabilisation - this is tbc); based on cost advice from TR Stabilisation				
	Allowance for testing for design powder consumption	1	item	10,000.00	10,000
	Mobilisation and demobilisation of equipment including fuel etc for plant	1	item	100,000.00	100,000
	Bulk layer treatment (undertaken in 300mm layers) using Quicklime and/or OPC Cement	88,425	m3	37.50	3,315,953
	Site testing	88,425	m3	2.50	221,064
	Introduction of type 1 into formation layer prior to construction				in blocks
	Emulsion treatment to formation layer	71,418	m2	5.00	357,090
1.02	Relocate treated material around site and level	88,425	m3	15.00	1,326,381
1.03	Allowance for site investigations	71,418	m2	15.00	1,071,270
1.04	Provisinoal Allowance for treatmetn of "hot spots" across the site; full extent known but identified in boreholes				2,000,000
	Sub-Total				8,401,757
2.00	Other Items				
2.01	General Prelims		15.0%		1,260,264
2.02	OH&P		5.0%		483,101
	Sub-total				1,743,365
				CARRIED TO SUMMARY	10,145,122

DIVERSIONS

Item	Description	Quantity	Unit	Rate	Total
1.00	Generally				
1.01	Gas				
	Relocation of existing gas governor adjacent to Ladbroke Grove Roundabout; HP/LP PRS option <b>RISK ITEM</b>				
	Material Costs as Rush Budget (note estimate is noted as being +/- 25%); includes 25% inflation since original quote	1	Item		1,435,587
	Labour/installation costs (provisional allowance)	1	Item		750,000
	EO for Cadent Mark up				excluded
	MP & LP Pipeline diversions				
	Material Costs as Rush Budget (note estimate is noted as being +/- 25%); includes 25% inflation since original quote	1	Item		2,955,568
	Labour/installation costs (provisional allowance)	1	Item		1,250,000
	EO for Cadent Mark up				excluded
	Diversion of existing High pressure Gas mains which crosses the canal				excluded
	National Grid tunnels & Cables to tow path				excluded
1.02	Power				
	Diversion of existing HV Cable	1	Item	175,000.00	175,000
	Allowance for termination of existing services on the	1	item	500,000.00	500,000
	Removal of 5 No Substations	1	Item	250,000.00	250,000
	Allowance for temporary Substation (s) for construction works and later removal	1	Item	200,000.00	200,000
	Allowance for temporary connections to JS	1	Item	100,000.00	100,000
1.03	Water				
	Diversion of existing onsite potable main (160m?)	1	Item	150,000.00	150,000
	Allowance for provision of water supplies to existing JS store during diversion works	1	item		25,000
1.04	Drainage				
	Diversion of Foul water trunk Sewer (1327mmX838mm) (Depth taken as 7m); allowance only at this time as no design information <b>RISK ITEM</b>	350	m	7,500.00	2,625,000
	Allowance for temporary connection from existing JS store during diversion works	200	m	2,000.00	400,000
1.05	Telecoms				
	Services within towpath - assume maintained and kept				No works
	Openreach and Vodafone on site; assume terminated and new supplies provided	1	item		100,000
1.06	Sainsbury's				
	Allowance for diversion of services on Sainsbury's site	1	Item	100,000.00	100,000

DIVERSIONS

Item	Description	Quantity	Unit	Rate	Total
1.07	General Builders Work on services		5%		550,808
1.08	Additional Trade Contractor Prelims		5%		578,348
	Sub-Total				12,145,312
2.00	Other Items				
2.01	General Prelims		15.0%		1,821,797
2.02	OH&P		5.0%		698,355
	Sub-Total				2,520,152
		Total Carried to Summary			14,665,464

NETWORK RAIL

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated in order to arrive at an indicative allowance for 'National Rail Compound' works to create an elevated level area for articulate lorries to drop of machinery and materials, including track maintenance equipment, such as Gigarails. The below price is based on the architectural drawing provided by Faulknerbrowns and the structural drawing provided by Walsh Engineers. - FBSK-3771-050221-DN01 FBSK-3771-050221-DN01 (MIP)				
1.00	Substructure				
1.01	Allowance for grading and backfill with MOT type 1 to achieve 1:20 gradient to new road	424	m2	75.00	31,800
1.02	Allowance for waterproof membrane and drainage to the above backfill	424	m2	200.00	84,800
1.03	Allowance for MOT Type 1 infill between existing retaining wall and new retaining wall; area only assumed to southward extension, level built from +23.5 up to +27.5	2,276	m3	175.00	398,300
1.04	Allowance for waterproof membrane and drainage to the above backfill	569	m2	200.00	113,800
	Sub-total				628,700
2.00	Piling Works				
2.01	Piling Mat; and later removal	1,200	m2	65.00	78,000
2.02	Allowance for temporary access ramps	1	item	50,000.00	50,000
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Setting out and set up / move pile positions	44	no	120.00	5,280
	Boring CFA Piles 450 dia; from track level; assume 20m long (22 no)	440	m	150.00	66,000
	Boring CFA Piles 450 dia; from road level; assume 30m long (22 no)	660	m	150.00	99,000
	Reinforcement in Piles (taken at 60kg/m3)	10	tn	1,750.00	18,372
	Cutting of tops of piles	44	no	275.00	12,100
	Removal of pile arising's	175	m3	65.00	11,373
	EO for contaminated soil (10%)				1,137
	EO for obstructions (10%)				1,137
	UXO Attendance		item		excluded
	Allowance for load testing	1	item	25,000.00	25,000
	Allowance for Integrity testing inc attendance	44	no	20.00	880
	Piling Contractor on costs / prelims		20%		83,656
	Sub-total				501,935
3.00	Superstructure				
3.01	Allowance for 600x600mm ground beam connecting precast columns to pilecaps	27	m3	300.00	8,100

NETWORK RAIL

Item	Description	Quantity	Unit	Rate	Total
	EO for rebar to above; say 275kg/m3	7	tn	1,600.00	11,880
	EO allowance for formwork to above	90	m2	60.00	5,400
3.02	Allowance for 500x500mm precast columns; lengths vary	264	m	500.00	132,000
3.03	Allowance for 1,000 x 1,000mm precast beams	269	m	750.00	201,750
3.04	Allowance for 400mm Precast planks	1,200	m2	300.00	360,000
	EO Allowance for 100mm tack coat binder course to above	1,200	m2	60.00	72,000
3.05	Precast T Beams				inc
3.06	Allowance for new retaining wall; no detail provided, assume 400mm thick	432	m2	500.00	216,000
	EO for rebar to above; say 275kg/m3	119	tn	1,600.00	190,080
	EO for formwork to above	864	m2	60.00	51,840
	EO for drainage	1	item	25,000.00	25,000
	EO for waterproof	432	m2	60.00	25,920
	Sub-total				1,299,970
4.00	External Works				
4.01	Parapet				-
	Concrete Upstand	194	nr	400.00	77,600
	1.5m high railing to edge of access	194	m	950.00	184,300
		155	m	750.00	116,250
	Security fence between NR access and site roads				
	EO for gates to top and bottom of ramp	2	no	20,000.00	40,000
4.02	Surfacing				
	New road build up				elsewhere
4.03	Soft Landscaping				elsewhere
	Sub-total				418,150
5.00	Other Items				
5.01	Additional Trade Contractor Prelims		10%		404,885
	EO for piecemeal and out of hours working		30%		976,092
5.02	Network Rail Possession management fees		15%		634,460
5.03	Abnormal Possession Costs				excluded
	Sub-Total				2,015,437
6.00	Other Items				
6.01	General Prelims		15.0%		729,629
6.02	OH&P		5.0%		248,256
	Sub-Total				977,885
		Total Carried to Summary			5,842,077

CANAL WORKS

Item	Description	Quantity	Unit	Rate	Total
1.00	Generally				
1.00	Canal Works				
1.01	Repaving tow path, improving lighting, Excludes work to canal wall, dredging and repairs to canal structure (taken to length of wall up to but not including Gasholder site)	400	m	2,000.00	800,000
1.02	Allowance for aeration works, generator, pump and aeration pipe at 6 locations across canal to control algae	6	no	30,000.00	180,000
1.03	Allowance for works to existing footpath bridge over entrance to Wharves. Assume re-grading of pathway to bridge approaches, construction of retaining structure and allowance for builders work associated with HV cable in towpath. Note no allowance included for works to actual cable.	30	m	20,000.00	600,000
1.04	Allowance for remedial works to bridges; scope unknown	2	no	150,000.00	300,000
1.05	Additional Trade Contractor Prelims		10%		158,000
	Sub-Total				2,038,000
2.00	Other Items				
2.01	General Prelims		15.0%		305,700
2.02	OH&P		5.0%		117,185
	Sub-Total				422,885
		Total Carried to Summary			2,883,770

WHARVES

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed scope/design/specification in order to arrive at an allowance for initial cost planning purposes				
1.00	Western Wharf (To Plots 4 and 5)				
1.01	Excavation of previously filled in wharf, assumed 3m deep, 50% contaminated and hard dig	5,488	m3	65.00	356,720
	EO remove existing sheet piles	1	item	100,000.00	100,000
	Temporary propping	1	item	150,000.00	150,000
1.02	New steel sheet Piling				
	Mobiles rigs	1	item	50,000.00	50,000
	Pre auger pile route	180	m	200.00	36,000
	Drive sheet piling; say 6m	1,080	m2	200.00	216,000
	Trim tops of piles	180	m	50.00	9,000
	Allowance for standing time etc	1	item	10,000.00	10,000
1.03	New concrete retaining walls, including waterproofing liner; say 3m	540	m2	560.00	302,400
1.04	Capping beam	180	m	1,200.00	216,000
1.05	Concrete Base, including waterproofing liner, drainage	1,372	m2	750.00	1,029,000
1.06	Reduce slope to bridge over entrance, reconfigure bridge.	1	item	250,000.00	250,000.00
1.07	Allowance for dealing with HV cable	1	item	100,000.00	100,000
1.08	Open up closed wharf, including temporary sheet piling to retain water during construction; allowance for installing sluice gates to control water	1	Item	250,000.00	250,000
1.09	Footbridge / pontoon over wharf	1	item	250,000.00	250,000
1.09	Additional Trade Contractor Prelims		10%		332,512
	Sub-Total				3,657,632
2.00	Existing Eastern Wharf (scope assumed at this stage)				
2.01	Sheet piling to form temporary closure to wharf and drain; and later removal				
	Mobiles rigs	1	item	50,000.00	50,000
	Pre auger pile route	100	m	200.00	20,000
	Drive sheet piling; say 6m	600	m2	200.00	120,000
	Trim tops of piles	100	m	50.00	5,000
	Allowance for standing time etc	1	item	10,000.00	10,000
2.02	Break out existing walls to wharf to allow for extending/reshaping, including temporary propping ; say	1	item	200,000.00	200,000
2.03	Excavation of extended area, assumed 3m deep, 50% contaminated and hard dig (assume additional 20m2 of wharf)	800	m3	65.00	52,000



WHARVES

Item	Description	Quantity	Unit	Rate	Total
2.04	New concrete retaining walls, including waterproofing liner	300	m2	560.00	168,000
2.05	Capping beam	100	m	1,200.00	120,000
2.06	New concrete Base, including waterproofing liner, drainage	200	m2	750.00	150,000
2.07	Re line existing wharf base	635	m2	200.00	127,000
2.08	Re Line existign wharf walls	276	m2	200.00	55,200
2.09	Remedial / repair works to existing wall to wharf	80	m	1,500.00	120,000
2.10	Close wharf, including temporary sheet piling to retain water during construction; allowance for installing sluice gates to control water and later remove	1	Item	200,000.00	200,000
2.10	Additional Trade Contractor Prelims		10%		119,720
	Sub-Total				1,516,920
4.00	Other Items				
4.01	General Prelims		15.0%		776,183
4.02	OH&P		5.0%		297,537
	Sub-Total				1,073,720
				CARRIED TO SUMMARY	6,248,272

APPENDIX B  
Basements

PLOT 1 BASEMENT :

Item	Description	Quantity	Unit	Rate	Total
1.00	The following build up has been generated in order to arrive at an indicative allowance for a single level basement to sit below Block .	7,721			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Basement	7,721	m2		
	Excavations ; taken as 9m deep basement plus foundations	72,326	m3	65.00	4,701,158
	EO for contaminated soil (10%)				470,116
	EO for obstructions (10%)				470,116
	EO Dewatering	5%			235,058
	Mobilisation and setting up of piling rig	1	item		included
	Guide wall	500	m	600.00	300,000
	Setting out and set up / move pile positions				included
	Pile probing				included
	750 diameter contiguous piling retaining wall	500	m	7,500.00	3,750,000
	Reinforcement in Piles				included
	Cutting of tops of piles				included
	Removal of pile arising's				included
	RC lining wall to basement perimeter	4,500	m2	400.00	1,800,000
	Capping beam	500	m	1,000.00	500,000
	Allowance for propping	1	item		500,000
	Basement drainage layer	7,721	m2		in blocks
	Allowance for trade contractor prelims	20%		12,726,447	2,545,289
2.02	Concrete Works				-
	750 thick ground bearing basement slab (assumed waterproof concrete)	5,791	m3	350.00	2,026,763
	EO Waterproofing membrane	7,721	m2	60.00	463,260
	Reinforcement (taken at 250kg/m3)	1,448	tn	1,550.00	2,243,916
	Surface finish	7,418	m2	10.00	74,180
	Allowance for pile caps and ground beams.	7,418	m2		In blocks
	Lift pits		no		In blocks
	Stairs	6	no	10,000.00	60,000
	Allowance for columns/structure basement to ground floor	7,721	m2	120.00	926,520
	Suspended ground floor slab over car park/below blocks	1,930	m3		in blocks
	EO for 2m deep transfer slab over APS area only	2,705	m2	1,200.00	3,246,000
	Suspended drainage	7,721	m2	80.00	617,680
	Insulation	7,721	m2	90.00	694,890
	Concrete sundries		3%	10,353,208	310,596
	Trade Contractor on costs / prelims		10%	10,663,804	1,066,380
2.03	Foundations				
	Foundation Piling				in blocks

PLOT 1 BASEMENT :

Item	Description	Quantity	Unit	Rate	Total
2.04	Internal walls and partitions within basement area to form internal demises	7,721	m2	55.00	424,655
2.05	Internal doors	7,721	m2	12.00	92,652
	Sub-total				27,519,228
3.00	Superstructure				Elsewhere
4.00	Fit Out				
4.01	Parking	2,705	m2	100.00	270,500
4.02	Plant and Back of House	1,143	m2	100.00	114,300
4.03	Back of house bumper rails and the like	1	item	150,000.00	150,000
4.04	Residential ancillary	3,873	m2	150.00	580,950
	Total Other Fit out				1,115,750
5.00	Services				
5.01	MEP Generally to Basement areas; including impulse fans to car park; sprinklers, fire rated ductwork, small power, lighting and emergency lighting, wash down, and general MEP services	7,721	m2	400.00	3,088,400
5.02	EO for car parking	2,705	m2	300.00	811,500
5.03	Testing		%		included
5.04	MEP sub prelims		%		included
	Lifts				
5.05	Lifts to B1 including in blocks				
5.06	Auto parking system	180	no	40,000.00	7,200,000
5.07	Builders Work	2.0%	of	11,099,900	221,998
	Total Services				11,321,898
6.00	General Items				
6.01	General Prelims	15.0%			5,993,531
6.02	OH&P	5.0%			2,297,520
	Total General Items				8,291,052
		Total Carried to Summary			48,247,928

PLOT 4 BASEMENT : INCLUDING GYM

Item	Description	Quantity	Unit	Rate	Total
1.00	The following build up has been generated in order to arrive at an indicative allowance for a single level basement to sit below Block .	5,085			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Basement	5,085	m2		
	Excavations ; depth varies taken as 6m deep basement plus foundations	34,324	m3	65.00	2,231,044
	EO for contaminated soil (10%)				223,104
	EO for obstructions (10%)				223,104
	EO Dewatering	5%			111,552
	Mobilisation and setting up of piling rig	1	item	25,000.00	25,000
	Guide wall	450	m	600.00	270,000
	Setting out and set up / move pile positions				included
	Pile probing				included
	750 diameter contiguous piling retaining wall	450	m	7,500.00	3,375,000
	Reinforcement in Piles (taken at 60kg/m3)				included
	Cutting of tops of piles				included
	Removal of pile arising's				included
	RC lining wall to basement perimeter	2,700	m2	400.00	1,080,000
	Capping beam	450	m	1,000.00	450,000
	Allowance for propping	1	item		Assume NA
	Basement drainage	5,085	m2	80.00	406,800
	Allowance for trade contractor prelims	10%			839,560
2.02	Concrete Works				-
	750 thick ground bearing basement slab (assumed waterproof concrete)	3,814	m3	300.00	1,144,125
	EO for waterproof layer	5,085	m2	50.00	254,250
	Reinforcement (taken at 250kg/m3)	953	tn	1,550.00	1,477,828
	Surface finish	5,085	m2	10.00	50,850
	Allowance for pile caps and ground beams.		m2		in blocks
	Lift pits				in blocks
	Stairs	5	no	10,000.00	50,000
	Allowance for columns/structure basement to ground floor	5,085	m2	120.00	610,200
	Suspended ground floor slab over car park/below blocks		m3		in blocks
	EO for transfer over APS	1,385	m2	1,200.00	1,662,000
	Suspended drainage	5,085	m2	80.00	406,800
	Insulation	5,085	m2	90.00	457,650
	Concrete sundries		3%		183,411
	Trade Contractor on costs / prelims		10%		629,711
2.01	Foundations				
	Foundation Piling : to basement not under blocks	5,085	m2		in blocks

PLOT 4 BASEMENT : INCLUDING GYM

Item	Description	Quantity	Unit	Rate	Total
	Piling Mat; and later removal	5,085	m2	65.00	330,525
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	69	no	150.00	10,350
	Setting out and set up / move pile positions	69	no	50.00	3,450
	Boring CFA Piles 600 dia approx 30m long	69	no	3,000.00	
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	
	Boring CFA Piles 1200 dia approx 45m long		no	8,000.00	
	Reinforcement in Piles (taken at 120kg/m3)	70	tn	1,550.00	108,876
	Cutting of tops of piles	69	no	275.00	18,975
	Removal of pile arising's	585	m3	45.00	26,341
	EO for contaminated soil (10%)	59	m3	85.00	4,976
	EO for obstructions: coring through and standing time (5%)				11,148
	UXO Attendance		item		excluded
	Allowance for testing	69	no	15.00	1,035
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		64,068
2.02	Internal walls and partitions within basement area to form internal demises	5,085	m2	45.00	228,825
2.05	Internal doors	5,085	m2	12.00	61,020
	Sub-total				17,156,579
3.00	Superstructure				Elsewhere
4.00	Fit Out				
4.01	Parking	1,385	m2	100.00	138,500
4.02	Plant and Back of House	5,085	m2	150.00	762,750
4.03	Back of house bumper rails and the like	1	item	100,000.00	100,000
4.04	Commercial areas; to shell	0	m2	50.00	-
4.05	Leisure Club	0	m2	3,000.00	-
	Total Other Fit out				1,001,250
5.00	Services				
5.01	MEP Generally to Basement areas; including impulse fans to car park; sprinklers, fire rated ductwork, small power, lighting and emergency lighting, wash down, and general MEP services	5,085	m2	400.00	2,034,000
5.02	EO for car parking	1,385	m2	300.00	415,500
5.03	Testing		%		included
5.04	MEP sub prelims		%		included
	Lifts				
5.05	Lifts serving residential				inc elsewhere
5.06	Auto parking system	134	no	40,000.00	5,360,000

PLOT 4 BASEMENT : INCLUDING GYM

Item	Description	Quantity	Unit	Rate	Total
5.07	Builders Work	2.0%	of	7,809,500	156,190
	Total Services				7,965,690
6.00	General Items				
6.01	General Prelims	15.0%			3,918,528
6.02	OH&P	5.0%			1,502,102
	Total General Items				5,420,630
Total Carried to Summary					31,544,149

PLOT 5

Item	Description	Quantity	Unit	Rate	Total
1.00	The following build up has been generated in order to arrive at an indicative allowance for a single level basement to sit below Block .	2,128			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Basement	2,128	m2		
	Excavations ; taken as 4.3m deep basement plus foundations	10,427	m3	65.00	677,768
	EO for contaminated soil (10%)				67,777
	EO for obstructions (10%)				67,777
	EO Dewatering	5%			33,888
	Mobilisation and setting up of piling rig	1	item		included
	Guide wall	328	m	600.00	196,800
	Setting out and set up / move pile positions				included
	750 diameter contiguous piling retaining wall	328	m	7,500.00	2,460,000
	Reinforcement in Piles				included
	Cutting of tops of piles				included
	Removal of pile arising's				included
	RC lining wall to basement perimeter	1,410	m2	400.00	564,160
	Capping beam	328	m	1,000.00	328,000
	Allowance for propping	1	item	400,000.00	400,000
	Basement drainage layer	2,128	m2	80.00	170,240
	Allowance for trade contractor prelims	20%			993,282
2.02	Concrete Works				-
	600 thick ground bearing basement slab (assumed waterproof concrete)	1,277	m3	350.00	446,880
	EO Waterproofing membrane	2,128	m2	60.00	127,680
	Reinforcement (taken at 250kg/m3)	319	tn	1,550.00	494,760
	Surface finish	2,128	m2	10.00	21,280
	Allowance for pile caps and ground beams.	2,128	m2		in blocks
	Lift pits				in blocks
	Stairs	4	no	10,000.00	40,000
	Allowance for columns/structure basement to ground floor	2,128	m2	120.00	255,360
	Suspended ground floor slab over car park/below blocks		m3		in blocks
	EO for limited transfer				100,000
	Suspended drainage	2,128	m2	80.00	170,240
	Insulation	2,128	m2	90.00	191,520
2.01	Foundations				in blocks
2.02	Internal walls and partitions within basement area to form internal demises	2,128	m2	55.00	117,040
2.03	Internal doors	2,128	m2	12.00	25,536
	Sub-total				7,949,988



PLOT 5

Item	Description	Quantity	Unit	Rate	Total
3.00	Superstructure				Elsewhere
4.00	Fit Out				
4.01	Parking		m2	100.00	-
4.02	Plant and Back of House	2,128	m2	100.00	212,800
4.03	Back of house bumper rails and the like	1	item	50,000.00	50,000
4.04	Front of house circulation		m2	200.00	-
	Total Other Fit out				262,800
5.00	Services				
5.01	MEP Generally to Basement areas; including impulse fans to car park; sprinklers, fire rated ductwork, small power, lighting and emergency lighting, wash down, and general MEP services	2,128	m2	400.00	851,200
5.02	EO for car parking	0	m2	300.00	-
5.03	Testing		%		included
5.04	MEP sub prelims		%		included
	Lifts				
5.05	Lifts serving residential				in blocks
5.06	Builders Work	2%	of	851,200	17,024
	Total Services				868,224
6.00	General Items				
6.01	General Prelims	15.0%			1,362,152
6.02	OH&P	5.0%			522,158
	Total General Items				1,884,310
		Total Carried to Summary			10,965,322

PLOT 6 BASEMENT

Item	Description	Quantity	Unit	Rate	Total
1.00	The following build up has been generated in order to arrive at an indicative allowance for a single level basement to sit below Block .	891			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Basement	891	m2		
	Excavations ; taken as 4.3m deep basement plus foundations	4,366	m3	65.00	283,784
	EO for contaminated soil (10%)				28,378
	EO for obstructions (10%)				28,378
	EO Dewatering	5%			14,189
	Mobilisation and setting up of piling rig	1	item	.	included
	Guide wall	326	m	600.00	195,600
	Setting out and set up / move pile positions				included
	750 diameter contiguous piling retaining wall	326	m	7,500.00	2,445,000
	Reinforcement in Piles				included
	Cutting of tops of piles				included
	Removal of pile arising's				included
	RC lining wall to basement perimeter	1,402	m2	400.00	560,720
	Capping beam	326	m	1,000.00	326,000
	Allowance for propping	1	item	100,000.00	100,000
	Basement drainage layer	891	m2	80.00	71,280
	Allowance for trade contractor prelims	20%			810,666
2.02	Concrete Works				-
	600 thick ground bearing basement slab (assumed waterproof concrete)	535	m3	350.00	187,110
	EO Waterproofing membrane	891	m2	60.00	53,460
	Reinforcement (taken at 250kg/m3)	134	tn	1,550.00	207,158
	Surface finish	891	m2	10.00	8,910
	Allowance for pile caps and ground beams.	891	m2		in blocks
	Lift pits				in blocks
	Stairs	3	no	10,000.00	30,000
	Allowance for columns/structure basement to ground floor	891	m2	120.00	106,920
	Suspended ground floor slab over car park/below blocks		m3		in blocks
	EO for limited transfer				100,000
	Suspended drainage	891	m2	80.00	71,280
	Insulation	891	m2	90.00	80,190
	Concrete sundries		3%		25,351
	Trade Contractor on costs / prelims		10%		87,038
2.01	Foundations				
	Foundation Piling				in blocks
	Piling Mat; and later removal	7,517	m2		in blocks



APPENDIX C  
Block Cost Build Up

**BLOCK ELEMENTAL SUMMARY**

BLOCKS		Total			Plot 1.1		Plot 1.1.3 (Pavillion)		Plot 1.2		Plot 1.3		Plot 1.4		Plot 2.1		Plot 2.2	
GIA (ft:		2,865,026			166,508		7,546		243,288		250,694		209,618		243,708		126,057	
1 Demolition and Enabling		Elsewhere																
2.00 Substructure																		
2.01	Substructures	410,400	0.14	163	-	-	0	-	0	-	410,400	1.64	0	-	0	-	0	-
2.02	Foundations	46,203,240	16.13	18,320	2,931,353	17.60	0	-	3,681,957	15.13	3,809,914	15.20	4,571,898	21.81	1,883,878	7.73	1,488,193	11.81
Total Substructure		46,613,640	16.27	18,483	2,931,353	17.60	0	-	3,681,957	15.13	4,220,314	16.83	4,571,898	21.81	1,883,878	7.73	1,488,193	11.81
3.00 Superstructure																		
3.01	Frame and Upper Floors	102,922,438	35.92	40,810	5,598,864	33.63	0	-	8,364,793	34.38	9,038,964	36.06	7,496,687	35.76	9,312,926	38.21	4,867,946	38.62
3.02	Roof	16,514,750	5.76	6,548	1,379,775	8.29	0	-	1,442,888	5.93	1,348,388	5.38	880,200	4.20	545,313	2.24	649,400	5.15
3.03	Stairs	8,498,000	2.97	3,370	502,400	3.02	0	-	561,200	2.31	463,200	1.85	551,400	2.63	620,000	2.54	228,000	1.81
3.04	External Walls, Windows, Doors, EO Balconies	136,787,135	47.74	54,238	10,484,709	62.97	0	-	12,795,453	52.59	10,413,639	41.54	9,711,726	46.33	14,028,624	57.56	5,755,042	45.65
3.05	Internal walls and partitions	30,879,536	10.78	12,244	1,572,000	9.44	0	-	2,616,000	10.75	2,328,000	9.29	2,400,000	11.45	3,555,996	14.59	1,729,690	13.72
3.06	Internal doors	14,583,272	5.09	5,782	850,795	5.11	0	-	1,243,110	5.11	1,280,950	5.11	1,071,070	5.11	1,245,255	5.11	644,105	5.11
Total Superstructure		313,366,935	109.38	124,253	20,574,171	123.56	0	-	27,294,668	112.19	25,152,620	100.33	22,344,771	106.60	29,579,805	121.37	14,014,715	111.18
4.00 Fit Out																		
4.01	Residential Apartment Fit Out	125,160,946	43.69	49,628	7,763,200	46.62	0	-	10,910,400	44.85	6,865,279	27.39	9,302,500	44.38	12,521,900	51.38	6,876,400	54.55
4.02	Shell and Core Fit Out	19,242,046	6.72	7,630	741,835	4.46	0	-	1,290,130	5.30	1,226,350	4.89	1,639,825	7.82	1,773,295	7.28	691,781	5.49
4.03	General / Other Areas	0	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-
Total Other Fit out		144,402,992	50.40	57,257	8,505,035	51.08	0	-	12,200,530	50.15	8,091,629	32.28	10,942,325	52.20	14,295,195	58.66	7,568,181	60.04
5.00 Services Installations																		
5.01	MEP Shell and Core	105,400,241	36.79	41,792	5,914,096	35.52	0	-	8,237,230	33.86	8,385,577	33.45	7,307,345	34.86	15,433,987	63.33	4,482,397	35.56
5.02	MEP Fit Out	96,295,085	33.61	38,182	5,795,392	34.81	0	-	9,202,121	37.82	5,758,809	22.97	7,792,972	37.18	10,399,768	42.67	5,287,766	41.95
5.03	Lifts and Conveyors	13,168,000	4.60	5,221	681,000	4.09	0	-	981,000	4.03	1,176,000	4.69	960,000	4.58	1,125,000	4.62	780,000	6.19
5.04	Builders Work in Connection	4,298,167	1.50	1,704	247,810	1.49	0	-	369,307	1.52	306,408	1.22	321,206	1.53	539,175	2.21	211,003	1.67
Total Services		219,161,492	76.50	86,900	12,638,298	75.90	0	-	18,789,658	77.23	15,626,793	62.33	16,381,523	78.15	27,497,930	112.83	10,761,166	85.37
6.00 Minor Building Works		3,831,446					2,640,947											
SUB TOTAL		727,376,506	253.88	288,413	44,648,858	268.15	2,640,947	350.00	61,966,812	254.71	53,091,356	211.78	54,240,517	258.76	73,256,809	300.59	33,832,255	268.39
7.00 Add ons																		
7.01	General Preliminaries	111,715,769	38.99	44,296	6,697,329	40.22	422,552	56.00	9,416,432	38.70	7,908,893	31.55	8,142,828	38.85	10,988,521	45.09	5,074,838	40.26
7.02	CM Fee	42,589,383	14.87	16,887	2,567,309	15.42	0	-	3,609,632	14.84	3,031,742	12.09	3,121,417	14.89	4,212,267	17.28	1,945,355	15.43
Total Add Ons		154,305,152	53.86	61,184	9,264,638	55.64	422,552	56.00	13,026,064	53.54	10,940,636	43.64	11,264,245	53.74	15,200,788	62.37	7,020,193	55.69
TOTAL		881,681,657	307.74	349,596	53,913,496	323.79	3,063,499	406.00	74,992,876	308.25	64,031,992	255.42	65,504,762	312.50	88,457,597	362.97	40,852,448	324.08
ROUNDED TOTAL		881,682,000			53,913,000		3,063,000		74,993,000		64,032,000		65,505,000		88,458,000		40,852,000	

**BLOCK ELEMENTAL SUMMARY**

BLOCKS	Plot 2.3		Plot 2.4		Plot 2.5		Plot 2.6		Plot 2.7		Plot 2.8		Plot 4.1		Plot 4.2		Plot 4.
GIA (ft:	156,056		186,777		102,495		54,294		53,529		53,529		241,587		75,832		67,759
<b>1</b> Demolition and Enabling																	
<b>2.00</b> Substructure																	
<b>2.01</b> Substructures	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0	-	0
<b>2.02</b> Foundations	1,674,116	10.73	3,158,935	16.91	1,058,246	10.32	1,231,130	22.68	721,260	13.47	721,260	13.47	3,115,739	12.90	1,594,824	21.03	1,478,888
Total Substructure	1,674,116	10.73	3,158,935	16.91	1,058,246	10.32	1,231,130	22.68	721,260	13.47	721,260	13.47	3,115,739	12.90	1,594,824	21.03	1,478,888
<b>3.00</b> Superstructure																	
<b>3.01</b> Frame and Upper Floors	5,582,510	35.77	6,054,781	32.42	3,337,700	32.56	1,954,155	35.99	2,384,221	44.54	2,454,123	45.85	9,828,682	40.68	2,768,942	36.51	2,121,987
<b>3.02</b> Roof	928,425	5.95	499,850	2.68	402,563	3.93	737,200	13.58	388,888	7.26	388,888	7.26	1,244,600	5.15	584,600	7.71	525,075
<b>3.03</b> Stairs	518,400	3.32	505,800	2.71	320,400	3.13	1,272,300	23.43	258,600	4.83	258,600	4.83	620,000	2.57	247,600	3.27	211,700
<b>3.04</b> External Walls, Windows, Doors. EO Balconies	5,372,339	34.43	7,618,363	40.79	7,407,945	72.28	5,648,300	104.03	2,797,489	52.26	2,797,489	52.26	14,578,860	60.35	1,975,381	26.05	377,190
<b>3.05</b> Internal walls and partitions	1,920,000	12.30	1,776,000	9.51	924,000	9.02	426,600	7.86	556,150	10.39	556,150	10.39	3,584,200	14.84	417,600	5.51	627,300
<b>3.06</b> Internal doors	797,390	5.11	954,360	5.11	523,710	5.11	277,420	5.11	273,515	5.11	273,515	5.11	1,234,420	5.11	387,475	5.11	346,225
Total Superstructure	15,293,040	98.00	17,617,378	94.32	13,030,581	127.13	10,376,503	191.12	6,718,538	125.51	6,788,440	126.82	31,360,090	129.81	6,466,138	85.27	4,285,017
<b>4.00</b> Fit Out																	
<b>4.01</b> Residential Apartment Fit Out	6,834,200	43.79	5,298,266	28.37	4,128,100	40.28	2,108,800	38.84	2,596,000	48.50	2,596,000	48.50	11,264,500	46.63	3,748,100	49.43	3,652,700
<b>4.02</b> Shell and Core Fit Out	773,286	4.96	942,763	5.05	1,040,040	10.15	3,390,705	62.45	353,806	6.61	353,806	6.61	1,232,645	5.10	407,485	5.37	319,555
<b>4.03</b> General / Other Areas	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Other Fit out	7,607,486	48.75	6,241,029	33.41	5,168,140	50.42	5,499,505	101.29	2,949,806	55.11	2,949,806	55.11	12,497,145	51.73	4,155,585	54.80	3,972,255
<b>5.00</b> Services Installations																	
<b>5.01</b> MEP Shell and Core	5,891,523	37.75	6,370,695	34.11	3,543,224	34.57	1,857,548	34.21	2,148,410	40.14	2,148,410	40.14	8,117,809	33.60	2,568,844	33.88	2,301,560
<b>5.02</b> MEP Fit Out	4,705,856	30.15	5,139,033	27.51	3,103,764	30.28	1,437,480	26.48	1,912,267	35.72	1,912,267	35.72	9,658,261	39.98	2,497,990	32.94	2,377,562
<b>5.03</b> Lifts and Conveyors	1,000,000	6.41	1,002,000	5.36	414,000	4.04	324,000	5.97	294,000	5.49	294,000	5.49	1,320,000	5.46	441,000	5.82	270,000
<b>5.04</b> Builders Work in Connection	231,948	1.49	250,235	1.34	141,220	1.38	72,381	1.33	87,094	1.63	87,094	1.63	381,921	1.58	110,157	1.45	98,982
Total Services	11,829,327	75.80	12,761,963	68.33	7,202,208	70.27	3,691,409	67.99	4,441,771	82.98	4,441,771	82.98	19,477,992	80.63	5,617,990	74.08	5,048,104
<b>6.00</b> Minor Building Works																	
SUB TOTAL	36,403,968	233.27	39,779,305	212.98	26,459,175	258.15	20,798,547	383.08	14,831,375	277.07	14,901,277	278.38	66,450,967	275.06	17,834,537	235.18	14,784,264
<b>7.00</b> Add ons																	
<b>7.01</b> General Preliminaries	5,460,595	34.99	5,966,896	31.95	3,968,876	38.72	3,241,177	59.70	2,224,706	41.56	2,235,192	41.76	9,971,395	41.27	3,087,626	40.72	2,750,191
<b>7.02</b> CM Fee	2,093,228	13.41	2,287,310	12.25	1,521,403	14.84	1,242,451	22.88	852,804	15.93	856,823	16.01	3,822,368	15.82	1,183,590	15.61	1,054,240
Total Add Ons	7,553,823	48.40	8,254,206	44.19	5,490,279	53.57	4,483,628	82.58	3,077,510	57.49	3,092,015	57.76	13,793,763	57.10	4,271,216	56.32	3,804,431
TOTAL	43,957,792	281.68	48,033,510	257.17	31,949,453	311.72	25,282,175	465.66	17,908,885	334.56	17,993,292	336.14	80,244,730	332.16	22,105,753	291.51	18,588,695
ROUNDED TOTAL	43,958,000		48,034,000		31,949,000		25,282,000		17,909,000		17,993,000		80,245,000		22,106,000		18,589,000

**BLOCK ELEMENTAL SUMMARY**

BLOCKS	3	Plot 4.4		Plot 4.5		Plot 5.1		Plot 5.2		Plot 5.3		Plot 5.4 (Pavillion)		Plot 6.1	
	GIA (ft:	129,125		70,009		127,037		110,131		86,413		3,401		99,632	
<b>1</b> Demolition and Enabling															
<b>2.00</b> Substructure															
<b>2.01</b> Substructures	-		-		-	0	-	0	-	0	-	0	-	0	-
<b>2.02</b> Foundations	21.83	2,372,412	18.37	1,472,757	21.04	1,988,719	15.65	2,882,237	26.17	2,508,856	29.03	0	-	1,856,668	18.64
Total Substructure	21.83	2,372,412	18.37	1,472,757	21.04	1,988,719	15.65	2,882,237	26.17	2,508,856	29.03	0	-	1,856,668	18.64
<b>3.00</b> Superstructure															
<b>3.01</b> Frame and Upper Floors	31.32	4,736,051	36.68	2,502,193	35.74	4,286,210	33.74	3,522,368	31.98	2,960,607	34.26	-	-	3,747,726	37.62
<b>3.02</b> Roof	7.75	893,413	6.92	722,800	10.32	515,413	4.06	1,287,063	11.69	611,800	7.08	0	-	538,213	5.40
<b>3.03</b> Stairs	3.12	268,900	2.08	180,800	2.58	290,400	2.29	129,300	1.17	114,000	1.32	0	-	375,000	3.76
<b>3.04</b> External Walls, Windows, Doors, EO Balconies	5.57	670,140	5.19	358,425	5.12	5,519,990	43.45	5,429,726	49.30	5,439,726	62.95	0	-	7,606,580	76.35
<b>3.05</b> Internal walls and partitions	9.26	636,850	4.93	672,000	9.60	1,365,000	10.74	1,080,000	9.81	1,080,000	12.50	0	-	1,056,000	10.60
<b>3.06</b> Internal doors	5.11	659,780	5.11	357,720	5.11	649,110	5.11	562,727	5.11	441,540	5.11	0	-	509,080	5.11
Total Superstructure	1.11	143,952	1.11	78,048	1.11	141,624	1.11	122,777	1.11	96,336	1.11	0	-	111,072	1.11
Total Superstructure	63.24	8,009,085	62.03	4,871,986	69.59	12,767,747	100.50	12,133,961	110.18	10,744,010	124.33	0	-	13,943,671	139.95
<b>4.00</b> Fit Out															
<b>4.01</b> Residential Apartment Fit Out	53.91	6,182,600	47.88	3,580,500	51.14	6,142,500	48.35	4,477,500	40.66	4,477,500	51.81	0	-	3,834,000	38.48
<b>4.02</b> Shell and Core Fit Out	4.72	535,645	4.15	308,440	4.41	590,380	4.65	632,265	5.74	370,430	4.29	0	-	627,580	6.30
<b>4.03</b> General / Other Areas	-		-		-		-		-		-		-		-
Total Other Fit out	58.62	6,718,245	52.03	3,888,940	55.55	6,732,880	53.00	5,109,765	46.40	4,847,930	56.10	0	-	4,461,580	44.78
<b>5.00</b> Services Installations															
<b>5.01</b> MEP Shell and Core	33.97	4,136,105	32.03	2,372,479	33.89	4,210,514	33.14	3,619,454	32.87	2,880,185	33.33	0	-	3,472,850	34.86
<b>5.02</b> MEP Fit Out	35.09	4,123,605	31.93	2,388,288	34.11	4,026,301	31.69	2,894,177	26.28	2,894,177	33.49	0	-	2,987,228	29.98
<b>5.03</b> Lifts and Conveyors	3.98	294,000	2.28	222,000	3.17	414,000	3.26	333,000	3.02	294,000	3.40	0	-	549,000	5.51
<b>5.04</b> Builders Work in Connection	1.46	171,074	1.32	99,655	1.42	173,016	1.36	136,933	1.24	121,367	1.40	0	-	140,182	1.41
Total Services	74.50	8,724,784	67.57	5,082,422	72.60	8,823,831	69.46	6,983,564	63.41	6,189,730	71.63	0	-	7,149,259	71.76
<b>6.00</b> Minor Building Works													1,190,498		
SUB TOTAL	218.19	25,824,526	200.00	15,316,105	218.77	30,313,178	238.62	27,109,527	246.16	24,290,525	281.10	1,190,498	350.00	27,411,178	275.13
<b>7.00</b> Add ons															
<b>7.01</b> General Preliminaries	40.59	4,785,131	37.06	2,800,693	40.00	4,546,977	35.79	4,066,429	36.92	3,643,579	42.16	190,480	56.00	4,124,434	41.40
<b>7.02</b> CM Fee	15.56	1,834,300	14.21	1,073,599	15.34	1,743,008	13.72	1,558,798	14.15	1,396,705	16.16	0	-	1,581,033	15.87
Total Add Ons	56.15	6,619,431	51.26	3,874,291	55.34	6,289,984	49.51	5,625,227	51.08	5,040,284	58.33	190,480	56.00	5,705,467	57.27
TOTAL	274.33	32,443,957	251.26	19,190,396	274.11	36,603,162	288.13	32,734,754	297.24	29,330,809	339.42	1,380,978	406.00	33,116,646	332.39
ROUNDED TOTAL		32,444,000		19,190,000		36,603,000		32,735,000		29,331,000		1,381,000		33,117,000	

NEW BUILD APARTMENT BLOCK 1.1

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	15,469			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	2,691	m3	65.00	174,915
	EO contaminated material				17,492
	EO obstructions				17,492
2.02	Concrete Works				-
	Allowance for pile caps and ground beams.	1,794	m2	350.00	627,900
	Allowance for ground floor slab	1,794	m2		
	250 thick	449	m3	250.00	112,125
	Reinforcement say 160 kg/m3	72	tn	1,550.00	111,228
	Surface finish	1,794	m2	7.50	13,455
	Waterproof horizontal	1,794	m2	60.00	107,640
	Formwork to soffit of ground floor slab	163	m2		see basement
	Allowance for Lift pit	5	item	8,500.00	42,500
	Concrete sundries	3%	of	1,014,848	30,445
	Trade Contractor on costs / prelims	10%	of	1,045,293	104,529
2.03	Piling				
	Foundation Piling	15,632	m2		
	Piling Mat; and later removal	1,794	m2	65.00	116,610
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	131	no	150.00	19,650
	Setting out and set up / move pile positions	131	no	50.00	6,550
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	
	Boring CFA Piles 750 dia approx 30m long	131	no	4,000.00	524,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	
	Boring CFA Piles 1200 dia approx 45m long		no	8,000.00	
	Reinforcement in Piles (taken at 120kg/m3)	208	tn	1,550.00	322,979
	Cutting of tops of piles	131	no	275.00	36,025
	Removal of pile arising's	1,736	m3	45.00	78,140
	EO for contaminated soil (10%)	174	m3	85.00	14,760
	EO for obstructions: coring through and standing time (5%)				52,605
	UXO Attendance		item		excluded
	Allowance for testing	131	no	15.00	1,965
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		129,828
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,794	m2	80.00	143,520
	Total Substructure				2,931,353
3.00	Superstructure				



NEW BUILD APARTMENT BLOCK 1.1

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	15,469	m2		
	RC Slab say 250 thick	3,867	m3	200.00	773,450
	EO for reinforcement say 115kg/m3	445	tn	1,550.00	689,337
	Formwork to soffits	15,469	m2	45.00	696,105
	Surface finish	15,469	m2	7.50	116,018
	Movement Joints	15,469	m2	10.00	154,690
	Formwork to edges	1,852	m	40.00	74,084
	Allowance for columns generally	15,469	m2	70.00	1,082,830
	Allowance for core walls; ground to roof				
	RC 400 thick	2,033	m3	220.00	447,282
	EO for reinforcement say 150kg/m2	305	tn	1,550.00	472,696
	Formwork both sides	10,166	m2	50.00	508,275
	Concrete sundries	3%	of	2,503,683	75,111
	Trade Contractor on costs / prelims	10%	of	5,089,877	508,988
3.02	Roof; flat	1,794	m2	200.00	358,800
	EO roof terrace	824	m2	450.00	370,800
	EO for Façade Access	136	no	400.00	54,400
	EO for Roof pop ups	2	item	20,000.00	40,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	897	m2	150.00	134,550
	EO for PV's; say 50% of roof area	897	m2	325.00	291,525
	EO for ballast to balance of area	897	m2	100.00	89,700
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	48	flight	5,000.00	240,000
	EO for handrails/balustrades	576	m	400.00	230,400
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls				
	To ground floor	1,244	m2	1,000.00	1,244,385
	EO for entrance screens/doors	2	item	25,000.00	50,000
	EO for Townhouse entrances	5	no	2,500.00	12,500
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	12	no	15,000.00	180,000
	EO for external colonade	58	m	2,500.00	145,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	5,569	m2	1,000.00	5,569,180
	EO for piers to outer edge of linear balcony	456	m		None allowed
	EO for parapet treatment to tops of buildings	277	m	1,500.00	414,795
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	2,999	m2	950.00	2,848,850

NEW BUILD APARTMENT BLOCK 1.1

Item	Description	Quantity	Unit	Rate	Total
	EO for single doors to balconies	136	no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	131	no	12,000.00	1,572,000
	Linear and recessed balconies				none
3.06	Scaffold	9,812	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	15,469	m2	55.00	850,795
3.08	Internal doors	15,469	m2	12.00	185,628
	Total Superstructure				20,574,171
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	136	no		
	Studio	2	no	38,200.00	76,400
	One Bed	33	no	43,200.00	1,425,600
	Two Bed	54	no	55,100.00	2,975,400
	Three Bed	42	no	64,900.00	2,725,800
	Townhouses	5	no	100,000.00	500,000
	EO for larger/oversized units		no		0
	EO for Duplexes	6	no	10,000.00	60,000
4.02	Affordable (average)	0	no		0
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed		no		
	Total Apartment Fit-out				7,763,200
5.00	Other fit out				

NEW BUILD APARTMENT BLOCK 1.1

Item	Description	Quantity	Unit	Rate	Total
5.01	Residential Common areas / Circulation	3,099	m2	150.00	464,850
	EO for fire rated cabling above ceilings	3,099	m2	15.00	46,485
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	2	item	50,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	272	no	175.00	47,600
5.02	Fit out to ancillary areas	204	m2	100.00	20,400
5.03	Fit out to basement areas to plot 1				See basement
5.04	Commercial fit out to landlord areas	15	m2	2,500.00	37,500
5.05	Commercial fit out - to shell only		m2		-
	Total Other Fit out				741,835
6.00	Services				
6.01	MEP shell and Core	15,469	m2		
	Above ground drainage				-
	Rainwater installation	15,469	m2	12.50	193,363
	Rainwater harvesting				excluded
	Greywater Recovery				excluded
	Soil and waste stacks	15,469	m2	35.00	541,415
	Condensate	15,469	m2	2.50	38,673
	Water installations				
	Incoming water main				included
	Cold water storage				included
	Cold water booster set				included
	Cat 5 booster system	15,469	m2	2.50	38,673
	Water treatment equipment	15,469	m2	2.50	38,673
	Cold water services	15,469	m2	15.00	232,035
	Hot water services				included
	Thermal Insulation	15,469	m2	5.00	77,345
	Trace Heating	15,469	m2	3.00	46,407
	Heat Source				-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	136	no	500.00	68,000
	Space Heating and Air Treatment				-
	LTHW distribution system, pipework, valves etc				-
	CHW distribution system, pipework, valves etc				-
	Ambient Loop distribution system, pipework, valve	15,469	m2	25.00	386,725
	Radiators to back of house areas	1	m2	10.00	10
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant				-
	Condensers for AHU's				-
	Primary ductwork				-

NEW BUILD APARTMENT BLOCK 1.1

Item	Description	Quantity	Unit	Rate	Total
	Thermal Insulation	15,469	m2	15.00	232,035
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation				-
	Fire Fighting lobby Vent	21	lvls	10,000.00	210,000
	Electrical Installations				-
	HV switchgear and transformers				included
	LV switchgear	15,469	m2	25.00	386,725
	Secondary LV Supply				excluded
	Automatic transfer switches	15,469	m2	2.50	38,673
	Landlord distribution boards	15,469	m2	10.00	154,690
	Tenant distribution boards				included
	Primary containment	15,469	m2	12.50	193,363
	Sub-mains cabling and busbars	15,469	m2	15.00	232,035
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)				included
	Flue to Roof				included
	Power to lifts	15,469	m2	2.50	38,673
	Landlord lighting, lobbies, WC's and lighting contro	3,303	m2	25.00	82,575
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	15,469	m2	5.00	77,345
	Lightning and Surge Protection	15,469	m2	5.00	77,345
	Earthing and bonding	15,469	m2	2.00	30,938
	Protective installations				-
	Wet riser installation	21	lvls	5,000.00	105,000
	Sprinkler installation	15,469	m2	30.00	464,070
	Fire alarms, communications and security				
	Fire/voice alarm installation	15,469	m2	12.50	193,363
	Disabled refuge system	21	lvls	1,500.00	31,500
	Disabled toilet alarm	21	no	1,000.00	21,000
	Security installations	15,469	m2	5.00	77,345
	Access Control	15,469	m2	5.00	77,345
	Landlords IT network	15,469	m2	5.00	77,345
	TV/satellite installation	15,469	m2	2.50	38,673
	BMS	15,469	m2	15.00	232,035
	Mobile phone booster to basement				excluded
	Converged Network / Smart				excluded
	Remote metering to apartments	15,469	m2	5.00	77,345
	Energy metering system	15,469	m2	2.50	38,673
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)	12	no	25,000.00	300,000
	On-Costs				
	Testing and commissioning	2.0%			103,538
	Engineering services preliminaries	12.0%			633,653



NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	22,602			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	2,798	m3	65.00	181,838
	EO contaminated material				18,184
	EO obstructions				18,184
2.02	Concrete Works	1,865	m2		-
	Allowance for pile caps and ground beams.	1,865	m2	350.00	652,750
	Allowance for ground floor slab	1,865	m2		
	250 thick	466	m3	240.00	111,900
	Reinforcement say 160 kg/m3	75	tn	1,550.00	115,630
	Surface finish	1,865	m2	7.50	13,988
	Waterproof horizontal	1,865	m2	60.00	111,900
	Formwork to soffit of ground floor slab	7,255	m2	-	see basement
	Allowance for Lift pit	5	item	8,500.00	42,500
	Concrete sundries	3%	of	1,048,668	31,460
	Trade Contractor on costs / prelims	10%	of	1,080,128	108,013
2.03	Piling				
	Foundation Piling	28,204	m2		
	Piling Mat; and later removal	1,865	m2	65.00	121,225
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	121	no	150.00	18,150
	Setting out and set up / move pile positions	121	no	50.00	6,050
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	
	Boring CFA Piles 750 dia approx 30m long	69	no	4,000.00	276,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	
	Boring CFA Piles 1200 dia approx 45m long	52	no	8,000.00	416,000
	Reinforcement in Piles (taken at 120kg/m3)	427	tn	1,550.00	662,427
	Cutting of tops of piles	121	no	275.00	33,275
	Removal of pile arising's	3,561	m3	45.00	160,265
	EO for contaminated soil (10%)	356	m3	85.00	30,272
	EO for obstructions: coring through and standing time (5%)				82,622
	UXO Attendance		item		excluded
	Allowance for testing	121	no	15.00	1,815
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		193,310
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,865	m2	80.00	149,200
	Total Substructure				3,681,957
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	22,602	m2		
	RC Slab say 250 thick	5,651	m3	200.00	1,130,100
	EO for reinforcement say 115kg/m3	650	tn	1,550.00	1,007,202
	Formwork to soffits	22,602	m2	45.00	1,017,090
	Surface finish	22,602	m2	7.50	169,515
	Movement Joints	22,602	m2	10.00	226,020
	Formwork to edges	3,865	m	40.00	154,602
	Allowance for columns generally	22,602	m2	70.00	1,582,140
	Allowance for core walls; ground to roof				
	RC say 400 thick	3,141	m3	220.00	691,020
	EO for reinforcement say 150kg/m2	471	tn	1,550.00	730,283
	Formwork both sides	15,705	m2	50.00	785,250
	Concrete sundries	3%	of	3,704,529	111,136
	Trade Contractor on costs / prelims	10%	of	7,604,357	760,436
3.02	Roof; flat	1,865	m2	200.00	373,000
	EO roof terrace	286	m2	450.00	128,700
	EO for Façade Access	218	no	400.00	87,200
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	933	m2	150.00	139,875
	EO for PV's; say 50% of roof area	933	m2	325.00	303,063
	EO for ballast to balance of area	933	m2	100.00	93,250
	EO for courtyard garden / lounge area	413	m2	600.00	247,800
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	54	flight	5,000.00	270,000
	EO for handrails/balustrades	648	m	400.00	259,200
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
	External Walkway	546	m2	1,400.00	764,400
3.04	External Walls				
	To ground floor	910	m2	1,000.00	909,945
	EO for entrance screens/doors	2	item	25,000.00	50,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	6	no	10,000.00	60,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	7,500	m2	1,000.00	7,499,685
	EO for piers to outer edge of linear balcony	412	m		excluded
	EO for parapet treatment to tops of buildings	280	m	1,500.00	419,445
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	4,038	m2	950.00	3,836,378

NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
	EO for single doors to balconies	218	no	-	included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	218	no	12,000.00	2,616,000
	Linear and recessed balconies				none
3.09	Scaffold	12,448	m2	100.00	Assume NA
3.10	Internal walls and partitions (blockwork)	22,602	m2	55.00	1,243,110
3.11	Internal doors	22,602	m2	12.00	271,224
	Total Superstructure				28,059,068
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	218	no		0
	Studio	3	no	38,200.00	114,600
	One Bed	113	no	43,200.00	4,881,600
	Two Bed	72	no	55,100.00	3,967,200
	Three Bed	30	no	64,900.00	1,947,000
	EO for larger units		no	0.00	0
	EO for duplexes		no		0
	Townhouses		no	100,000.00	0
4.02	Affordable (average)	-	no		
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	
4.03	Shared Ownership (average)	-	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	0.00	
	Total Apartment Fit-out				10,910,400
5.00	Other fit out				



NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
5.01	Residential Common areas / Circulation	6,312	m2	150.00	946,800
	EO for fire rated cabling above ceilings	6,312	m2	15.00	94,680
	EO for Back of House Fittings	1	item	50,000.00	50,000
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000
	EO for cycle racks; say (ave 2 per apartment)	-	no	175.00	0
5.02	Fit out to ancillary areas	691	m2	150.00	103,650
5.03	Fit out to basement areas to plot 1				See basement
5.04	Commercial fit out to landlord areas	18	m2	2,500.00	45,000
5.05	Commercial fit out - to shell only	650	m2		-
	Total Other Fit out				1,290,130
6.00	MEP Generally				
6.01	MEP shell and Core	22,602	m2		
	Above ground drainage				-
	Rainwater installation	22,602	m2	12.50	282,525
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	22,602	m2	35.00	791,070
	Condensate	22,602	m2	2.50	56,505
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	22,602	m2	2.50	56,505
	Water treatment equipment	22,602	m2	2.50	56,505
	Cold water services	22,602	m2	15.00	339,030
	Hot water services			-	included
	Thermal Insulation	22,602	m2	5.00	113,010
	Trace Heating	22,602	m2	3.00	67,806
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	218	no	500.00	109,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	22,602	m2	25.00	565,050
	Radiators to back of house areas	6,312	m2	10.00	63,120
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-

NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
	Thermal Insulation	22,602	m2	15.00	339,030
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	32	lvs	10,000.00	320,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	22,602	m2	25.00	565,050
	Secondary LV Supply			-	excluded
	Automatic transfer switches	22,602	m2	2.50	56,505
	Landlord distribution boards	22,602	m2	10.00	226,020
	Tenant distribution boards			-	included
	Primary containment	22,602	m2	12.50	282,525
	Sub-mains cabling and busbars	22,602	m2	15.00	339,030
	HVAC power supplies	-	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	22,602	m2	2.50	56,505
	Landlord lighting, lobbies, WC's and lighting contro	6,312	m2	25.00	157,800
	Reception / Amenity Lighting	-	m2	80.00	-
	Landlord small power installation	22,602	m2	5.00	113,010
	Lightning and Surge Protection	22,602	m2	5.00	113,010
	Earthing and bonding	22,602	m2	2.00	45,204
	Protective instaltoins			-	-
	Wet riser installation	32	lvs	5,000.00	160,000
	Sprinkler installation	22,602	m2	30.00	678,060
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	22,602	m2	12.50	282,525
	Disabled refuge system	32	lvs	1,500.00	48,000
	Disabled toilet alarm	32	no	1,000.00	32,000
	Security installations	22,602	m2	5.00	113,010
	Access Control	22,602	m2	5.00	113,010
	Landlords IT network	22,602	m2	5.00	113,010
	TV/satellite installation	22,602	m2	2.50	56,505
	BMS	22,602	m2	15.00	339,030
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	22,602	m2	5.00	113,010
	Energy metering system	22,602	m2	2.50	56,505
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	2%			108,690
	Engineering services preliminaries	12%			882,560

NEW BUILD APARTMENT BLOCK 1.2

Item	Description	Quantity	Unit	Rate	Total
6.02	MEP Fit Out				
	Private Apartment fit out	218	no		
	Studio	3	no	26,359.40	79,078
	One Bed	113	no	32,711.15	3,696,360
	Two Bed	72	no	44,080.60	3,173,803
	Three Bed	30	no	47,210.78	1,416,323
	Four Bed	-	no	-	-
	Townhouse	-	no	-	-
	Affordable Apartment fit out	-	no		
	Studio	-	no	19,737.51	-
	One Bed	-	no	22,187.96	-
	Two Bed	-	no	28,232.40	-
	Three Bed	-	no	32,127.98	-
	Four Bed	-	no	35,000.00	-
	Shared Ownership fit out		no		
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	10	%	8,365,565	836,556
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	34	levels	12,000.00	408,000
	21 person (2 no); 1.6m/s	44	levels	12,000.00	528,000
	EO Lift car fit out	3	no	15,000.00	45,000
	Cycle Lift	1	no	45,000.00	45,000
6.04	Builders Work	2.0%		18,465,351	369,307
	Total Services				18,834,658
7.00	General Items				
7.01	General Prelims	15.0%			9,416,432
7.02	OH&P	5.0%			3,609,632
	Total General Items				13,026,064
				Total Carried to Summ	£312 /ft2
					75,802,276

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	23,290			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	2,630	m3	65.00	170,918
	EO contaminated material				17,092
	EO obstructions				17,092
2.02	Concrete Works	1,753	m2		
	Allowance for pile caps and ground beams.	1,753	m2	350.00	613,550
	Allowance for ground floor slab	1,753	m2		
	250 thick	438	m3	240.00	105,180
	Reinforcement say 160 kg/m3	70	tn	1,550.00	108,686
	Surface finish	1,753	m2	7.50	13,148
	Waterproof horizontal	1,753	m2	60.00	105,180
	Formwork to soffit of ground floor slab		m2	-	-
	Allowance for Lift pit	5	item	8,500.00	42,500
	Concrete sundries	3%	of	988,244	29,647
	Trade Contractor on costs / prelims	10%	of	1,017,891	101,789
2.03	Piling				
	Foundation Piling	23,290	m2		
	Piling Mat; and later removal	1,753	m2	65.00	113,945
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	133	no	150.00	19,950
	Setting out and set up / move pile positions	133	no	50.00	6,650
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	
	Boring CFA Piles 750 dia approx 30m long	73	no	4,000.00	292,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	
	Boring CFA Piles 1200 dia approx 45m long	60	no	8,000.00	480,000
	Reinforcement in Piles (taken at 120kg/m3)	483	tn	1,550.00	748,029
	Cutting of tops of piles	133	no	275.00	36,575
	Removal of pile arising's	4,022	m3	45.00	180,975
	EO for contaminated soil (10%)	402	m3	85.00	34,184
	EO for obstructions: coring through and standing time (5%)				92,418
	UXO Attendance		item		excluded
	Allowance for testing	133	no	15.00	1,995
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		213,172
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,753	m2	80.00	140,240
	Total Substructure				3,809,914
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	23,290	m2		
	RC Slab say 250 thick	5,823	m3	200.00	1,164,500
	EO for reinforcement say 115kg/m3	670	tn	1,550.00	1,037,861
	Formwork to soffits	23,290	m2	45.00	1,048,050
	Surface finish	23,290	m2	7.50	174,675
	Movement Joints	23,290	m2	10.00	232,900
	Formwork to edges	3,806	m	40.00	152,242
	Allowance for columns generally	23,290	m2	70.00	1,630,300
	Allowance for core walls; ground to roof				
	RC say 400 thick	3,790	m3	220.00	833,778
	EO for reinforcement say 150kg/m2	568	tn	1,550.00	881,152
	Formwork both sides	18,950	m2	50.00	947,475
	Concrete sundries	3%	of	3,810,228	114,307
	Trade Contractor on costs / prelims	10%	of	8,217,240	821,724
3.02	Roof; flat	1,753	m2	200.00	350,600
	EO roof terrace	0	m2	450.00	-
	EO for Façade Access	194	no	400.00	77,600
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	877	m2	150.00	131,475
	EO for PV's; say 50% of roof area	877	m2	325.00	284,863
	EO for ballast to balance of area	877	m2	100.00	87,650
	EO for courtyard garden / lounge area	577	m2	600.00	346,200
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	44	flight	5,000.00	220,000
	EO for handrails/balustrades	528	m	400.00	211,200
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls				
	To Ground Floor Level	651	m2	1,000.00	651,375
	EO for entrance screens/doors	2	item	25,000.00	50,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	6	no	10,000.00	60,000
	EO doors to car park	1	item	50,000.00	50,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	7,497	m2	700.00	5,247,573
	EO for piers to outer edge of linear balcony	642	m		excluded
	EO for parapet treatment to tops of buildings	194	m	1,500.00	290,625
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	4,037	m2	700.00	2,825,616

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
	EO for single doors to balconies	194	no	-	included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	194	no	12,000.00	2,328,000
	Linear and recessed balconies				
	Soffit finish.		m2		none
	Floor finish		m2	300.00	0
	Railing		m	600.00	0
	Privacy Screens		no	2,500.00	0
3.06	Scaffold	12,185	m2	100.00	1,218,450
3.07	Internal walls and partitions (blockwork)	23,290	m2	55.00	1,280,950
3.08	Internal doors	23,290	m2	12.00	279,480
	Total Superstructure				25,152,620
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	0	no		0
	Studio		no	38,200.00	0
	One Bed		no	43,200.00	0
	Two Bed		no	55,100.00	0
	Three Bed		no	64,900.00	0
	EO for larger units			0.00	0
	Townhouses		no	100,000.00	0
4.02	Affordable (average)	194	no		
	Studio	0	no	21,900.00	0
	One Bed	30	no	25,500.00	765,000
	Two Bed	58	no	28,232.40	1,637,479
	Three Bed	96	no	41,800.00	4,012,800
	Four bed	10	no	45,000.00	450,000
4.03	Shared Ownership (average)	-	no		0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	0.00	

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
	Total Apartment Fit-out				6,865,279
5.00	Other fit out				
5.01	Residential Common areas / Circulation	6,520	m2	135.00	880,200
	EO for fire rated cabling above ceilings	6,520	m2	15.00	97,800
	EO for Back of House Fittings	1	item	50,000.00	50,000
	EO for enhanced entrance fit out and fittings	1	item	30,000.00	30,000
	EO for cycle racks; say (ave 2 per apartment)	388	no	175.00	67,900
5.02	Fit out to ancillary areas	503	m2	150.00	75,450
5.03	Fit out to basement areas to plot 1				See basement
5.04	Commercial fit out to landlord areas	10	m2	2,500.00	25,000
5.05	Commercial fit out - to shell only	538	m2		-
	Total Other Fit out				1,226,350
6.00	MEP Generally				
6.01	MEP shell and Core	23,290	m2		
	Above ground drainage				-
	Rainwater installation	23,290	m2	12.50	291,125
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	23,290	m2	35.00	815,150
	Condensate	23,290	m2	2.50	58,225
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	23,290	m2	2.50	58,225
	Water treatment equipment	23,290	m2	2.50	58,225
	Cold water services	23,290	m2	15.00	349,350
	Hot water services			-	included
	Thermal Insulation	23,290	m2	5.00	116,450
	Trace Heating	23,290	m2	3.00	69,870
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	194	no	500.00	97,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	23,290	m2	25.00	582,250
	Radiators to back of house areas	6,520	m2	10.00	65,200
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	23,290	m2	15.00	349,350
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	28	lvls	10,000.00	280,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	23,290	m2	25.00	582,250
	Secondary LV Supply			-	excluded
	Automatic transfer switches	23,290	m2	2.50	58,225
	Landlord distribution boards	23,290	m2	10.00	232,900
	Tenant distribution boards			-	included
	Primary containment	23,290	m2	12.50	291,125
	Sub-mains cabling and busbars	23,290	m2	15.00	349,350
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	23,290	m2	2.50	58,225
	Landlord lighting, lobbies, WC's and lighting contro	7,023	m2	25.00	175,575
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	23,290	m2	5.00	116,450
	Lightning and Surge Protection	23,290	m2	5.00	116,450
	Earthing and bonding	23,290	m2	2.00	46,580
	Protective instaltoins			-	-
	Wet riser installation	28	lvls	5,000.00	140,000
	Sprinkler installation	23,290	m2	30.00	698,700
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	23,290	m2	12.50	291,125
	Disabled refuge system	28	lvls	1,500.00	42,000
	Disabled toilet alarm	28	no	1,000.00	28,000
	Security installations	23,290	m2	5.00	116,450
	Access Control	23,290	m2	5.00	116,450
	Landlords IT network	23,290	m2	5.00	116,450
	TV/satellite installation	23,290	m2	2.50	58,225
	BMS	23,290	m2	15.00	349,350
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	23,290	m2	5.00	116,450
	Energy metering system	23,290	m2	2.50	58,225
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				



NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
	Testing and commissioning	1.5%			110,647
	Engineering services preliminaries	12.0%			898,455
6.02	MEP Fit Out				
	Private Apartment fit out		no		
	Studio	0	no	26,359.40	-
	One Bed	0	no	32,711.15	-
	Two Bed	0	no	44,080.60	-
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	-	-
	Townhouse	0	no	-	-
	Affordable Apartment fit out	0	no	-	-
	Studio	0	no	19,737.51	-
	One Bed	75	no	22,187.96	1,664,097
	Two Bed	41	no	28,232.40	1,157,528
	Three Bed	52	no	32,127.98	1,670,655
	Four Bed	11	no	35,000.00	385,000
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO for cooling moduel to MVHR to address overheating - say 50% of units	90	no	4,000.00	358,000
	EO Premium for Taller Building (over 20 storeys)	10	%	5,235,281	523,528
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (4 no); 1.6m/s	39	levels	12,000.00	468,000
	21 person (1 no); 1.6m/s	54	levels	12,000.00	648,000
	EO Lift car fit out	4	no	15,000.00	60,000
	Cycle Lift	1	no	45,000.00	45,000
6.04	Builders Work	2.0%		15,320,385	306,408
	Total Services				15,671,793
7.00	General Items				
7.01	General Prelims	15.0%			7,908,893
7.02	OH&P	5.0%			3,031,742
	Total General Items				10,940,636

NEW BUILD APARTMENT BLOCK 1.3

Item	Description	Quantity	Unit	Rate	Total
		Total Carried to Summa		£254 /ft2	63,666,592

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	19,474			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	1,794	m3	65.00	116,610
	EO contaminated material				11,661
	EO obstructions				11,661
2.02	Concrete Works	1,196			
	Allowance for pile caps and ground beams.	1,196	m2	350.00	418,600
	Allowance for ground floor slab	1,196	m2		
	250 thick	299	m3	240.00	71,760
	Reinforcement say 160 kg/m3	48	tn	1,550.00	74,152
	Surface finish	1,196	m2	7.50	8,970
	Waterproof horizontal	1,196	m2	60.00	71,760
	Formwork to soffit of ground floor slab		m2	-	-
	Allowance for Lift pit	4	item	8,500.00	34,000
	Concrete sundries	0	of	679,242.00	20,377
	Trade Contractor on costs / prelims	0	of	699,619.26	69,962
	Excavation				elsewhere
2.03	Piling				
	Foundation Piling	19,474	m2		-
	Piling Mat; and later removal	1,196	m2	65.00	77,740
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	115	no	150.00	17,250
	Setting out and set up / move pile positions	115	no	50.00	5,750
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	
	Boring CFA Piles 900 dia approx 30m long		no	4,000.00	
	Boring CFA Piles 750 dia approx 30m long	64	no	5,000.00	320,000
	Boring CFA Piles 1200 dia approx 45m long	51	no	8,000.00	408,000
	Reinforcement in Piles (taken at 120kg/m3)	413	tn	1,550.00	640,632
	Cutting of tops of piles	4,782	no	275.00	1,315,046
	Removal of pile arising's	3,444	m3	45.00	154,992
	EO for contaminated soil (10%)	344	m3	85.00	29,276
	EO for obstructions: coring through and standing time (5%)				147,047
	UXO Attendance		item		excluded
	Allowance for testing	115	no	15.00	1,725
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		324,246
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,196	m2	80.00	95,680
	Total Substructure				4,571,898
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	19,474	m2		
	RC Slab say 250 thick	4,869	m3	200.00	973,700
	EO for reinforcement say 115kg/m3	560	tn	1,550.00	867,810
	Formwork to soffits	19,474	m2	45.00	876,330
	Surface finish	19,474	m2	7.50	146,055
	Movement Joints	19,474	m2	10.00	194,740
	Formwork to edges	3,489	m	40.00	139,541
	Allowance for columns generally	19,474	m2	70.00	1,363,180
	Allowance for core walls; ground to roof				
	RC say 400 thick	3,072	m3	220.00	675,774
	EO for reinforcement say 150kg/m2	461	tn	1,550.00	714,170
	Formwork both sides	15,359	m2	50.00	767,925
	Concrete sundries	3%	of	3,198,176	95,945
	Trade Contractor on costs / prelims	10%	of	6,815,170	681,517
3.02	Roof; flat	1,196	m2	200.00	239,200
	EO roof terrace	327	m2	450.00	147,150
	EO for Façade Access	200	no	400.00	80,000
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	598	m2	150.00	89,700
	EO for PV's; say 50% of roof area	598	m2	325.00	194,350
	EO for ballast to balance of area	598	m2	100.00	59,800
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	53	flight	5,000.00	265,000
	EO for handrails/balustrades	636	m	400.00	254,400
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls				
	To Ground Floor Level	894	m2	1,000.00	893,880
	EO for entrance screens/doors	2	item	25,000.00	50,000
	EO for escape and other doors	1	item	10,000.00	10,000
	EO for doors to commercial	8	no	10,000.00	80,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	6,736	m2	700.00	4,715,221
	EO for piers to outer edge of linear balcony	477	m		excluded
	EO for parapet treatment to tops of buildings	199	m	1,500.00	297,960
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	3,627	m2	700.00	2,538,965
	EO for single doors to balconies	200	no	-	included
	EO for double doors to balconies				None allowed

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	200	no	12,000.00	2,400,000
	Linear and recessed balconies				none
3.06	Scaffold	11,257	m2	100.00	1,125,700
3.07	Internal walls and partitions (blockwork)	19,474	m2	55.00	1,071,070
3.08	Internal doors	19,474	m2	12.00	233,688
	Total Superstructure				22,344,771
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	200	no		0
	Studio	18	no	38,200.00	687,600
	One Bed	127	no	43,200.00	5,486,400
	Two Bed	45	no	55,100.00	2,479,500
	Three Bed	10	no	64,900.00	649,000
	EO for larger units		no	0.00	0
	Townhouses		no	100,000.00	0
4.02	Affordable (average)	-	no		
	Studio	-	no	21,900.00	0
	One Bed	-	no	25,500.00	0
	Two Bed	-	no	28,232.40	0
	Three Bed	-	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				0.00	
4.03	Shared Ownership (average)	-	no	0.00	0
	Studio	-	no	33,700.00	0
	One Bed	-	no	38,300.00	0
	Two Bed	-	no	49,000.00	0
	Three Bed	-	no	58,300.00	0
	Four bed	-	no	0.00	
	Total Apartment Fit-out				9,302,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	4,765	m2	150.00	714,750
	EO for fire rated cabling above ceilings	4,765	m2	15.00	71,475
	EO for Back of House Fittings	1	item	50,000.00	50,000
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
	EO for cycle racks; say (ave 2 per apartment)	400	no	175.00	70,000
5.02	Fit out to ancillary areas	374	m2	150.00	56,100
5.03	Commercial fit out to landlord areas	251	m2	2,500.00	627,500
5.04	Commercial fit out - to shell only	1,504	m2		-
	Total Other Fit out				1,639,825
6.00	MEP Generally				
6.01	MEP shell and Core	19,474	m2		
	Above ground drainage				-
	Rainwater installation	19,474	m2	12.50	243,425
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	19,474	m2	35.00	681,590
	Condensate	19,474	m2	2.50	48,685
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	19,474	m2	2.50	48,685
	Water treatment equipment	19,474	m2	2.50	48,685
	Cold water services	19,474	m2	15.00	292,110
	Hot water services			-	included
	Thermal Insulation	19,474	m2	5.00	97,370
	Trace Heating	19,474	m2	3.00	58,422
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	200	no	500.00	100,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	19,474	m2	25.00	486,850
	Radiators to back of house areas	4,765	m2	10.00	47,650
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	19,474	m2	15.00	292,110
	Reception / Amenity Mechanical services	70	m2	275.00	19,250
	Ventilation			-	-
	Fire Fighting lobby Vent	36	lvs	10,000.00	360,000
	Electrical Installations			-	-

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
	HV switchgear and transformers			-	included
	LV switchgear	19,474	m2	25.00	486,850
	Secondary LV Supply			-	excluded
	Automatic transfer switches	19,474	m2	2.50	48,685
	Landlord distribution boards	19,474	m2	10.00	194,740
	Tenant distribution boards			-	included
	Primary containment	19,474	m2	12.50	243,425
	Sub-mains cabling and busbars	19,474	m2	15.00	292,110
	HVAC power supplies	70	m2	25.00	1,750
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	19,474	m2	2.50	48,685
	Landlord lighting, lobbies, WC's and lighting contro	4,765	m2	25.00	119,125
	Reception / Amenity Lighting	375	m2	80.00	30,000
	Landlord small power installation	19,474	m2	5.00	97,370
	Lightning and Surge Protection	19,474	m2	5.00	97,370
	Earthing and bonding	19,474	m2	2.00	38,948
	Protective instaltoins			-	-
	Wet riser installation	36	lvls	5,000.00	180,000
	Sprinkler installation	19,474	m2	30.00	584,220
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	19,474	m2	12.50	243,425
	Disabled refuge system	36	lvls	1,500.00	54,000
	Disabled toilet alarm	36	no	1,000.00	36,000
	Security installations	19,474	m2	5.00	97,370
	Access Control	19,474	m2	5.00	97,370
	Landlords IT network	19,474	m2	5.00	97,370
	TV/satellite installation	19,474	m2	2.50	48,685
	BMS	19,474	m2	15.00	292,110
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	19,474	m2	5.00	97,370
	Energy metering system	19,474	m2	2.50	48,685
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			96,420
	Engineering services preliminaries	12.0%			782,930
6.02	MEP Fit Out				
	Private Apartment fit out		no		
	Studio	18	no	26,359.40	474,469
	One Bed	127	no	32,711.15	4,154,316
	Two Bed	45	no	44,080.60	1,983,627

NEW BUILD APARTMENT BLOCK 1.4

Item	Description	Quantity	Unit	Rate	Total
	Three Bed	10	no	47,210.78	472,108
	Four Bed	-	no	-	-
	Townhouse	-	no	-	-
	Affordable Apartment fit out	-	no	-	-
	Studio	-	no	19,737.51	-
	One Bed	-	no	22,187.96	-
	Two Bed	-	no	28,232.40	-
	Three Bed	-	no	32,127.98	-
	Four Bed	-	no	35,000.00	-
	Shared Ownership fit out	-	no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	10	%	7,084,520	708,452
6.03	Lifts (average)				
	Passenger Lifts				
	13 person lift (4 no); 1.0m/s		levels	12,000.00	-
	17 person lift (4 no); 1.6m/s	42	levels	12,000.00	504,000
	21 person (1 no); 1.6m/s	33	levels	12,000.00	396,000
	EO Lift car fit out	4	no	15,000.00	60,000
	Cycle Lift	1	no	45,000.00	45,000
6.04	Builders Work	2%		16,060,317	321,206
	Total Services				16,426,523
7.00	General Items				
7.01	General Prelims	15%			8,142,828
7.02	OH&P	5%			3,121,417
	Total General Items				11,264,245
				Total Carried to Summ	312.71
					65,549,762



SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated in order to arrive at an indicative allowance for the proposed retail store. The overall GIA includes the entire basement, ground and mezz levels				
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	16,393	m3	65.00	1,065,545
	EO contaminated material				106,555
	EO obstructions				106,555
	Excavation to reduce levels				elsewhere
2.02	Concrete Works				
	Basement -2 slab	943	m2		
	Blinding bed	943	m2	25.00	23,575
	250 thick RC slab	236	m3	240.00	56,580
	EO waterproof concrete	236	m3	110.00	25,933
	Reinforcement (taken at 160kg/m3)	38	tn	1,600.00	60,352
	Surface finish	16,393	m2	10.00	163,930
	Basement -1 slab	16,393	m2		
	Blinding bed	16,393	m2	25.00	409,825
	250 thick RC slab	4,098	m3	240.00	983,580
	EO waterproof concrete	4,098	m3	110.00	450,808
	Reinforcement (taken at 160kg/m3)	656	tn	1,550.00	1,016,366
	Surface finish	16,393	m2	10.00	163,930
	Allowance for pile caps and ground beams.	16,393	m2	350.00	5,737,550
	Walls Basement -2 to level 00	27,256	m2	90.00	2,453,040
	Columns				
	Allowance for columns B-2 to B-1	6,478			
	Reinforced Concrete in columns	32	m3	200.00	6,475
	Reinforcement (taken at 350kg/m3)	11	tn	1,550.00	17,562
	Formwork to columns	209	m2	45.00	9,400
	Allowance for columns B-1 to 00		m2		-
	Reinforced Concrete in columns	604	m3	200.00	120,718
	Reinforcement (taken at 350kg/m3)	211	tn	1,550.00	327,447
	Formwork to columns	3,984	m2	45.00	179,271
	Other Works				
	Horizontal Waterproofing membrane	16,393	m2	60.00	983,580
	Gas permeable membrane (to part of slab only)	6,557	m2	30.00	196,716
	Allowance for Lift pit	24	item	8,500.00	204,000
	Allowance for suspended lift pit	8	item	17,500.00	140,000
	Excalator pits	2	no	25,000.00	50,000
	Ramp	1	item	125,102.00	125,102
	Concrete Sundries		3%	13,905,739	417,172
	Trade Contractor on costs / prelims		10%	14,322,911	1,432,291

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
2.03	Piling				
	Foundation Piling	27,256	m2		-
	Piling Mat; and later removal	16,393	m2	65.00	1,065,545
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	645	no	150.00	96,750
	Setting out and set up / move pile positions	645	no	50.00	32,250
	Boring CFA Piles 600 dia approx 30m long	645	no	3,000.00	1,935,000
	Boring CFA Piles 900 dia approx 30m long		no	4,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	657	tn	1,550.00	1,017,753
	Cutting of tops of piles	645	no	275.00	177,375
	Removal of pile arising's	5,472	m3	45.00	246,231
	EO for contaminated soil (10%)	547	m3	85.00	46,510
	EO for obstructions: coring through and standing time (5%)				180,093
	UXO Attendance		item		excluded
	Allowance for testing	645	no	15.00	9,675
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		493,218
2.04	Under Slab Drainage				-
	Under slab drainage and connections	16,393	m2	80.00	1,311,440
2.05	Retaining Structure				
	To Basement -2				
	Allowance for steel sheet piling	860	m2	400.00	344,000
	EO allowance for RC lining to Steel Sheet piling	860	m2	500.00	430,000
	Capping Beam	215	m	1,000.00	215,000
	To Basement -1 (part perimeter only)				
	Allowance for steel sheet piling	1,684	m2	400.00	673,600
	EO allowance for RC lining to Steel Sheet piling	1,684	m2	500.00	842,000
	Capping Beam	421	m	1,000.00	421,000
	Concrete sundries		3%	3,816,040	114,481
	Trade Contractor on costs / prelims		10%	4,351,521	435,152
	Total Substructure				27,245,930
3.00	Superstructure				
3.01	Concrete Works				
	Level 00	14,919	m2		
	Suspended Slabs				
	PT Slab 300 thick	600	m3	200.00	120,000
	PT Tendons; 20kg/m3	12	tn	9,000.00	108,000
	Loose Reinforcement to PT slabs 75 kg/m3	45	tn	1,550.00	69,750
	Formwork to Soffits	2,000	m2	75.00	150,000
	Surface finish	2,000	m2	10.00	20,000

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
	PT Slab 250 thick	3,230	m3	200.00	645,950
	PT Tendons; 20kg/m3	65	tn	9,000.00	581,355
	Loose Reinforcement to PT slabs 75 kg/m3	242	tn	1,550.00	375,458
	Formwork to Soffits	12,919	m2	75.00	968,925
	Surface finish	12,919	m2	10.00	129,190
	<b>Beams</b>				
	PT Beams				
	B1 1200 x 650	597	m3	220.00	131,274
	B2 2000 x 900	225	m3	220.00	49,500
	B4 2000 x 1500	975	m3	220.00	214,500
	B5 1200 x 1500	324	m3	220.00	71,280
	PT Tendons; 40kg/m3	85	tn	9,000.00	763,452
	Loose Reinforcement to PT slabs 180 kg/m3	382	tn	1,550.00	591,675
	Formwork to Sides and soffits	4,769	m2	60.00	286,110
	<b>Columns</b>				
	Allowance for columns 00 to podium inc mezzanine 1 and 2				-
	Reinforced Concrete in columns	1,167	m3	200.00	233,426
	Reinforcement (taken at 350kg/m3)	408	tn	1,550.00	633,168
	Formwork to columns	7,451	m2	45.00	335,276
	<b>Other Items</b>				
	Suspended drainage	16,393	m2	80.00	1,311,440
	Insulation below podium slab	6,524	m2	90.00	587,160
	Concrete sundries	5%	of	8,376,890	418,844
	Trade Contractor on costs / prelims	15%	of	8,795,734	1,319,360
	<b>Mezzanine Levels 01 and 02</b>	6,478	m2		
	<b>Suspended Slabs</b>				
	PT Slab 300 thick	1,943	m3	200.00	388,680
	PT Tendons; 20kg/m3	39	tn	9,000.00	349,812
	Loose Reinforcement to PT slabs 75 kg/m3	146	tn	1,550.00	225,920
	Formwork to Soffits	6,478	m2	45.00	291,510
	Surface finish	6,478	m2	10.00	64,780
	Allowance for columns		m2		see level 00
	<b>Other Items</b>				
	Suspended drainage	6,478	m2	80.00	518,240
	Concrete sundries	5%	of	1,838,942	91,947
	Trade Contractor on costs / prelims	15%	of	1,930,889	289,633
	<b>Podium Level 01 (Level 01 slab at SSL 38.15)</b>	16,474	m2		
	<b>Suspended Slabs</b>				
	PT Slab 350 thick	5,766	m3	200.00	1,153,180
	EO for 425 slab below landscaping	745	m3	200.00	148,950

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
	PT Tendons; 20kg/m3	130	tn	9,000.00	1,171,917
	Loose Reinforcement to PT slabs 75 kg/m3	488	tn	1,550.00	756,863
	Formwork to Soffits	16,474	m2	75.00	1,235,550
	Surface finish	16,474	m2	10.00	164,740
	Allowance for columns				see level 00
	Concrete sundries	5%	of	4,631,200	231,560
	Trade Contractor on costs / prelims	15%	of	4,862,760	729,414
	Podium Level slab (SSL 40.25)	6,524	m2		
	Suspended Slabs				
	PT Slab 350 thick	2,283	m3	200.00	456,680
	EO for 425 slab below landscaping	7	m3	200.00	1,470
	PT Tendons; 20kg/m3	46	tn	9,000.00	412,335
	Loose Reinforcement to PT slabs 75 kg/m3	172	tn	1,550.00	266,300
	Formwork to Soffits	6,524	m2	75.00	489,300
	Surface finish	6,524	m2	10.00	65,240
	Allowance for columns				see level 00
	Concrete sundries	5%	of	1,691,325	84,566
	Trade Contractor on costs / prelims	15%	of	1,775,891	266,384
	Beams				
	PT Beams (beam type assumed where not labelled)				
	B1 1200 x 850	0	m3	220.00	-
	B2 2000 x 900	1,697	m3	220.00	373,428
	B3 2000 x 1200	749	m3	220.00	164,736
	B4 2000 x 1500	285	m3	220.00	62,700
	B5 1200 x 1500	108	m3	220.00	23,760
	B7 2000 x 1250	600	m3	220.00	132,000
	B8 2000 x 1750	175	m3	220.00	38,500
	B27 2350 x 1650	1,770	m3	220.00	389,400
	B28 3000 x 2000	1,128	m3	220.00	248,160
	B29 2350 x 1800	63	m3	220.00	13,959
	B30 2000 x 2000	380	m3	220.00	83,600
	PT Tendons; 40kg/m3	278	tn	9,000.00	2,504,034
	Loose Reinforcement to PT slabs 180 kg/m3	1,252	tn	1,550.00	1,940,626
	Formwork to Sides and soffits	11,963	m2	60.00	717,807
	Allowance for columns	16,474	m2	-	see level 00
	Other Items				
	Water proofing below landscaping				in landscape rate
	Suspended drainage	16,474	m2	80.00	1,317,920
	Insulation below podium slab	6,524	m2	90.00	587,160
	Concrete sundries	5%	of	16,232,239	811,612
	Trade Contractor on costs / prelims	15%	of	17,043,851	2,556,578

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
3.06	Roof finishes - taken to podium roof only.	9,930	m2	200.00	1,986,000
	EO for Façade Access from podium roof	1	item	100,000.00	100,000
	EO for landscaping to podium roof	9,930	m2	600.00	5,958,000
	EO for pergola structures to podium roof	1	item	250,000.00	250,000
	EO for mature tree planting within pits; say	1	item	200,000.00	200,000
	EO for external pool	1	item	500,000.00	500,000
	Railings to podium roof	216	m	750.00	162,000
3.07	Stairs				
	Stairs within store levels	98	flight	5,000.00	490,000
	EO for handrails/balustrades	1,176	m	400.00	470,400
	EO main customer stair in store entrance	1	no	75,000.00	75,000
3.08	External Walls generally' across all areas up to Podium Level				
	To part only basement level -1	963	m2	1,000.00	963,000
	Level 00 to level 01 (average rate)	6,479	m2	1,100.00	7,127,332
	To Store				
	EO for entrance doors to store	1	item	275,000.00	275,000
	EO for entrance screens/doors to resi blocks	1	item	250,000.00	250,000
	EO for entrance doors to commerical areas	1	item	100,000.00	100,000
	EO for roller shutter to car park/loading bay	2	item	50,000.00	100,000
	EO for JS other doors	1	no	100,000.00	100,000
	EO for escape and other doors	1	item	300,000.00	300,000
	Scaffold (assume needed for access to podium)	7,442	m2	100.00	744,239
3.07	Internal walls and partitions				
	To resi areas	0	m2	55.00	-
	To Resi Ancillary	1,516	m2	55.00	83,380
	To resi car park	1,891	m2	30.00	56,730
	To Store	22,903	m2	30.00	687,090
	To Store back of house	0	m2	30.00	-
	To Store car park	0	m2	20.00	-
	To store service yard	0	m2	20.00	-
	To commercial	701	m2	20.00	14,020
	To community	245	m2	20.00	4,900
3.08	Internal doors				
	To resi areas	0	m2	12.00	-
	To Resi Ancillary	1,516	m2	12.00	18,192
	To resi car park	1,891	m2	7.00	13,237
	To Store	22,903	m2	12.00	274,836
	To Store back of house	0	m2	12.00	-

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
	To Store car park	0	m2	12.00	-
	To store service yard	0	m2	12.00	-
	To commercial	701	m2	12.00	8,412
	To community	245	m2	12.00	2,940
	Total Superstructure				53,250,754
4.00	Fit Out				
4.01	Parking and service yard	1,891	m2	100.00	189,100
4.02	Sainsbury's store Back of House	0	m2	50.00	-
4.03	Sainsbury's store	22,903	m2	25.00	572,575
	Contribution to Store Fit Out (Gross allowance £10m)	1	item		7,170,194
4.04	Residential areas	1,516	m2	200.00	303,200
	EO Back of house bumper rails and the like	1	item	250,000.00	250,000
	EO for fixtures and fittings	1	item	250,000.00	250,000
	EO for entrance areas				see blocks
	EO for lobby	364	m2	750.00	273,000
	EO Resi Amenity	396	m2	3,000.00	1,188,000
4.05	Commercial - to shell	701	m2	50.00	35,050
4.06	Community to shell	245	m2	50.00	12,250
	Total Other Fit out				10,243,369
6.00	Services				
6.01	MEP Generally				
	MEP to parking and service areas	1,891	m2	150.00	283,650
	MEP generally to Sainsbury's back of House	0	m2	150.00	-
	MEP generally to Sainsbury's Store	22,903	m2		by SSL
	MEP Generally to Residential	1,516	m2	400.00	606,400
	MEP generally to commercial; to shell	701	m2	400.00	280,400
	MEP generally to community; to shell	245	m2	400.00	98,000
	EO Provision of sprinkler tank for store	1	item	500,000.00	500,000
6.02	Main plant/energy centre				inc elsewhere
6.03	Lifts and Escalators				
	Passenger Lifts serving resi blocks				see blocks
	Lifts serving B -2 to podium only (speed/size unknown)	7	no	80,000.00	60,000
	Cycle lift	1	item	50,000.00	50,000
	Store lifts	3	no	150,000.00	450,000
	Dock levellers	3	no	30,000.00	90,000
	Travellators	2	no	300,000.00	600,000
6.04	Testing		%		included
6.05	MEP sub prelims		%		included
6.06	Builders Work	2.0%	%	3,018,450	60,369
	Total Services				3,078,819

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM)

Item	Description	Quantity	Unit	Rate	Total
7.00	General Items				
7.01	General Prelims	15.0%			14,072,831
7.02	OH&P	5.0%			5,394,585
	Total General Items				19,467,416
		Total Carried to Summary			113,286,288

NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	22,641			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc Basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling				
	Foundation Piling	22,641	m2		-
	Piling Mat; and later removal		item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	73	no	150.00	10,950
	Setting out and set up / move pile positions	73	no	50.00	3,650
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	73	no	8,000.00	584,000
	Reinforcement in Piles (taken at 120kg/m3)	446	tn	1,550.00	691,126
	Cutting of tops of piles	73	no	275.00	20,075
	Removal of pile arising's	3,716	m3	45.00	167,208
	EO for contaminated soil (10%)	372	m3	85.00	31,584
	EO for obstructions: coring through and standing time (5%)				77,930
	UXO Attendance		item		excluded
	Allowance for testing	73	no	15.00	1,095
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		171,262
2.04	Under Slab Drainage				
	Under slab drainage and connections		m2		in plot 2 store
	Total Substructure				1,883,878
3.00	Superstructure				
3.01	Frame and Upper Floors	22,641	m2		
3.03	Suspended Slabs				
	PT Slab say 250 thick	5,660	m3	200.00	1,132,050
	PT Tendons	113	tn	9,000.00	1,018,845
	EO for reinforcement 75kg/m3	425	tn	1,550.00	658,004
	Formwork to soffits	22,641	m2	45.00	1,018,845
	Surface finish	22,641	m2	7.50	169,808
	Movement Joints	22,641	m2	10.00	226,410
	Formwork to edges	4,182	m	40.00	167,272
	Balconies; say average 250 thick	683	m3	200.00	136,500
	EO for reinforcement say 115kg/m3	78	tn	1,550.00	121,656
	Formwork to soffits	2,730	m2	45.00	122,850



NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
	Surface finish	2,730	m2	7.50	20,475
	Formwork to edges	2,457	m	45.00	110,565
	EO for thermal Break to main slab	2,457	m	200.00	491,400
	Columns				
	Allowance for columns generally; podium to roof	22,641	m2		
	Reinforced Concrete in columns	1,353	m3	220.00	297,574
	Reinforcement (taken at 350kg/m3)	473	tn	1,550.00	733,791
	Formwork to columns	11,183	m2	50.00	559,170
	Walls				
	Allowance for core walls; (from B-1 to roof)				
	250 thick	3,018	m3	220.00	663,960
	Reinforcement say 150kg/m2	453	tn	1,550.00	701,685
	Formwork both sides	15,090	m2	50.00	754,500
	Concrete sundries	3%	of	9,105,359	273,161
	Trade Contractor on costs / prelims	10%	of	9,378,520	937,852
3.02	Roof; flat	751	m2	200.00	150,200
	EO roof terrace	0	m2	450.00	-
	EO for Façade Access	273	no	400.00	109,200
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	376	m2	150.00	56,325
	EO for PV's; say 50% of roof area	376	m2	325.00	122,038
	EO for ballast to balance of area	376	m2	100.00	37,550
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	60	flight	5,000.00	300,000
	EO for handrails/balustrades	720	m	400.00	288,000
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls				
	To lower levels up to podium				in plot 2 store
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	8,014	m2	1,200.00	9,616,698
	EO for 3m high parapet treatment to tops of buildings	125	m	2,500.00	312,500
	EO for entrance screens/doors	1	item		in plot 2 store
	Windows to resi (assume to be 35% of wall area)	4,315	m2	950.00	4,099,426
	EO for single doors to balconies	273	no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed

NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies		no		none
	Linear and recessed balconies				none
	Projecting balconies				
	Soffit finish.		m2		none allowed
	Floor finish	2,730	m2	350.00	955,500
	Railing	2,457	m	650.00	1,597,050
	Privacy Screens	0	no		none allowed
3.06	Scaffold	8,014	m2		assume NA
3.07	Internal walls and partitions (blockwork)	22,641	m2	55.00	1,245,255
3.08	Internal doors	22,641	m2	12.00	271,692
	Total Superstructure				29,579,805
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	273	no		-
	Studio	109	no	38,200.00	4,163,800
	One Bed	57	no	43,200.00	2,462,400
	Two Bed	107	no	55,100.00	5,895,700
	Three Bed	0	no	64,900.00	0
	EO for larger units		no	-	0
	Townhouses	0	no	100,000.00	0
4.02	Affordable (average)	0	no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed	-	no	45,000.00	0
4.03	Shared Ownership (average)	0	no		0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	0
	EO for generally larger units		no		-
	Total Apartment Fit-out				12,521,900

NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
5.00	Other fit out				
5.01	Residential Common areas / Circulation	5,393	m2	150.00	808,950
	EO for fire rated cabling above ceilings	5,393	m2	15.00	80,895
	EO for Back of House Fittings	1	item	75,000.00	75,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	546	no	175.00	95,550
	EO for amenity	138	m2	2,750.00	379,500
5.02	Ancillary Areas	1,556	m2	150.00	233,400
	Total Other Fit out				1,773,295
6.00	MEP Generally				
6.01	MEP shell and Core	22,641	m2		
	Above ground drainage				-
	Rainwater installation	22,641	m2	12.50	283,013
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	22,641	m2	35.00	792,435
	Condensate	22,641	m2	2.50	56,603
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	22,641	m2	2.50	56,603
	Water treatment equipment	22,641	m2	2.50	56,603
	Cold water services	22,641	m2	15.00	339,615
	Hot water services			-	included
	Thermal Insulation	22,641	m2	5.00	113,205
	Trace Heating	22,641	m2	3.00	67,923
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)	2,522	no	2,500.00	6,305,000
	Distribution to and connection to each block	273	no	500.00	136,500
	Space Heating and Air Treatment				-
	LTHW distribution system, pipework, valves etc				-
	CHW distribution system, pipework, valves etc				-
	Ambient Loop distribution system, pipework, valve	22,641	m2	25.00	566,025
	Radiators to back of house areas	6,949	m2	10.00	69,490
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	22,641	m2	15.00	339,615

NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	30	lvls	10,000.00	300,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	22,641	m2	25.00	566,025
	Secondary LV Supply			-	excluded
	Automatic transfer switches	22,641	m2	2.50	56,603
	Landlord distribution boards	22,641	m2	10.00	226,410
	Tenant distribution boards			-	included
	Primary containment	22,641	m2	12.50	283,013
	Sub-mains cabling and busbars	22,641	m2	15.00	339,615
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	22,641	m2	2.50	56,603
	Landlord lighting, lobbies, WC's and lighting contro	6,949	m2	25.00	173,725
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	22,641	m2	5.00	113,205
	Lightning and Surge Protection	22,641	m2	5.00	113,205
	Earthing and bonding	22,641	m2	2.00	45,282
	Protective instaltoins			-	-
	Wet riser installation	30	lvls	5,000.00	150,000
	Sprinkler installation	22,641	m2	30.00	679,230
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	22,641	m2	12.50	283,013
	Disabled refuge system	30	lvls	1,500.00	45,000
	Disabled toilet alarm	30	no	1,000.00	30,000
	Security installations	22,641	m2	5.00	113,205
	Access Control	22,641	m2	5.00	113,205
	Landlords IT network	22,641	m2	5.00	113,205
	TV/satellite installation	22,641	m2	2.50	56,603
	BMS	22,641	m2	15.00	339,615
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	22,641	m2	5.00	113,205
	Energy metering system	22,641	m2	2.50	56,603
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			203,650
	Engineering services preliminaries	12.0%			1,653,641
6.02	MEP Fit Out				

NEW BUILD APARTMENT BLOCK 2.1

Item	Description	Quantity	Unit	Rate	Total
	Private Apartment fit out	273	no		
	Studio	109	no	26,359.40	2,873,175
	One Bed	57	no	32,711.15	1,864,535
	Two Bed	107	no	44,080.60	4,716,625
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	-	-
	Townhouse	0	no	60,000.00	-
	Affordable Apartment fit out	-	no	-	
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	10%	of	#####	945,433
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 4m/s	60	levels	12,000.00	720,000
	21 person (1 no); 4m/s	30	levels	12,000.00	360,000
	EO Lift car fit out	3	no	15,000.00	45,000
	Cycle lift	0	item	-	-
6.04	Builders Work	2.0%		#####	539,175
	Total Services				27,497,930
7.00	General Items				
7.01	General Prelims	15.0%			10,988,521
7.02	OH&P	5.0%			4,212,267
	Total General Items				15,200,788
				Total Carried to Summa	362.97
					88,457,597

NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	11,711			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling				
	Foundation Piling	11,711	m2		-
	Piling Mat; and later removal		item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	116	no	150.00	17,400
	Setting out and set up / move pile positions	116	no	50.00	5,800
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	116	no	5,000.00	580,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	266	tn	1,550.00	411,835
	Cutting of tops of piles	116	no	275.00	31,900
	Removal of pile arising's	2,214	m3	45.00	99,638
	EO for contaminated soil (10%)	221	m3	85.00	18,820
	EO for obstructions: coring through and standing time (5%)				60,770
	UXO Attendance		item		excluded
	Allowance for testing	116	no	15.00	1,740
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		135,290
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2		in plot 2 store
	Total Substructure				1,488,193
3.00	Superstructure				
3.01	Frame and Upper Floors	11,711	m2		
	Suspended Slabs				
	PT Slab say 250 thick	2,928	m3	200.00	585,550
	PT Tendons	59	tn	9,000.00	526,995
	EO for reinforcement 75kg/m3	220	tn	1,550.00	340,351
	Formwork to soffits	11,711	m2	45.00	526,995
	Surface finish	11,711	m2	7.50	87,833
	Movement Joints	11,711	m2	10.00	117,110
	Formwork to edges	1,978	m	40.00	79,136
	Balconies; say average 250 thick	320	m3	200.00	64,000
	EO for reinforcement say 115kg/m3	37	tn	1,550.00	57,040
	Formwork to soffits	1,280	m2	45.00	57,600

NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	Surface finish	1,280	m2	7.50	9,600
	Formwork to edges	960	m	45.00	43,200
	Thermal Break to main slab	800	m	200.00	160,000
	Columns				
	Allowance for columns generally Podium to Roof; column sizing unknown	10,713	m2	70.00	749,910
	Walls				
	Allowance for core walls; (from B-2 to roof)				
	RC say 400 thick	1,760	m3	220.00	387,288
	Reinforcement say 150kg/m2	264	tn	1,550.00	409,293
	Formwork both sides	8,802	m2	50.00	440,100
	Concrete sundries	3%	of	4,642,000	139,260
	Trade Contractor on costs / prelims	10%	of	4,781,260	478,126
3.02	Roof; flat	1,072	m2	200.00	214,400
	EO roof terrace	0	m2	450.00	-
	EO for Façade Access	142	no	400.00	56,800
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	536	m2	150.00	80,400
	EO for PV's; say 50% of roof area	536	m2	325.00	174,200
	EO for ballast to balance of area	536	m2	100.00	53,600
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	20	flight	5,000.00	100,000
	EO for handrails/balustrades	240	m	400.00	96,000
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls to resi				
	To lower levels up to podium				in plot 2 store
	To Residential generally; PC allowance for masonry (assumed to be 65% solid)	4,070	m2	700.00	2,849,044
	EO for entrance screens/doors	1	item		in plot 2 store
	EO for parapet treatment to tops of buildings	198	m	1,000.00	197,840
	Windows to resi (assume to be 35% of wall area)	2,192	m2	950.00	2,081,994
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies				none

NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	Linear and recessed balconies				none
	Projecting balconies				
	Soffit finish.		m2		none allowed
	Floor finish	1,280	m2	350.00	448,000
	Railing	960	m	650.00	624,000
	Privacy Screens	107	no	2,500.00	266,250
3.06	Scaffold	6,262	m2	100.00	626,164
3.07	Internal walls and partitions (blockwork)	11,711	m2	55.00	644,105
3.08	Internal doors	11,711	m2	12.00	140,532
	Total Superstructure				14,014,715
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	142	no		0
	Studio	42	no	38,200.00	1,604,400
	One Bed	20	no	43,200.00	864,000
	Two Bed	80	no	55,100.00	4,408,000
	Three Bed	0	no	64,900.00	0
	EO for larger units			0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed	-	no	45,000.00	
4.03	Shared Ownership (average)	0	no		0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	0.00	
	Total Apartment Fit-out				6,876,400
5.00	Other fit out				
5.01	Residential Common areas / Circulation	3,039	m2	150.00	455,805
	EO for fire rated cabling above ceilings	3,039	m2	15.00	45,581
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	75,000.00	75,000



NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	EO for cycle racks; say (ave 2 per apartment)	284	no	175.00	49,700
5.02	Ancillary Areas	271	m2	150.00	40,695
	Total Other Fit out				691,781
6.00	MEP shell and Core				
6.01	MEP shell and Core	11,711	m2		
	Above ground drainage				-
	Rainwater installation	11,711	m2	12.50	146,388
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	11,711	m2	35.00	409,885
	Condensate	11,711	m2	2.50	29,278
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	11,711	m2	2.50	29,278
	Water treatment equipment	11,711	m2	2.50	29,278
	Cold water services	11,711	m2	15.00	175,665
	Hot water services			-	included
	Thermal Insulation	11,711	m2	5.00	58,555
	Trace Heating	11,711	m2	3.00	35,133
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	142	no	500.00	71,000
	Space Heating and Air Treatment				-
	LTHW distribution system, pipework, valves etc				-
	CHW distribution system, pipework, valves etc				-
	Ambient Loop distribution system, pipework, valve	11,711	m2	40.00	468,440
	Radiators to back of house areas	3,310	m2	10.00	33,100
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	11,711	m2	15.00	175,665
	Reception / Amenity Mechanical services	30	m2	275.00	8,250
	Ventilation			-	-
	Fire Fighting lobby Vent	15	lvls	10,000.00	150,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	11,711	m2	25.00	292,775

NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	Secondary LV Supply			-	excluded
	Automatic transfer switches	11,711	m2	2.50	29,278
	Landlord distribution boards	11,711	m2	10.00	117,110
	Tenant distribution boards			-	included
	Primary containment	11,711	m2	12.50	146,388
	Sub-mains cabling and busbars	11,711	m2	15.00	175,665
	HVAC power supplies	30	m2	25.00	750
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	11,711	m2	2.50	29,278
	Landlord lighting, lobbies, WC's and lighting contro	3,310	m2	25.00	82,750
	Reception / Amenity Lighting	30	m2	80.00	2,400
	Landlord small power installation	11,711	m2	5.00	58,555
	Lightning and Surge Protection	11,711	m2	5.00	58,555
	Earthing and bonding	11,711	m2	2.00	23,422
	Protective instaltoins			-	-
	Wet riser installation	15	lvls	5,000.00	75,000
	Sprinkler installation	11,711	m2	30.00	351,330
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	11,711	m2	12.50	146,388
	Disabled refuge system	15	lvls	1,500.00	22,500
	Disabled toilet alarm	15	no	1,000.00	15,000
	Security installations	11,711	m2	5.00	58,555
	Access Control	11,711	m2	5.00	58,555
	Landlords IT network	11,711	m2	5.00	58,555
	TV/satellite installation	11,711	m2	2.50	29,278
	BMS	11,711	m2	15.00	175,665
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	11,711	m2	5.00	58,555
	Energy metering system	11,711	m2	2.50	29,278
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			59,145
	Engineering services preliminaries	12.0%			480,257
6.02	MEP Fit Out				
	Private Apartment fit out	142	no		
	Studio	42	no	26,359.40	1,107,095
	One Bed	20	no	32,711.15	654,223
	Two Bed	80	no	44,080.60	3,526,448
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	-	-

NEW BUILD APARTMENT BLOCK 2.2

Item	Description	Quantity	Unit	Rate	Total
	Townhouse	0	no	60,000.00	-
	Affordable Apartment fit out	-	no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	10%	of	5,287,766	
6.03	Lifts (average)				
	Passenger Lifts				
	13 person lift; 1m/s	30	levels	12,000.00	360,000
	21 person; 1.6m/s	30	levels	12,000.00	360,000
	EO Lift car fit out	4	no	15,000.00	60,000
	Cycle lift		item		-
6.04	Builders Work	2.0%		10,550,163	211,003
	Total Services				10,761,166
7.00	General Items				
7.01	General Prelims	15.0%			5,074,838
7.02	OH&P	5.0%			1,945,355
	Total General Items				7,020,193
			Total Carried to Summa	£324 /ft2	40,852,448

NEW BUILD APARTMENT BLOCK 2.3

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	14,498			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling		m2		
	Foundation Piling	14,498	m2		-
	Piling Mat; and later removal		item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	132	no	150.00	19,800
	Setting out and set up / move pile positions	132	no	50.00	6,600
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	132	no	5,000.00	660,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	302	tn	1,550.00	468,640
	Cutting of tops of piles	132	no	275.00	36,300
	Removal of pile arising's	2,520	m3	45.00	113,381
	EO for contaminated soil (10%)	252	m3	85.00	21,416
	EO for obstructions: coring through and standing time (5%)				68,807
	UXO Attendance		item		excluded
	Allowance for testing	132	no	15.00	1,980
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		152,192
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	-	in plot 2 store
	Total Substructure				1,674,116
3.00	Superstructure				
3.01	Frame and Upper Floors	14,498	m2		
	Suspended Slabs				
	PT Slab say 250 thick	3,625	m3	200.00	724,900
	PT Tendons	72	tn	9,000.00	652,410
	EO for reinforcement 75kg/m3	272	tn	1,550.00	421,348
	Formwork to soffits	14,498	m2	45.00	652,410
	Surface finish	14,498	m2	7.50	108,735
	Movement Joints	14,498	m2	10.00	144,980
	Formwork to edges	3,269	m	40.00	130,765
	Columns				
	Allowance for columns generally Podium to Roof; column sizing unknown	12,840	m2	70.00	898,800

NEW BUILD APARTMENT BLOCK 2.3

Item	Description	Quantity	Unit	Rate	Total
	Walls				
	Allowance for core walls; (from B-1 to roof)				
	RC say 400 thick	1,698	m3	220.00	373,560
	Reinforcement say 150kg/m2	255	tn	1,550.00	394,785
	Formwork both sides	8,490	m2	50.00	424,500
	Concrete sundries	3%	of	4,927,193	147,816
	Trade Contractor on costs / prelims	10%	of	5,075,009	507,501
3.02	Roof; flat	1,070	m2	200.00	214,000
	EO roof terrace	600	m2	450.00	270,000
	EO for Façade Access	167	no	400.00	66,800
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	535	m2	150.00	80,250
	EO for PV's; say 50% of roof area	535	m2	325.00	173,875
	EO for ballast to balance of area	535	m2	100.00	53,500
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	48	flight	5,000.00	240,000
	EO for handrails/balustrades	576	m	400.00	230,400
	EO for roof access	3	item	7,500.00	22,500
	EO for AOV	3	item	8,500.00	25,500
3.04	External Walls to resi				
	To lower levels up to podium				in plot 2 store
	To Residential generally; PC allowance for masonry (assumed to be 65% solid)	3,785	m2	700.00	2,649,520
	EO for entrance screens/doors	1	item		in plot 2 store
	EO for parapet treatment to tops of buildings	204	m	1,000.00	204,320
3.05	Windows to resi (assume to be 35% of wall area)	2,038	m2	950.00	1,936,187
	EO for single doors to balconies	167	no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	160	no	12,000.00	1,920,000
	Linear and recessed balconies				none
3.07	Scaffold	5,823	m2	100.00	582,312
3.08	Internal walls and partitions (blockwork)	14,498	m2	55.00	797,390

NEW BUILD APARTMENT BLOCK 2.3

Item	Description	Quantity	Unit	Rate	Total
3.09	Internal doors	14,498	m2	12.00	173,976
	Total Superstructure				15,293,040
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	0	no		0
	Studio	0	no	38,200.00	0
	One Bed	0	no	43,200.00	0
	Two Bed	0	no	55,100.00	0
	Three Bed	0	no	64,900.00	0
	EO for larger units			0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no	0.00	0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed	-	no	45,000.00	
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	94	no	38,300.00	3,600,200
	Two Bed	66	no	49,000.00	3,234,000
	Three Bed		no	58,300.00	0
	Four bed	-	no	0.00	
	Total Apartment Fit-out				6,834,200
5.00	Other fit out				
5.01	Residential Common areas / Circulation	4,461	m2	125.00	557,675
	EO for fire rated cabling above ceilings	4,461	m2	15.00	66,921
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	40,000.00	40,000
	EO for cycle racks; say (ave 2 per apartment)	320	no	175.00	56,000
5.02	Ancillary areas	185	m2	150.00	27,690
	Total Other Fit out				773,286
6.00	MEP Generally				
6.01	MEP shell and Core	14,498	m2		
	Above ground drainage				-
	Rainwater installation	14,498	m2	12.50	181,225
	Rainwater harvesting			-	excluded

NEW BUILD APARTMENT BLOCK 2.3

Item	Description	Quantity	Unit	Rate	Total
	Greywater Recovery			-	excluded
	Soil and waste stacks	14,498	m2	35.00	507,430
	Condensate	14,498	m2	2.50	36,245
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	14,498	m2	2.50	36,245
	Water treatment equipment	14,498	m2	2.50	36,245
	Cold water services	14,498	m2	15.00	217,470
	Hot water services			-	included
	Thermal Insulation	14,498	m2	5.00	72,490
	Trace Heating	14,498	m2	3.00	43,494
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	167	no	500.00	83,500
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	14,498	m2	25.00	362,450
	Radiators to back of house areas	4,646	m2	10.00	46,460
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	14,498	m2	15.00	217,470
	Reception / Amenity Mechanical services	25	m2	275.00	6,875
	Ventilation			-	-
	Fire Fighting lobby Vent	48	lvls	10,000.00	480,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	14,498	m2	25.00	362,450
	Secondary LV Supply			-	excluded
	Automatic transfer switches	14,498	m2	2.50	36,245
	Landlord distribution boards	14,498	m2	10.00	144,980
	Tenant distribution boards			-	included
	Primary containment	14,498	m2	12.50	181,225
	Sub-mains cabling and busbars	14,498	m2	15.00	217,470
	HVAC power supplies	25	m2	25.00	625
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included

NEW BUILD APARTMENT BLOCK 2.3

Item	Description	Quantity	Unit	Rate	Total
	Power to lifts	14,498	m2	2.50	36,245
	Landlord lighting, lobbies, WC's and lighting contro	4,646	m2	25.00	116,150
	Reception / Amenity Lighting	25	m2	80.00	2,000
	Landlord small power installation	14,498	m2	5.00	72,490
	Lightning and Surge Protection	14,498	m2	5.00	72,490
	Earthing and bonding	14,498	m2	2.00	28,996
	Protective instaltoins			-	-
	Wet riser installation	48	lvls	5,000.00	240,000
	Sprinkler installation	14,498	m2	30.00	434,940
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	14,498	m2	12.50	181,225
	Disabled refuge system	48	lvls	1,500.00	72,000
	Disabled toilet alarm	48	no	1,000.00	48,000
	Security installations	14,498	m2	5.00	72,490
	Access Control	14,498	m2	5.00	72,490
	Landlords IT network	14,498	m2	5.00	72,490
	TV/satellite installation	14,498	m2	2.50	36,245
	BMS	14,498	m2	15.00	217,470
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	14,498	m2	5.00	72,490
	Energy metering system	14,498	m2	2.50	36,245
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			77,738
	Engineering services preliminaries	12.0%			631,235
6.02	MEP Fit Out				
	Private Apartment fit out	0	no		
	Studio		no	26,359.40	-
	One Bed		no	32,711.15	-
	Two Bed		no	44,080.60	-
	Three Bed		no	47,210.78	-
	Four Bed		no	-	-
	Townhouse		no	60,000.00	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-





NEW BUILD APARTMENT BLOCK 2.4

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	17,352			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling	17,352	m2		
	Foundation Piling	17,352	m2	90.00	1,561,680.00
	Piling Mat; and later removal	0	item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	61	no	150.00	9,150
	Setting out and set up / move pile positions	61	no	50.00	3,050
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	0	no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	61	no	8,000.00	488,000
	Reinforcement in Piles (taken at 120kg/m3)	373	tn	1,550.00	577,516
	Cutting of tops of piles	61	no	275.00	16,775
	Removal of pile arising's	3,105	m3	45.00	139,722
	EO for contaminated soil (10%)	310	m3	85.00	26,392
	EO for obstructions: coring through and standing time (5%)				65,530
	UXO Attendance		item		excluded
	Allowance for testing	61	no	15.00	915
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		145,205
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	80.00	in plot 2 store
	Total Substructure				3,158,935
3.00	Superstructure				
3.01	Frame and Upper Floors	17,352	m2		
	Suspended Slabs				
	PT Slab say 225 thick	3,904	m3	200.00	780,840
	PT Tendons	78	tn	9,000.00	702,756
	EO for reinforcement 75kg/m3	293	tn	1,550.00	453,863
	Formwork to soffits	17,352	m2	45.00	780,840
	Surface finish	17,352	m2	7.50	130,140
	Movement Joints	17,352	m2	10.00	173,520
	Formwork to edges	3,030	m	40.00	121,219
	Columns				
	Allowance for columns generally; podium to roof				

NEW BUILD APARTMENT BLOCK 2.4

Item	Description	Quantity	Unit	Rate	Total
	Reinforced Concrete in columns	583	m3	220.00	128,324
	Reinforcement (taken at 350kg/m3)	204	tn	1,550.00	316,436
	Formwork to columns	5,412	m2	50.00	270,605
	Walls				
	Allowance for core walls; (from B-1 to roof)				
	250 thick	1,743	m3	220.00	383,350
	Reinforcement say 150kg/m2	261	tn	1,550.00	405,131
	Formwork both sides	13,940	m2	50.00	697,000
	Concrete sundries	3%	of	5,344,026	160,321
	Trade Contractor on costs / prelims	10%	of	5,504,346	550,435
3.02	Roof; flat	680	m2	200.00	136,000
	EO roof terrace	87	m2	450.00	39,150
	EO for Façade Access	148	no	400.00	59,200
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	340	m2	150.00	51,000
	EO for PV's; say 50% of roof area	340	m2	325.00	110,500
	EO for ballast to balance of area	340	m2	100.00	34,000
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	46	flight	5,500.00	253,000
	EO for handrails/balustrades	552	m	400.00	220,800
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls to resi (say 60%)				
	To lower levels up to podium				in plot 2 store
	To Residential generally; PC allowance for masonry (assumed to be 65% solid)	6,083	m2	700.00	4,258,006
	EO for entrance screens/doors	1	item		in plot 2 store
	EO for parapet treatment to tops of buildings	132	m	1,000.00	131,760
	Windows to resi (assume to be 35% of wall area)	3,275	m2	700.00	2,292,772
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	148	no	12,000.00	1,776,000
	Linear and recessed balconies				none

NEW BUILD APARTMENT BLOCK 2.4

Item	Description	Quantity	Unit	Rate	Total
3.06	Scaffold	9,358	m2	100.00	935,825
3.07	Internal walls and partitions (blockwork)	17,352	m2	55.00	954,360
3.08	Internal doors	17,352	m2	12.00	208,224
	Total Superstructure				17,617,378
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	0	no		0
	Studio	0	no	38,200.00	0
	One Bed	0	no	43,200.00	0
	Two Bed	0	no	55,100.00	0
	Three Bed	0	no	64,900.00	0
	EO for larger units			0.00	0
	Townhouses	0	no	100,000.00	
4.02	Affordable (average)		no		0
	Studio	0	no	21,900.00	0
	One Bed	31	no	25,500.00	790,500
	Two Bed	36	no	28,232.40	1,016,366
	Three Bed	48	no	41,800.00	2,006,400
	Four bed	33	no	45,000.00	1,485,000
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no		
	Total Apartment Fit-out				5,298,266
5.00	Other fit out				
5.01	Residential Common areas / Circulation	4,198	m2	150.00	629,625
	EO for fire rated cabling above ceilings	4,198	m2	15.00	62,963
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000
	EO for cycle racks; say (ave 2 per apartment)	296	no	175.00	51,800
5.02	Ancillary areas	823	m2	150.00	123,375
	Total Other Fit out				942,763
6.00	MEP Generally				
6.01	MEP shell and Core	17,352	m2		

NEW BUILD APARTMENT BLOCK 2.4

Item	Description	Quantity	Unit	Rate	Total
	Above ground drainage				-
	Rainwater installation	17,352	m2	12.50	216,900
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	17,352	m2	35.00	607,320
	Condensate	17,352	m2	2.50	43,380
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	17,352	m2	2.50	43,380
	Water treatment equipment	17,352	m2	2.50	43,380
	Cold water services	17,352	m2	15.00	260,280
	Hot water services			-	included
	Thermal Insulation	17,352	m2	5.00	86,760
	Trace Heating	17,352	m2	3.00	52,056
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	148	no	500.00	74,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	17,352	m2	25.00	433,800
	Radiators to back of house areas	5,020	m2	10.00	50,200
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	17,352	m2	15.00	260,280
	Reception / Amenity Mechanical services	35	m2	275.00	9,625
	Ventilation			-	-
	Fire Fighting lobby Vent	26	lvls	10,000.00	260,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	17,352	m2	25.00	433,800
	Secondary LV Supply			-	excluded
	Automatic transfer switches	17,352	m2	2.50	43,380
	Landlord distribution boards	17,352	m2	10.00	173,520
	Tenant distribution boards			-	included
	Primary containment	17,352	m2	12.50	216,900
	Sub-mains cabling and busbars	17,352	m2	15.00	260,280

NEW BUILD APARTMENT BLOCK 2.4

Item	Description	Quantity	Unit	Rate	Total
	HVAC power supplies	35	m2	25.00	875
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	17,352	m2	2.50	43,380
	Landlord lighting, lobbies, WC's and lighting contro	5,020	m2	25.00	125,500
	Reception / Amenity Lighting	35	m2	80.00	2,800
	Landlord small power installation	17,352	m2	5.00	86,760
	Lightning and Surge Protection	17,352	m2	5.00	86,760
	Earthing and bonding	17,352	m2	2.00	34,704
	Protective instaltoins			-	-
	Wet riser installation	26	lvs	5,000.00	130,000
	Sprinkler installation	17,352	m2	30.00	520,560
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	17,352	m2	12.50	216,900
	Disabled refuge system	26	lvs	1,500.00	39,000
	Disabled toilet alarm	26	no	1,000.00	26,000
	Security installations	17,352	m2	5.00	86,760
	Access Control	17,352	m2	5.00	86,760
	Landlords IT network	17,352	m2	5.00	86,760
	TV/satellite installation	17,352	m2	2.50	43,380
	BMS	17,352	m2	15.00	260,280
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	17,352	m2	5.00	86,760
	Energy metering system	17,352	m2	2.50	43,380
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			84,061
	Engineering services preliminaries	12.0%			682,575
6.02	MEP Fit Out				
	Private Apartment fit out	0	no		
	Studio	0	no	26,359.40	-
	One Bed	0	no	32,711.15	-
	Two Bed	0	no	44,080.60	-
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	-	-
	Townhouse	0	no	60,000.00	-
	Shared ownership Apartment fit out	0	no	-	
	Studio	0	no	19,737.51	-
	One Bed	0	no	22,187.96	-
	Two Bed	0	no	28,232.40	-
	Three Bed	0	no	32,127.98	-



NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	9,522			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling	9,522	m2		
	Foundation Piling	9,522	m2		-
	Piling Mat; and later removal	0	item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	79	no	150.00	11,850
	Setting out and set up / move pile positions	79	no	50.00	3,950
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	79	no	5,000.00	395,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	181	tn	1,550.00	280,474
	Cutting of tops of piles	79	no	275.00	21,725
	Removal of pile arising's	1,508	m3	45.00	67,857
	EO for contaminated soil (10%)	151	m3	85.00	12,817
	EO for obstructions: coring through and standing time (5%)				42,184
	UXO Attendance		item		excluded
	Allowance for testing	79	no	15.00	1,185
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		96,204
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	80.00	in plot 2 store
	Total Substructure				1,058,246
3.00	Superstructure				
3.01	Frame and Upper Floors	9,522	m2	-	
	Suspended Slabs				
	PT Slab say 225 thick	2,142	m3	200.00	428,490
	PT Tendons	43	tn	9,000.00	385,641
	EO for reinforcement 75kg/m3	161	tn	1,550.00	249,060
	Formwork to soffits	9,522	m2	45.00	428,490
	Surface finish	9,522	m2	7.50	71,415
	Movement Joints	9,522	m2	10.00	95,220
	Formwork to edges	390	m	40.00	15,600
	Columns				
	Allowance for columns generally; podium to roof				



NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
	Reinforced Concrete in columns	269	m3	220.00	59,172
	Reinforcement (taken at 350kg/m3)	94	tn	1,550.00	145,914
	Formwork to columns	2,590	m2	50.00	129,479
	Core Walls				
	Allowance for core walls; (from B-1 to roof)				
	RC say 400 thick	1,334	m3	220.00	293,568
	Reinforcement say 150kg/m2	200	tn	1,550.00	310,248
	Formwork both sides	6,672	m2	50.00	333,600
	Concrete sundries	3%	of	2,945,896	88,377
	Trade Contractor on costs / prelims	10%	of	3,034,273	303,427
3.02	Roof; flat	595	m2	200.00	119,000
	EO roof terrace	26	m2	450.00	11,700
	EO for Façade Access	77	no	400.00	30,800
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	298	m2	150.00	44,625
	EO for PV's; say 50% of roof area	298	m2	325.00	96,688
	EO for ballast to balance of area	298	m2	100.00	29,750
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	28	flight	5,500.00	154,000
	EO for handrails/balustrades	336	m	400.00	134,400
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls to resi (say 60%)				
	To lower levels up to podium				in plot 2 store
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	4,215	m2	1,200.00	5,058,175
	EO for entrance screens/doors	1	item		in plot 2 store
	EO for parapet treatment to tops of buildings	129	m	1,500.00	193,560
	Windows to resi (assume to be 35% of wall area)	2,270	m2	950.00	2,156,209
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	77	no	12,000.00	924,000
	Linear and recessed balconies				none

NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
3.06	Scaffold	6,485	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	9,522	m2	55.00	523,710
3.08	Internal doors	9,522	m2	12.00	114,264
	Total Superstructure				13,030,581
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	77	no		0
	Studio	12	no	38,200.00	458,400
	One Bed	14	no	43,200.00	604,800
	Two Bed	25	no	55,100.00	1,377,500
	Three Bed	26	no	64,900.00	1,687,400
	EO for larger units		no	0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed		no	45,000.00	0
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	0.00	
	Total Apartment Fit-out				4,128,100
5.00	Other fit out				
5.01	Residential Common areas / Circulation	3,746	m2	150.00	561,900
	EO for fire rated cabling above ceilings	3,746	m2	15.00	56,190
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	75,000.00	75,000
	EO for cycle racks; say (ave 2 per apartment)	154	no	175.00	26,950
5.02	Ancillary Areas	118	m2	2,500.00	295,000
	Total Other Fit out				1,040,040
6.00	MEP Services				
6.01	MEP shell and Core	9,522	m2		

NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
	Above ground drainage				-
	Rainwater installation	9,522	m2	12.50	119,025
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	9,522	m2	35.00	333,270
	Condensate	9,522	m2	2.50	23,805
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	9,522	m2	2.50	23,805
	Water treatment equipment	9,522	m2	2.50	23,805
	Cold water services	9,522	m2	15.00	142,830
	Hot water services			-	included
	Thermal Insulation	9,522	m2	5.00	47,610
	Trace Heating	9,522	m2	3.00	28,566
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	16	no	500.00	8,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	9,522	m2	25.00	238,050
	Radiators to back of house areas	3,864	m2	10.00	38,640
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	9,522	m2	15.00	142,830
	Reception / Amenity Mechanical services	138	m2	275.00	37,950
	Ventilation			-	-
	Fire Fighting lobby Vent	13	lvls	10,000.00	130,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	9,522	m2	25.00	238,050
	Secondary LV Supply			-	excluded
	Automatic transfer switches	9,522	m2	2.50	23,805
	Landlord distribution boards	9,522	m2	10.00	95,220
	Tenant distribution boards			-	included
	Primary containment	9,522	m2	12.50	119,025
	Sub-mains cabling and busbars	9,522	m2	15.00	142,830

NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
	HVAC power supplies	138	m2	25.00	3,450
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	9,522	m2	2.50	23,805
	Landlord lighting, lobbies, WC's and lighting contro	3,864	m2	25.00	96,600
	Reception / Amenity Lighting	138	m2	80.00	11,040
	Landlord small power installation	9,522	m2	5.00	47,610
	Lightning and Surge Protection	9,522	m2	5.00	47,610
	Earthing and bonding	9,522	m2	2.00	19,044
	Protective instaltoins			-	-
	Wet riser installation	13	lvs	5,000.00	65,000
	Sprinkler installation	9,522	m2	30.00	285,660
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	9,522	m2	12.50	119,025
	Disabled refuge system	13	lvs	1,500.00	19,500
	Disabled toilet alarm	13	no	1,000.00	13,000
	Security installations	9,522	m2	5.00	47,610
	Access Control	9,522	m2	5.00	47,610
	Landlords IT network	9,522	m2	5.00	47,610
	TV/satellite installation	9,522	m2	2.50	23,805
	BMS	9,522	m2	15.00	142,830
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	9,522	m2	5.00	47,610
	Energy metering system	9,522	m2	2.50	23,805
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			46,753
	Engineering services preliminaries	12.0%			379,631
6.02	MEP Fit Out				
	Private Apartment fit out		no		
	Studio	12	no	26,359.40	316,313
	One Bed	14	no	32,711.15	457,956
	Two Bed	25	no	44,080.60	1,102,015
	Three Bed	26	no	47,210.78	1,227,480
	EO for larger units			0.00	0
	Townhouses	0	no	60,000.00	0
	Affordable (average)	0	no		0
	Studio		no	19,737.51	0
	One Bed		no	22,187.96	0
	Two Bed		no	28,232.40	0
	Three Bed		no	32,127.98	0

NEW BUILD APARTMENT BLOCK 2.5

Item	Description	Quantity	Unit	Rate	Total
	Four bed	-	no	35,000.00	
	Shared Ownership (average)	0	no		0
	Studio		no	22,682.53	0
	One Bed		no	25,001.61	0
	Two Bed		no	29,874.32	0
	Three Bed		no	34,378.51	0
	Four bed	-	no	0.00	
6.03	Lifts				
	Passenger Lifts				Elsewhere
	17 person lift ; 1.6m/s	16	levels	12,000.00	192,000
	21 person; 1.6m/s	16	levels	12,000.00	192,000
	EO Lift car fit out	2	no	15,000.00	30,000
	Cycle lift	1	item	-	-
6.04	Builders Work	2.0%		7,060,988	141,220
	Total Services				7,202,208
7.00	General Items				
7.01	General Prelims	15.0%			3,968,876
7.02	OH&P	5.0%			1,521,403
	Total General Items				5,490,279
				Total Carried to Summ	£312 /ft2
					31,949,453

NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	5,044			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling				
	Foundation Piling	5,044	m2		-
	Piling Mat; and later removal	0	item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	102	no	150.00	15,300
	Setting out and set up / move pile positions	102	no	50.00	5,100
	Boring CFA Piles 600 dia approx 30m long	18	no	3,000.00	54,000
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	84	no	5,000.00	420,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	211	tn	1,550.00	326,628
	Cutting of tops of piles	102	no	275.00	28,050
	Removal of pile arising's	1,756	m3	45.00	79,023
	EO for contaminated soil (10%)	176	m3	85.00	14,927
	EO for obstructions: coring through and standing time (5%)				49,651
	UXO Attendance		item		excluded
	Allowance for testing	102	no	15.00	1,530
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		111,921
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	80.00	in plot 2 store
	Total Substructure				1,231,130
3.00	Superstructure				
3.01	Frame and Upper Floors	5,044	m2		
	Suspended Slabs				
	PT Slab say 225 thick	1,135	m3	200.00	226,980
	PT Tendons	23	tn	9,000.00	204,282
	EO for reinforcement 75kg/m3	85	tn	1,550.00	131,932
	Formwork to soffits	5,044	m2	45.00	226,980
	Surface finish	5,044	m2	7.50	37,830
	Movement Joints	5,044	m2	10.00	50,440
	Formwork to edges	760	m	40.00	30,400
	Linear Balconies; 250 thick	171	m3	200.00	34,200
	Reinforcement (taken at 115g/m3)	20	tn	1,550.00	30,481
	Formwork to Soffits	684	m2	45.00	30,780

NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
	EO for thermal Break to main slab	288	m	200.00	57,600
	Columns				
	Allowance for columns generally Podium to Roof; column sizing unknown	3,348	m2	70.00	234,360
	Core Walls				
	Allowance for core walls; (from B-1 to roof)				
	RC say 400 thick	610	m3	220.00	134,191
	Reinforcement say 150kg/m2	91	tn	1,550.00	141,816
	Formwork both sides	3,050	m2	50.00	152,490
	Concrete sundries	3%	of	1,724,762	51,743
	Trade Contractor on costs / prelims	10%	of	1,776,505	177,650
3.02	Roof; Pitched	814	m2	800.00	651,200
	EO for Façade Access	40	no	400.00	16,000
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area		m2		Assume NA
	EO for PV's; say 50% of roof area		m2		Assume NA
	EO for ballast to balance of area		m2		Assume NA
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	5	flight	5,500.00	27,500
	EO for handrails/balustrades	60	m	400.00	24,000
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
	EO for external walkways	1,004	m2	1,200.00	1,204,800
3.04	External Walls to resi (say 60%)				
	To lower levels up to podium				in plot 2 store
	Podium Level	669	m2	1,000.00	669,300
	EO for doors to Podium	1	item	50,000.00	50,000
	To Residential generally; PC allowance taken to entire façade area	5,373	m2	1,000.00	5,373,300
	EO for entrance screens/doors	1	item		in plot 2 store
	EO for parapet treatment to tops of buildings	245	m		Assume NA
	EO for columns to edge of walkway and linear balcony	110	no	2,500.00	275,000
	Windows to resi		m2		included
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed

NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
3.05	Balconies				
	Bolt on Balconies		no		none
	Linear and recessed balconies				
	Soffit finish.	684	m2		Assume NA
	Floor finish	684	m2	350.00	239,400
	Railing	288	m	650.00	187,200
	EO for privacy screens	36	no	2,500.00	90,000
3.06	Scaffold	6,043	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	5,044	m2	55.00	277,420
3.08	Internal doors	5,044	m2	12.00	60,528
	Total Superstructure				11,185,803
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	40	no		0
	Studio	0	no	38,200.00	0
	One Bed	8	no	43,200.00	345,600
	Two Bed	32	no	55,100.00	1,763,200
	Three Bed	0	no	64,900.00	0
	EO for larger units		no	0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed		no	45,000.00	0
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no		
	Total Apartment Fit-out				2,108,800
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,477	m2	150.00	221,550
	EO for fire rated cabling above ceilings	1,477	m2	15.00	22,155
	EO for Back of House Fittings	1	item	50,000.00	50,000



NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000
	EO for cycle racks; say (ave 2 per apartment)	80	no	175.00	14,000
5.02	Ancillary areas	0	m2	150.00	0
5.03	Amenity	1,011	m2	3,000.00	3,033,000
	Total Other Fit out				3,390,705
6.00	MEP Generally				
6.01	MEP shell and Core	5,044	m2		
	Above ground drainage				-
	Rainwater installation	5,044	m2	12.50	63,050
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	5,044	m2	35.00	176,540
	Condensate	5,044	m2	2.50	12,610
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	5,044	m2	2.50	12,610
	Water treatment equipment	5,044	m2	2.50	12,610
	Cold water services	5,044	m2	15.00	75,660
	Hot water services			-	included
	Thermal Insulation	5,044	m2	5.00	25,220
	Trace Heating	5,044	m2	3.00	15,132
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	40	no	500.00	20,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	5,044	m2	25.00	126,100
	Radiators to back of house areas	1,477	m2	10.00	14,770
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	5,044	m2	15.00	75,660
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	7	lvls	10,000.00	70,000
	Electrical Installations			-	-

NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
	HV switchgear and transformers			-	included
	LV switchgear	5,044	m2	25.00	126,100
	Secondary LV Supply			-	excluded
	Automatic transfer switches	5,044	m2	2.50	12,610
	Landlord distribution boards	5,044	m2	10.00	50,440
	Tenant distribution boards			-	included
	Primary containment	5,044	m2	12.50	63,050
	Sub-mains cabling and busbars	5,044	m2	15.00	75,660
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	5,044	m2	2.50	12,610
	Landlord lighting, lobbies, WC's and lighting contro	1,477	m2	25.00	36,925
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	5,044	m2	5.00	25,220
	Lightning and Surge Protection	5,044	m2	5.00	25,220
	Earthing and bonding	5,044	m2	2.00	10,088
	Protective instaltoins			-	-
	Wet riser installation	7	lvls	5,000.00	35,000
	Sprinkler installation	5,044	m2	30.00	151,320
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	5,044	m2	12.50	63,050
	Disabled refuge system	7	lvls	1,500.00	10,500
	Disabled toilet alarm	7	no	1,000.00	7,000
	Security installations	5,044	m2	5.00	25,220
	Access Control	5,044	m2	5.00	25,220
	Landlords IT network	5,044	m2	5.00	25,220
	TV/satellite installation	5,044	m2	2.50	12,610
	BMS	5,044	m2	15.00	75,660
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	5,044	m2	5.00	25,220
	Energy metering system	5,044	m2	2.50	12,610
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			24,510
	Engineering services preliminaries	12.0%			199,023
6.02	MEP Fit Out				
	Private Apartment fit out	40	no		
	Studio	0	no	26,359.40	-
	One Bed	0	no	32,711.15	-
	Two Bed	0	no	44,080.60	-

NEW BUILD APARTMENT BLOCK 2.6

Item	Description	Quantity	Unit	Rate	Total
	Three Bed	26	no	47,210.78	1,227,480
	Four Bed	4	no	52,500.00	210,000
	Townhouse	0	no		-
	Shared ownership Apartment fit out	0	no		-
	Studio	0	no	26,359.40	-
	One Bed	0	no	32,711.15	-
	Two Bed	0	no	44,080.60	-
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	52,500.00	-
	Affordable Apartment fit out		no		-
	Studio	0	no	19,737.51	-
	One Bed	0	no	22,187.96	-
	Two Bed	0	no	28,232.40	-
	Three Bed	0	no	32,127.98	-
	Four Bed	0	no	35,000.00	-
	EO Premium for Taller Building (over 20 storeys)	0	%	1,437,480	-
6.03	Lifts				
	Passenger Lifts				
	13 person lift; 1m/s	14	levels	12,000.00	168,000
	21 person; 2.5m/s	8	levels	12,000.00	96,000
	EO Lift car fit out	4	no	15,000.00	60,000
	Cycle lift	0	item		-
6.04	Builders Work	2.0%		3,619,029	72,381
	Total Services				3,691,409
7.00	General Items				
7.01	General Prelims	15.0%			3,241,177
7.02	OH&P	5.0%			1,242,451
	Total General Items				4,483,628
				Total Carried to Summa	£481 /ft2
					26,091,475

NEW BUILD APARTMENT BLOCK 2.7

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	4,973			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling				
	Foundation Piling	4,973	m2		-
	Piling Mat; and later removal	0	item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	50	no	150.00	7,500
	Setting out and set up / move pile positions	50	no	50.00	2,500
	Boring CFA Piles 600 dia approx 30m long	0	no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	50	no	5,000.00	250,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	115	tn	1,550.00	177,515
	Cutting of tops of piles	50	no	275.00	13,750
	Removal of pile arising's	954	m3	45.00	42,947
	EO for contaminated soil (10%)	95	m3	85.00	8,112
	EO for obstructions: coring through and standing time (5%)				27,616
	UXO Attendance		item		excluded
	Allowance for testing	50	no	15.00	750
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		65,569
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	80.00	in plot 2 store
	Total Substructure				721,260
3.00	Superstructure				
3.01	Frame and Upper Floors	4,973	m2		
	Suspended Slabs				
	PT Slab say 225 thick	1,119	m3	200.00	223,785
	PT Tendons	22	tn	9,000.00	201,407
	EO for reinforcement 75kg/m3	84	tn	1,550.00	130,075
	Formwork to soffits	4,973	m2	45.00	223,785
	Surface finish	4,973	m2	7.50	37,298
	Movement Joints	4,973	m2	10.00	49,730
	Formwork to edges	212	m	40.00	8,480
	Balconies; say average 250 thick	172	m3	200.00	34,300
	EO for reinforcement say 115kg/m3	20	tn	1,550.00	30,570
	Formwork to soffits	686	m2	45.00	30,870

NEW BUILD APARTMENT BLOCK 2.7

Item	Description	Quantity	Unit	Rate	Total
	Surface finish	686	m2	10.00	6,860
	Formwork to edges	539	m	40.00	21,560
	Thermal Break to main slab	441	m	200.00	88,200
	Columns				
	Allowance for columns generally Podium to Roof; column sizing unknown	4,241	m2	70.00	296,870
	Walls				
	Allowance for core walls; (from B-2 to roof)				
	RC say 400 thick	1,026	m3	220.00	225,654
	Reinforcement say 150kg/m2	154	tn	1,550.00	238,475
	Formwork both sides	5,129	m2	50.00	256,425
	Concrete sundries	3%	of	2,104,343	63,130
	Trade Contractor on costs / prelims	10%	of	2,167,473	216,747
3.02	Roof; flat	609	m2	200.00	121,800
	EO roof terrace	0	m2	450.00	-
	EO for Façade Access	55	no	400.00	22,000
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	305	m2	150.00	45,675
	EO for PV's; say 50% of roof area	305	m2	325.00	98,963
	EO for ballast to balance of area	305	m2	100.00	30,450
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	22	flight	5,500.00	121,000
	EO for handrails/balustrades	264	m	400.00	105,600
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls to resi (say 60%)				
	To lower levels up to podium				
	To Residential generally; PC allowance for masonry (assumed to be 65% solid)	1,945	m2	700.00	1,361,211
	EO for podium access	1	item	25,000.00	25,000
	EO for parapet treatment to tops of buildings	135	m	500.00	67,380
	EO for entrance screens/doors	1	item	50,000.00	50,000
	Windows to resi (assume to be 35% of wall area)	1,047	m2	950.00	994,731
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed

NEW BUILD APARTMENT BLOCK 2.7

Item	Description	Quantity	Unit	Rate	Total
3.05	Balconies				
	Bolt on Balconies		no		none
	Linear and recessed balconies				
	Soffit finish.	686	m2		Assume NA
	Floor finish	686	m2	300.00	205,800
	Railing	539	m	650.00	350,350
3.06	Scaffold	2,992	m2	100.00	299,167
3.07	Internal walls and partitions (blockwork)	4,973	m2	55.00	273,515
3.08	Internal doors	4,973	m2	12.00	59,676
	Total Superstructure				6,718,538
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	55	no		0
	Studio	26	no	38,200.00	993,200
	One Bed	7	no	43,200.00	302,400
	Two Bed	13	no	55,100.00	716,300
	Three Bed	9	no	64,900.00	584,100
	EO for larger units		no	0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed		no	45,000.00	0
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no		0
	Total Apartment Fit-out				2,596,000
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,560	m2	150.00	234,060
	EO for fire rated cabling above ceilings	1,560	m2	15.00	23,406
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	40,000.00	40,000

NEW BUILD APARTMENT BLOCK 2.7

Item	Description	Quantity	Unit	Rate	Total
	EO for cycle racks; say (ave 2 per apartment)	110	no	175.00	19,250
5.02	Ancillary areas	81	m2	150.00	12,090
	Total Other Fit out				353,806
6.00	MEP Generally				
6.01	MEP shell and Core	4,973	m2		
	Above ground drainage				-
	Rainwater installation	4,973	m2	12.50	62,163
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	4,973	m2	35.00	174,055
	Condensate	4,973	m2	2.50	12,433
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	4,973	m2	2.50	12,433
	Water treatment equipment	4,973	m2	2.50	12,433
	Cold water services	4,973	m2	15.00	74,595
	Hot water services			-	included
	Thermal Insulation	4,973	m2	5.00	24,865
	Trace Heating	4,973	m2	3.00	14,919
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	55	no	500.00	27,500
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	4,973	m2	25.00	124,325
	Radiators to back of house areas	1,641	m2	10.00	16,410
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	4,973	m2	15.00	74,595
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	22	lvls	10,000.00	220,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	4,973	m2	25.00	124,325

NEW BUILD APARTMENT BLOCK 2.7

Item	Description	Quantity	Unit	Rate	Total
	Secondary LV Supply			-	excluded
	Automatic transfer switches	4,973	m2	2.50	12,433
	Landlord distribution boards	4,973	m2	10.00	49,730
	Tenant distribution boards			-	included
	Primary containment	4,973	m2	12.50	62,163
	Sub-mains cabling and busbars	4,973	m2	15.00	74,595
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	4,973	m2	2.50	12,433
	Landlord lighting, lobbies, WC's and lighting contro	1,641	m2	25.00	41,025
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	4,973	m2	5.00	24,865
	Lightning and Surge Protection	4,973	m2	5.00	24,865
	Earthing and bonding	4,973	m2	2.00	9,946
	Protective instaltoins			-	-
	Wet riser installation	22	lvls	5,000.00	110,000
	Sprinkler installation	4,973	m2	30.00	149,190
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	4,973	m2	12.50	62,163
	Disabled refuge system	22	lvls	1,500.00	33,000
	Disabled toilet alarm	22	no	1,000.00	22,000
	Security installations	4,973	m2	5.00	24,865
	Access Control	4,973	m2	5.00	24,865
	Landlords IT network	4,973	m2	5.00	24,865
	TV/satellite installation	4,973	m2	2.50	12,433
	BMS	4,973	m2	15.00	74,595
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	4,973	m2	5.00	24,865
	Energy metering system	4,973	m2	2.50	12,433
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			28,348
	Engineering services preliminaries	12.0%			230,187
6.02	MEP Fit Out				
	Private Apartment fit out	55	no		
	Studio	26	no	26,359.40	685,344
	One Bed	7	no	32,711.15	228,978
	Two Bed	13	no	44,080.60	573,048
	Three Bed	9	no	47,210.78	424,897
	Four Bed	0	no	-	-





NEW BUILD APARTMENT BLOCK 2.8

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	4,973			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc basement)				
2.01	Excavations				in plot 2 store
2.02	Concrete Works				in plot 2 store
2.03	Piling				
	Foundation Piling	4,973	m2		-
	Piling Mat; and later removal	0	item		in plot 2 store
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	50	no	150.00	7,500
	Setting out and set up / move pile positions	50	no	50.00	2,500
	Boring CFA Piles 600 dia approx 30m long	0	no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	50	no	5,000.00	250,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	115	tn	1,550.00	177,515
	Cutting of tops of piles	50	no	275.00	13,750
	Removal of pile arising's	954	m3	45.00	42,947
	EO for contaminated soil (10%)	95	m3	85.00	8,112
	EO for obstructions: coring through and standing time (5%)				27,616
	UXO Attendance		item		excluded
	Allowance for testing	50	no	15.00	750
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		65,569
2.04	Under Slab Drainage				-
	Under slab drainage and connections		m2	80.00	in plot 2 store
	Total Substructure				721,260
3.00	Superstructure				
3.01	Frame and Upper Floors	4,973	m2		
	Suspended Slabs				
	PT Slab say 250 thick	1,243	m3	200.00	248,650
	PT Tendons	25	tn	9,000.00	223,785
	EO for reinforcement 75kg/m3	93	tn	1,550.00	144,528
	Formwork to soffits	4,973	m2	45.00	223,785
	Surface finish	4,973	m2	7.50	37,298
	Movement Joints	4,973	m2	10.00	49,730
	Formwork to edges	212	m	40.00	8,480
	Balconies; say average 250 thick	172	m3	200.00	34,300
	EO for reinforcement say 115kg/m3	20	tn	1,550.00	30,570
	Formwork to soffits	686	m2	45.00	30,870

NEW BUILD APARTMENT BLOCK 2.8

Item	Description	Quantity	Unit	Rate	Total
	Surface finish	686	m2	10.00	6,860
	Formwork to edges	539	m	40.00	21,560
	Thermal Break to main slab	441	m	200.00	88,200
	Columns				
	Allowance for columns generally Podium to Roof; column sizing unknown	4,241	m2	70.00	296,870
	Walls				
	Allowance for core walls; (from B-2 to roof)				
	RC say 400 thick	1,026	m3	220.00	225,654
	Reinforcement say 150kg/m2	154	tn	1,550.00	238,475
	Formwork both sides	5,129	m2	50.00	256,425
	Concrete sundries	3%	of	2,166,039	64,981
	Trade Contractor on costs / prelims	10%	of	2,231,021	223,102
3.02	Roof; flat	609	m2	200.00	121,800
	EO roof terrace	0	m2	450.00	-
	EO for Façade Access	55	no	400.00	22,000
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	305	m2	150.00	45,675
	EO for PV's; say 50% of roof area	305	m2	325.00	98,963
	EO for ballast to balance of area	305	m2	100.00	30,450
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	22	flight	5,500.00	121,000
	EO for handrails/balustrades	264	m	400.00	105,600
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls to resi				
	To lower levels up to podium				
	To Residential generally; PC allowance for masonry (assumed to be 65% solid)	1,945	m2	700.00	1,361,211
	EO for podium access	1	item	25,000.00	25,000
	EO for parapet treatment to tops of buildings	135	m	500.00	67,380
	EO for entrance screens/doors	1	item	50,000.00	50,000
	Windows to resi (assume to be 35% of wall area)	1,047	m2	950.00	994,731
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed

NEW BUILD APARTMENT BLOCK 2.8

Item	Description	Quantity	Unit	Rate	Total
3.05	Balconies				
	Bolt on Balconies		no		none
	Linear and recessed balconies				
	Soffit finish.	686	m2		Assume NA
	Floor finish	686	m2	300.00	205,800
	Railing	539	m	650.00	350,350
3.06	Scaffold	2,992	m2	100.00	299,167
3.07	Internal walls and partitions (blockwork)	4,973	m2	55.00	273,515
3.08	Internal doors	4,973	m2	12.00	59,676
	Total Superstructure				6,788,440
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	55	no		0
	Studio	26	no	38,200.00	993,200
	One Bed	7	no	43,200.00	302,400
	Two Bed	13	no	55,100.00	716,300
	Three Bed	9	no	64,900.00	584,100
	EO for larger units		no	0.00	0
	Townhouses		no	100,000.00	
4.02	Affordable (average)		no		0
	Studio		no	21,900.00	0
	One Bed		no	25,500.00	0
	Two Bed		no	28,232.40	0
	Three Bed		no	41,800.00	0
	Four bed		no	45,000.00	0
4.03	Shared Ownership (average)	0	no		0
	Studio	0	no	33,700.00	0
	One Bed	0	no	38,300.00	0
	Two Bed	0	no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no		
	Total Apartment Fit-out				2,596,000
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,560	m2	150.00	234,060
	EO for fire rated cabling above ceilings	1,560	m2	15.00	23,406
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	40,000.00	40,000

NEW BUILD APARTMENT BLOCK 2.8

Item	Description	Quantity	Unit	Rate	Total
	EO for cycle racks; say (ave 2 per apartment)	110	no	175.00	19,250
5.02	Ancillary areas	81	m2	150.00	12,090
	Total Other Fit out				353,806
6.00	MEP Generally				
6.01	MEP shell and Core	4,973	m2		
	Above ground drainage				-
	Rainwater installation	4,973	m2	12.50	62,163
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	4,973	m2	35.00	174,055
	Condensate	4,973	m2	2.50	12,433
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	4,973	m2	2.50	12,433
	Water treatment equipment	4,973	m2	2.50	12,433
	Cold water services	4,973	m2	15.00	74,595
	Hot water services			-	included
	Thermal Insulation	4,973	m2	5.00	24,865
	Trace Heating	4,973	m2	3.00	14,919
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	55	no	500.00	27,500
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	4,973	m2	25.00	124,325
	Radiators to back of house areas	1,641	m2	10.00	16,410
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	4,973	m2	15.00	74,595
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	22	lvls	10,000.00	220,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	4,973	m2	25.00	124,325

NEW BUILD APARTMENT BLOCK 2.8

Item	Description	Quantity	Unit	Rate	Total
	Secondary LV Supply			-	excluded
	Automatic transfer switches	4,973	m2	2.50	12,433
	Landlord distribution boards	4,973	m2	10.00	49,730
	Tenant distribution boards			-	included
	Primary containment	4,973	m2	12.50	62,163
	Sub-mains cabling and busbars	4,973	m2	15.00	74,595
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	4,973	m2	2.50	12,433
	Landlord lighting, lobbies, WC's and lighting contro	1,641	m2	25.00	41,025
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	4,973	m2	5.00	24,865
	Lightning and Surge Protection	4,973	m2	5.00	24,865
	Earthing and bonding	4,973	m2	2.00	9,946
	Protective instaltoins			-	-
	Wet riser installation	22	lvls	5,000.00	110,000
	Sprinkler installation	4,973	m2	30.00	149,190
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	4,973	m2	12.50	62,163
	Disabled refuge system	22	lvls	1,500.00	33,000
	Disabled toilet alarm	22	no	1,000.00	22,000
	Security installations	4,973	m2	5.00	24,865
	Access Control	4,973	m2	5.00	24,865
	Landlords IT network	4,973	m2	5.00	24,865
	TV/satellite installation	4,973	m2	2.50	12,433
	BMS	4,973	m2	15.00	74,595
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	4,973	m2	5.00	24,865
	Energy metering system	4,973	m2	2.50	12,433
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			28,348
	Engineering services preliminaries	12.0%			230,187
6.02	MEP Fit Out				
	Private Apartment fit out	55	no		
	Studio	26	no	26,359.40	685,344
	One Bed	7	no	32,711.15	228,978
	Two Bed	13	no	44,080.60	573,048
	Three Bed	9	no	47,210.78	424,897
	Four Bed	0	no	-	-



NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	22,444			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc Basement)				
2.01	Excavations				
	Excavation for foundations; say	1,611	m3	65.00	104,715
	EO contaminated material			-	10,472
	EO obstructions			-	10,472
2.02	Concrete Works	1,074		-	
	Allowance for pile caps and ground beams.	1,074	m2	350.00	375,900
	Allowance for ground floor slab	1,074	m2	-	
	250 thick	269	m3	240.00	64,440
	Reinforcement say 160 kg/m3	43	tn	1,550.00	66,588
	Surface finish	1,074	m2	7.50	8,055
	Waterproof horizontal	1,074	m2	60.00	64,440
	Formwork to soffit of ground floor slab	1,206	m2	-	see basement
	Allowance for Lift pit	5	item	8,500.00	42,500
	Concrete sundries	3%	of	621,923.00	18,658
	Trade Contractor on costs / prelims	10%	of	640,580.69	64,058
	Excavation				elsewhere
2.03	Piling				
	Foundation Piling	22,444	m2		-
	Piling Mat; and later removal	1,074	m2	65.00	69,810
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	83	no	150.00	12,450
	Setting out and set up / move pile positions	83	no	50.00	4,150
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	83	no	8,000.00	664,000
	Reinforcement in Piles (taken at 120kg/m3)	507	tn	1,550.00	785,800
	Cutting of tops of piles	83	no	275.00	22,825
	Removal of pile arising's	4,225	m3	45.00	190,113
	EO for contaminated soil (10%)	422	m3	85.00	35,910
	EO for obstructions: coring through and standing time (5%)				88,262
	UXO Attendance		item		excluded
	Allowance for testing	83	no	15.00	1,245
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		199,957
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,074	m2	80.00	85,920
	Total Substructure				3,115,739
3.00	Superstructure				



NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	22,444	m2		
	RC Slab say 250 thick	5,611	m3	200.00	1,122,200
	EO for reinforcement say 115kg/m3	645	tn	1,550.00	1,000,161
	Formwork to soffits	22,444	m2	45.00	1,009,980
	Surface finish	22,444	m2	7.50	168,330
	Movement Joints	22,444	m2	10.00	224,440
	Formwork to edges	1,080	m2	40.00	43,210
	EO for recessed balconies		m2	350.00	0
	Linear Balconies (approx 1.8m projection); 250 thick	908	m3	200.00	181,600
	Reinforcement (taken at 115g/m3)	104	tn	1,550.00	161,851
	Formwork to Soffits	3,632	m2	45.00	163,440
	EO for thermal Break to main slab	2,270	m	200.00	454,000
	EO Transfer over commercial	1	item	100,000.00	100,000
	Allowance for columns generally	22,444	m2	70.00	1,571,080
	Allowance for core walls				
	RC say 400 thick	3,523	m3	220.00	774,972
	EO for reinforcement say 150kg/m2	528	tn	1,550.00	819,005
	Formwork both sides	17,613	m2	50.00	880,650
	Concrete sundries	3%	of	8,674,918	260,248
	Trade Contractor on costs / prelims	10%	of	8,935,166	893,517
3.02	Roof				
	Allowance for flat roof generally	1,070	m2	200.00	214,000
	EO roof terrace	360	m2	600.00	216,000
	EO for Façade Access; assume BMU needed	1	item	450,000.00	450,000
	EO for Roof pop ups	1	item	25,000.00	25,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	535	m2	150.00	80,250
	EO for PV's; say 50% of roof area	535	m2	325.00	173,875
	EO for ballast to balance of area	535	m2	85.00	45,475
	Man safe system	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	60	flight	5,000.00	300,000
	EO for handrails/balustrades	720	m	400.00	288,000
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
	Allowance for steps down from Level 00	1	item	25,000.00	25,000
3.04	External Walls				
	Generally; PC allowance only to ground floor	698	m2	1,200.00	837,000
	EO for entrance screens/doors	1	item	50,000.00	50,000
	EO for escape and other doors	1	item	50,000.00	50,000

NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	EO for doors to commercial	2	no	15,000.00	30,000
	To Residential generally; PC allowance for façade; taken to entire façade area	11,142	m2	1,200.00	13,369,860
	EO for piers to outer edge of linear balcony	477	m		excluded
	EO for parapet treatment to tops of buildings	121	m	2,000.00	242,000
	Windows to resi; taken to be aluminium	5,999	m2		included
	EO for single doors to balconies	0	no	-	included
	EO for double sliding doors to balconies		no		none allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Linear Balconies				
	Soffit finish.	3,632	m2		none allowed
	Floor finish	3,632	m2	300.00	1,089,600
	Privacy screens	144	no	2,500.00	360,000
	Railing	3,284	m	650.00	2,134,600
	Allowance for Balcony edge/spandrel detail	3,284	m		in PC Rate
3.06	Scaffold; taken to lower levels only		m2	-	Assume NA
3.07	Internal walls and partitions (blockwork)	22,444	m2	55.00	1,234,420
3.08	Internal doors	22,444	m2	12.00	269,328
	Total Superstructure				31,385,090
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	234	no		-
	Studio	8	no	38,200.00	305,600
	One Bed	107	no	43,200.00	4,622,400
	Two Bed	115	no	55,100.00	6,336,500
	Three Bed	0	no	64,900.00	0
	EO for larger units		no	8,500.00	0
	Townhouses		no	125,000.00	0
4.02	Affordable (average)	0	no		
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	
4.03	Shared Ownership (average)	-	no	-	0

NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	
	Total Apartment Fit-out				11,264,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	5,403	m2	150.00	810,450
	EO for fire rated cabling above ceilings	5,403	m2	15.00	81,045
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	150,000.00	150,000
	EO for cycle racks; say (ave 2 per apartment)	468	no	175.00	81,900
5.02	Ancillary areas	443	m2	150.00	66,450
5.03	Fit out to basement areas				See basement
5.04	Commercial fit out - to shell only	356	m2	50.00	17,800
					1,232,645
6.00	MEP Generally				
6.01	MEP shell and Core	22,444	m2		
	Above ground drainage				-
	Rainwater installation	22,444	m2	12.50	280,550
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	22,444	m2	35.00	785,540
	Condensate	22,444	m2	2.50	56,110
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	22,444	m2	2.50	56,110
	Water treatment equipment	22,444	m2	2.50	56,110
	Cold water services	22,444	m2	15.00	336,660
	Hot water services			-	included
	Thermal Insulation	22,444	m2	5.00	112,220
	Trace Heating	22,444	m2	3.00	67,332
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	234	no	500.00	117,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-

NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	Ambient Loop distribution system, pipework, valve	22,444	m2	25.00	561,100
	Radiators to back of house areas	5,846	m2	10.00	58,460
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	22,444	m2	15.00	336,660
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	29	lvs	10,000.00	290,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	22,444	m2	25.00	561,100
	Secondary LV Supply			-	excluded
	Automatic transfer switches	22,444	m2	2.50	56,110
	Landlord distribution boards	22,444	m2	10.00	224,440
	Tenant distribution boards			-	included
	Primary containment	22,444	m2	12.50	280,550
	Sub-mains cabling and busbars	22,444	m2	15.00	336,660
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	22,444	m2	2.50	56,110
	Landlord lighting, lobbies, WC's and lighting contro	5,846	m2	25.00	146,150
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	22,444	m2	5.00	112,220
	Lightning and Surge Protection	22,444	m2	5.00	112,220
	Earthing and bonding	22,444	m2	2.00	44,888
	Protective instalaltoins			-	-
	Wet riser installation	29	lvs	5,000.00	145,000
	Sprinkler installation	22,444	m2	30.00	673,320
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	22,444	m2	12.50	280,550
	Disabled refuge system	29	lvs	1,500.00	43,500
	Disabled toilet alarm	29	no	1,000.00	29,000
	Security installations	22,444	m2	5.00	112,220
	Access Control	22,444	m2	5.00	112,220
	Landlords IT network	22,444	m2	5.00	112,220
	TV/satellite installation	22,444	m2	2.50	56,110
	BMS	22,444	m2	15.00	336,660
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded

NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	Remote metering to apartments	22,444	m2	5.00	112,220
	Energy metering system	22,444	m2	2.50	56,110
	Dedicated Commissioning Management	1	item		see fees
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			107,114
	Engineering services preliminaries	12.0%			869,765
6.02	MEP Fit Out				
	Private Apartment fit out	234	no		
	Studio	8	no	26,359.40	210,875
	One Bed	107	no	32,711.15	3,500,093
	Two Bed	115	no	44,080.60	5,069,269
	Three Bed	0	no	47,210.78	-
	Four Bed	0	no	-	-
	Townhouse		no		-
	Affordable Apartment fit out		no		
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no		
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	10	%	8,780,237	878,024
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 4m/s	30	levels	13,500.00	405,000
	21 person (1 no); 4m/s	60	levels	14,500.00	870,000
	EO Lift car fit out	3	no	15,000.00	45,000
	Cycle lift		item	45,000.00	-
6.04	Builders Work	2.0%		19,096,070	381,921
	Total Services				19,477,992
7.00	General Items				
7.01	General Prelims	15.0%			9,971,395
7.02	OH&P	5.0%			3,822,368

NEW BUILD APARTMENT BLOCK 4.1

Item	Description	Quantity	Unit	Rate	Total
	Total General Items				13,793,763
		Total Carried to Summa		£332 /ft2	80,269,730

NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	7,045			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc Basement)				
2.01	Excavations				
	Excavation for foundations; say	1,104	m3	65.00	71,760
	EO contaminated material			-	7,176
	EO obstructions			-	7,176
2.02	Concrete Works	736		-	
	Allowance for pile caps and ground beams.	736	m2	350.00	257,600
	Allowance for ground floor slab	736	m2	-	
	250 thick	184	m3	240.00	44,160
	Reinforcement say 160 kg/m3	29	tn	1,550.00	45,632
	Surface finish	736	m2	7.50	5,520
	Waterproof horizontal	736	m2	60.00	44,160
	Formwork to soffit of ground floor slab	736	m2	-	see basement
	Allowance for Lift pit	2	item	8,500.00	17,000
	Concrete sundries	3%	of	414,072.00	12,422
	Trade Contractor on costs / prelims	10%	of	426,494.16	42,649
2.03	Piling				
	Foundation Piling	7,045	m2		-
	Piling Mat; and later removal	736	m2	65.00	47,840
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	89	no	150.00	13,350
	Setting out and set up / move pile positions	89	no	50.00	4,450
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	89	no	4,000.00	356,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	142	tn	1,550.00	219,428
	Cutting of tops of piles	89	no	275.00	24,475
	Removal of pile arising's	1,180	m3	45.00	53,088
	EO for contaminated soil (10%)	118	m3	85.00	10,028
	EO for obstructions: coring through and standing time (5%)				36,541
	UXO Attendance		item		excluded
	Allowance for testing	89	no	15.00	1,335
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		89,153
2.04	Under Slab Drainage				-
	Under slab drainage and connections	736	m2	80.00	58,880
	Total Substructure				1,594,824
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	7,045	m2		
	RC Slab say 250 thick	1,761	m3	200.00	352,250
	EO for reinforcement say 115kg/m3	203	tn	1,550.00	313,943
	Formwork to soffits	7,045	m2	45.00	317,025
	Surface finish	7,045	m2	7.50	52,838
	Movement Joints	7,045	m2	10.00	70,450
	Formwork to edges	1,840	m2	40.00	73,600
	Balconies; say average 250 thick	123	m3	200.00	24,650
	EO for reinforcement say 115kg/m3	14	tn	1,550.00	21,969
	Formwork to soffits	493	m2	7.50	3,698
	Surface finish	493	m2	40.00	19,720
	Formwork to edges	377	m	45.00	16,965
	EO for thermal Break to main slab	377	m	200.00	75,400
	Allowance for columns generally	7,045	m2	70.00	493,150
	Allowance for core walls; ground to roof				
	RC say 400 thick	920	m3	220.00	202,356
	EO for reinforcement say 150kg/m2	138	tn	1,550.00	213,854
	Formwork both sides	4,599	m2	50.00	229,950
	Concrete sundries	3%	of	1,180,105	35,403
	Trade Contractor on costs / prelims	10%	of	2,517,220	251,722
3.02	Roof				
	Flat Generally	736	m2	200.00	147,200
	EO roof terrace	221	m2	600.00	132,600
	EO for Façade Access	58	no	400.00	23,200
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	368	m2	150.00	55,200
	EO for PV's; say 50% of roof area	368	m2	325.00	119,600
	EO for ballast to balance of area	368	m2	100.00	36,800
	Man safe system	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	22	flight	5,000.00	110,000
	EO for handrails/balustrades	264	m	400.00	105,600
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls.				
	Generally; PC allowance only to ground floor	626	m2	1,000.00	625,500
	EO for entrance screens/doors	1	item	50,000.00	50,000
	EO for escape and other doors	1	item	25,000.00	25,000
	EO for doors to commercial	0	no	15,000.00	-



NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
	To Residential generally; PC allowance for masonry; taken to be 65% of wall area	2,561	m2	800.00	2,049,138
	EO for parapet treatment to tops of buildings	139	m	1,500.00	208,500
	Windows to resi (assume to be 35% of wall area)	1,379	m2	950.00	1,310,266
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies		no	12,000.00	-
	Bay balconies; assumed in RC				
	Soffit finish.	493	m2		none allowed
	Floor finish	493	m2	350.00	172,550
	Railing	377	m	650.00	245,050
3.06	Scaffold	4,566	m2	100.00	456,615
3.07	Internal walls and partitions (blockwork)	7,045	m2	55.00	387,475
3.08	Internal doors	7,045	m2	12.00	84,540
	Total Superstructure				9,215,776
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	58	no		
	Studio	2	no	38,200.00	76,400
	One Bed	7	no	43,200.00	302,400
	Two Bed	31	no	55,100.00	1,708,100
	Three Bed	18	no	64,900.00	1,168,200
	EO for larger units	58	no	8,500.00	493,000
	Townhouses		no	125,000.00	-
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	-
	One Bed	0	no	25,500.00	-
	Two Bed	0	no	28,232.40	-
	Three Bed	0	no	41,800.00	-
	Four bed	-	no	45,000.00	-
				-	
4.03	Shared Ownership (average)	-	no	-	-
	Studio		no	33,700.00	-
	One Bed		no	38,300.00	-

NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
	Two Bed		no	49,000.00	-
	Three Bed		no	58,300.00	-
	Four bed	-	no	-	-
	Total Apartment Fit-out				3,748,100
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,589	m2	150.00	238,350
	EO for fire rated cabling above ceilings	1,589	m2	15.00	23,835
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	116	no	175.00	20,300
5.02	Ancillary areas	-	m2	150.00	
5.03	Fit out to basement areas				See basement
	Total Other Fit out				407,485
6.00	MEP Generally				
6.01	MEP shell and Core	7,045	m2		
	Above ground drainage				-
	Rainwater installation	7,045	m2	12.50	88,063
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	7,045	m2	35.00	246,575
	Condensate	7,045	m2	2.50	17,613
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	7,045	m2	2.50	17,613
	Water treatment equipment	7,045	m2	2.50	17,613
	Cold water services	7,045	m2	15.00	105,675
	Hot water services			-	included
	Thermal Insulation	7,045	m2	5.00	35,225
	Trace Heating	7,045	m2	3.00	21,135
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	58	no	500.00	29,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	7,045	m2	25.00	176,125
	Radiators to back of house areas	1,589	m2	10.00	15,890
	BMS / IT room cooling	1	no	2,500.00	2,500

NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	7,045	m2	15.00	105,675
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	10	lvls	10,000.00	100,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	7,045	m2	25.00	176,125
	Secondary LV Supply			-	excluded
	Automatic transfer switches	7,045	m2	2.50	17,613
	Landlord distribution boards	7,045	m2	10.00	70,450
	Tenant distribution boards			-	included
	Primary containment	7,045	m2	12.50	88,063
	Sub-mains cabling and busbars	7,045	m2	15.00	105,675
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	7,045	m2	2.50	17,613
	Landlord lighting, lobbies, WC's and lighting contro	1,589	m2	25.00	39,725
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	7,045	m2	5.00	35,225
	Lightning and Surge Protection	7,045	m2	5.00	35,225
	Earthing and bonding	7,045	m2	2.00	14,090
	Protective instalaltions			-	-
	Wet riser installation	10	lvls	5,000.00	50,000
	Sprinkler installation	7,045	m2	30.00	211,350
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	7,045	m2	12.50	88,063
	Disabled refuge system	10	lvls	1,500.00	15,000
	Disabled toilet alarm	10	no	1,000.00	10,000
	Security installations	7,045	m2	5.00	35,225
	Access Control	7,045	m2	5.00	35,225
	Landlords IT network	7,045	m2	5.00	35,225
	TV/satellite installation	7,045	m2	2.50	17,613
	BMS	7,045	m2	15.00	105,675
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	7,045	m2	5.00	35,225
	Energy metering system	7,045	m2	2.50	17,613
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				

NEW BUILD APARTMENT BLOCK 4.2

Item	Description	Quantity	Unit	Rate	Total
	On-Costs				
	Testing and commissioning	1.5%			33,896
	Engineering services preliminaries	12.0%			275,233
6.02	MEP Fit Out				
	Private Apartment fit out	58	no		
	Studio	2	no	26,359.40	52,719
	One Bed	7	no	32,711.15	228,978
	Two Bed	31	no	44,080.60	1,366,499
	Three Bed	18	no	47,210.78	849,794
	Four Bed		no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no		
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no		
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)		%	2,497,990	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift; 1.6m/s	33	levels	12,000.00	396,000
	EO Lift car fit out	3	no	15,000.00	45,000
6.04	Builders Work	2.0%		5,507,834	110,157
	Total Services				5,617,990
7.00	General Items				
7.01	General Prelims	15.0%			3,087,626
7.02	OH&P	5.0%			1,183,590
	Total General Items				4,271,216
				327.77	24,855,391

NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	6,295			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc Basement)				
2.01	Excavations				
	Excavation for foundations; say	1,080	m3	65.00	70,200
	EO contaminated material			-	7,020
	EO obstructions			-	7,020
2.02	Concrete Works	720		-	
	Allowance for pile caps and ground beams.	720	m2	350.00	252,000
	Allowance for ground floor slab	720	m2	-	
	250 thick	180	m3	240.00	43,200
	Reinforcement say 160 kg/m3	29	tn	1,550.00	44,640
	Surface finish	720	m2	7.50	5,400
	Waterproof horizontal	720	m2	60.00	43,200
	Formwork to soffit of ground floor slab	540	m2	-	-
	Allowance for Lift pit	2	item	8,500.00	17,000
	Concrete sundries	3%	of	405,440.00	12,163
	Trade Contractor on costs / prelims	10%	of	417,603.20	
2.03	Piling				
	Foundation Piling	6,295	m2		-
	Piling Mat; and later removal	720	m2	65.00	46,800
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	84	no	150.00	12,600
	Setting out and set up / move pile positions	84	no	50.00	4,200
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	84	no	4,000.00	336,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	134	tn	1,550.00	207,101
	Cutting of tops of piles	84	no	275.00	23,100
	Removal of pile arising's	1,113	m3	45.00	50,105
	EO for contaminated soil (10%)	111	m3	85.00	9,464
	EO for obstructions: coring through and standing time (5%)				34,629
	UXO Attendance		item		excluded
	Allowance for testing	84	no	15.00	1,260
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		85,026
2.04	Under Slab Drainage				-
	Under slab drainage and connections	720	m2	80.00	41,760
	Total Substructure				1,478,888
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	6,295	m2		
	RC Slab say 250 thick	1,574	m3	200.00	314,750
	EO for reinforcement say 115kg/m3	181	tn	1,550.00	280,521
	Formwork to soffits	6,295	m2	45.00	283,275
	Surface finish	6,295	m2	7.50	47,213
	Movement Joints	6,295	m2	10.00	62,950
	Formwork to edges	1,616	m2	40.00	64,620
	Balconies; say average 250 thick	125	m3	200.00	25,075
	EO for reinforcement say 115kg/m3	14	tn	1,550.00	22,348
	Formwork to soffits	502	m2	7.50	3,761
	Surface finish	502	m2	40.00	20,060
	Formwork to edges	384	m	45.00	17,258
	EO for thermal Break to main slab	384	m	200.00	76,700
	Allowance for columns generally	6,295	m2	70.00	440,650
	Allowance for core walls; ground to roof				
	RC say 400 thick	659	m3	220.00	144,936
	EO for reinforcement say 150kg/m2	99	tn	1,550.00	153,171
	Formwork both sides	3,294	m2	50.00	164,700
3.02	Roof Generally				
	Flat	718	m2	200.00	143,600
	EO roof terrace	181	m2	450.00	81,450
	EO for Façade Access	59	no	400.00	23,600
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	359	m2	150.00	53,850
	EO for PV's; say 50% of roof area	359	m2	325.00	116,675
	EO for ballast to balance of area	359	m2	100.00	35,900
	Man safe system	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	19	flight	5,500.00	104,500
	EO for handrails/balustrades	228	m	400.00	91,200
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
3.04	External Walls.				
	Generally; PC allowance only to ground floor	572	m2	1,000.00	571,500
	EO for entrance screens/doors	2	item	20,000.00	40,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	0	no	15,000.00	-
	To Residential generally; PC allowance for masonry; taken to be 65% of wall area	2,080	m2	800.00	1,664,208

NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
	EO for parapet treatment to tops of buildings	127	m	1,500.00	190,500
	Windows to resi (assume to be 35% of wall area)	1,120	m2	950.00	1,064,133
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Bay balconies;				
	Bay balconies; assumed in RC				
	Soffit finish.	502	m2	-	None allowed
	Floor finish	502	m2	350.00	175,525
	Railing	384	m	650.00	249,275
3.07	Winter Gardens				
	Soffit finish.	450	m2	150.00	67,500
	Floor finish	450	m2	300.00	135,000
3.08	Scaffold	3,772	m2	100.00	377,190
3.09	Internal walls and partitions (blockwork)	6,295	m2	55.00	346,225
3.10	Internal doors	6,295	m2	12.00	75,540
	Total Superstructure				7,835,358
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	59	no		-
	Studio	10	no	38,200.00	382,000
	One Bed	9	no	43,200.00	388,800
	Two Bed	22	no	55,100.00	1,212,200
	Three Bed	18	no	64,900.00	1,168,200
	EO for larger units	59	no	8,500.00	501,500
	Townhouses		no	125,000.00	-
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	-
	One Bed	0	no	25,500.00	-
	Two Bed	0	no	28,232.40	-
	Three Bed	0	no	41,800.00	-
	Four bed	-	no	45,000.00	-
				-	
4.03	Shared Ownership (average)	-	no	-	-
	Studio		no	33,700.00	-

NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
	One Bed		no	38,300.00	-
	Two Bed		no	49,000.00	-
	Three Bed		no	58,300.00	-
	Four bed	-	no	-	-
	Total Apartment Fit-out				3,652,700
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,357	m2	150.00	203,550
	EO for fire rated cabling above ceilings	1,357	m2	15.00	20,355
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000
	EO for cycle racks; say (ave 2 per apartment)	118	no	175.00	20,650
5.02	Ancillary areas	-	m2	150.00	
5.03	Fit out to basement areas				See basement
	Total Other Fit out				319,555
6.00	MEP Generally				
6.01	MEP shell and Core	6,295	m2		
	Above ground drainage				-
	Rainwater installation	6,295	m2	12.50	78,688
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	6,295	m2	35.00	220,325
	Condensate	6,295	m2	2.50	15,738
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	6,295	m2	2.50	15,738
	Water treatment equipment	6,295	m2	2.50	15,738
	Cold water services	6,295	m2	15.00	94,425
	Hot water services			-	included
	Thermal Insulation	6,295	m2	5.00	31,475
	Trace Heating	6,295	m2	3.00	18,885
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	59	no	500.00	29,500
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	6,295	m2	25.00	157,375
	Radiators to back of house areas	1,357	m2	10.00	13,570



NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	6,295	m2	15.00	94,425
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	9	lvls	10,000.00	90,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	6,295	m2	25.00	157,375
	Secondary LV Supply			-	excluded
	Automatic transfer switches	6,295	m2	2.50	15,738
	Landlord distribution boards	6,295	m2	10.00	62,950
	Tenant distribution boards			-	included
	Primary containment	6,295	m2	12.50	78,688
	Sub-mains cabling and busbars	6,295	m2	15.00	94,425
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	6,295	m2	2.50	15,738
	Landlord lighting, lobbies, WC's and lighting contro	1,357	m2	25.00	33,925
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	6,295	m2	5.00	31,475
	Lightning and Surge Protection	6,295	m2	5.00	31,475
	Earthing and bonding	6,295	m2	2.00	12,590
	Protective instaltoins			-	-
	Wet riser installation	9	lvls	5,000.00	45,000
	Sprinkler installation	6,295	m2	30.00	188,850
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	6,295	m2	12.50	78,688
	Disabled refuge system	9	lvls	1,500.00	13,500
	Disabled toilet alarm	9	no	1,000.00	9,000
	Security installations	6,295	m2	5.00	31,475
	Access Control	6,295	m2	5.00	31,475
	Landlords IT network	6,295	m2	5.00	31,475
	TV/satellite installation	6,295	m2	2.50	15,738
	BMS	6,295	m2	15.00	94,425
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	6,295	m2	5.00	31,475
	Energy metering system	6,295	m2	2.50	15,738

NEW BUILD APARTMENT BLOCK 4.3

Item	Description	Quantity	Unit	Rate	Total
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			30,369
	Engineering services preliminaries	12.0%			246,596
6.02	MEP Fit Out				
	Private Apartment fit out	0	no		
	Studio	10	no	26,359.40	263,594
	One Bed	9	no	32,711.15	294,400
	Two Bed	22	no	44,080.60	969,773
	Three Bed	18	no	47,210.78	849,794
	Four Bed		no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)		%	2,377,562	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	20	levels	12,000.00	240,000
	EO Lift car fit out	2	no	15,000.00	30,000
6.04	Builders Work	2.0%		4,949,121	98,982
	Total Services				5,048,104
7.00	General Items				
7.01	General Prelims	15.0%			2,750,191
7.02	OH&P	5.0%			1,054,240
	Total General Items				3,804,431
				Total Carried to Summary	£327 /ft2
					22,139,036

NEW BUILD APARTMENT BLOCK 4.4

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	11,996			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure (exc Basement)				
2.01	Excavations				
	Excavation for foundations; say	1,872	m3	65.00	121,680
	EO contaminated material			-	12,168
	EO obstructions			-	12,168
2.02	Concrete Works	1,248		-	
	Allowance for pile caps and ground beams.	1,248	m2	350.00	436,800
	Allowance for ground floor slab	1,248	m2	-	
	250 thick	312	m3	240.00	74,880
	Reinforcement say 180 kg/m3	56	tn	1,550.00	87,048
	Surface finish	1,248	m2	7.50	9,360
	Waterproof horizontal	1,248	m2	60.00	74,880
	Formwork to soffit of ground floor slab	1,158	m2	-	-
	Allowance for Lift pit	2	item	8,500.00	17,000
	Concrete sundries	3%	of	699,968.00	20,999
	Trade Contractor on costs / prelims	10%	of	720,967.04	
2.03	Piling				
	Foundation Piling	11,996	m2		-
	Piling Mat; and later removal	1,248	m2	65.00	81,120
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	136	no	150.00	20,400
	Setting out and set up / move pile positions	136	no	50.00	6,800
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	136	no	4,000.00	544,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	216	tn	1,550.00	335,306
	Cutting of tops of piles	136	no	275.00	37,400
	Removal of pile arising's	1,803	m3	45.00	81,123
	EO for contaminated soil (10%)	180	m3	85.00	15,323
	EO for obstructions: coring through and standing time (5%)				54,518
	UXO Attendance		item		excluded
	Allowance for testing	136	no	15.00	2,040
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		130,303
2.04	Under Slab Drainage				-
	Under slab drainage and connections	1,248	m2	80.00	72,097
	Total Substructure				2,372,412
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 4.4

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	11,996	m2		
	RC Slab say 250 thick	2,999	m3	200.00	599,800
	EO for reinforcement say 115kg/m3	345	tn	1,550.00	534,572
	Formwork to soffits	11,996	m2	45.00	539,820
	Surface finish	11,996	m2	7.50	89,970
	Movement Joints	11,996	m2	10.00	119,960
	Formwork to edges	2,040	m	40.00	81,600
	Balconies; say average 250 thick	200	m3	200.00	39,950
	EO for reinforcement say 115kg/m3	23	tn	1,550.00	35,605
	Surface finish	799	m2	7.50	5,993
	Formwork to edges	799	m2	40.00	31,960
	Formwork to Soffits	611	m	45.00	27,495
	EO for thermal Break to main slab	611	m	200.00	122,200
	Allowance for columns generally	11,996	m2	70.00	839,720
	Allowance for core walls; ground to roof			-	
	RC say 400 thick	1,469	m3	220.00	323,136
	EO for reinforcement say 150kg/m2	220	tn	1,550.00	341,496
	Formwork both sides	7,344	m2	50.00	367,200
	Concrete sundries	5%	of	4,100,477	205,024
	Trade Contractor on costs / prelims	10%	of	4,305,501	430,550
3.02	Roof; flat	1,251	m2	200.00	250,200
	EO roof terrace	391	m2	450.00	175,950
	EO for Façade Access	94	no	400.00	37,600
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	626	m2	150.00	93,825
	EO for PV's; say 50% of roof area	626	m2	325.00	203,288
	EO for ballast to balance of area	626	m2	100.00	62,550
	Man safe system	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	23	flight	5,500.00	126,500
	EO for handrails/balustrades	276	m	400.00	110,400
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls.				
	Generally; PC allowance only to ground floor	918	m2	1,000.00	918,000
	EO for entrance screens/doors	2	item	20,000.00	40,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	1	no	15,000.00	15,000
	To Residential generally; PC allowance for masonry;	3,759	m2	800.00	3,007,368

NEW BUILD APARTMENT BLOCK 4.4

Item	Description	Quantity	Unit	Rate	Total
	taken to be 65% of wall area				
	EO for parapet treatment to tops of buildings	204	m	750.00	153,000
	Windows to resi (assume to be 35% of wall area)	2,024	m2	950.00	1,922,981
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bay balconies; assumed in RC				
	Soffit finish.	799	m2		none allowed
	Floor finish	799	m2	300.00	239,700
	Railing	611	m	650.00	397,150
3.06	Scaffold	6,701	m2	100.00	670,140
3.07	Internal walls and partitions (blockwork)	11,996	m2	55.00	659,780
3.08	Internal doors	11,996	m2	12.00	143,952
	Total Superstructure				14,085,434
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	94	no		
	Studio	2	no	38,200.00	76,400
	One Bed	8	no	43,200.00	345,600
	Two Bed	50	no	55,100.00	2,755,000
	Three Bed	34	no	64,900.00	2,206,600
	EO for larger units	94	no	8,500.00	799,000
	Townhouses		no	125,000.00	0
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0

NEW BUILD APARTMENT BLOCK 4.4

Item	Description	Quantity	Unit	Rate	Total
	Four bed	-	no	-	
	Total Apartment Fit-out				6,182,600
5.00	Other fit out				
5.01	Residential Common areas / Circulation	2,233	m2	150.00	334,950
	EO for fire rated cabling above ceilings	2,233	m2	15.00	33,495
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	188	no	175.00	32,900
5.02	Ancillary areas	62	m2	150.00	9,300
5.03	Fit out to basement areas				See basement
5.04	Commercial fit out - to shell only	471	m2		-
	Total Other Fit out				535,645
6.00	MEP Generally				
6.01	MEP shell and Core	11,996	m2		
	Above ground drainage				-
	Rainwater installation	11,996	m2	12.50	149,950
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	11,996	m2	35.00	419,860
	Condensate	11,996	m2	2.50	29,990
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	11,996	m2	2.50	29,990
	Water treatment equipment	11,996	m2	2.50	29,990
	Cold water services	11,996	m2	15.00	179,940
	Hot water services			-	included
	Thermal Insulation	11,996	m2	5.00	59,980
	Trace Heating	11,996	m2	3.00	35,988
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	94	no	500.00	47,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	11,996	m2	25.00	299,900
	Radiators to back of house areas	1	m2	10.00	10
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000

NEW BUILD APARTMENT BLOCK 4.4

Item	Description	Quantity	Unit	Rate	Total
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	11,996	m2	15.00	179,940
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	10	lvls	10,000.00	100,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	11,996	m2	25.00	299,900
	Secondary LV Supply			-	excluded
	Automatic transfer switches	11,996	m2	2.50	29,990
	Landlord distribution boards	11,996	m2	10.00	119,960
	Tenant distribution boards			-	included
	Primary containment	11,996	m2	12.50	149,950
	Sub-mains cabling and busbars	11,996	m2	15.00	179,940
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	11,996	m2	2.50	29,990
	Landlord lighting, lobbies, WC's and lighting contro	1	m2	25.00	25
	Reception / Amenity Lighting	62	m2	80.00	4,960
	Landlord small power installation	11,996	m2	5.00	59,980
	Lightning and Surge Protection	11,996	m2	5.00	59,980
	Earthing and bonding	11,996	m2	2.00	23,992
	Protective instaltoins			-	-
	Wet riser installation	10	lvls	5,000.00	50,000
	Sprinkler installation	11,996	m2	30.00	359,880
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	11,996	m2	12.50	149,950
	Disabled refuge system	10	lvls	1,500.00	15,000
	Disabled toilet alarm	10	no	1,000.00	10,000
	Security installations	11,996	m2	5.00	59,980
	Access Control	11,996	m2	5.00	59,980
	Landlords IT network	11,996	m2	5.00	59,980
	TV/satellite installation	11,996	m2	2.50	29,990
	BMS	11,996	m2	15.00	179,940
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	11,996	m2	5.00	59,980
	Energy metering system	11,996	m2	2.50	29,990
	Capped off services to retail units (drainage, water, e	1	item	25,000.00	25,000
	On-Costs				





NEW BUILD APARTMENT BLOCK 4.5

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	6,504			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	1,215	m3	65.00	78,975
	EO contaminated material			-	7,898
	EO obstructions			-	7,898
2.02	Concrete Works	810		-	
	Allowance for pile caps and ground beams.	810	m2	350.00	283,500
	Allowance for ground floor slab	810	m2	-	
	250 thick	203	m3	240.00	48,600
	Reinforcement say 160 kg/m3	32	tn	1,550.00	50,220
	Surface finish	810	m2	7.50	6,075
	Waterproof horizontal	810	m2	60.00	48,600
	Formwork to soffit of ground floor slab		m2	-	-
	Allowance for Lift pit	4	item	8,500.00	34,000
	Concrete sundries	3%	of	470,995.00	14,130
	Trade Contractor on costs / prelims	10%	of	485,124.85	
2.03	Piling				
	Foundation Piling	6,504	m2		-
	Piling Mat; and later removal	810	m2	65.00	52,650
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	73	no	150.00	10,950
	Setting out and set up / move pile positions	73	no	50.00	3,650
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	73	no	4,000.00	292,000
	Boring CFA Piles 900 dia approx 30m long		no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	116	tn	1,550.00	179,981
	Cutting of tops of piles	73	no	275.00	20,075
	Removal of pile arising's	968	m3	45.00	43,544
	EO for contaminated soil (10%)	97	m3	85.00	8,225
	EO for obstructions: coring through and standing time (5%)				30,421
	UXO Attendance		item		excluded
	Allowance for testing	73	no	15.00	1,095
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		76,759
2.04	Under Slab Drainage				-
	Under slab drainage and connections	810	m2	80.00	48,512
	Total Substructure				1,472,757
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 4.5

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	6,504	m2		
	RC Slab say 250 thick	1,626	m3	200.00	325,200
	EO for reinforcement say 115kg/m3	187	tn	1,550.00	289,835
	Formwork to soffits	6,504	m2	45.00	292,680
	Surface finish	6,504	m2	7.50	48,780
	Movement Joints	6,504	m2	10.00	65,040
	Formwork to edges	945	m	40.00	37,800
	Allowance for columns generally	6,504	m2	70.00	455,280
	Allowance for core walls; ground to roof			-	
	RC say 400 thick	637	m3	220.00	140,184
	EO for reinforcement say 150kg/m2	96	tn	1,550.00	148,149
	Formwork both sides	3,186	m2	50.00	159,300
	Concrete sundries	5%	of	3,483,517	174,176
	Trade Contractor on costs / prelims	10%	of	3,657,693	365,769
3.02	Roof; pitched	813	m2	800.00	650,400
	EO for Façade Access	56	no	400.00	22,400
	EO for Roof pop ups	1	item	50,000.00	50,000
3.03	Stairs				
	PC Stairs	16	flight	5,500.00	88,000
	EO for handrails/balustrades	192	m	400.00	76,800
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
3.04	External Walls.				
	Generally; PC allowance only to ground floor	608	m2	1,000.00	607,500
	EO for entrance screens/doors	2	item	20,000.00	40,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	1	no	15,000.00	15,000
	To Residential generally; PC allowance for masonry; taken to be 65% of wall area	1,935	m2	800.00	1,547,910
	EO for parapet treatment to tops of buildings	135	m	1,000.00	135,000
	Windows to resi (assume to be 35% of wall area)	1,042	m2	950.00	989,769
	EO for single doors to balconies				included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	56	no	12,000.00	672,000

NEW BUILD APARTMENT BLOCK 4.5

Item	Description	Quantity	Unit	Rate	Total
3.07	Scaffold	3,584	m2	100.00	358,425
3.08	Internal walls and partitions (blockwork)	6,504	m2	55.00	357,720
3.09	Internal doors	6,504	m2	12.00	78,048
	Total Superstructure				8,227,165
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	56	no	-	-
	Studio	7	no	38,200.00	267,400
	One Bed	0	no	43,200.00	0
	Two Bed	35	no	55,100.00	1,928,500
	Three Bed	14	no	64,900.00	908,600
	EO for larger units	56	no	8,500.00	476,000
	Townhouses		no	125,000.00	0
				-	-
4.02	Affordable (average)	0	no	-	-
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	-
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	-
	Total Apartment Fit-out				3,580,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,296	m2	150.00	194,400
	EO for fire rated cabling above ceilings	1,296	m2	15.00	19,440
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	50,000.00	50,000
	EO for cycle racks; say (ave 2 per apartment)	112	no	175.00	19,600
5.02	Ancillary areas	0	m2	150.00	-
5.03	Fit out to basement areas				See basement
5.04	Commercial fit out to landlord areas	0	m2	2,500.00	0
5.05	Commercial fit out - to shell only	650	m2		-
	Total Other Fit out				308,440

NEW BUILD APARTMENT BLOCK 4.5

Item	Description	Quantity	Unit	Rate	Total
6.00	MEP Generally				
6.01	MEP shell and Core	6,504	m2		
	Above ground drainage				-
	Rainwater installation	6,504	m2	12.50	81,300
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	6,504	m2	35.00	227,640
	Condensate	6,504	m2	2.50	16,260
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	6,504	m2	2.50	16,260
	Water treatment equipment	6,504	m2	2.50	16,260
	Cold water services	6,504	m2	15.00	97,560
	Hot water services			-	included
	Thermal Insulation	6,504	m2	5.00	32,520
	Trace Heating	6,504	m2	3.00	19,512
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	56	no	500.00	28,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	6,504	m2	25.00	162,600
	Radiators to back of house areas	1,296	m2	10.00	12,960
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	6,504	m2	15.00	97,560
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	8	lvs	10,000.00	80,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	6,504	m2	25.00	162,600
	Secondary LV Supply			-	excluded
	Automatic transfer switches	6,504	m2	2.50	16,260
	Landlord distribution boards	6,504	m2	10.00	65,040

NEW BUILD APARTMENT BLOCK 4.5

Item	Description	Quantity	Unit	Rate	Total
	Tenant distribution boards			-	included
	Primary containment	6,504	m2	12.50	81,300
	Sub-mains cabling and busbars	6,504	m2	15.00	97,560
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	6,504	m2	2.50	16,260
	Landlord lighting, lobbies, WC's and lighting contro	1,296	m2	25.00	32,400
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	6,504	m2	5.00	32,520
	Lightning and Surge Protection	6,504	m2	5.00	32,520
	Earthing and bonding	6,504	m2	2.00	13,008
	Protective instalaltoins			-	-
	Wet riser installation	8	lvls	5,000.00	40,000
	Sprinkler installation	6,504	m2	30.00	195,120
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	6,504	m2	12.50	81,300
	Disabled refuge system	8	lvls	1,500.00	12,000
	Disabled toilet alarm	8	no	1,000.00	8,000
	Security installations	6,504	m2	5.00	32,520
	Access Control	6,504	m2	5.00	32,520
	Landlords IT network	6,504	m2	5.00	32,520
	TV/satellite installation	6,504	m2	2.50	16,260
	BMS	6,504	m2	15.00	97,560
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	6,504	m2	5.00	32,520
	Energy metering system	6,504	m2	2.50	16,260
	Capped off services to retail units (drainage, water, e	1	item	25,000.00	25,000
	On-Costs				
	Testing and commissioning	1.5%			31,305
	Engineering services preliminaries	12.0%			254,194
6.02	MEP Fit Out				
	Private Apartment fit out	56	no		
	Studio	7	no	26,359.40	184,516
	One Bed	0	no	32,711.15	-
	Two Bed	35	no	44,080.60	1,542,821
	Three Bed	14	no	47,210.78	660,951
	Four Bed		no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-



NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	11,802			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	1,227	m3	65.00	79,755
	EO contaminated material				7,976
	EO obstructions				7,976
2.02	Concrete Works	818			
	Allowance for pile caps and ground beams.	818	m2	350.00	286,300
	Allowance for ground floor slab	818	m2	-	
	250 thick	205	m3	240.00	49,080
	Reinforcement say 160 kg/m3	33	tn	1,550.00	50,716
	Surface finish	818	m2	7.50	6,135
	Waterproof horizontal	818	m2	60.00	49,080
	Formwork to soffit of ground floor slab	1,770	m2	-	see basement
	Allowance for Lift pit	5	item	8,500.00	42,500
	Concrete sundries	3%	of	483,811.00	14,514
	Trade Contractor on costs / prelims	10%	of	498,325.33	49,833
	Excavation				elsewhere
2.03	Piling				
	Foundation Piling	13,572	m2		-
	Piling Mat; and later removal	818	m2	65.00	53,170
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	93	no	150.00	13,950
	Setting out and set up / move pile positions	93	no	50.00	4,650
	Boring CFA Piles 600 dia approx 30m long		no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	0	no	4,000.00	-
	Boring CFA Piles 900 dia approx 30m long	93	no	5,000.00	465,000
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	213	tn	1,550.00	330,178
	Cutting of tops of piles	93	no	275.00	25,575
	Removal of pile arising's	1,775	m3	45.00	79,882
	EO for contaminated soil (10%)	178	m3	85.00	15,089
	EO for obstructions: coring through and standing time (5%)				49,216
	UXO Attendance		item		excluded
	Allowance for testing	93	no	15.00	1,395
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		116,310
2.04	Under Slab Drainage				-
	Under slab drainage and connections	818	m2	80.00	65,440
	Total Substructure				1,988,719
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	11,802	m2		
	RC Slab say 250 thick	2,951	m3	200.00	590,100
	EO for reinforcement say 115kg/m3	339	tn	1,550.00	525,927
	Formwork to soffits	11,802	m2	45.00	531,090
	Surface finish	11,802	m2	7.50	88,515
	Movement Joints	11,802	m2	10.00	118,020
	Formwork to edges	1,650	m2	40.00	66,013
	Allowance for columns generally	11,802	m2	70.00	826,140
	Allowance for core walls; ground to roof				
	RC say 400 thick	1,556	m3	220.00	342,342
	EO for reinforcement say 150kg/m2	233	tn	1,550.00	361,793
	Formwork both sides	7,781	m2	50.00	389,025
	Concrete sundries	3%	of	1,919,664	57,590
	Trade Contractor on costs / prelims	10%	of	3,896,555	389,655
3.02	Roof; flat	839	m2	200.00	167,800
	EO for Façade Access	91	no	400.00	36,400
	EO for Roof pop ups	2	item	15,000.00	30,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	420	m2	150.00	62,925
	EO for PV's; say 50% of roof area	420	m2	325.00	136,338
	EO for ballast to balance of area	420	m2	100.00	41,950
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	28	flight	5,000.00	140,000
	EO for handrails/balustrades	336	m	400.00	134,400
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
3.04	External Walls				
	To Ground Floor Level	530	m2	1,000.00	530,460
	EO for entrance screens/doors	1	item	25,000.00	25,000
	EO for escape and other doors	1	item	15,000.00	15,000
	EO for doors to commercial	3	no	10,000.00	30,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	3,138	m2	1,000.00	3,137,671
	EO for piers to outer edge of linear balcony	477	m		excluded
	EO for parapet treatment to tops of buildings	118	m	1,500.00	176,820
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	1,690	m2	950.00	1,605,039
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed



NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	91	no	15,000.00	1,365,000
	Linear and recessed balconies				
	Soffit finish.		m2		none
	Floor finish		m2		0
	Railing		m		0
	Privacy Screens		no		0
3.06	Scaffold	5,358	m2	-	Assume NA
3.07	Internal walls and partitions (blockwork)	11,802	m2	55.00	649,110
3.08	Internal doors	11,802	m2	12.00	141,624
	Total Superstructure				12,767,747
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	91	no		
	Studio	0	no	38,200.00	0
	One Bed	13	no	43,200.00	561,600
	Two Bed	26	no	55,100.00	1,432,600
	Three Bed	52	no	64,900.00	3,374,800
	EO for larger units	91	no	8,500.00	773,500
	Townhouses		no	125,000.00	0
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	
	Total Apartment Fit-out				6,142,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	2,182	m2	150.00	327,300

NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
	EO for fire rated cabling above ceilings	2,182	m2	15.00	32,730
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	182	no	175.00	31,850
5.02	Ancillary areas	140	m2	150.00	21,000
5.03	Commercial fit out to landlord areas	21	m2	2,500.00	52,500
5.04	Commercial fit out - to shell only	425	m2		-
	Total Other Fit out				590,380
6.00	MEP Generally				
6.01	MEP shell and Core	11,802	m2		
	Above ground drainage				-
	Rainwater installation	11,802	m2	12.50	147,525
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	11,802	m2	35.00	413,070
	Condensate	11,802	m2	2.50	29,505
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	11,802	m2	2.50	29,505
	Water treatment equipment	11,802	m2	2.50	29,505
	Cold water services	11,802	m2	15.00	177,030
	Hot water services			-	included
	Thermal Insulation	11,802	m2	5.00	59,010
	Trace Heating	11,802	m2	3.00	35,406
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	91	no	500.00	45,500
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	11,802	m2	25.00	295,050
	Radiators to back of house areas	2,322	m2	10.00	23,220
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	11,802	m2	15.00	177,030
	Reception / Amenity Mechanical services		m2	275.00	-

NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
	Ventilation			-	-
	Fire Fighting lobby Vent	14	lvls	10,000.00	140,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	11,802	m2	25.00	295,050
	Secondary LV Supply			-	excluded
	Automatic transfer switches	11,802	m2	2.50	29,505
	Landlord distribution boards	11,802	m2	10.00	118,020
	Tenant distribution boards			-	included
	Primary containment	11,802	m2	12.50	147,525
	Sub-mains cabling and busbars	11,802	m2	15.00	177,030
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	11,802	m2	2.50	29,505
	Landlord lighting, lobbies, WC's and lighting contro	2,322	m2	25.00	58,050
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	11,802	m2	5.00	59,010
	Lightning and Surge Protection	11,802	m2	5.00	59,010
	Earthing and bonding	11,802	m2	2.00	23,604
	Protective instaltoins			-	-
	Wet riser installation	14	lvls	5,000.00	70,000
	Sprinkler installation	11,802	m2	30.00	354,060
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	11,802	m2	12.50	147,525
	Disabled refuge system	14	lvls	1,500.00	21,000
	Disabled toilet alarm	14	no	1,000.00	14,000
	Security installations	11,802	m2	5.00	59,010
	Access Control	11,802	m2	5.00	59,010
	Landlords IT network	11,802	m2	5.00	59,010
	TV/satellite installation	11,802	m2	2.50	29,505
	BMS	11,802	m2	15.00	177,030
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	11,802	m2	5.00	59,010
	Energy metering system	11,802	m2	2.50	29,505
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			55,557
	Engineering services preliminaries	12.0%			451,126
6.02	MEP Fit Out				
	Private Apartment fit out	91	no		

NEW BUILD APARTMENT BLOCK 5.1

Item	Description	Quantity	Unit	Rate	Total
	Studio	0	no	26,359.40	-
	One Bed	13	no	32,711.15	425,245
	Two Bed	26	no	44,080.60	1,146,096
	Three Bed	52	no	47,210.78	2,454,961
	Four Bed	0	no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	0	levels	12,000.00	-
	21 person (1 no); 1.6m/s	32	levels	12,000.00	384,000
	EO Lift car fit out	2	no	15,000.00	30,000
6.04	Builders Work	2.0%		8,650,815	173,016
	Total Services				8,823,831
7.00	General Items				
7.01	General Prelims	15.0%			4,546,977
7.02	OH&P	5.0%			1,743,008
	Total General Items				6,289,984
	Total Carried to Summary			288.13	36,603,162

NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	10,231			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	1,652	m3	65.00	107,396
	EO contaminated material				10,740
	EO obstructions				10,740
2.02	Concrete Works	1,102			
	Allowance for pile caps and ground beams.	1,102	m2	350.00	385,525
	Allowance for ground floor slab	1,102	m2	-	
	250 thick	275	m3	240.00	66,090
	Reinforcement say 160 kg/m3	44	tn	1,550.00	68,293
	Surface finish	1,102	m2	7.50	8,261
	Waterproof horizontal	1,102	m2	60.00	66,090
	Formwork to soffit of ground floor slab		m2	-	-
	Allowance for Lift pit	3	item	8,500.00	25,500
	Concrete sundries	3%	of	619,759	18,593
	Trade Contractor on costs / prelims	10%	of	638,352	63,835
	Excavation				elsewhere
2.03	Piling				
	Foundation Piling	10,231	m2	90.00	920,826
	Piling Mat; and later removal	1,102	m2	65.00	71,598
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	93	no	150.00	13,950
	Setting out and set up / move pile positions	93	no	50.00	4,650
	Boring CFA Piles 600 dia approx 30m long	0	no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	93	no	4,000.00	372,000
	Boring CFA Piles 900 dia approx 30m long	0	no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	148	tn	1,550.00	229,290
	Cutting of tops of piles	93	no	275.00	25,575
	Removal of pile arising's	1,233	m3	45.00	55,473
	EO for contaminated soil (10%)	123	m3	85.00	10,478
	EO for obstructions: coring through and standing time (5%)				38,071
	UXO Attendance		item		excluded
	Allowance for testing	93	no	15.00	1,395
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		94,748
2.04	Under Slab Drainage	1,102			-
	Under slab drainage and connections	1,102	m2	80.00	88,120
	Total Substructure				2,882,237
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	10,231	m2		
	RC Slab say 250 thick	2,558	m3	200.00	511,570
	EO for reinforcement say 115kg/m3	294	tn	1,550.00	455,937
	Formwork to soffits	10,231	m2	45.00	460,413
	Surface finish	10,231	m2	7.50	76,736
	Movement Joints	10,231	m2	10.00	102,314
	Formwork to edges		m2	40.00	0
	EO for recessed balconies		m2	350.00	0
	EO for linear balconies		m2	350.00	0
	Allowance for columns generally	10,231	m2	70.00	716,198
	Allowance for core walls			-	
	RC say 400 thick	1,183	m3	220.00	260,172
	EO for reinforcement say 150kg/m2	177	tn	1,550.00	274,955
	Formwork both sides	5,913	m2	50.00	295,650
	Concrete sundries	3%	of	1,606,969	48,209
	Trade Contractor on costs / prelims	10%	of	3,202,153	320,215
3.02	Roof; flat	2,203	m2	200.00	440,600
	EO for Façade Access	72	no	400.00	28,800
	EO for Roof pop ups	1	item	15,000.00	15,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	1,102	m2	150.00	165,225
	EO for PV's; say 50% of roof area	1,102	m2	325.00	357,988
	EO for ballast to balance of area	1,102	m2	100.00	110,150
	EO for courtyard garden / lounge area	216	m2	600.00	129,300
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	11	flight	5,500.00	60,500
	EO for handrails/balustrades	132	m	400.00	52,800
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
3.04	External Walls				
	To Ground Floor Level	464	m2	1,000.00	463,500
	EO for entrance screens/doors	1	item	25,000.00	25,000
	EO for escape and other doors	1	item	15,000.00	15,000
	EO for doors to commercial	2	no	15,000.00	30,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	3,074	m2	1,000.00	3,073,707
	EO for piers to outer edge of linear balcony	0	m		0
	EO for parapet treatment to tops of buildings	167	m	1,500.00	250,200
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	1,655	m2	950.00	1,572,319

NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Bolt on Balconies	72	no	15,000.00	1,080,000
	Linear and recessed balconies				none
3.06	Scaffold	5,192	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	10,231	m2	55.00	562,727
3.08	Internal doors	10,231	m2	12.00	122,777
	Total Superstructure				12,133,961
4.00	Residential Fit-Out				
4.01	Private Apartments (average as AO3)	72	no		
	Studio	9	no	38,200.00	343,800
	One Bed	18	no	43,200.00	777,600
	Two Bed	18	no	55,100.00	991,800
	Three Bed	27	no	64,900.00	1,752,300
	EO for larger units	72	no	8,500.00	612,000
	Townhouses		no	125,000.00	0
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	
	Total Apartment Fit-out				4,477,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,541	m2	150.00	231,150
	EO for fire rated cabling above ceilings	1,541	m2	15.00	23,115

NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000
	EO for cycle racks; say (ave 2 per apartment)	144	no	175.00	25,200
5.02	Ancillary area	262	m2	150.00	39,300
5.03	Commercial fit out to landlord areas	75	m2	2,500.00	188,500
5.04	Commercial fit out - to shell only	1,583	m2		-
	Total Other Fit out				632,265
6.00	MEP Generally				
6.01	MEP shell and Core	10,231	m2		
	Above ground drainage				-
	Rainwater installation	10,231	m2	12.50	127,893
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	10,231	m2	35.00	358,099
	Condensate	10,231	m2	2.50	25,579
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	10,231	m2	2.50	25,579
	Water treatment equipment	10,231	m2	2.50	25,579
	Cold water services	10,231	m2	15.00	153,471
	Hot water services			-	included
	Thermal Insulation	10,231	m2	5.00	51,157
	Trace Heating	10,231	m2	3.00	30,694
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	72	no	500.00	36,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	10,231	m2	25.00	255,785
	Radiators to back of house areas	1,803	m2	10.00	18,030
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	10,231	m2	15.00	153,471
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-



NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
	Fire Fighting lobby Vent	11	lvs	10,000.00	110,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	10,231	m2	25.00	255,785
	Secondary LV Supply			-	excluded
	Automatic transfer switches	10,231	m2	2.50	25,579
	Landlord distribution boards	10,231	m2	10.00	102,314
	Tenant distribution boards			-	included
	Primary containment	10,231	m2	12.50	127,893
	Sub-mains cabling and busbars	10,231	m2	15.00	153,471
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	10,231	m2	2.50	25,579
	Landlord lighting, lobbies, WC's and lighting contro	1,803	m2	25.00	45,075
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	10,231	m2	5.00	51,157
	Lightning and Surge Protection	10,231	m2	5.00	51,157
	Earthing and bonding	10,231	m2	2.00	20,463
	Protective instalaltoins			-	-
	Wet riser installation	11	lvs	5,000.00	55,000
	Sprinkler installation	10,231	m2	30.00	306,942
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	10,231	m2	12.50	127,893
	Disabled refuge system	11	lvs	1,500.00	16,500
	Disabled toilet alarm	11	no	1,000.00	11,000
	Security installations	10,231	m2	5.00	51,157
	Access Control	10,231	m2	5.00	51,157
	Landlords IT network	10,231	m2	5.00	51,157
	TV/satellite installation	10,231	m2	2.50	25,579
	BMS	10,231	m2	15.00	153,471
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	10,231	m2	5.00	51,157
	Energy metering system	10,231	m2	2.50	25,579
	Dedicated Commissioning Management	1	item		in fees
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			47,758
	Engineering services preliminaries	12.0%			387,799
6.02	MEP Fit Out				
	Private Apartment fit out	72	no		

NEW BUILD APARTMENT BLOCK 5.2

Item	Description	Quantity	Unit	Rate	Total
	Studio	9	no	26,359.40	237,235
	One Bed	18	no	32,711.15	588,801
	Two Bed	18	no	44,080.60	793,451
	Three Bed	27	no	47,210.78	1,274,691
	Four Bed	72	no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)		%	2,894,177	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	24	levels	12,000.00	288,000
	EO Lift car fit out	3	no	15,000.00	45,000
6.04	Builders Work	2.0%		6,846,631	136,933
	Total Services				6,983,564
7.00	General Items				
7.01	General Prelims	15.0%			4,066,429
7.02	OH&P	5.0%			1,558,798
	Total General Items				5,625,227
				Total Carried to Summary	£297 /ft2
					32,734,754

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	8,028			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	661	m3	65.00	42,959
	EO contaminated material			-	4,296
	EO obstructions			-	4,296
2.02	Concrete Works	1,102		-	
	Allowance for pile caps and ground beams.	1,102	m2	350.00	385,525
	Allowance for ground floor slab	1,102	m2	-	
	250 thick	275	m3	240.00	66,090
	Reinforcement say 160 kg/m3	44	tn	1,550.00	68,293
	Surface finish	1,102	m2	7.50	8,261
	Waterproof horizontal	1,102	m2	60.00	66,090
	Formwork to soffit of ground floor slab		m2	-	-
	Allowance for Lift pit	2	item	8,500.00	17,000
	Concrete sundries	3%	of	611,259	18,338
	Trade Contractor on costs / prelims	10%	of	629,597	62,960
	Excavation				elsewhere
2.03	Piling				
	Foundation Piling	8,028	m2	90.00	722,520
	Piling Mat; and later removal	1,102	m2	65.00	71,598
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	93	no	150.00	13,950
	Setting out and set up / move pile positions	93	no	50.00	4,650
	Boring CFA Piles 600 dia approx 30m long	0	no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	93	no	4,000.00	372,000
	Boring CFA Piles 900 dia approx 30m long	0	no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	148	tn	1,550.00	229,290
	Cutting of tops of piles	93	no	275.00	25,575
	Removal of pile arising's	1,233	m3	45.00	55,473
	EO for contaminated soil (10%)	123	m3	85.00	10,478
	EO for obstructions: coring through and standing time (5%)				38,071
	UXO Attendance		item		excluded
	Allowance for testing	93	no	15.00	1,395
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		94,748
2.04	Under Slab Drainage	1,102			-
	Under slab drainage and connections	1,102	m2	80.00	88,120
	Total Substructure				2,508,856
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	8,028	m2		
	RC Slab say 250 thick	2,007	m3	200.00	401,400
	EO for reinforcement say 115kg/m3	231	tn	1,550.00	357,748
	Formwork to soffits	8,028	m2	45.00	361,260
	Surface finish	8,028	m2	7.50	60,210
	Movement Joints	8,028	m2	10.00	80,280
	Formwork to edges		m2	40.00	0
	Allowance for columns generally	8,028	m2	70.00	561,960
	Allowance for core walls			-	
	RC say 400 thick	1,183	m3	220.00	260,172
	EO for reinforcement say 150kg/m2	177	tn	1,550.00	274,955
	Formwork both sides	5,913	m2	50.00	295,650
	Concrete sundries	3%	of	1,260,898	37,827
	Trade Contractor on costs / prelims	10%	of	2,691,461	269,146
3.02	Roof; flat	886	m2	200.00	177,200
	EO for Façade Access	72	no	400.00	28,800
	EO for Roof pop ups	1	item	15,000.00	15,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 40% of roof area	354	m2	150.00	53,160
	EO for PV's; say 40% of roof area	354	m2	325.00	115,180
	EO for ballast to balance of area	532	m2	100.00	53,160
	EO for courtyard garden / lounge area	216	m2	600.00	129,300
	EO for mansafe	1	item	15,000.00	15,000
3.03	Stairs				
	PC Stairs	10	flight	5,000.00	50,000
	EO for handrails/balustrades	120	m	400.00	48,000
	EO for roof access	1	item	7,500.00	7,500
	EO for AOV	1	item	8,500.00	8,500
3.04	External Walls				
	To Ground Floor Level	464	m2	1,000.00	463,500
	EO for entrance screens/doors	1	item	25,000.00	25,000
	EO for escape and other doors	1	item	10,000.00	10,000
	EO for doors to commercial	3	no	15,000.00	45,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	3,074	m2	1,000.00	3,073,707
	EO for piers to outer edge of linear balcony	0	m	-	0
	EO for parapet treatment to tops of buildings	167	m	1,500.00	250,200
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	1,655	m2	950.00	1,572,319
	EO for single doors to balconies		no		included
	EO for double doors to balconies				None allowed

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
	EO juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on Balconies	72	no	15,000.00	1,080,000
	Linear and recessed balconies				none
3.06	Scaffold	5,192	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	8,028	m2	55.00	441,540
3.08	Internal doors	8,028	m2	12.00	96,336
	Total Superstructure				10,744,010
4.00	Residential Fit-Out				
4.01	Private Apartments (average as LCI)	72	no		
	Studio	9	no	38,200.00	343,800
	One Bed	18	no	43,200.00	777,600
	Two Bed	18	no	55,100.00	991,800
	Three Bed	27	no	64,900.00	1,752,300
	EO for generally larger units	72	no	8,500.00	612,000
	Townhouses		no	125,000.00	0
				-	
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
				-	
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	
	Total Apartment Fit-out				4,477,500
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,182	m2	150.00	177,300
	EO for fire rated cabling above ceilings	1,182	m2	15.00	17,730
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	1	item	100,000.00	100,000

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
	EO for cycle racks; say (ave 2 per apartment)	144	no	175.00	25,200
5.02	Ancillary Area	168	m2	150.00	25,200
5.03	Commercial fit out to landlord areas	0	m2	2,500.00	0
5.04	Commercial fit out - to shell only	0	m2		-
	Total Other Fit out				370,430
6.00	MEP Generally				
6.01	MEP shell and Core	8,028	m2		
	Above ground drainage				-
	Rainwater installation	8,028	m2	12.50	100,350
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	8,028	m2	35.00	280,980
	Condensate	8,028	m2	2.50	20,070
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	8,028	m2	2.50	20,070
	Water treatment equipment	8,028	m2	2.50	20,070
	Cold water services	8,028	m2	15.00	120,420
	Hot water services			-	included
	Thermal Insulation	8,028	m2	5.00	40,140
	Trace Heating	8,028	m2	3.00	24,084
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	72	no	500.00	36,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	8,028	m2	25.00	200,700
	Radiators to back of house areas	1,350	m2	10.00	13,500
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	8,028	m2	15.00	120,420
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	10	lvs	10,000.00	100,000
	Electrical Installations			-	-

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
	HV switchgear and transformers			-	included
	LV switchgear	8,028	m2	25.00	200,700
	Secondary LV Supply			-	excluded
	Automatic transfer switches	8,028	m2	2.50	20,070
	Landlord distribution boards	8,028	m2	10.00	80,280
	Tenant distribution boards			-	included
	Primary containment	8,028	m2	12.50	100,350
	Sub-mains cabling and busbars	8,028	m2	15.00	120,420
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	8,028	m2	2.50	20,070
	Landlord lighting, lobbies, WC's and lighting contro	1,350	m2	25.00	33,750
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	8,028	m2	5.00	40,140
	Lightning and Surge Protection	8,028	m2	5.00	40,140
	Earthing and bonding	8,028	m2	2.00	16,056
	Protective instaltoins			-	-
	Wet riser installation	10	lvls	5,000.00	50,000
	Sprinkler installation	8,028	m2	30.00	240,840
	Fire alarms, communications and security			-	
	Fire/voice alarm installation	8,028	m2	12.50	100,350
	Disabled refuge system	10	lvls	1,500.00	15,000
	Disabled toilet alarm	10	no	1,000.00	10,000
	Security installations	8,028	m2	5.00	40,140
	Access Control	8,028	m2	5.00	40,140
	Landlords IT network	8,028	m2	5.00	40,140
	TV/satellite installation	8,028	m2	2.50	20,070
	BMS	8,028	m2	15.00	120,420
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	8,028	m2	5.00	40,140
	Energy metering system	8,028	m2	2.50	20,070
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			38,004
	Engineering services preliminaries	12.0%			308,591
6.02	MEP Fit Out				
	Private Apartment fit out	72	no		
	Studio	9	no	26,359.40	237,235
	One Bed	18	no	32,711.15	588,801
	Two Bed	18	no	44,080.60	793,451

NEW BUILD APARTMENT BLOCK 5.3

Item	Description	Quantity	Unit	Rate	Total
	Three Bed	27	no	47,210.78	1,274,691
	Four Bed	72	no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	0	%	2,894,177	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	22	levels	12,000.00	264,000
	EO Lift car fit out	2	no	15,000.00	30,000
6.04	Builders Work	2.0%		6,068,362	121,367
	Total Services				6,189,730
7.00	General Items				
7.01	General Prelims	15.0%			3,643,579
7.02	OH&P	5.0%			1,396,705
	Total General Items				5,040,284
				Total Carried to Summa	£339 /ft2
					29,330,809



NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
	The following build up has been generated from an assumed design/specification in order to arrive at an allowance to apply to all new build blocks;	9,256			
1.00	Demolition and Enabling Works				elsewhere
2.00	Substructure				
2.01	Excavations				
	Excavation for foundations; say	1,337	m3	65.00	86,873
	EO contaminated material			-	8,687
	EO obstructions			-	8,687
2.02	Concrete Works	891		-	
	Allowance for pile caps and ground beams.	891	m2	350.00	311,850
	Allowance for ground floor slab	891	m2	-	
	250 thick	223	m3	240.00	53,460
	Reinforcement say 160 kg/m3	36	tn	1,550.00	55,242
	Surface finish	891	m2	7.50	6,683
	Waterproof horizontal	891	m2	60.00	53,460
	Formwork to soffit of ground floor slab	662	m2	-	-
	Allowance for Lift pit	4	item	8,500.00	34,000
	Concrete sundries	3%	of	514,695	15,441
	Trade Contractor on costs / prelims	10%	of	530,135	53,014
2.03	Piling				
	Foundation Piling	10,147	m2		-
	Piling Mat; and later removal	891	m2	65.00	57,915
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000
	Pile Probing	101	no	150.00	15,150
	Setting out and set up / move pile positions	101	no	50.00	5,050
	Boring CFA Piles 600 dia approx 30m long	0	no	3,000.00	-
	Boring CFA Piles 750 dia approx 30m long	101	no	4,000.00	404,000
	Boring CFA Piles 900 dia approx 30m long	0	no	5,000.00	-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-
	Reinforcement in Piles (taken at 120kg/m3)	161	tn	1,550.00	249,014
	Cutting of tops of piles	101	no	275.00	27,775
	Removal of pile arising's	1,339	m3	45.00	60,245
	EO for contaminated soil (10%)	134	m3	85.00	11,380
	EO for obstructions: coring through and standing time (5%)				41,131
	UXO Attendance		item		excluded
	Allowance for testing	101	no	15.00	1,515
	Crane Bases	1	item	75,000.00	75,000
	Piling Contractor on costs / prelims		10%		99,818
2.04	Under Slab Drainage				-
	Under slab drainage and connections	891	m2	80.00	71,280
	Total Substructure				1,856,668
3.00	Superstructure				

NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
3.01	Frame and Upper Floors	9,256	m2		
	RC Slab say 250 thick	2,314	m3	200.00	462,800
	EO for reinforcement say 115kg/m3	266	tn	1,550.00	412,471
	Formwork to soffits	9,256	m2	45.00	416,520
	Surface finish	9,256	m2	7.50	69,420
	Movement Joints	9,256	m2	10.00	92,560
	Formwork to edges	2,216	m	40.00	88,640
	Allowance for columns generally	9,256	m2	70.00	647,920
	Allowance for core walls; ground to roof			-	
	RC say 400 thick	1,666	m3	220.00	366,538
	EO for reinforcement say 150kg/m2	250	tn	1,550.00	387,364
	Formwork both sides	8,330	m2	50.00	416,520
	Concrete sundries	3%	of	1,542,411	46,272
	Trade Contractor on costs / prelims	10%	of	3,407,024	340,702
3.02	Roof; flat	919	m2	200.00	183,800
	EO for Façade Access	88	no	400.00	35,200
	EO for Roof pop ups	1	item	15,000.00	15,000
	EO for plant surrounds and bases	1	item	25,000.00	25,000
	EO for Green Roofs; say 50% of roof area	460	m2	150.00	68,925
	EO for PV's; say 50% of roof area	460	m2	325.00	149,338
	EO for ballast to balance of area	460	m2	100.00	45,950
	EO for mansafe	1	item	15,000.00	15,000
	EO for soffit finish to colonnade	189	m2	450.00	85,050
3.03	Stairs				
	PC Stairs	35	flight	5,000.00	175,000
	EO for handrails/balustrades	420	m	400.00	168,000
	EO for roof access	2	item	7,500.00	15,000
	EO for AOV	2	item	8,500.00	17,000
3.04	External Walls				
	To Ground Floor Level	752	m2	1,000.00	752,400
	EO for entrance screens/doors	2	item	25,000.00	50,000
	EO for escape and other doors	1	item	20,000.00	20,000
	EO for doors to commercial	3	no	15,000.00	45,000
	EO columns at ground floor level to form colonnade	54	m	3,000.00	162,000
	To Residential generally; PC allowance for precast panel; taken to be 65% of wall area	4,195	m2	1,000.00	4,194,918
	EO for piers to outer edge of linear balcony	0	m		0
	EO for parapet treatment to tops of buildings	158	m	1,500.00	236,400
	Windows to resi; taken to be aluminium (assume to be 35% of wall area)	2,259	m2	950.00	2,145,862

NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
	EO for single doors to balconies		no	-	included
	EO for double doors to balconies		no	-	None allowed
	EO Juliette Balconies				None allowed
	EO Winter Gardens				None allowed
3.05	Balconies				
	Bolt on balconies	88	no	12,000.00	1,056,000
	Linear and recessed balconies				
	Soffit finish.		m2		none
	Floor finish		m2	300.00	0
	Railing		m	600.00	0
	Privacy Screens		no	2,500.00	0
3.06	Scaffold	4,947	m2		Assume NA
3.07	Internal walls and partitions (blockwork)	9,256	m2	55.00	509,080
3.08	Internal doors	9,256	m2	12.00	111,072
	Total Superstructure				14,028,721
4.00	Residential Fit-Out				
4.01	Private Apartments (average as AO3)	88	no		
	Studio	8	no	38,200.00	305,600
	One Bed	20	no	43,200.00	864,000
	Two Bed	46	no	55,100.00	2,534,600
	Three Bed	2	no	64,900.00	129,800
	EO for generally larger units		no	8,500.00	0
	Townhouses		no	125,000.00	0
4.02	Affordable (average)	0	no	-	
	Studio	0	no	21,900.00	0
	One Bed	0	no	25,500.00	0
	Two Bed	0	no	28,232.40	0
	Three Bed	0	no	41,800.00	0
	Four bed	-	no	45,000.00	0
4.03	Shared Ownership (average)	-	no	-	0
	Studio		no	33,700.00	0
	One Bed		no	38,300.00	0
	Two Bed		no	49,000.00	0
	Three Bed		no	58,300.00	0
	Four bed	-	no	-	0

NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
	Total Apartment Fit-out				3,834,000
5.00	Other fit out				
5.01	Residential Common areas / Circulation	1,082	m2	200.00	216,400
	EO for fire rated cabling above ceilings	1,082	m2	15.00	16,230
	EO for Back of House Fittings	1	item	25,000.00	25,000
	EO for enhanced entrance fit out and fittings	2	item	30,000.00	60,000
	EO for cycle racks; say (ave 2 per apartment)	176	no	175.00	30,800
5.02	Ancillary area	111	m2	150.00	16,650
5.03	Commercial fit out to landlord areas	105	m2	2,500.00	262,500
5.04	Commercial fit out - to shell only	1,108	m2		-
	Total Other Fit out				627,580
6.00	MEP Generally				
6.01	MEP shell and Core	9,256	m2		
	Above ground drainage				-
	Rainwater installation	9,256	m2	12.50	115,700
	Rainwater harvesting			-	excluded
	Greywater Recovery			-	excluded
	Soil and waste stacks	9,256	m2	35.00	323,960
	Condensate	9,256	m2	2.50	23,140
	Water installations			-	
	Incoming water main			-	included
	Cold water storage			-	included
	Cold water booster set			-	included
	Cat 5 booster system	9,256	m2	2.50	23,140
	Water treatment equipment	9,256	m2	2.50	23,140
	Cold water services	9,256	m2	15.00	138,840
	Hot water services			-	included
	Thermal Insulation	9,256	m2	5.00	46,280
	Trace Heating	9,256	m2	3.00	27,768
	Heat Source			-	-
	Heating/Cooling/Hot water generation (assumed to be in first phase)				elsewhere
	Distribution to and connection to each block	88	no	500.00	44,000
	Space Heating and Air Treatment			-	-
	LTHW distribution system, pipework, valves etc			-	-
	CHW distribution system, pipework, valves etc			-	-
	Ambient Loop distribution system, pipework, valve	9,256	m2	25.00	231,400
	Radiators to back of house areas	1,193	m2	10.00	11,930
	BMS / IT room cooling	1	no	2,500.00	2,500
	Water treatment	1	item	25,000.00	25,000
	Air handling plant			-	-

NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
	Condensers for AHU's			-	-
	Primary ductwork			-	-
	Thermal Insulation	9,256	m2	15.00	138,840
	Reception / Amenity Mechanical services		m2	275.00	-
	Ventilation			-	-
	Fire Fighting lobby Vent	20	lvls	10,000.00	200,000
	Electrical Installations			-	-
	HV switchgear and transformers			-	included
	LV switchgear	9,256	m2	25.00	231,400
	Secondary LV Supply			-	excluded
	Automatic transfer switches	9,256	m2	2.50	23,140
	Landlord distribution boards	9,256	m2	10.00	92,560
	Tenant distribution boards			-	included
	Primary containment	9,256	m2	12.50	115,700
	Sub-mains cabling and busbars	9,256	m2	15.00	138,840
	HVAC power supplies	0	m2	25.00	-
	Life safety standby generation (size TBC)			-	included
	Flue to Roof			-	included
	Power to lifts	9,256	m2	2.50	23,140
	Landlord lighting, lobbies, WC's and lighting contro	1,193	m2	25.00	29,825
	Reception / Amenity Lighting	0	m2	80.00	-
	Landlord small power installation	9,256	m2	5.00	46,280
	Lightning and Surge Protection	9,256	m2	5.00	46,280
	Earthing and bonding	9,256	m2	2.00	18,512
	Protective instalaltoins			-	-
	Wet riser installation	20	lvls	5,000.00	100,000
	Sprinkler installation	9,256	m2	30.00	277,680
	Fire alarms, communications and security			-	-
	Fire/voice alarm installation	9,256	m2	12.50	115,700
	Disabled refuge system	20	lvls	1,500.00	30,000
	Disabled toilet alarm	20	no	1,000.00	20,000
	Security installations	9,256	m2	5.00	46,280
	Access Control	9,256	m2	5.00	46,280
	Landlords IT network	9,256	m2	5.00	46,280
	TV/satellite installation	9,256	m2	2.50	23,140
	BMS	9,256	m2	15.00	138,840
	Mobile phone booster to basement			-	excluded
	Converged Network / Smart			-	excluded
	Remote metering to apartments	9,256	m2	5.00	46,280
	Energy metering system	9,256	m2	2.50	23,140
	Capped off services to retail units (drainage, water, electrical, sprinkler & fire alarm)				
	On-Costs				
	Testing and commissioning	1.5%			45,824

NEW BUILD APARTMENT BLOCK 6.1

Item	Description	Quantity	Unit	Rate	Total
	Engineering services preliminaries	12.0%			372,091
6.02	MEP Fit Out				
	Private Apartment fit out	88	no		
	Studio	8	no	26,359.40	210,875
	One Bed	20	no	32,711.15	654,223
	Two Bed	46	no	44,080.60	2,027,708
	Three Bed	2	no	47,210.78	94,422
	Four Bed	0	no	-	-
	Townhouse		no	-	-
	Affordable Apartment fit out		no	-	-
	Studio		no	19,737.51	-
	One Bed		no	22,187.96	-
	Two Bed		no	28,232.40	-
	Three Bed		no	32,127.98	-
	Four Bed		no	35,000.00	-
	Shared Ownership fit out		no	-	-
	Studio	-	no	22,682.53	-
	One Bed	-	no	25,001.61	-
	Two Bed	-	no	29,874.32	-
	Three Bed	-	no	34,378.51	-
	Four Bed	-	no	-	-
	EO Premium for Taller Building (over 20 storeys)	0	%	2,987,228	-
6.03	Lifts (average)				
	Passenger Lifts				
	17 person lift (2 no); 1.6m/s	15	levels	12,000.00	180,000
	21 person (1 no); 1.6m/s	27	levels	12,000.00	324,000
	EO Lift car fit out	3	no	15,000.00	45,000
6.04	Builders Work	2.0%		7,009,078	140,182
	Total Services				7,149,259
7.00	General Items				
7.01	General Prelims	15.0%			4,124,434
7.02	OH&P	5.0%			1,581,033
	Total General Items				5,705,467
			Total Carried to Summ	£333 /ft2	33,201,696

## APPENDIX D : SSL MATRIX





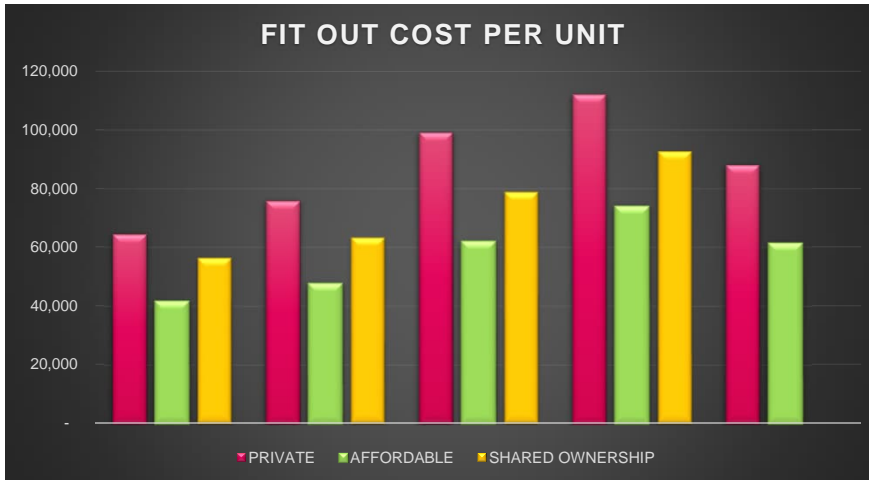
Ref	Item	Design Criteria	Design Responsibility	Funding	Supply	Installation	Testing & Commission'g Responsibility	Maintenance
	Installation of SSL signage internally	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	<b>Building Envelope</b>							
	All works to form building envelope and cladding as spec							
	Waterproofing to building envelope - roofing system and insulation	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Slip resistance, reinforced walkways and handrails	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for Mansafe system	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Balustrading	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Service Routes in store ceiling - Coordinated services routes for all mech, electrical, refrigeration and other SSL Direct contractor services	SSL	DEV	DEV	DEV	DEV	SSL	SSL
	installations, which are to be established at shell design stage and co-ordinated with the SSL fitting out works contractor e.g. Dev to provide all openings and routes in structure for SSL Fit out contractor services							
	The developer is responsible for forming and weathering/air sealing/pest proofing all openings for pipes, cables, ducts, fans, vents and the like through both the roof and the external walls. In addition, form openings through the external walls for cash transfer hatches and for ATM Machines	SSL	DEV	DEV	DEV	DEV	SSL	SSL
	All necessary upstands, weatherings, collars, flashings, gutters and seals to kerbs, plant support steels, access staircases and roof lights.	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	<b>Openings</b>							
	Allowance for steel security access door	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for Fire doors	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for Bi parting entrance doors	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for double leaf doors	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Curtain walling with louvres at Atrium	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Electrically operated security shutters are to be installed to the 2 bi-parting main entrance door sets complete with all secondary support steelwork, channel guides, shutter casings, motors, sensors, controls, locks, ironmongery generally and power supply cables. Developer is to include for testing and commissioning of the shutters.	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	<b>Finishes</b>							
	Painting of store interior - soffit, walls, columns	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	Painting of all structural steel frame exposed including any mechanical and electrical supports with corrosion protection coating - primer touch up, 2 undercoats and 1 cost gloss paint	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	Painting of any exposed internal face of external wall cladding to be prefinished with white plastic caps to fixings penetrating the internal face of the cladding - 3 coats of emulsion paint	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	3 coats emulsion paint to undercroft soffit and walls car park	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	Setting out, loading out and delivery etc.	SSL	DEV	DEV	DEV	DEV	N/A	SSL
	Full height fire rated partitions (up to 4.2m)	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	Ply lining at fire demising wall between sales and BOH	DEV	DEV	DEV	DEV	DEV	N/A	SSL
	<b>Equipment</b>							
	Pit box	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Bumper posts to loading docks	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Loading systems - dock leveller, scissor lift and control panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Pit edge angle set	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Roller shutters to loading docks (insulated)	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Loading dock shelters	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Dock leveller Maintenance contract	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Scissor lift Maintenance contract	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Cartronics electrically triggered trolley locking infrastructure to estate	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Parking Guidance System identifying empty spaces	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for Armco vehicle safety barriers, pedestrian railing and access control barriers	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	<b>Lifts</b>							
	Commercial Lifts - 38 person capacity, 2900 kgs. single entry	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Commercial Lifts - 38 person capacity, 2900 kgs. double entry	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Travelators	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	<b>Sprinklers</b>							
	Sprinkler tanks and pump sets	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Sprinklers - throughout undercroft parking and service yard (if covered) - Refer to car park section	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Sprinklers - throughout store and atrium	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Car Park Sprinkler protection and Drenchers to atrium glazing	SSL	DEV	DEV	DEV	DEV	DEV	SSL

Ref	Item	Design Criteria	Design Responsibility	Funding	Supply	Installation	Testing & Commission'g Responsibility	Maintenance
	Fire alarm installation for Atrium and Sales Floor	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	<b>Plumbing</b>							
	Domestic hot and cold water distribution where necessary such as WCs	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Allowance for domestic water stub ups for future fit out contractor	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Storm drainage	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Sanitary drainage	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Rainwater harvesting collection system below ground including above ground header tank and controls	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Connection of service yard drainage to surface water drainage system	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance for CCTV of the final testing of drainage system as structural spec Appendix D	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	All condensate drainage below finished floor / suspended slab level	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	All condensate drainage above finished floor / suspended slab level	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Allowance for anti flood device - Aco building drainage for condensate drainage	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	<b>HVAC</b>							
	Heating and cooling ventilation to store	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	LZC technologies - CHP; GSHP, RIHC plinths, enclosures, ducts, louvers etc (equipment by SSL)	SSL	DEV	DEV	DEV	DEV	DEV	DEV
	Shaft heating to lift shafts	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Smoke ventilation to store	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Service Yard and Car park ventilation	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Containerised LV Switch Room	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Containerised plant room for cold water storage, booster set, boiler, and H&V controls panel	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	AHUs for sales floor fresh air, sales floor cold aisle retrieval, offices AHU, office and processor room split condensing units	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	All refrigeration IT and LT packs	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Make provision for internal plant via the inclusion of concrete slab or stub columns, and horizontal 'tram line' plant rails and cross rails upon which the plant will be seated, complete with all louvers, air sealing, walkways, handrails and the like.	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Provide an internal mezzanine plant room with suitable floor load capacity to accommodate all of the plant, complete with fire rated compartmentation, access stairway and landings, fire doors, means of escape routes, and sufficient fresh air supply. Alternative, an external platform complete with access stairs and walkways is to be provided which is to be of sufficient size to accommodate all of the SSL plant and requisite imposed loadings from the plant and equipment	SSL	DEV	DEV	DEV	DEV	SSL	SSL
	All refrigerant systems	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	<b>Electrical and lighting to store</b>							
	RMU/ Substation for SSL building suitably sized	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Electrical transformer	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	LV Cables from RMU to transformer	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	LV cables from Transformer to SSL Main Panel	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Standby generator	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Fuel storage facility	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Lightning protection system	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Allowance of 3 phase and neutral supply to concession/ sublet tenant	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	External lighting to access roads and walkways including emergency lighting	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Internal lighting to service yard, car park, access roads including emergency lighting	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Ducts for power and data for ATM room	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Earth Nests to Generator and Transformer	DEV	DEV	DEV	DEV	DEV	DEV	SSL
	Powered Belisha beacons to car park area	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Lighting/Power fit-out of Transformer Room	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Lighting/Power fit-out of Sprinkler Pump Room	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Lighting/Power fit-out of Rain Water Harvesting Tank Room	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	<b>Electronic Safety and Security</b>							
	Smoke detection to store	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Fire alarms to store	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	<b>Power Supplies to Equipment</b>							
	Unloading Bay Scissor Lift & Dock Leveller Supplies from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Unloading Bay Roller Shutters from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Power to Electric Service Yard Gates from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Power to Travelators and Lifts from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Sprinkler Pump - Power Supply from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL
	Totem Power Supply - By SSL Fit Out	SSL	SSL	SSL	SSL	SSL	SSL	SSL
	Rain Water Harvesting Pump - Power Supply from SSL LV Panel	SSL	DEV	DEV	DEV	DEV	DEV	SSL



## APPENDIX E : APARTMENT FIT OUT

SUMMARY



Note

Studio = 1 bath  
 One Bed = 1 bath  
 Two Bed = 2 bath, 1 with shower only  
 Three Bed = 2 bath, 1 with shower only

Studio = average 41m2  
 One Bed = average 52m2  
 Two Bed = average 71m2  
 Three Bed = average 94m2

PRIVATE	Studio	1 Bed	2 Bed	3 Bed	Average
Apartment Size	41	52	71	94	63.54
Unit mix	-	214	135	48	397
Sub Floor	1,353	1,716	2,343	3,102	2,097
Drylining	8,082	9,699	14,090	18,521	12,259
Internal Fire Protection	990	990	990	990	990
Carpentry and joinery	6,944	8,198	9,560	11,403	9,049
Specialist Joinery & Glassware	3,575	3,575	4,730	4,730	4,107
Kitchens	11,080	11,080	11,080	11,080	11,080
Decorations	2,140	2,854	4,303	5,595	3,678
Carpets	-	992	1,843	2,410	1,453
Tiling	2,906	2,906	4,992	5,884	3,976
Others	1,150	1,150	1,150	1,150	1,150
<b>Architectural</b>	<b>38,200</b>	<b>43,200</b>	<b>55,100</b>	<b>64,900</b>	<b>49,800</b>
Sanitaryware	2,118	2,118	4,285	4,285	3,117
MEP	24,242	30,593	39,796	42,926	35,214
<b>MEP Sub-Total</b>	<b>26,359</b>	<b>32,711</b>	<b>44,081</b>	<b>47,211</b>	<b>38,330</b>
<b>Total</b>	<b>64,559</b>	<b>75,911</b>	<b>99,181</b>	<b>112,111</b>	<b>88,130</b>

Comments
Latex screed and Regupol allowed
Standard height doors generally
HIU/Storage Cupboard
Wardrobe to master bed only;
Engineered Wood flooring
Full height Wall tiling to two walls only
Carpet to bedrooms
Mirrored cabinet to bathroom; no vanity unit
Heated towel rad
Comfort Cooling provided for along with radiators
£10k per kitchen

SHARED OWNERSHIP	Studio	1 Bed	2 Bed	3 Bed	Average
Apartment Size	41	52	71	94	52.00
Unit mix	-	94	-	-	94
Sub Floor	1,353	1,716	2,343	3,102	1,716
Drylining	7,670	9,287	13,377	17,729	9,287
Internal Fire Protection	715	715	715	715	715
Carpentry and joinery	6,658	7,664	8,929	10,726	7,664
Specialist Joinery & Glassware	2,805	2,805	3,960	3,960	2,805
Kitchens	9,300	9,300	9,300	9,300	9,300
Decorations	2,298	3,012	4,575	5,897	3,012
Carpets	-	886	1,646	2,153	886
Tiling	1,937	1,937	3,166	3,728	1,937
Others	950	950	950	950	950
<b>Architectural</b>	<b>33,700</b>	<b>38,300</b>	<b>49,000</b>	<b>58,300</b>	<b>38,300</b>
Sanitaryware	1,937	1,937	1,400	2,100	1,774
MEP	20,746	23,065	28,474	32,279	26,018
<b>MEP Sub-Total</b>	<b>22,683</b>	<b>25,002</b>	<b>29,874</b>	<b>34,379</b>	<b>27,792</b>
<b>Total</b>	<b>56,383</b>	<b>63,302</b>	<b>78,874</b>	<b>92,679</b>	<b>66,092</b>

Comments
Latex screed and Regupol allowed
Standard height doors generally
HIU Cupboard
Wardrobe to master bed only
Laminate flooring
Wall tiling to bath/shower only
Carpet to bedrooms
Mirrored cabinet to bathroom; no vanity unit
Heated Towel rad
Heating via radiators
£9k per kitchen

AFFORDABLE	Studio	1 Bed	2 Bed	3 Bed	Average
Apartment Size	41	52	71	94	78.20
Unit mix	-	61	94	144	299
Sub Floor	1,353	1,716	2,343	3,102	2,581
Drylining	7,150	8,822	12,675	16,745	13,849
Internal Fire Protection	585	585	585	585	585
Carpentry and joinery	2,226	2,726	3,858	4,703	4,034
Specialist Joinery & Glassware	1,326	1,326	1,634	1,634	1,571
Kitchens	3,508	3,508	3,508	3,508	3,508

Comments
Latex screed and Regupol allowed
Standard height doors generally
HIU Cupboard
Space for wardrobe
Vinyl flooring
Wall tiling to bath only

SUMMARY

Decorations	1,943	2,394	3,448	4,477	3,728	
Carpets	1,838	2,415	3,203	4,410	3,623	Carpet to bedrooms
Tiling	1,117	1,117	1,604	1,689	1,546	Mirror to bathroom; no vanity unit or cabinet
Others	900	900	900	900	900	Non heated Towel rad
Architectural	21,900	25,500	33,800	41,800	35,900	Heating via radiators
Sanitaryware	1,025	1,025	2,100	2,100	1,521	£3.5k per kitchen - no allowance for white goods
MEP	18,713	21,163	26,132	30,028	23,925	
MEP Sub-Total	19,738	22,188	28,232	32,128	25,445	
Total	41,638	47,688	62,032	73,928	61,345	

INDIVIDUAL COST MODELS BY APARTMENT - PRIVATE APARTMENTS

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
<b>Sub-Floor</b>																
Sand and Cement Screed	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Latex Screed	41	m2	15.00	615.00	52	m2	15.00	780.00	71	m2	15.00	1,065.00	94	m2	15.00	1,410.00
Insulation 6mm resilient layer	41	m2	18.00	738.00	52	m2	18.00	936.00	71	m2	18.00	1,278.00	94	m2	18.00	1,692.00
<b>Sub-total</b>				<b>1,353.00</b>				<b>1,716.00</b>				<b>2,343.00</b>				<b>3,102.00</b>
<b>Internal Walls and Partitions</b>																
Stud partitions to form internal apartment layout: 70mm metal stud, wall board on either side and insulation etc	30	m2	70.00	2,100.00	40	m2	70.00	2,800.00	70	m2	70.00	4,900.00	100	m2	70.00	7,000.00
EO for Moisture resistant plasterboard to bathrooms	25	m2	5.00	125.00	25	m2	5.00	125.00	43	m2	5.00	216.00	48	m2	5.00	240.00
EO in bathroom, ensuite and wc's for 19mm WBP plywood	25	m2	30.00	750.00	25	m2	30.00	750.00	43	m2	30.00	1,296.00	48	m2	30.00	1,440.00
EO for ply linings to wall cupboards	8	m2	30.00	240.00	8	m2	30.00	240.00	8	m2	30.00	240.00	10	m2	30.00	300.00
EO for pelmets for curtains/blinds	0	item	250.00	excluded	1	item	250.00	excluded	1	item	250.00	excluded	1	item	250.00	excluded
Linings to external walls	15	m2	45.00	675.00	21	m2	45.00	945.00	24	m2	45.00	1,080.00	36	m2	45.00	1,620.00
Party Walls to apartments/corridor	39	m2	-	elsewhere	45	m2	-	elsewhere	51	m2	-	elsewhere	54	m2	-	elsewhere
Allowance for sundry risers, pipe boxes, ply pattresses etc	1	item	350.00	350.00	1	item	350.00	350.00	1	item	350.00	350.00	1	item	350.00	350.00
Access panels	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00
Patch repair	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00
Trade Prelims	10%		4,390.00	439.00	10%		5,360.00	536.00	10%		8,232.00	823.20	10%		11,100.00	1,110.00
<b>Sub-total</b>				<b>5,079.00</b>				<b>6,146.00</b>				<b>9,305.20</b>				<b>12,460.00</b>
<b>Ceiling finishes</b>																
Skim coated plasterboard on timber battens or MF system fixed to ceiling	41	m2	50.00	2,050.00	52	m2	50.00	2,600.00	71	m2	50.00	3,550.00	94	m2	50.00	4,700.00
EO for moisture resistant	6	m2	5.00	30.00	6	m2	5.00	30.00	10	m2	5.00	50.00	12	m2	5.00	60.00
EO allowance for bulkheads as may be required	0	item	-	excluded	0	item	-	excluded	0	item	-	excluded	0	item	-	excluded
EO for Recessed ceiling to living areas	1	item	-	-	1	item	-	-	1	item	-	-	1	item	-	-
Cut outs (for lighting, smoke detectors, sprinklers etc) pattresses etc	1	item	500.00	500.00	1	item	450.00	450.00	1	item	450.00	450.00	1	item	450.00	450.00
Access Panels	1	item	150.00	150.00	1	item	150.00	150.00	2	item	150.00	300.00	2	item	150.00	300.00
Trade Prelims	10%		2,730.00	273.00	10%		3,230.00	323.00	10%		4,350.00	435.00	10%		5,510.00	551.00
<b>Sub-total</b>				<b>3,003.00</b>				<b>3,553.00</b>				<b>4,785.00</b>				<b>6,061.00</b>
<b>Fireproofing</b>																
Letter box above entrance doors	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Fireproofing to entrance doors	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Letter box to FCU	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
General fire stoping around pipes etc	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Trade Prelims	10%		900.00	90.00	10%		900.00	90.00	10%		900.00	90.00	10%		900.00	90.00
<b>Sub-total</b>				<b>990.00</b>				<b>990.00</b>				<b>990.00</b>				<b>990.00</b>
<b>Carpentry and Joinery</b>																
Apartment Entrance Door Standard Height	1	nr	1,100.00	1,100.00	1	nr	1,100.00	1,100.00	1	nr	1,100.00	1,100.00	1	nr	1,100.00	1,100.00
Apartment entrance Door : over height	0		-	-	0		-	-	0		-	-	0		-	-
Internal doorset single Standard Height	1	nr	450.00	450.00	3	nr	450.00	1,350.00	4	nr	450.00	1,800.00	5	nr	450.00	2,250.00
Internal doors single : over height	0		-	-	0		-	-	0		-	-	0		-	-
Internal doors double	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
MDF Skirting	35	m	10.00	350.00	53	m	10.00	525.60	75	m	10.00	746.08	85	m	10.00	850.00
MDF Architraves - see doorset	20	m	10.00	200.00	40	m	10.00	400.00	50	m	10.00	500.00	60	m	10.00	600.00
Bath access panels: framework only to receive tiling	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Shower access panels	0	nr	100.00	-	0	nr	100.00	-	1	nr	100.00	100.00	1	nr	100.00	100.00
Laminate Flooring	0	m2	-	-	0		-	-	0		-	-	0		-	-
Timber flooring (supply only)	35	m2	90.00	3,150.00	32	m2	90.00	2,880.00	35	m2	90.00	3,150.00	45	m2	90.00	4,050.00
EO for wastage (taken as 20%)				included				included				included				included
EO for Lay	35	m2	-	included	32	m2	-	included	35	m2	-	included	45	m2	-	included
Timber to tile threshold	0	nr	25.00	-	0	nr	25.00	-	1	nr	25.00	25.00	1	nr	25.00	25.00
Timber to Carpet Threshold	1	nr	25.00	25.00	1	nr	25.00	25.00	2	nr	25.00	50.00	3	nr	25.00	75.00
Balcony threshold	2	m	25.00	50.00	2	m	25.00	50.00	2	m	25.00	50.00	2	m	25.00	50.00
Storage Cupboard	1	item	600.00	600.00	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00
Protection	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Hardboard	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Corex to doors	4	m2	2.00	8.00	8	m2	2.00	16.00	20	m2	2.00	40.00	28	m2	2.00	56.00
Trade Prelims	10%		6,313.00	631.30	10%		7,452.60	745.26	10%		8,691.08	869.11	10%		10,366.0	1,036.60
<b>Sub-total</b>				<b>6,944.30</b>				<b>8,197.86</b>				<b>9,560.19</b>				<b>11,402.60</b>
<b>Specialist Joinery &amp; Glassware</b>																
Master Wardrobe	1	item	1,500.00	1,500.00	1	item	1,500.00	1,500.00	1	item	1,500.00	1,500.00	1	item	1,500.00	1,500.00
Secondary Wardrobe	0	item	900.00	NA	0	item	900.00	NA	0	item	900.00	NA	0	item	900.00	NA
Glazed doors (EO)	0	item	-	NA	0	item	-	NA	0	item	-	NA	1	item	-	NA
HIU - Utility cupboard and door - single	1	nr	600.00	600.00	1	nr	600.00	600.00	1	nr	600.00	600.00	1	nr	600.00	600.00
HIU - Utility cupboard and door - double	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
Mirrored cabinet	1	nr	450.00	450.00	1	nr	450.00	450.00	2	nr	450.00	900.00	2	nr	450.00	900.00
Vanity unit	1	nr	-	-	1	nr	-	-	1	nr	-	-	1	nr	-	-
Vanity Top	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
Mirrors	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
Glass screen to bath	1	nr	450.00	450.00	1	nr	450.00	450.00	1	nr	450.00	450.00	1	nr	450.00	450.00
Shower screen	0	nr	350.00	-	0	nr	350.00	-	1	nr	350.00	350.00	1	nr	350.00	350.00
Towel Rail (Electric heated)	1	nr	150.00	150.00	1	nr	150.00	150.00	2	nr	150.00	300.00	2	nr	150.00	300.00
Robe hooks and accessories	1	nr	100.00	100.00	1	nr	100.00	100.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Trade Prelims	10%		3,250.00	325.00	10%		3,250.00	325.00	10%		4,300.00	430.00	10%		4,300.00	430.00
<b>Sub-total</b>				<b>3,575.00</b>				<b>3,575.00</b>				<b>4,730.00</b>				<b>4,730.00</b>
<b>Carpets / Vinyl</b>																
Carpet to bedrooms (Supply inc 20% waste)	0	m2	25.00	-	14	m2	25.00	350.00	26	m2	25.00	650.00	34	m2	25.00	850.00
EO Wastage @ 20%				-				70.00				130.00				170.00
Carpet Lay	0	m2	17.50	-	14	m2	17.50	245.00	26	m2	17.50	455.00	34	m2	17.50	595.00
Underlay	0	m2	10.00	-	14	m2	10.00	140.00	26	m2	10.00	260.00	34	m2	10.00	340.00
protection to carpets	0	m2	4.00	-	14	m2	4.00	56.00	26	m2	4.00	104.00	34	m2	4.00	136.00
Non Recoverable VAT	20%		-	-	20%		420.00	84.00	20%		780.00	156.00	20%		1,020.00	204.00
Trade Prelims	5%		-	-	5%		945.00	47.25	5%		1,755.00	87.75	5%		2,295.00	114.75
<b>Sub-total</b>				<b>-</b>				<b>992.25</b>				<b>1,842.75</b>				<b>2,409.75</b>
<b>Tiling</b>																
Wall tiling to Bathrooms - supply only	25	m2	30.00	750.00	25	m2										

INDIVIDUAL COST MODELS BY APARTMENT - PRIVATE APARTMENTS

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
Basin Taps	1	nr	120.00	120.00	1	nr	120.00	120.00	2	nr	120.00	240.00	2	nr	120.00	240.00
Sundries				19.25				19.25				38.50				38.50
Installation	1	nr	50.00	50.00	1	nr	50.00	50.00	2	nr	50.00	100.00	2	nr	50.00	100.00
Bath : supply costs				-				-				-				-
Bath	1	nr	300.00	300.00	1	nr	300.00	300.00	1	nr	300.00	300.00	1	nr	300.00	300.00
Universal legs	1	nr	25.00	25.00	1	nr	25.00	25.00	1	nr	25.00	25.00	1	nr	25.00	25.00
Bath filler	1	nr	90.00	90.00	1	nr	90.00	90.00	1	nr	90.00	90.00	1	nr	90.00	90.00
Conversion	1	nr	3.50	3.50	1	nr	3.50	3.50	1	nr	3.50	3.50	1	nr	3.50	3.50
Bath screen - see glassware for supply				-				-				-				-
Bath panel - now in tiling				-				-				-				-
3 way valve	1	nr	300.00	300.00	1	nr	300.00	300.00	1	nr	300.00	300.00	1	nr	300.00	300.00
Shower head with arm	1	nr	175.00	175.00	1	nr	175.00	175.00	1	nr	175.00	175.00	1	nr	175.00	175.00
Wall bracket with outlet, hand shower and hose	1	nr	65.00	65.00	1	nr	65.00	65.00	1	nr	65.00	65.00	1	nr	65.00	65.00
Sundry fittings				47.93				47.93				47.93				47.93
Installation	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
EO Install Screen	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Shower Tray and waste : supply costs				-				-				-				-
Shower tray		nr	275.00	-		nr	275.00	-		nr	275.00	275.00		nr	275.00	275.00
Waste valve		nr	25.00	-		nr	25.00	-		nr	25.00	25.00		nr	25.00	25.00
Conversion Kit		nr	3.50	-		nr	3.50	-		nr	3.50	3.50		nr	3.50	3.50
Shower Enclosure - see glassware		nr	-	-		nr	-	-		nr	-	-		nr	-	-
Shower Kit		nr	750.00	-		nr	750.00	-		nr	750.00	750.00		nr	750.00	750.00
Sundry fittings				-				-				52.68				52.68
Installation		nr	100.00	-		nr	100.00	-		nr	100.00	100.00		nr	100.00	100.00
EO Install Screen		nr	100.00	-		nr	100.00	-		nr	100.00	100.00		nr	100.00	100.00
Sub-total				2,117.68				2,117.68				4,285.10				4,285.10
MEP Generally																
Disposal Installations																
Soil & waste to sanitaryware	3	nr	100.00	300.00	3	nr	100.00	300.00	6	nr	100.00	600.00	6	nr	100.00	600.00
Soil & waste to white goods	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Condensate to MVHR Unit	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Water Installations																
Cold water pipework to sanitaryware	3	nr	100.00	300.00	3	nr	100.00	300.00	6	nr	100.00	600.00	6	nr	100.00	600.00
Cold water pipework to white goods	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Hot water pipework to sanitaryware	2	nr	125.00	250.00	2	nr	125.00	250.00	4	nr	125.00	500.00	4	nr	125.00	500.00
Heat Source																
HIU	0	nr	2,250.00	-	0	nr	2,250.00	-	0	nr	2,250.00	-	0	nr	2,250.00	-
EO for heat Meter	0	nr	250.00	-	0	nr	250.00	-	0	nr	250.00	-	0	nr	250.00	-
Cooling interface unit		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-
EO chilled water meter		nr	325.00	-		nr	325.00	-		nr	325.00	-		nr	325.00	-
Zerorth unit	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00
Space Heating Installations																
LTHW Heating	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Underfloor Heating	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Electric Underfloor Heating	6	m2	-	-	6	m2	-	-	10	m2	-	-	12	m2	-	-
Ambient loop pipework and insulation	1	item	1,000.00	1,000.00	1	item	1,500.00	1,500.00	1	item	2,000.00	2,000.00	1	item	2,500.00	2,500.00
Heated towel rails incl spur	1	nr	150.00	150.00	1	nr	150.00	150.00	2	nr	150.00	300.00	2	nr	150.00	300.00
2 pipe CC via FCU inc grilles, plenums etc	1	nr	2,500.00	2,500.00	2	nr	2,500.00	5,000.00	3	nr	2,500.00	7,500.00	3	nr	2,500.00	7,500.00
Pipework, brackets and insulation	1	nr	1,000.00	1,000.00	2	nr	1,000.00	2,000.00	3	nr	1,000.00	3,000.00	3	nr	1,000.00	3,000.00
Ventilation Installations																
Whole house ventilation with Heat Recovery (MVHR)	1	item	2,750.00	2,750.00	1	item	3,000.00	3,000.00	1	item	3,250.00	3,250.00	1	item	3,500.00	3,500.00
Electrical Installations																
Tenant's consumer unit	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00
Smart meter	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Arc Fault Detection devices (AFDD)	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Small power distribution points (twin socket outlets)	12	nr	30.00	360.00	16	nr	30.00	480.00	20	nr	30.00	600.00	26	nr	30.00	780.00
Cooker/hob outlets	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00
Fused connection units	2	nr	30.00	60.00	3	nr	30.00	90.00	3	nr	30.00	90.00	3	nr	30.00	90.00
Power wiring	9	nr	25.00	225.00	20	nr	25.00	500.00	24	nr	25.00	600.00	29	nr	25.00	725.00
Lighting to living rooms, bedrooms and kitchens utilising Low energy downlighters	10	nr	60.00	600.00	12	nr	60.00	720.00	20	nr	60.00	1,200.00	24	nr	60.00	1,440.00
Kitchen pelmet lighting (included in kitchen allowance)																
Lighting to bathrooms, IP rated low energy downlighters	2	nr	65.00	130.00	2	nr	65.00	130.00	4	nr	65.00	260.00	6	nr	65.00	390.00
Bathroom mirror lighting	2	nr	-	-	2	nr	-	-	4	nr	-	-	6	nr	-	-
EO for tracklighting	1	item	excluded	excluded	1	item	excluded	excluded	1	item	excluded	excluded	1	item	excluded	excluded
Wardrobe Itg incl local sensor	1	nr	75.00	75.00	1	nr	75.00	75.00	2	nr	75.00	150.00	2	nr	75.00	150.00
Light switches	4	nr	30.00	120.00	6	nr	30.00	180.00	8	nr	30.00	240.00	10	nr	30.00	300.00
EO for preset lighting to living room	1	item	excluded	excluded	1	item	excluded	excluded	1	item	excluded	excluded	1	item	excluded	excluded
5amp lighting sockets	4	nr	excluded	excluded	4	nr	excluded	excluded	8	nr	excluded	excluded	8	nr	excluded	excluded
Shaver outlets	1	nr	60.00	60.00	1	nr	60.00	60.00	2	nr	60.00	120.00	2	nr	60.00	120.00
Lighting wiring	24	nr	25.00	587.50	28	nr	25.00	687.50	47	nr	25.00	1,175.00	52	nr	25.00	1,300.00
Lighting Installation	24	nr	25.00	587.50	28	nr	25.00	687.50	47	nr	25.00	1,175.00	52	nr	25.00	1,300.00
External lighting to terrace	1	nr	-	-	1	nr	-	-	1	nr	-	-	1	nr	-	-
Earthing & Bonding	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00
Gas Installations																
Protective Installations																
Sprinklers	3	nr	200.00	600.00	5	nr	200.00	1,000.00	8	nr	200.00	1,600.00	12	nr	200.00	2,400.00
Communications																
Smoke detector	1	nr	100.00	100.00	1	nr	100.00	100.00	2	nr	100.00	200.00	3	nr	100.00	300.00
Heat detector	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Telephone outlets	1	nr	25.00	25.00	2	nr	25.00	50.00	3	nr	25.00	75.00	4	nr	25.00	100.00
Data outlets	2	nr	30.00	60.00	2	nr	30.00	60.00	2	nr	30.00	60.00	2	nr	30.00	60.00
Telephone wiring	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00
Television/Sat																



INDIVIDUAL COST MODELS BY APARTMENT - PRIVATE APARTMENTS

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
<b>Sub-Floor</b>																
Sand and Cement Screed	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Latex Screed	41	m2	15.00	615.00	52	m2	15.00	780.00	71	m2	15.00	1,065.00	94	m2	15.00	1,410.00
Insulation 6mm resilient layer	41	m2	18.00	738.00	52	m2	18.00	936.00	71	m2	18.00	1,278.00	94	m2	18.00	1,692.00
<b>Sub-total</b>				<b>1,353.00</b>				<b>1,716.00</b>				<b>2,343.00</b>				<b>3,102.00</b>
<b>Internal Walls and Partitions</b>																
Stud partitions to form internal apartment layout: 70mm metal stud, wall board on either side and insulation etc	30	m2	70.00	2,100.00	40	m2	70.00	2,800.00	70	m2	70.00	4,900.00	100	m2	70.00	7,000.00
EO for Moisture resistant plasterboard to bathrooms	25	m2	5.00	125.00	25	m2	5.00	125.00	43	m2	5.00	216.00	48	m2	5.00	240.00
EO in bathroom, ensuite and wc's for 19mm WBP plywood	13	m2	30.00	375.00	13	m2	30.00	375.00	22	m2	30.00	648.00	24	m2	30.00	720.00
EO for ply linings to wall cupboards	8	m2	30.00	240.00	8	m2	30.00	240.00	8	m2	30.00	240.00	10	m2	30.00	300.00
EO for pelmets for curtains/blinds	0	item	250.00	excluded	1	item	250.00	excluded	1	item	250.00	excluded	1	item	250.00	excluded
Linings to external walls	15	m2	45.00	675.00	21	m2	45.00	945.00	24	m2	45.00	1,080.00	36	m2	45.00	1,620.00
Party Walls to apartments/corridor	39	m2	-	elsewhere	45	m2	-	elsewhere	51	m2	-	elsewhere	54	m2	-	elsewhere
Allowance for sundry risers, pipe boxes, ply pattresses etc	1	item	350.00	350.00	1	item	350.00	350.00	1	item	350.00	350.00	1	item	350.00	350.00
Access panels	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00
Patch repair	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00	1	item	250.00	250.00
Trade Prelims	10%		4,015.00	401.50	10%		4,985.00	498.50	10%		7,584.00	758.40	10%		10,380.00	1,038.00
<b>Sub-total</b>				<b>4,666.50</b>				<b>5,733.50</b>				<b>8,592.40</b>				<b>11,668.00</b>
<b>Ceiling finishes</b>																
Skim coated plasterboard on timber battens or MF system fixed to ceiling	41	m2	50.00	2,050.00	52	m2	50.00	2,600.00	71	m2	50.00	3,550.00	94	m2	50.00	4,700.00
EO for moisture resistant	6	m2	5.00	30.00	6	m2	5.00	30.00	10	m2	5.00	50.00	12	m2	5.00	60.00
EO allowance for bulkheads as may be required	0	item	-	excluded	0	item	-	excluded	0	item	-	excluded	0	item	-	excluded
EO for Recessed ceiling to living areas	1	item	-	-	1	item	-	-	1	item	-	-	1	item	-	-
Cut outs (for lighting, smoke detectors, sprinklers etc) pattresses etc	1	item	500.00	500.00	1	item	450.00	450.00	1	item	450.00	450.00	1	item	450.00	450.00
Access Panels	1	item	150.00	150.00	1	item	150.00	150.00	2	item	150.00	300.00	2	item	150.00	300.00
Trade Prelims	10%		2,730.00	273.00	10%		3,230.00	323.00	10%		4,350.00	435.00	10%		5,510.00	551.00
<b>Sub-total</b>				<b>3,003.00</b>				<b>3,553.00</b>				<b>4,785.00</b>				<b>6,061.00</b>
<b>Fireproofing</b>																
Letter box above entrance doors	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Fireproofing to entrance doors	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Letter box to FCU	1	nr	-	-	1	nr	-	-	1	nr	-	-	1	nr	-	-
General fire stoping around pipes etc	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Trade Prelims	10%		650.00	65.00	10%		650.00	65.00	10%		650.00	65.00	10%		650.00	65.00
<b>Sub-total</b>				<b>715.00</b>				<b>715.00</b>				<b>715.00</b>				<b>715.00</b>
<b>Carpentry and Joinery</b>																
Apartment Entrance Door Standard Height	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00
Apartment entrance Door : over height	0		-	-	0		-	-	0		-	-	0		-	-
Internal doorset single Standard Height	1	nr	450.00	450.00	3	nr	450.00	1,350.00	4	nr	450.00	1,800.00	5	nr	450.00	2,250.00
Internal doors single : over height	0		-	-	0		-	-	0		-	-	0		-	-
Internal doors double	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
MDF Skirting	35	m	8.00	280.00	53	m	8.00	420.48	75	m	8.00	596.86	85	m	8.00	680.00
MDF Architraves - see doorset	20	m	8.00	160.00	40	m	8.00	320.00	50	m	8.00	400.00	60	m	8.00	480.00
Bath access panels: framework only to receive tiling	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Shower access panels	0	nr	100.00	-	0	nr	75.00	-	1	nr	75.00	75.00	1	nr	75.00	75.00
Laminate Flooring	0	m2	-	-	0		-	-	0		-	-	0		-	-
Timber flooring (supply only)	35	m2	90.00	3,150.00	32	m2	90.00	2,880.00	35	m2	90.00	3,150.00	45	m2	90.00	4,050.00
EO for wastage (taken as 20%)			-	included			-	included			-	included			-	included
EO for Lay	35	m2	-	included	32	m2	-	included	35	m2	-	included	45	m2	-	included
Timber to tile threshold	0	nr	25.00	-	0	nr	25.00	-	1	nr	25.00	25.00	1	nr	25.00	25.00
Timber to Carpet Threshold	1	nr	25.00	25.00	1	nr	25.00	25.00	2	nr	25.00	50.00	3	nr	25.00	75.00
Balcony threshold	2	m	25.00	50.00	2	m	25.00	50.00	2	m	25.00	50.00	2	m	25.00	50.00
Storage Cupboard	1	item	500.00	500.00	1	nr	500.00	500.00	1	nr	500.00	500.00	1	nr	500.00	500.00
Protection	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Hardboard	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Corex to doors	4	m2	2.00	8.00	8	m2	2.00	16.00	20	m2	2.00	40.00	28	m2	2.00	56.00
Trade Prelims	10%		6,053.00	605.30	10%		6,967.48	696.75	10%		8,116.86	811.69	10%		9,751.0	975.10
<b>Sub-total</b>				<b>6,658.30</b>				<b>7,664.23</b>				<b>8,928.55</b>				<b>10,726.10</b>
<b>Specialist Joinery &amp; Glassware</b>																
Master Wardrobe	1	item	900.00	900.00	1	item	900.00	900.00	1	item	900.00	900.00	1	item	900.00	900.00
Secondary Wardrobe	0	item	-	NA	0	item	-	NA	0	item	-	NA	0	item	-	NA
Glazed doors (EO)	0	item	-	NA	0	item	-	NA	0	item	-	NA	1	item	-	NA
HIU - Utility cupboard and door - single	1	nr	500.00	500.00	1	nr	500.00	500.00	1	nr	500.00	500.00	1	nr	500.00	500.00
HIU - Utility cupboard and door - double	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
Mirrored cabinet	1	nr	450.00	450.00	1	nr	450.00	450.00	2	nr	450.00	900.00	2	nr	450.00	900.00
Vanity unit	1	nr	-	-	1	nr	-	-	1	nr	-	-	1	nr	-	-
Vanity Top	1	nr	-	-	1	nr	-	-	1	nr	-	-	1	nr	-	-
Mirrors	0	nr	-	-	0	nr	-	-	0	nr	-	-	0	nr	-	-
Glass screen to bath	1	nr	450.00	450.00	1	nr	450.00	450.00	1	nr	450.00	450.00	1	nr	450.00	450.00
Shower screen	0	nr	350.00	-	0	nr	350.00	-	1	nr	350.00	350.00	1	nr	350.00	350.00
Towel Rail (Electric heated)	1	nr	150.00	150.00	1	nr	150.00	150.00	2	nr	150.00	300.00	2	nr	150.00	300.00
Robe hooks and accessories	1	nr	100.00	100.00	1	nr	100.00	100.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Trade Prelims	10%		2,550.00	255.00	10%		2,550.00	255.00	10%		3,600.00	360.00	10%		3,600.00	360.00
<b>Sub-total</b>				<b>2,805.00</b>				<b>2,805.00</b>				<b>3,960.00</b>				<b>3,960.00</b>
<b>Carpets / Vinyl</b>																
Carpet to bedrooms (Supply inc 20% waste)	0	m2	20.00	-	14	m2	20.00	280.00	26	m2	20.00	520.00	34	m2	20.00	680.00
EO Wastage @ 20%			-	-			56.00	56.00			104.00	104.00			136.00	136.00
Carpet Lay	0	m2	17.50	-	14	m2	17.50	245.00	26	m2	17.50	455.00	34	m2	17.50	595.00
Underlay	0	m2	10.00	-	14	m2	10.00	140.00	26	m2	10.00	260.00	34	m2	10.00	340.00
protection to carpets	0	m2	4.00	-	14	m2	4.00	56.00	26	m2	4.00	104.00	34	m2	4.00	136.00
Non Recoverable VAT	20%		-	-	20%		336.00	67.20	20%		624.00	124.80	20%		816.00	163.20
Trade Prelims	5%		-	-	5%		844.20	42.21	5%		1,567.80	78.39	5%		2,050.20	102.51
<b>Sub-total</b>				<b>-</b>				<b>886.41</b>				<b>1,646.19</b>				<b>2,152.71</b>
<b>Tiling</b>																
Wall tiling to Bathrooms - supply only	13	m2	25.00	312.50	13	m2	25.00	312.50	22	m2	25.00	540.00	24	m2	25.00	

INDIVIDUAL COST MODELS BY APARTMENT - PRIVATE APARTMENTS

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
Basin Taps	1	nr	100.00	100.00	1	nr	100.00	100.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Sundries				18.13				18.13				36.25				36.25
Installation	1	nr	50.00	50.00	1	nr	50.00	50.00	2	nr	50.00	100.00	2	nr	50.00	100.00
Bath : supply costs																
Bath	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Universal legs	1	nr	20.00	20.00	1	nr	20.00	20.00	1	nr	20.00	20.00	1	nr	20.00	20.00
Bath filler	1	nr	75.00	75.00	1	nr	75.00	75.00	1	nr	75.00	75.00	1	nr	75.00	75.00
Conversion	1	nr	3.50	3.50	1	nr	3.50	3.50	1	nr	3.50	3.50	1	nr	3.50	3.50
Bath screen - see glassware for supply				-				-				-				-
Bath panel - now in tiling				-				-				-				-
3 way valve	1	nr	275.00	275.00	1	nr	275.00	275.00	1	nr	275.00	275.00	1	nr	275.00	275.00
Shower head with arm	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Wall bracket with outlet, hand shower and hose	1	nr	65.00	65.00	1	nr	65.00	65.00	1	nr	65.00	65.00	1	nr	65.00	65.00
Sundry fittings				41.93				41.93				41.93				41.93
Installation	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
EO Install Screen	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Shower Tray and waste : supply costs																
Shower tray		nr	250.00	-		nr	250.00	-		nr	250.00	250.00		nr	250.00	250.00
Waste valve		nr	15.00	-		nr	15.00	-		nr	15.00	15.00		nr	15.00	15.00
Conversion Kit		nr	3.50	-		nr	3.50	-		nr	3.50	3.50		nr	3.50	3.50
Shower Enclosure - see glassware		nr	-	-		nr	-	-		nr	-	-		nr	-	-
Shower Kit		nr	750.00	-		nr	750.00	-		nr	750.00	750.00		nr	750.00	750.00
Sundry fittings				-				-				50.93				50.93
Installation		nr	100.00	-		nr	100.00	-		nr	100.00	100.00		nr	100.00	100.00
EO Install Screen		nr	100.00	-		nr	100.00	-		nr	100.00	100.00		nr	100.00	100.00
<b>Sub-total</b>				<b>1,936.55</b>				<b>1,936.55</b>				<b>4,012.10</b>				<b>4,012.10</b>
<b>MEP Generally</b>																
<b>Disposal Installations</b>																
Soil & waste to sanitaryware	3	nr	100.00	300.00	3	nr	100.00	300.00	6	nr	100.00	600.00	6	nr	100.00	600.00
Soil & waste to white goods	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Condensate to MVHR Unit	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
<b>Water Installations</b>																
Cold water pipework to sanitaryware	3	nr	100.00	300.00	3	nr	100.00	300.00	6	nr	100.00	600.00	6	nr	100.00	600.00
Cold water pipework to white goods	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Hot water pipework to sanitaryware	2	nr	125.00	250.00	2	nr	125.00	250.00	4	nr	125.00	500.00	4	nr	125.00	500.00
<b>Heat Source</b>																
HIU		nr	2,250.00	-		nr	2,250.00	-		nr	2,250.00	-		nr	2,250.00	-
EO for heat Meter		nr	250.00	-		nr	250.00	-		nr	250.00	-		nr	250.00	-
Cooling interface unit		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-
EO chilled water meter		nr	325.00	-		nr	325.00	-		nr	325.00	-		nr	325.00	-
Zerorth unit	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00	1	nr	6,000.00	6,000.00
<b>Space Heating Installations</b>																
LTHW Heating	41	m2	40.00	1,640.00	52	m2	40.00	2,080.00	71	m2	40.00	2,840.00	94	m2	40.00	3,760.00
Underfloor Heating	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Electric Underfloor Heating	6	m2	-	-	6	m2	-	-	10	m2	-	-	12	m2	-	-
Heated towel rails incl spur	1	nr	-	-	1	nr	-	-	2	nr	-	-	2	nr	-	-
2 pipe CC via FCU inc grilles, plenums etc	1	nr	-	-	2	nr	-	-	3	nr	-	-	3	nr	-	-
Pipework, brackets and insulation	1	nr	-	-	2	nr	-	-	3	nr	-	-	3	nr	-	-
<b>Ventilation Installations</b>																
Whole house ventilation with Heat Recovery (MVHR)	1	item	2,750.00	2,750.00	1	item	3,000.00	3,000.00	1	item	3,250.00	3,250.00	1	item	3,500.00	3,500.00
<b>Electrical Installations</b>																
Tenant's consumer unit	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00
Smart meter	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Arc Fault Detection devices (AFDD)	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Small power distribution points (twin socket outlets)	12	nr	35.00	420.00	16	nr	35.00	560.00	20	nr	35.00	700.00	26	nr	35.00	910.00
Cooker/hob outlets	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00
Fused connection units	2	nr	30.00	60.00	3	nr	30.00	90.00	3	nr	30.00	90.00	3	nr	30.00	90.00
Power wiring	9	nr	25.00	225.00	20	nr	25.00	500.00	24	nr	25.00	600.00	29	nr	25.00	725.00
Lighting to living rooms, bedrooms and kitchens utilising Low energy downlighters	10	nr	50.00	500.00	12	nr	50.00	600.00	20	nr	50.00	1,000.00	24	nr	50.00	1,200.00
Kitchen pelmet lighting (Included in kitchen allowance)																
Lighting to bathrooms, IP rated low energy downlighters	2	nr	65.00	130.00	2	nr	65.00	130.00	4	nr	65.00	260.00	6	nr	65.00	390.00
Bathroom mirror lighting	2	nr	50.00	75.00	2	nr	50.00	75.00	4	nr	50.00	200.00	6	nr	50.00	300.00
EO for tracklighting	1	item		excluded	1	item		excluded	1	item		excluded	1	item		excluded
Wardrobe Itq incl local sensor	1	nr		excluded	1	nr		excluded	2	nr		excluded	2	nr		excluded
Light switches	4	nr	30.00	120.00	6	nr	30.00	180.00	8	nr	30.00	240.00	10	nr	30.00	300.00
EO for preset lighting to living room	1	item		excluded	1	item		excluded	1	item		excluded	1	item		excluded
5amp lighting sockets	4	nr		excluded	4	nr		excluded	8	nr		excluded	8	nr		excluded
Shaver outlets	1	nr	60.00	60.00	1	nr	60.00	60.00	2	nr	60.00	120.00	2	nr	60.00	120.00
Lighting wiring	24	nr	25.00	587.50	28	nr	25.00	687.50	47	nr	25.00	1,175.00	52	nr	25.00	1,300.00
Lighting Installation	24	nr	25.00	587.50	28	nr	25.00	687.50	47	nr	25.00	1,175.00	52	nr	25.00	1,300.00
External lighting to terrace	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Earthing & Bonding	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00
<b>Gas Installations</b>																
<b>Protective Installations</b>																
Sprinklers	3	nr	200.00	600.00	5	nr	200.00	1,000.00	8	nr	200.00	1,600.00	12	nr	200.00	2,400.00
<b>Communications</b>																
Smoke detector	1	nr	150.00	150.00	1	nr	150.00	150.00	2	nr	150.00	300.00	3	nr	150.00	450.00
Heat detector	1	nr	170.00	170.00	1	nr	170.00	170.00	1	nr	170.00	170.00	1	nr	170.00	170.00
Telephone outlets	1	nr	35.00	35.00	2	nr	35.00	70.00	3	nr	35.00	105.00	4	nr	35.00	140.00
Data outlets	2	nr	50.00	100.00	2	nr	50.00	100.00	2	nr	50.00	100.00	2	nr	50.00	100.00
Telephone wiring	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00
Television/Satellite outlets	1	nr	50.00	50.00	2	nr	50.00	100.00	3	nr	50.00	150.00	4	nr	50.00	200.00
Television/Satellite wiring	1	nr	250.00	250.00	1	nr	300.00	300.00	1							

INDIVIDUAL COST MODELS BY APARTMENT

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
<b>Sub-Floor</b>																
Sand and Cement Screed	41	m2	-	-	52	m2	-	-	71	m2	-	-	94	m2	-	-
Latex Screed	41	m2	15.00	615.00	52	m2	15.00	780.00	71	m2	15.00	1,065.00	94	m2	15.00	1,410.00
Insulation 6mm resilient layer	41	m2	18.00	738.00	52	m2	18.00	936.00	71	m2	18.00	1,278.00	94	m2	18.00	1,692.00
<b>Sub-total</b>				<b>1,353.00</b>				<b>1,716.00</b>				<b>2,343.00</b>				<b>3,102.00</b>
<b>Internal Walls and Partitions</b>																
Stud partitions to form internal apartment layout: 70mm metal stud, wall board on either side and insulation etc	30	m2	70.00	2,100.00	40	m2	70.00	2,800.00	70	m2	70.00	4,900.00	100	m2	70.00	7,000.00
EO for Moisture resistant plasterboard to bathrooms	25	m2	5.00	125.00	25	m2	5.00	125.00	43	m2	5.00	216.00	43	m2	5.00	216.00
EO in bathroom, ensuite and wc's for 19mm WBP plywood	6	m2	30.00	180.00	6	m2	30.00	180.00	8	m2	30.00	237.00	8	m2	30.00	237.00
EO for ply linings to wall cupboards	8	m2	30.00	240.00	8	m2	30.00	240.00	8	m2	30.00	240.00	10	m2	30.00	300.00
EO for pelmets for curtains/blinds																
Linings to external walls	15	m2	45.00	675.00	21	m2	45.00	945.00	24	m2	45.00	1,080.00	36	m2	45.00	1,620.00
Party Walls to apartments/corridor	39	m2	-	elsewhere	45	m2	-	elsewhere	51	m2	-	elsewhere	54	m2	-	elsewhere
Allowance for sundry risers, pipe boxes, ply pattresses etc	1	item	350.00	350.00	1	nr	350.00	350.00	1	item	350.00	350.00	1	item	350.00	350.00
Access panels	1	item	150.00	150.00	1	nr	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00
Trade Prelims	10%		3,820.00	382.00	10%		4,790.00	479.00	10%		7,173.00	717.30	10%		9,873.00	987.30
<b>Sub-total</b>				<b>4,202.00</b>				<b>5,269.00</b>				<b>7,890.30</b>				<b>10,860.30</b>
<b>Ceiling finishes</b>																
Skim coated plasterboard on timber battens or MF system fixed to ceiling	41	m2	50.00	2,050.00	52	m2	50.00	2,600.00	71	m2	50.00	3,550.00	94	m2	50.00	4,700.00
EO for moisture resistant	6	m2	5.00	30.00	6	m2	5.00	30.00	10	m2	5.00	50.00	10	m2	5.00	50.00
EO allowance for bulkheads as may be required	-	item	-	NA	1	item	-	NA	1	item	-	NA	1	item	-	NA
EO for Recessed ceiling to living areas	-				-				0				-			
Cut outs (for lighting, smoke detectors, sprinklers etc)	1	item	450.00	450.00	1	item	450.00	450.00	1	item	450.00	450.00	1	item	450.00	450.00
Access Panels	1	item	150.00	150.00	1	item	150.00	150.00	2	item	150.00	300.00	1	item	150.00	150.00
Trade Prelims	10%		2,680.00	268.00	0		3,230.00	323.00	10%		4,350.00	435.00	10%		5,350.00	535.00
<b>Sub-total</b>				<b>2,948.00</b>				<b>3,553.00</b>				<b>4,785.00</b>				<b>5,885.00</b>
<b>Fire Proofing</b>																
Letter box above entrance doors	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00
Fireproofing to entrance doors	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
Letter box to FCU	1	nr	-	NA	1	nr	-	NA	1	nr	-	NA	1	nr	-	NA
General fire stopping around pipes etc	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00	1	nr	200.00	200.00
Trade Prelims	10%		350.00	35.00	10%		350.00	35.00	10%		350.00	35.00	10%		350.00	35.00
<b>Sub-total</b>				<b>585.00</b>				<b>585.00</b>				<b>585.00</b>				<b>585.00</b>
<b>Carpentry and Joinery</b>																
Apartment Entrance Door Standard Height	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00	1	nr	1,000.00	1,000.00
Apartment entrance Door : over height	-				-				0				-			
Internal doorset single Standard Height	1	nr	350.00	350.00	2	nr	350.00	700.00	4	nr	350.00	1,400.00	6	nr	350.00	2,100.00
Internal doors single : over height	-				-				0				-			
Internal doors double	-	nr	-	-	-	nr	-	-	0	nr	-	-	-	nr	-	-
MDF Skirting	35	m	8.00	280.00	51	m	8.00	406.08	75	m	8.00	596.86	72	m	8.00	576.00
MDF Architraves - see doorset	-				-				-				-			
Bath access panels	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Shower access panels	-	nr	100.00	-	-	nr	100.00	-	1	nr	100.00	100.00	1	nr	100.00	100.00
Laminate flooring	35	m2	-	-	46	m2	-	-	61	m2	-	-	84	m2	-	-
Timber flooring	-				-				-				-			
EO for Wasteage (taken as 20%)	-				-				-				-			
EO for lay	0	m2	40.00	-	0	m2	40.00	-	0	m2	40.00	-	0	m2	40.00	-
Laminate to tile threshold	-	nr	5.00	-	-	nr	5.00	-	1	nr	5.00	5.00	1	nr	5.00	5.00
Laminate to Carpet Threshold	1	nr	5.00	5.00	1	nr	5.00	5.00	2	nr	5.00	10.00	3	nr	5.00	15.00
Balcony threshold	1	m	5.00	5.00	1	m	5.00	5.00	1	m	5.00	5.00	1	m	5.00	5.00
Storage Cupboard	-			NA	-			NA	-			NA	-			NA
Protection	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Hardboard	35	m2	4.00	140.00	32	m2	4.00	128.00	35	m2	4.00	140.00	45	m2	4.00	180.00
Corex to doors	2	nr	2.00	4.00	3	nr	2.00	6.00	5	nr	2.00	10.00	7	nr	2.00	14.00
Trade Prelims	10%		2,024.00	202.40	10%		2,478.08	247.81	10%		3,506.86	350.69	10%		4,275.00	427.50
<b>Sub-total</b>				<b>2,226.40</b>				<b>2,725.89</b>				<b>3,857.55</b>				<b>4,702.50</b>
<b>Specialist Joinery &amp; Glassware</b>																
Master Wardrobe	1	item	-	excluded	1	item	-	excluded	1	item	-	excluded	1	item	-	excluded
Secondary Wardrobe	-	item	-	excluded	-	item	-	excluded	1	item	-	excluded	-	item	-	excluded
HIU - Utility cupboard and door - single	1	nr	600.00	600.00	1	nr	600.00	600.00	1	nr	600.00	600.00	1	nr	600.00	600.00
HIU - Utility cupboard and door - double	-	nr	-	-	-	nr	-	-	0	nr	-	-	-	nr	-	-
Mirrored cabinet	-	nr	-	-	1	nr	-	-	1	nr	-	-	-	nr	-	-
Vanity unit	-			NA	-			NA	-			NA	-			NA
Vanity Top	-			NA	-			NA	-			NA	-			NA
Mirrors	1	nr	90.00	90.00	1	nr	90.00	90.00	2	nr	90.00	180.00	2	nr	90.00	180.00
Glass screen to bath	1	nr	425.00	425.00	1	nr	425.00	425.00	1	nr	200.00	200.00	1	nr	200.00	200.00
Shower screen	-	nr	325.00	-	-	nr	325.00	-	1	nr	325.00	325.00	1	nr	325.00	325.00
Towel Rail	1	nr	90.00	90.00	1	nr	90.00	90.00	2	nr	90.00	180.00	2	nr	90.00	180.00
Robe hooks and accessories	1	nr	-	excluded	1	nr	-	excluded	2	nr	-	excluded	2	nr	-	excluded
Trade Prelims	10%		1,205.00	120.50	10%		1,205.00	120.50	10%		1,485.00	148.50	10%		1,485.00	148.50
<b>Sub-total</b>				<b>1,325.50</b>				<b>1,325.50</b>				<b>1,633.50</b>				<b>1,633.50</b>
<b>Carpets / Vinyl</b>																
Carpet to bedrooms (Supply inc 20% waste)	-	m2	15.00	-	-	m2	15.00	-	-	m2	15.00	-	-	m2	15.00	-
EO Wasteage @ 20%	-				-				-				-			
Carpet Lay	-	m2	15.00	-	0	m2	15.00	-	0	m2	15.00	-	0	m2	15.00	-
Underlay	-	m2	10.00	-	0	m2	10.00	-	0	m2	10.00	-	0	m2	10.00	-
protection to carpets	-	m2	4.00	-	0	m2	4.00	-	0	m2	4.00	-	0	m2	4.00	-
Vinyl flooring	35	m2	50.00	1,750.00	46	m2	50.00	2,300.00	61	m2	50.00	3,050.00	84	m2	50.00	4,200.00
Non Recoverable VAT	20%		-	-	20%		-	-	20%		-	-	20%		-	-
Trade Prelims	5%		1,750.00	87.50	5%		2,300.00	115.00	5%		3,050.00	152.50	5%		4,200.00	210.00
<b>Sub-total</b>				<b>1,837.50</b>				<b>2,415.00</b>				<b>3,202.50</b>				<b>4,410.00</b>
<b>Tiling</b>																
Wall tiling to Bathrooms - supply only	8	m2	15.00	120.00	8	m2	15.00	120.00	14	m2	15.00	210.00	20	m2	15.00	300.00
EO Wasteage @ 20%	-			24.00	-			24.00	-			42.00	-			60.00
Wall Tiling to bathrooms - lay	8	m2	45.00	360.00	8	m2	45.00	360.00	8	m2	45.00	355.50	8	m2	45.00	355.50
Floor Tiling to Bathrooms	6	m2	25.00	150.00	6	m2	25.00	150.00	10	m2	25.00	250.00	10	m2		

INDIVIDUAL COST MODELS BY APARTMENT

	STUDIO				ONE BED				TWO BED (2 Bath)				THREE BED (2 Bath)			
Trade	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total	Qty	Unit	Rate	Unit Total
<u>Water Installations</u>																
Cold water pipework to sanitaryware	3	nr	100.00	300.00	3	nr	100.00	300.00	6	nr	100.00	600.00	6	nr	100.00	600.00
Cold water pipework to white goods	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00	2	nr	100.00	200.00
Hot water pipework to sanitaryware	2	nr	125.00	250.00	2	nr	125.00	250.00	4	nr	125.00	500.00	5	nr	125.00	625.00
<u>Heat Source</u>																
HIU		nr	2,250.00	-		nr	2,250.00	-		nr	2,250.00	-		nr	2,250.00	-
EO for heat Meter		nr	250.00	-		nr	250.00	-		nr	250.00	-		nr	250.00	-
Cooling interface unit		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-		nr	2,000.00	-
EO chilled water meter		nr	325.00	-		nr	325.00	-		nr	325.00	-		nr	325.00	-
Zerorth unit	1	nr	5,500.00	5,500.00	1	nr	5,500.00	5,500.00	1	nr	5,500.00	5,500.00	1	nr	5,500.00	5,500.00
<u>Space Heating Installations</u>																
LTHW Heating	41	m2	40.00	1,640.00	52	nr	40.00	2,080.00	71	m2	40.00	2,840.00	94	m2	40.00	3,760.00
Underfloor Heating																
Electric Underfloor Heating																
Heated towel rails incl spur	1	nr	-	-	1	nr	-	-	2	nr	-	-	2	nr	-	-
2 pipe CC via FCU inc grilles, plenums etc																
<u>Ventilation Installations</u>																
Whole house ventilation with Heat Recovery (MVHR)	1	item	2,750.00	2,750.00	1	item	3,000.00	3,000.00	1	item	3,250.00	3,250.00	1	item	3,500.00	3,500.00
<u>Electrical Installations</u>																
Tenant's consumer unit	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00	1	nr	750.00	750.00
Small power distribution points (twin socket outlets)	6	nr	40.00	240.00	16	nr	40.00	640.00	20	nr	40.00	800.00	26	nr	40.00	1,040.00
Cooker/hob outlets	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00	1	nr	50.00	50.00
Fused connection units	2	nr	30.00	60.00	3	nr	30.00	90.00	3	nr	30.00	90.00	2	nr	30.00	60.00
Power wiring	9	nr	25.00	225.00	20	nr	25.00	500.00	24	nr	25.00	600.00	29	nr	25.00	725.00
Light installation utilising Low energy downlighters to living rooms, bedrooms & Kitchens	10	nr	50.00	500.00	12	nr	50.00	600.00	20	nr	50.00	1,000.00	24	nr	50.00	1,200.00
Kitchen pelmet lighting	-	m	-	excluded	-	m	-	excluded	0	m	-	excluded	0	m	-	excluded
Lighting installation to bathrooms, IP rated	2	nr	65.00	130.00	2	nr	65.00	130.00	4	nr	65.00	260.00	6	nr	65.00	390.00
Bathroom mirror lighting	-		-	excluded	-		-	excluded	0		-	excluded	-		-	excluded
Wardrobe litg incl local sensor	-		-	excluded	-		-	excluded	0		-	excluded	-		-	excluded
Light switches	4	nr	25.00	100.00	6	nr	25.00	150.00	8	nr	25.00	200.00	10	nr	25.00	250.00
5amp lighting sockets	4	nr	-	excluded	4	nr	-	excluded	8	nr	-	excluded	8	nr	-	excluded
Shaver outlets	1	nr	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00
Lighting wiring	21	nr	25.00	525.00	25	nr	25.00	625.00	42	nr	25.00	1,050.00	50	nr	25.00	1,250.00
Lighting Installation	21	nr	25.00	525.00	25	nr	25.00	625.00	42	nr	25.00	1,050.00	50	nr	25.00	1,250.00
External lighting to terrace	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Earthing & Bonding	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00	1	item	150.00	150.00
<u>Gas Installations</u>																
<u>Protective Installations</u>																
Sprinklers	3	item	200.00	600.00	5	nr	200.00	1,000.00	8	nr	200.00	1,600.00	12	nr	200.00	2,400.00
<u>Communications</u>																
Smoke detector	1	item	150.00	150.00	1	nr	150.00	150.00	2	nr	150.00	300.00	3	nr	150.00	450.00
Heat detector	1	item	170.00	170.00	1	nr	170.00	170.00	1	nr	170.00	170.00	1	nr	170.00	170.00
Telephone outlets	1	item	25.00	25.00	1	nr	25.00	25.00	1	nr	25.00	25.00	1	nr	25.00	25.00
Data outlets	1	item	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00
Telephone wiring	1	item	200.00	200.00	1	nr	200.00	200.00	1	nr	250.00	250.00	1	nr	300.00	300.00
Television/Satellite outlets	1	item	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00	1	nr	30.00	30.00
Television/Satellite wiring	1	item	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00	1	nr	100.00	100.00
Entry system	1	item	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00	1	nr	150.00	150.00
<u>Special Installations</u>																
Local controls via thermostats	1	item	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00	1	nr	250.00	250.00
Testing & Commissioning	2%		16,380.00	327.60	2%		18,525.00	370.50	2%		22,875.00	457.50	2%		26,285.00	525.70
Trade Prelims	12%		16,707.60	2,004.91	12%		18,895.50	2,267.46	12%		23,332.50	2,799.90	12%		26,810.70	3,217.28
		Sub-Total		18,712.51				21,162.96				26,132.40				30,027.98
		MEP - Sub-Total		19,737.51				22,187.96				28,232.40				32,127.98

## APPENDIX F : STORE COST ALLOCATION BALLYMORE/JS

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	The following allocates the cost of the store elvels up to podium between Ballymore and JSS. Costs are allocated on direct basis or pro rata with the basis of the pro rata noted.												
1.00	Demolition and Enabling Works				elsewhere				elsewhere				elsewhere
2.00	Substructure												
2.01	Excavations												
	Excavation for foundations; say	16,393	m3	65.00	1,065,545	6,714	m3	65.00	436,410	9,679	m3	65.00	629,135
	EO contaminated material				106,555				43,641				62,914
	EO obstructions				106,555				43,641				62,914
	Excavation to reduce levels				elsewhere								
2.02	Concrete Works												
	Basement -2 slab	943	m2			943							
	Blinding bed	943	m2	25.00	23,575	943	m2	25.00	23,575				
	250 thick RC slab	236	m3	240.00	56,580	236	m3	240.00	56,580				
	EO waterproof concrete	236	m3	110.00	25,933	236	m3	110.00	25,933				
	Reinforcement (taken at 160kg/m3)	38	tn	1,600.00	60,352	38	tn	1,600.00	60,352				
	Surface finish	16,393	m2	10.00	163,930	6,714	m2	10.00	67,140	9,679	m2	10.00	96,790
	Basement -1 slab	16,393	m2			6,714	m2			9,679	m2		
	Blinding bed	16,393	m2	25.00	409,825	6,714	m2	25.00	167,850	9,679	m2	25.00	241,975
	250 thick RC slab	4,098	m3	240.00	983,580	1,679	m3	240.00	402,840	2,420	m3	240.00	580,740
	EO waterproof concrete	4,098	m3	110.00	450,808	1,679	m3	110.00	184,635	2,420	m3	110.00	266,173
	Reinforcement (taken at 160kg/m3)	656	tn	1,550.00	1,016,366	269	tn	1,550.00	416,268	387	tn	1,550.00	600,098
	Surface finish	16,393	m2	10.00	163,930	6,714	m2	10.00	67,140	9,679	m2	10.00	96,790
	Allowance for pile caps and ground beams.	16,393	m2	350.00	5,737,550				4,626,059				1,111,491
	Walls Basement -2 to level 00	27,256	m2	90.00	2,453,040				1,002,509				1,450,531
	Columns												
	Allowance for columns B-2 to B-1	6,478											
	Reinforced Concrete in columns	32	m3	200.00	6,475	32	m3	200.00	6,475				
	Reinforcement (taken at 350kg/m3)	11	tn	1,550.00	17,562	11	tn	1,550.00	17,562				
	Formwork to columns	209	m2	45.00	9,400	209	m2	45.00	9,400				
	Allowance for columns B-1 to 00				-								
	Reinforced Concrete in columns	604	m3	200.00	120,718				49,442				71,276
	Reinforcement (taken at 350kg/m3)	211	tn	1,550.00	327,447				134,111				193,336
	Formwork to columns	3,984	m2	45.00	179,271				73,423				105,848
	Other Works												
	Horizontal Waterproofing membrane	16,393	m2	60.00	983,580	6,714	m2	60.00	402,840	9,679	m2	60.00	580,740
	Gas permeable membrane (to part of slab only)	6,557	m2	30.00	196,716	2,686	m2	30.00	80,568	3,872	m2	30.00	116,148

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	Allowance for Lift pit	24	item	8,500.00	204,000	21	item	8,500.00	178,500	3	item	8,500.00	25,500
	Allowance for suspended lift pit	8	item	17,500.00	140,000	8	item	17,500.00	140,000				
	Excavator pits	2	no	25,000.00	50,000					2	no	25,000.00	50,000
	Ramp	1	item	125,102.00	125,102					1	item	125,102.00	125,102
	Concrete Sundries		3%	13,905,739	417,172		3%	8,193,201	245,796		3%	5,712,537	171,376
	Trade Contractor on costs / prelims		10%	14,322,911	1,432,291		10%	8,438,997	843,900		10%	5,883,914	588,391
2.03	Piling												
	Foundation Piling	27,256	m2		-								
	Piling Mat; and later removal	16,393	m2	65.00	1,065,545				859,125				206,420
	Mobilisation and setting up of piling rig	1	item	50,000.00	50,000				40,314				9,686
	Pile Probing	645	no	150.00	96,750				78,007				18,743
	Setting out and set up / move pile positions	645	no	50.00	32,250				26,002				6,248
	Boring CFA Piles 600 dia approx 30m long	645	no	3,000.00	1,935,000				1,560,148				374,852
	Boring CFA Piles 900 dia approx 30m long		no	4,000.00	-				-				-
	Boring CFA Piles 750 dia approx 30m long	0	no	5,000.00	-				-				-
	Boring CFA Piles 1200 dia approx 45m long	0	no	8,000.00	-				-				-
	Reinforcement in Piles (taken at 120kg/m3)	657	tn	1,550.00	1,017,753				820,592				197,161
	Cutting of tops of piles	645	no	275.00	177,375				143,014				34,361
	Removal of pile arising's	5,472	m3	45.00	246,231				198,530				47,700
	EO for contaminated soil (10%)	547	m3	85.00	46,510				37,500				9,010
	EO for obstructions: coring through and standing time (5%)				180,093				145,205				34,888
	UXO Attendance		item		excluded				pro rata overall block 2 GIA				
	Allowance for testing	645	no	15.00	9,675				7,801				1,874
	Crane Bases	1	item	75,000.00	75,000				60,471				14,529
	Piling Contractor on costs / prelims		10%		493,218				397,671				95,547
2.04	Under Slab Drainage				-				pro rata overall block 2 GIA				-
	Under slab drainage and connections	16,393	m2	80.00	1,311,440				1,057,385				254,055
2.05	Retaining Structure												
	To Basement -2												
	Allowance for steel sheet piling	860	m2	400.00	344,000	860	m2	400.00	344,000				
	EO allowance for RC lining to Steel Sheet piling	860	m2	500.00	430,000	860	m2	500.00	430,000				
	Capping Beam	215	m	1,000.00	215,000	215	m	1,000.00	215,000				
	To Basement -1 (part perimeter only)												
	Allowance for steel sheet piling	1,684	m2	400.00	673,600				275,883				397,717

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903				
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	
	EO allowance for RC lining to Steel Sheet piling	1,684	m2	500.00	842,000				344,854				497,146	
	Capping Beam	421	m	1,000.00	421,000				172,427				248,573	
	Concrete sundries		3%	3,816,040	114,481			3%	2,667,122	80,014	3%	1,148,918	34,468	
	Trade Contractor on costs / prelims		10%	4,351,521	435,152			10%	2,919,562	291,956		10%	1,431,959	143,196
	Total Substructure				27,245,930				17,392,488				9,853,442	
3.00	Superstructure													
3.01	Concrete Works													
	Level 00	14,919	m2											
	Suspended Slabs													
	PT Slab 300 thick	600	m3	200.00	120,000				27,122				92,878	
	PT Tendons; 20kg/m3	12	tn	9,000.00	108,000				24,410				83,590	
	Loose Reinforcement to PT slabs 75 kg/m3	45	tn	1,550.00	69,750				15,765				53,985	
	Formwork to Soffits	2,000	m2	75.00	150,000				33,903				116,097	
	Surface finish	2,000	m2	10.00	20,000				4,520				15,480	
	PT Slab 250 thick	3,230	m3	200.00	645,950				145,998				499,952	
	PT Tendons; 20kg/m3	65	tn	9,000.00	581,355				131,398				449,957	
	Loose Reinforcement to PT slabs 75 kg/m3	242	tn	1,550.00	375,458				84,861				290,597	
	Formwork to Soffits	12,919	m2	75.00	968,925				218,997				749,928	
	Surface finish	12,919	m2	10.00	129,190				29,200				99,990	
	Beams													
	PT Beams													
	B1 1200 x 650	597	m3	220.00	131,274				29,671				101,603	
	B2 2000 x 900	225	m3	220.00	49,500				11,188				38,312	
	B4 2000 x 1500	975	m3	220.00	214,500				48,481				166,019	
	B5 1200 x 1500	324	m3	220.00	71,280				16,111				55,169	
	PT Tendons; 40kg/m3	85	tn	9,000.00	763,452				172,556				590,896	
	Loose Reinforcement to PT slabs 180 kg/m3	382	tn	1,550.00	591,675				133,731				457,945	
	Formwork to Sides and soffits	4,769	m2	60.00	286,110				64,667				221,443	
	Columns													
	Allowance for columns 00 to podium inc mezzanine 1 and 2				-									
	Reinforced Concrete in columns	1,167	m3	200.00	233,426				89,162				144,264	
	Reinforcement (taken at 350kg/m3)	408	tn	1,550.00	633,168				241,851				391,317	
	Formwork to columns	7,451	m2	45.00	335,276				128,065				207,211	





SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	PT Tendons; 20kg/m3	46	tn	9,000.00	412,335	46	tn	9,000.00	412,335				
	Loose Reinforcement to PT slabs 75 kg/m3	172	tn	1,550.00	266,300	172	tn	1,550.00	266,300				
	Formwork to Soffits	6,524	m2	75.00	489,300	6,524	m2	75.00	489,300				
	Surface finish	6,524	m2	10.00	65,240	6,524	m2	10.00	65,240				
	Allowance for columns				see level 00				see level 00				
	Concrete sundries	5%	of	1,691,325	84,566	5%	of	1,691,325	84,566				
	Trade Contractor on costs / prelims	15%	of	1,775,891	266,384	15%	of	1,775,891	266,384				
	Beams												
	PT Beams (beam type assumed where not labelled)												
	B1 1200 x 850	0	m3	220.00	-	0	m3	220.00	-				
	B2 2000 x 900	1,697	m3	220.00	373,428	1,697	m3	220.00	373,428				
	B3 2000 x 1200	749	m3	220.00	164,736	749	m3	220.00	164,736				
	B4 2000 x 1500	285	m3	220.00	62,700	285	m3	220.00	62,700				
	B5 1200 x 1500	108	m3	220.00	23,760	108	m3	220.00	23,760				
	B7 2000 x 1250	600	m3	220.00	132,000	600	m3	220.00	132,000				
	B8 2000 x 1750	175	m3	220.00	38,500	175	m3	220.00	38,500				
	B27 2350 x 1650	1,770	m3	220.00	389,400	1,770	m3	220.00	389,400				
	B28 3000 x 2000	1,128	m3	220.00	248,160	1,128	m3	220.00	248,160				
	B29 2350 x 1800	63	m3	220.00	13,959	63	m3	220.00	13,959				
	B30 2000 x 2000	380	m3	220.00	83,600	380	m3	220.00	83,600				
	PT Tendons; 40kg/m3	278	tn	9,000.00	2,504,034	278	tn	9,000.00	2,504,034				
	Loose Reinforcement to PT slabs 180 kg/m3	1,252	tn	1,550.00	1,940,626	1,252	tn	1,550.00	1,940,626				
	Formwork to Sides and soffits	11,963	m2	60.00	717,807	11,963	m2	60.00	717,807				
	Allowance for columns	16,474	m2	-	see level 00	16,474	m2	-	see level 00				
	Other Items												
	Water proofing below landscaping				in landscape rate				in landscape rate				
	Suspended drainage	16,474	m2	80.00	1,317,920	16,474	m2	80.00	1,317,920				
	Insulation below podium slab	6,524	m2	90.00	587,160	6,524	m2	90.00	587,160				
	Concrete sundries	5%	of	16,232,239	811,612	5%	of	16,232,239	811,612	5%	of	-	-
	Trade Contractor on costs / prelims	15%	of	17,043,851	2,556,578	15%	of	17,043,851	2,556,578	15%	of	-	-
3.06	Roof finishes - taken to podium roof only.	9,930	m2	200.00	1,986,000	9,930	m2	200.00	1,986,000				
	EO for Façade Access from podium roof	1	item	100,000.00	100,000	1	item	100,000.00	100,000				
	EO for landscaping to podium roof	9,930	m2	600.00	5,958,000	9,930	m2	600.00	5,958,000				
	EO for pergola structures to podium roof	1	item	250,000.00	250,000	1	item	250,000.00	250,000				

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	EO for mature tree planting within pits; say	1	item	200,000.00	200,000	1	item	200,000.00	200,000				
	EO for external pool	1	item	500,000.00	500,000	1	item	500,000.00	500,000				
	Railings to podium roof	216	m	750.00	162,000	216	m	750.00	162,000				
3.07	Stairs												
	Stairs within store levels	98	flight	5,000.00	490,000	95	flight	5,000.00	475,000	3	flight	5,000.00	15,000
	EO for handrails/balustrades	1,176	m	400.00	470,400	1,140	m	400.00	456,000	36	m	400.00	14,400
	EO main customer stair in store entrance	1	no	75,000.00	75,000					1	no	75,000.00	75,000
3.08	External Walls generally' across all areas up to Podium Level												
	To part only basement level -1	963	m2	1,000.00	963,000				394,411				568,589
	Level 00 to level 01	6,479	m2	1,100.00	7,127,332				1,610,923				5,516,409
	To Store												
	EO for entrance doors to store	1	item	275,000.00	275,000					1	item	275,000.00	275,000
	EO for entrance screens/doors to resi blocks	1	item	250,000.00	250,000					1	item	250,000.00	250,000
	EO for entrance doors to commerical areas	1	item	100,000.00	100,000					1	item	100,000.00	100,000
	EO for roller shutter to car park/loading bay	2	item	50,000.00	100,000					2	item	50,000.00	100,000
	EO for JS other doors	1	no	100,000.00	100,000					1	no	100,000.00	100,000
	EO for escape and other doors	1	item	300,000.00	300,000					1	item	300,000.00	300,000
	Scaffold	7,442	m2	100.00	744,239				168,213				576,026
3.07	Internal walls and partitions												
	To resi areas	0	m2	55.00	-	0	m2	55.00	-				
	To Resi Ancillary	1,516	m2	55.00	83,380	1,516	m2	55.00	83,380				
	To resi car park	1,891	m2	30.00	56,730	1,891	m2	30.00	56,730				
	To Store	22,903	m2	30.00	687,090					22,903	m2	30.00	687,090
	To Store back of house	0	m2	30.00	-					0	m2	30.00	-
	To Store car park	0	m2	20.00	-					0	m2	20.00	-
	To store service yard	0	m2	20.00	-					0	m2	20.00	-
	To commercial	701	m2	20.00	14,020	701	m2	20.00	14,020				
	To community	245	m2	20.00	4,900	245	m2	20.00	4,900				
3.08	Internal doors												
	To resi areas	0	m2	12.00	-	0	m2	12.00	-				
	To Resi Ancillary	1,516	m2	12.00	18,192	1,516	m2	12.00	18,192				

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	To resi car park	1,891	m2	7.00	13,237	1,891	m2	7.00	13,237				
	To Store	22,903	m2	12.00	274,836					22,903	m2	12.00	274,836
	To Store back of house	0	m2	12.00	-					0	m2	12.00	-
	To Store car park	0	m2	12.00	-					0	m2	12.00	-
	To store service yard	0	m2	12.00	-					0	m2	12.00	-
	To commercial	701	m2	12.00	8,412	701	m2	12.00	8,412				
	To community	245	m2	12.00	2,940	245	m2	12.00	2,940				
	<b>Total Superstructure</b>				<b>53,250,754</b>				<b>33,114,433</b>				<b>20,136,321</b>
4.00	Fit Out												
4.01	Parking and service yard	1,891	m2	100.00	189,100	1,891	m2	100.00	189,100				
4.02	Sainsbury's store Back of House	0	m2	50.00	-					0	m2	50.00	-
4.03	Sainsbury's store	22,903	m2	25.00	572,575					22,903	m2	25.00	572,575
	Store Fit Out	1	item		7,170,194	1	item		7,170,194				
4.04	Residential areas	1,516	m2	200.00	303,200	1,516	m2	200.00	303,200				
	EO Back of house bumper rails and the like	1	item	250,000.00	250,000	1	item	250,000.00	250,000				
	EO for fixtures and fittings	1	item	250,000.00	250,000	1	item	250,000.00	250,000				
	EO for entrance areas				see blocks	0			see blocks				
	EO for lobby	364	m2	750.00	273,000	364	m2	750.00	273,000				
	EO Resi Amenity	396	m2	3,000.00	1,188,000	396	m2	3,000.00	1,188,000				
4.05	Commercial - to shell	701	m2	50.00	35,050	701	m2	50.00	35,050				
4.06	Community to shell	245	m2	50.00	12,250	245	m2	50.00	12,250				
	<b>Total Other Fit out</b>				<b>10,243,369</b>				<b>9,670,794</b>				<b>572,575</b>
6.00	Services												
6.01	MEP Generally												
	MEP to parking and service areas	1,891	m2	150.00	283,650	1,891	m2	150.00	283,650				
	MEP generally to Sainsbury's back of House	0	m2	150.00	-					0	m2	150.00	-
	MEP generally to Sainsbury's Store	22,903	m2		by SSL					22,903	m2		by SSL
	MEP Generally to Residential	1,516	m2	400.00	606,400	1,516	m2	400.00	606,400				
	MEP generally to commercial; to shell	701	m2	400.00	280,400	701	m2	400.00	280,400				
	MEP generally to community; to shell	245	m2	400.00	98,000	245	m2	400.00	98,000				
	EO Provision of sprinkler tank for store	1	item	500,000.00	500,000					1	item	500,000.00	500,000
6.02	Main plant/energy centre				inc elsewhere				inc elsewhere				inc elsewhere
6.03	Lifts and Escalators												

SAINSBURYS STORE (GROUND UP TO AND INCLUDING PODIUM) COST ALLOCATION

38,732						15,829				22,903			
Item	Description	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total	Quantity	Unit	Rate	Total
	Passenger Lifts serving resi blocks				see blocks				see blocks				see blocks
	Lifts serving B -2 to podium only (speed/size unknown)	7	no	80,000.00	60,000	7	no	80,000.00	60,000				
	Cycle lift	1	item	50,000.00	50,000	1	item	50,000.00	50,000				
	Store lifts	3	no	150,000.00	450,000					3	no	150,000.00	450,000
	Dock levellers	3	no	30,000.00	90,000					3	no	30,000.00	90,000
	Travellators	2	no	300,000.00	600,000					2	no	300,000.00	600,000
6.04	Testing		%		included		%		included		%		included
6.05	MEP sub prelims		%		included		%		included		%		included
6.06	Builders Work	2.0%	%	3,018,450	60,369	2.0%	%	1,378,450	27,569	2.0%	%	1,640,000	32,800
	Total Services				3,078,819				1,406,019				1,672,800
7.00	General Items												
7.01	General Prelims	15.0%	of	93,818,872	14,072,831	15.0%	of	61,583,733	9,237,560	15.0%	of	32,235,138	4,835,271
7.02	OH&P	5.0%	of	107,891,703	5,394,585	5.0%	of	70,821,293	3,541,065	5.0%	of	37,070,409	1,853,520
	Total General Items				19,467,416				12,778,625				6,688,791
	Total Carried to Summary				113,286,288				74,362,358				38,923,930



# Appendix 7

# Alex Brown

**From:** Steven Oliver  
**Sent:** 18 September 2023 16:29  
**To:** Alex Brown; Toby Cripps  
**Subject:** Ladbroke Grove - Finance Costs

Thank you for inviting Gerald Eve to submit a proposal advising on costs we could expect to see supported in a viability appraisal.

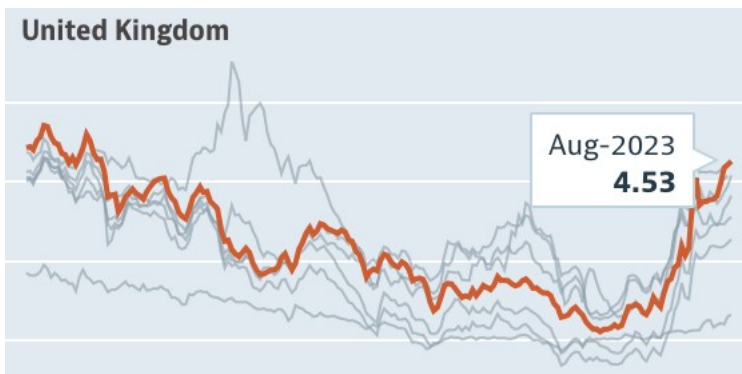
## Executive Summary

We have looked at three different mechanisms to ascertain borrowing costs based on the base rates we have seen: historically, from current borrowing statistics and future projections using GILT, SONIA and Power BI transactional data.

This will set the reference rate and we will then add a margin to achieve an 'all in' rate.

## Considerations

### 1. Long Term Interest Rates



We have used the metric of Long Term Interest Rates which are determined by 10 year government bonds (GILTS).

The data showed that the Long Term Interest Rate for July was 4.41% up from the previous month by 0.09%.

### 2. Current Market Assumptions

In addition, the 3 month SONIA curve indicates that we have not reached the peak of interest rate hikes, and this is projected to be in January 2024, reaching 5.61%. Moreover, it projects that interest rates will decline far slower than the period in which they have climbed with a levelling out at around 3.5% in 2030.



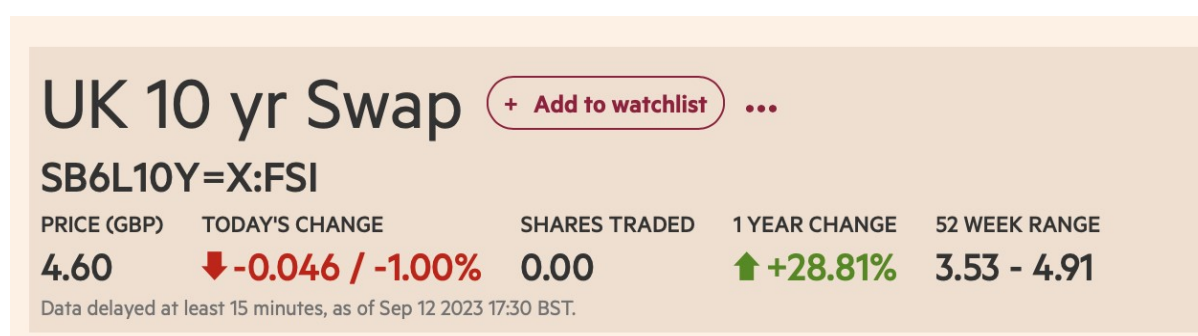


## Tables - current SONIA interest rate

Current interest rates		First rate per month		First rate per year	
september 11 2023	5.1860 %	september 01 2023	5.1852 %	january 03 2023	3.4269 %
september 08 2023	5.1855 %	august 01 2023	4.9307 %	january 04 2022	0.1947 %
september 07 2023	5.1855 %	july 03 2023	4.9290 %	january 04 2021	0.0479 %
september 06 2023	5.1850 %	june 01 2023	4.4278 %	january 02 2020	0.7125 %
september 05 2023	5.1853 %	may 02 2023	4.1792 %	january 02 2019	0.7044 %
september 04 2023	5.1853 %	april 03 2023	4.1769 %	january 02 2018	0.4622 %
september 01 2023	5.1852 %	march 01 2023	3.9270 %	january 03 2017	0.2177 %
august 31 2023	5.1852 %	february 01 2023	3.4268 %	january 04 2016	0.4648 %
august 30 2023	5.1855 %	january 03 2023	3.4269 %	january 02 2015	0.4316 %
august 29 2023	5.1853 %	december 01 2022	2.9279 %	january 02 2014	0.4264 %
august 25 2023	5.1852 %	november 01 2022	2.1856 %	january 02 2013	0.4300 %
august 24 2023	5.1855 %	october 03 2022	2.1880 %	january 03 2012	0.5169 %

The table above illustrates the sharp increase in SONIA from 0.19% in January 2021 to 5.19% in September 2023 which has had a huge impact on borrowing costs.

### 3. Fixed Rates via Term Swap Rates



Moreover, the 10 year swap rate has climbed to 4.6%.

### Lending Margins

The assumptions noted below are based on all cases:

- £1.5bn Tracked Cases
- 184 Transactions
- 52 Lenders
- Average Loan & GDV: 63%
- Average Loan to Cost: 74%
- Average Total COF: 7.6%

Margins based on last 12 months:

- Average Loan & GDV: 64.7%
- Average Loan to Cost: 72%
- Average Total COF: 8.1%

Arrangement Exit Range

- 1.25% - 1.5%

### Conclusion

We are typically seeing lending margins, excluding the reference rate, of between 4.5% - 6.5% and as such we are taking a low-point of 4.5%. This would suggest:

Reference Rate	Margin	All In
----------------	--------	--------

Long Term – 4.41%	4.5%	8.91%
Sonia – 5.61%	4.5%	10.11%
10yr SWAP – 4.6%	4.5%	9.1%
Average		9.37%

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Director

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# Development Finance Rates

October 2023

## 1. FINANCE COSTS

1.1.	<p>The finance rate applied in the appraisals represents a total cost of capital in financing the Scheme. The rate adopted represents the combined cost of both debt and equity financing. When broken down, the debt element of the cost of finance includes a margin and risk premium above a 5-year swap rate. The equity element should in theory reflect an equity return which when combined with the debt element sums to the weighted average cost of capital (WACC). The equity element of the finance cost is also considered in view of the development return, which is the amount of profit a scheme is producing. It follows that to avoid double-counting, the finance cost should broadly consist of debt finance plus a margin to reflect the more costly equity whilst the developer return is reflected in the development profit.</p>
1.2.	<p>Bayes Business School (formerly Cass) Commercial Real Estate (CRE) Lending Report Year-End 2022 collates a sample of the conditions under which lenders offer development finance.</p>
1.3.	<p>The survey which has been running for over twenty years comments on the changes in the commercial real estate lending cycle over the period since 1999 as follows:</p> <ul style="list-style-type: none"><li>• Throughout the history of the survey there has been a strong correlation of 2:1 between real estate transactions and loan origination. In other words, for every £1 in real estate transactions 50p is generated in loan origination.</li><li>• The survey notes that there appears to be no enduring connection between transaction volumes and the “health” of the market, measured in terms of movements in capital values.</li><li>• The exception to this norm is seen in the years leading up to and even through the start of the market crisis during which loan origination significantly exceeded the level that could be expected from market activity and continued even whilst capital values fell.</li><li>• The result of the extreme lending market was a wave of loan defaults which peaked in 2012 and only returned to normal levels by 2016 approximately ten years after capital values reached their highest levels.</li><li>• The year-end 2022 survey reports that in 2022 property transactions and debt origination were broadly on par with 2021.</li></ul>
1.4.	<p>UK banks are the largest lenders for residential development, while other lenders concentrate upon commercial property. Only a minority of lenders surveyed in the Bayes Report are active in or targeting development lending, even fewer in speculative schemes.</p>
1.5.	<p>Development lending margins remain high, with year-end 2022 margins for development increasing across all sectors compared to 2021. Margins for residential developments and pre let commercial developments are at their highest levels in 20 years.</p>
1.6.	<p>For pre let commercial development margins were at 458bps and 478bps for partial pre-let schemes, both up by over 20%. Residential development margins were at 531bps.</p>
1.7.	<p>Fewer lenders provide development finance on speculative development even when 50% pre-let.</p>

Figure 40. Target senior lending margins for development loans bps, 2001–2022



Source: Bayes Business School Commercial Real Estate (CRE) Lending Report

Table 11. Average senior lending terms for development loans, December 2022

	Lending margin bps	Arrangement Fee bps	Loan to Cost Ratio %	Lenders quoting Dec 2022	Lenders quoting Dec 2021
Commercial pre-let	458	122	58%	22	22
Commercial 50% Pre-let	478	127	61%	12	13
Commercial Speculative	481	146	57%	12	12
Residential	531	117	62%	29	26

Source: Bayes Business School Commercial Real Estate (CRE) Lending Report

- 1.8. Junior loans provide a useful benchmark for required returns for originating loans. This is because lenders will use a combination of lending margin, arrangement fee, exit fees and some form of participation in profit. For senior development finance, target IRR's on pre-let commercial schemes stand at 12.5% to 20%, for residential development at 12% to 25%.
- 1.9. Given that senior debt is generally offered at 50% to 90% of cost of development projects, the remainder of project financing will, in most cases, be comprised of equity and in some cases varying levels of junior debt, mezzanine debt.
- 1.10. Arrangement fees range from 100bps to 150bps upfront, with another 100bps to 200 bps exit fee.
- 1.11. Junior debt and particularly mezzanine debt are typically provided by specialist platforms, and a lack of available research exists as to average lending criteria. The IPF, for example, states that "mezzanine finance is not a product that many banks provide" and "this type of finance is typically associated with projects funded on a profit share basis".
- 1.12. Given the lack of available research and idiosyncratic nature of subordinate debt arrangements for real estate development funding, we have omitted this from our assessment of the market rate for development finance. The remaining project cost not provided by senior debt is therefore assumed to be equity financed.

1.13. In response to the COVID-19 pandemic, the Bank of England cut interest rates to 0.1%. Since December 2021, in response to rising inflation, the bank has raised interest rate 14 times, most recently setting the rate in August 2023 at 5.25%, the highest rate in since October 2008. The Bank of England has also signalled that further rate rises are likely in order to control inflation and is continuing to monitor closely the impact of the significant increases in Bank Rate so far.

**Chart 2: Historic Rates**



	<p>1.14. Following the developments in Ukraine and Bank of England response to current inflation levels in the UK, we have adopted a cautious approach to the cost of finance, and we advise that there is a higher than usual degree of risk around this item.</p>
	<p>1.15. Considering the market uncertainty, the total cost of capital for financing the scheme would be in the order of 8% to 10%. This figure also takes into account arrangement, monitoring and related fees.</p>
	<p>1.16. This finance rate we have adopted is subject to a higher degree of uncertainty than usual and therefore we recommend that this is kept under review. We also reserve the right to revise this figure should more evidence come to light.</p>

**Table 1: Finance rate adopted**

Description	Spot Allowance Appraisals /Valuations
Finance Rate	8.5%

Source: Gerald Eve





# Appendix 8

Line	Name	Dur (Cal Wks)	Start	Finish	Percent complete	No Units	22   23   24   25   26   27   28   29   30   31   32   33   34											
							Gantt Chart Area											
1	Commencement of DPSS		06 Jul 20	06 Jul 20	100.00		[Gantt bar for Commencement of DPSS]											
2	Commencement of PCSA	22em	11 Dec 24	08 Oct 26			[Gantt bar for Commencement of PCSA]											
3	Commencement of CMA		09 Oct 26	09 Oct 26			[Gantt bar for Commencement of CMA]											
4	Design	67em	29 Oct 20	20 May 26	29.45		[Gantt bar for Design]											
5	Design Team Mobilisation		29 Oct 20	29 Oct 20	100.00		[Gantt bar for Design Team Mobilisation]											
6	Stage 2 Design	12em	29 Oct 20	26 Oct 21	100.00		[Gantt bar for Stage 2 Design]											
7	Stage 1 Feasibility - 2 stair core design	3em	01 Jul 22	14 Oct 22	100.00		[Gantt bar for Stage 1 Feasibility - 2 stair core design]											
8	Stage 2 Design refresh (2 stair core design)	5em	26 Jan 23	27 Jun 23	20.00		[Gantt bar for Stage 2 Design refresh (2 stair core design)]											
9	Tender & Award Stage 3 Design Consultants	2em	01 Oct 24	10 Dec 24			[Gantt bar for Tender & Award Stage 3 Design Consultants]											
10	Stage 3 Design	5em	11 Dec 24	30 Apr 25			[Gantt bar for Stage 3 Design]											
11	Stage 4 Design	13em	30 Apr 25	20 May 26			[Gantt bar for Stage 4 Design]											
12	Design Release	6em	16 Apr 25	20 Oct 25			[Gantt bar for Design Release]											
13	Planning	15em	29 Mar 23	08 Jul 24			[Gantt bar for Planning]											
14	Prepare Outline Planning Pack	3em	29 Mar 23	27 Jun 23			[Gantt bar for Prepare Outline Planning Pack]											
15	Target Submission - Planning Submission		28 Jun 23	28 Jun 23			[Gantt bar for Target Submission - Planning Submission]											
16	Target Determination - Planning Submission		08 Jan 24	08 Jan 24			[Gantt bar for Target Determination - Planning Submission]											
17	Section 106 Signed		08 Jul 24	08 Jul 24			[Gantt bar for Section 106 Signed]											
18	Sales & Marketing	15em	21 Jul 25	09 Oct 26			[Gantt bar for Sales & Marketing]											
19	Marketing Suite	15em	21 Jul 25	08 Oct 26			[Gantt bar for Marketing Suite]											
20	Brochures & Digital Marketing	7em	04 Dec 25	09 Jul 26			[Gantt bar for Brochures & Digital Marketing]											
21	Sales Launch	3em	10 Jul 26	09 Oct 26			[Gantt bar for Sales Launch]											
22	Procurement	32em	08 Jul 24	19 Mar 27			[Gantt bar for Procurement]											
23	Sewer / Gas Diversion	9em	08 Jul 24	10 Apr 25			[Gantt bar for Sewer / Gas Diversion]											
24	Demolition Procurement	3em	08 Jul 24	04 Oct 24			[Gantt bar for Demolition Procurement]											
25	Piling Procurement	8em	30 Jan 26	08 Oct 26			[Gantt bar for Piling Procurement]											
26	Structural Concrete Procurement	9em	13 Feb 26	05 Nov 26			[Gantt bar for Structural Concrete Procurement]											
27	MEP Procurement	11em	05 Apr 26	19 Mar 27			[Gantt bar for MEP Procurement]											
28	Construction	115em	11 Apr 25	27 Oct 34		2295 Units	[Gantt bar for Construction]											
29	Gateway 2 Satisfied - Stage 4 Design Complete		21 May 26	21 May 26			[Gantt bar for Gateway 2 Satisfied - Stage 4 Design Complete]											
30	Enabling	23em	11 Apr 25	25 Feb 27			[Gantt bar for Enabling]											
31	Enabling	23em	11 Apr 25	25 Feb 27			[Gantt bar for Enabling]											
32	Main Construction	97em	09 Oct 26	27 Oct 34		2643 Units	[Gantt bar for Main Construction]											
33	Section 1	60em	09 Oct 26	26 Sep 31		1463 Units	[Gantt bar for Section 1]											
34	Phase 4.5 - 8 storeys / 56 units	23em	09 Oct 26	11 Sep 28		56 Units	[Gantt bar for Phase 4.5 - 8 storeys / 56 units]											
35	Building 4.5	23em	09 Oct 26	07 Sep 28			[Gantt bar for Building 4.5]											
36	1st Floor Complete		29 Jun 28	29 Jun 28			[Gantt bar for 1st Floor Complete]											
37	Fitout	10em	12 Nov 27	08 Sep 28			[Gantt bar for Fitout]											
38	Block Completion (PC)		11 Sep 28	11 Sep 28		56 Units	[Gantt bar for Block Completion (PC)]											
39	Phase 2 - Store + 2.1-2.8 / 962 units	58em	20 Nov 26	26 Sep 31		962 Units	[Gantt bar for Phase 2 - Store + 2.1-2.8 / 962 units]											
40	Phase 2 (7 - 29st)	43em	20 Nov 26	26 Jun 30			[Gantt bar for Phase 2 (7 - 29st)]											
41	1st Floor Complete		20 Nov 26	20 Nov 26			[Gantt bar for 1st Floor Complete]											
42	Fitout	47em	22 Oct 27	25 Sep 31			[Gantt bar for Fitout]											
43	Block Completion (PC)		03 Jul 31	03 Jul 31		400 Units	[Gantt bar for Block Completion (PC)]											
44	Block Completion (PC)		26 Sep 31	26 Sep 31		562 Units	[Gantt bar for Block Completion (PC)]											
45	Phase 4.4 - 10 storeys / 94 Units	27em	12 Mar 27	22 Jun 29		94 Units	[Gantt bar for Phase 4.4 - 10 storeys / 94 Units]											
46	Building 4.4	25em	12 Mar 27	23 Apr 29			[Gantt bar for Building 4.4]											
47	1st Floor Complete		08 Sep 28	08 Sep 28			[Gantt bar for 1st Floor Complete]											
48	Fitout	16em	08 Feb 28	21 Jun 29			[Gantt bar for Fitout]											
49	Block Completion (PC)		22 Jun 29	22 Jun 29		94 Units	[Gantt bar for Block Completion (PC)]											
50	Phase 4.3 - 10 storeys / 59 units	24em	03 Dec 27	26 Nov 29		59 Units	[Gantt bar for Phase 4.3 - 10 storeys / 59 units]											
51	Building 4.3	24em	03 Dec 27	22 Nov 29			[Gantt bar for Building 4.3]											
52	1st Floor Complete		14 Jun 29	14 Jun 29			[Gantt bar for 1st Floor Complete]											
53	Fitout	12em	13 Nov 28	23 Nov 29			[Gantt bar for Fitout]											
54	Block Completion (PC)		26 Nov 29	26 Nov 29		59 Units	[Gantt bar for Block Completion (PC)]											
55	Phase 4.1 - 29 storeys / 234 units + 4.2 10 storeys / 58 units	42em	24 Dec 27	03 Jul 31		292 Units	[Gantt bar for Phase 4.1 - 29 storeys / 234 units + 4.2 10 storeys / 58 units]											
56	Building 4.1 & 4.2	42em	24 Dec 27	02 Jul 31			[Gantt bar for Building 4.1 & 4.2]											
57	1st Floor Complete		11 Dec 29	11 Dec 29			[Gantt bar for 1st Floor Complete]											

Date of Issue: 01/03/2023

Programme No.

Comments:

Drawn by: JR

Date of Revision: 02/05/2017

Rev No. 0

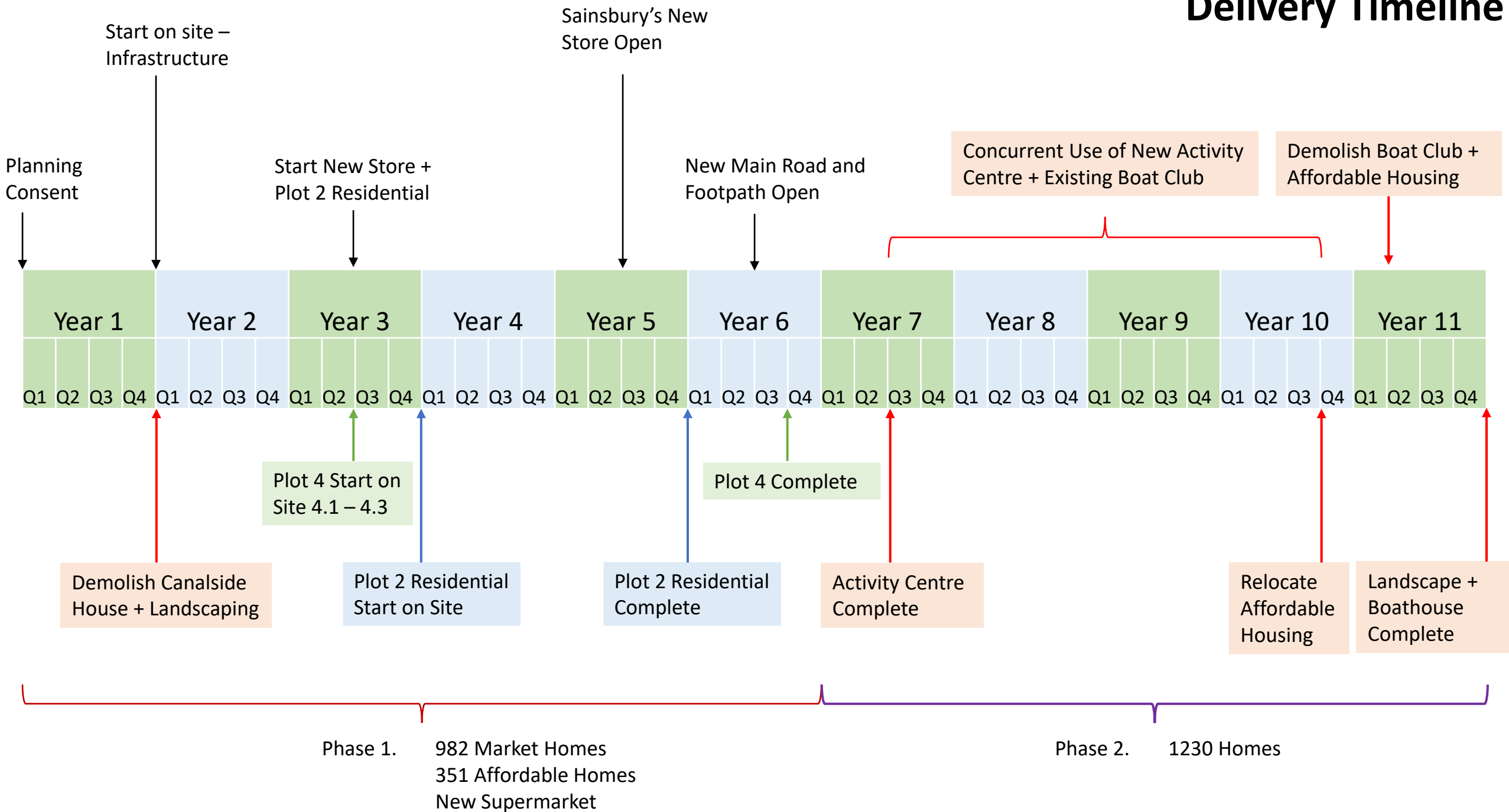
Page No. 1 of 2

Line	Name	Dur (Cal Wks)	Start	Finish	Percent complete	No Units	22 23 24 25 26 27 28 29 30 31 32 33 34													
							Gantt Chart Area													
58	Fitout	26em	11 May 29	02 Jul 31			[Gantt bar for Fitout]													
59	Block Completion (PC)		03 Jul 31	03 Jul 31		292 Units	[Gantt bar for Block Completion (PC)]													
60	<b>Section 2</b>	<b>60em</b>	<b>06 Nov 29</b>	<b>27 Oct 34</b>		<b>1180 Units</b>	[Gantt bar for Section 2]													
61	Phase 5.1 - 14 storeys / 91 units	25em	15 Mar 30	28 Apr 32		91 Units	[Gantt bar for Phase 5.1]													
62	Building 5.1	25em	15 Mar 30	26 Apr 32			[Gantt bar for Building 5.1]													
63	1st Floor Complete		12 Sep 31	12 Sep 31			[Gantt bar for 1st Floor Complete]													
64	Fitout	14em	12 Mar 31	27 Apr 32			[Gantt bar for Fitout]													
65	Block Completion (PC)		28 Apr 32	28 Apr 32		91 Units	[Gantt bar for Block Completion (PC)]													
66	Phase 5.2 - 10 storeys / 72 units	23em	11 Jul 30	27 May 32		72 Units	[Gantt bar for Phase 5.2]													
67	Building 5.2	22em	11 Jul 30	25 May 32			[Gantt bar for Building 5.2]													
68	1st Floor Complete		16 Jan 32	16 Jan 32			[Gantt bar for 1st Floor Complete]													
69	Fitout	8em	29 Sep 31	26 May 32			[Gantt bar for Fitout]													
70	Block Completion (PC)		27 May 32	27 May 32		72 Units	[Gantt bar for Block Completion (PC)]													
71	Phase 5.3 - 10 storeys / 72 units	25em	25 Jul 30	03 Sep 32		72 Units	[Gantt bar for Phase 5.3]													
72	Building 5.3	25em	25 Jul 30	02 Sep 32			[Gantt bar for Building 5.3]													
73	1st Floor Complete		30 Jan 32	30 Jan 32			[Gantt bar for 1st Floor Complete]													
74	Fitout	10em	28 Oct 31	02 Sep 32			[Gantt bar for Fitout]													
75	Block Completion (PC)		03 Sep 32	03 Sep 32		72 Units	[Gantt bar for Block Completion (PC)]													
76	Phase 6.1 - 20 storeys - 142 units	28em	22 Jun 32	27 Oct 34		142 Units	[Gantt bar for Phase 6.1]													
77	Building 6.1	28em	22 Jun 32	25 Oct 34			[Gantt bar for Building 6.1]													
78	1st Floor Complete		14 Dec 33	14 Dec 33			[Gantt bar for 1st Floor Complete]													
79	Fitout	17em	02 Jun 33	26 Oct 34			[Gantt bar for Fitout]													
80	Block Completion (PC)		27 Oct 34	27 Oct 34		142 Units	[Gantt bar for Block Completion (PC)]													
81	Phase 1.1.1 - 15 storeys / 96 units + 1.1.2 - 8 Storeys / 33 units	34em	06 Nov 29	24 Aug 32		129 Units	[Gantt bar for Phase 1.1.1 & 1.1.2]													
82	Building 1.1.1 & 1.1.2	33em	06 Nov 29	20 Aug 32			[Gantt bar for Building 1.1.1 & 1.1.2]													
83	1st Floor Complete		16 May 31	16 May 31			[Gantt bar for 1st Floor Complete]													
84	Fitout	22em	25 Oct 30	23 Aug 32			[Gantt bar for Fitout]													
85	Block Completion (PC)		24 Aug 32	24 Aug 32		129 Units	[Gantt bar for Block Completion (PC)]													
86	Phase 1.2.1 - 24 storeys / 198 units + 1.2.2 - 9 storeys / 35 units	35em	19 Feb 31	26 Jan 34		233 Units	[Gantt bar for Phase 1.2.1 & 1.2.2]													
87	Building 1.2.1 & 1.2.2	35em	19 Feb 31	24 Jan 34			[Gantt bar for Building 1.2.1 & 1.2.2]													
88	1st Floor Complete		17 Aug 32	17 Aug 32			[Gantt bar for 1st Floor Complete]													
89	Fitout	24em	27 Jan 32	25 Jan 34			[Gantt bar for Fitout]													
90	Block Completion (PC)		26 Jan 34	26 Jan 34		233 Units	[Gantt bar for Block Completion (PC)]													
91	Phase 1.3.1 - 17 storeys / 135 units + 1.3.2 - 13 storeys / 44 units	28em	14 May 32	20 Sep 34		179 Units	[Gantt bar for Phase 1.3.1 & 1.3.2]													
92	Building 1.3.1 & 1.3.2	28em	14 May 32	19 Sep 34			[Gantt bar for Building 1.3.1 & 1.3.2]													
93	1st Floor Complete		08 Nov 33	08 Nov 33			[Gantt bar for 1st Floor Complete]													
94	Fitout	15em	28 Jun 33	19 Sep 34			[Gantt bar for Fitout]													
95	Block Completion (PC)		20 Sep 34	20 Sep 34		179 Units	[Gantt bar for Block Completion (PC)]													
96	Phase 1.4.1 - 25 storeys / 207 units + 1.4.2 - 13 storeys / 55 units	35em	05 Nov 31	12 Oct 34		262 Units	[Gantt bar for Phase 1.4.1 & 1.4.2]													
97	Building 1.4.1 & 1.4.2	35em	05 Nov 31	10 Oct 34			[Gantt bar for Building 1.4.1 & 1.4.2]													
98	1st Floor Complete		16 May 33	16 May 33			[Gantt bar for 1st Floor Complete]													
99	Fitout	24em	12 Oct 32	11 Oct 34			[Gantt bar for Fitout]													
100	Block Completion (PC)		12 Oct 34	12 Oct 34		262 Units	[Gantt bar for Block Completion (PC)]													
101	Phase 1.5 - 2 storeys / pavillion	17em	30 Jun 32	30 Nov 33			[Gantt bar for Phase 1.5]													
102	Building 1.5	17em	30 Jun 32	24 Nov 33			[Gantt bar for Building 1.5]													
103	Fitout	6em	07 Jun 33	29 Nov 33			[Gantt bar for Fitout]													
104	Block Completion (PC)		30 Nov 33	30 Nov 33			[Gantt bar for Block Completion (PC)]													
105	Phase 5.4 - 2 storeys / pavillion	18em	08 Dec 32	26 May 34			[Gantt bar for Phase 5.4]													
106	Building 1.5	17em	08 Dec 32	22 May 34			[Gantt bar for Building 1.5]													
107	Fitout	6em	15 Nov 33	25 May 34			[Gantt bar for Fitout]													
108	Block Completion (PC)		26 May 34	26 May 34			[Gantt bar for Block Completion (PC)]													
109	Completions & Sales		11 Sep 28	11 Sep 28			[Gantt bar for Completions & Sales]													
110	1st Sales Receipt		23 Oct 28	23 Oct 28			[Gantt bar for 1st Sales Receipt]													

Date of Issue: 01/03/2023	Programme No.	Comments:	Drawn by: JR
Date of Revision: 02/05/2017	Rev No. 0		Page No. 2 of 2

# Appendix 9

# Delivery Timeline



# Appendix 10



# Appendix 11



Project Flourish  
Ladbroke Grove  
Present Day Appraisal  
04.10.23

Development Appraisal  
ARGUS Software  
October 4, 2023

**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**

**Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9 10 11 12 13 14**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft²</b>	<b>Sales Rate ft²</b>	<b>Unit Price</b>	<b>Gross Sales</b>
Ph1: Plot 4.4 - Private Residential	94	92,443	1,017.33	1,000,479	94,045,000
Ph1: Plot 4.5 - Private Residential	56	51,447	1,135.10	1,042,813	58,397,500
Ph1: Plot 4 - Car Parking	119	0	0.00	40,000	4,760,000
Ph1: Plot 4.3 - Private Residential	59	52,431	1,097.37	975,191	57,536,250
Ph1: Plot 4.1 - Private Residential	234	172,170	1,266.97	932,196	218,133,750
Ph1: Plot 4.2 - Private Residential	58	54,221	1,171.52	1,095,194	63,521,250
Ph1: Plot 2.1 - Private Residential	273	167,942	1,286.43	791,374	216,045,000
Ph1: Plot 2.2 - Private Residential	142	92,757	1,155.17	754,577	107,150,000
Ph1: Plot 2.3 - Intermediate Affordable	158	105,353	511.00	340,732	53,835,590
Ph1: Plot 2.4 - Social Affordable	148	132,742	228.00	204,495	30,265,270
Ph1: Plot 2.5 - Private Residential	77	59,618	1,141.48	883,799	68,052,500
Ph1: Plot 2.6 - Private Residential	39	28,862	1,091.31	807,628	31,497,500
Ph1: Plot 2.7 - Private Residential	55	35,119	1,151.41	735,205	40,436,250
Ph1: Plot 2.8 - Private Residential	55	35,119	1,151.41	735,205	40,436,250
Ph2: Plot 5.1 - Private Residential	91	95,797	1,223.88	1,288,393	117,243,750
Ph2: Plot 5.2 - Private Residential	72	72,850	1,101.65	1,114,653	80,255,000
Ph2: Plot 5.3 - Private Residential	72	72,850	1,129.44	1,142,778	82,280,000
Ph2: Plot 6.1 - Private Residential	88	62,848	1,140.61	814,602	71,685,000
Ph2: Plot 1.1 - Private Residential	136	118,096	1,104.62	959,200	130,451,250
Ph2: Plot 1.2 - Private Residential	218	154,073	1,162.98	821,944	179,183,750
Ph2: Plot 1 - Car Parking	157	0	0.00	40,000	6,280,000
Ph2: Plot 1.3 - Social Affordable	194	169,309	228.00	198,982	38,602,452
Ph2: Plot 1.4 - Private Residential	<u>200</u>	<u>127,144</u>	1,178.96	749,488	<u>149,897,500</u>
<b>Totals</b>	<b>2,795</b>	<b>1,953,192</b>			<b>1,939,990,813</b>

**Rental Area Summary**

	<b>Units</b>	<b>ft²</b>	<b>Rent Rate ft²</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>
Existing Sainsburys Store Income	1	94,970	27.00	2,564,190	2,564,190
Ph1: Plot 4 - Commercial	1	1,504	30.00	45,120	45,120
Ph1: Plot 4 - Affordable Workspace	1	3,229	27.00	87,183	87,183
Ph1: Plot 4 - Retail	1	5,571	30.00	167,130	167,130
Ph1: Plot 2 - Sainsburys Store	1	143,601	27.00	3,877,227	3,877,227
Ph1: Plot 2 - Affordable Workspace	1	1,206	27.00	32,562	32,562
Ph1: Plot 2 - Commercial	1	5,038	30.00	151,140	151,140
Ph1: Plot 2 - Leisure	1	13,089	30.00	392,670	392,670
Ph2: Plot 5 - Commercial	1	7,925	30.00	237,750	237,750
Ph2: Plot 5 - Retail	1	17,607	30.00	528,210	528,210
Ph2: Plot 6 - Retail	1	379	30.00	11,370	11,370
Ph2: Plot 1 - Retail	1	18,070	30.00	542,100	542,100
Ph2: Plot 1 - Commercial	1	16,160	30.00	484,800	484,800
Ph2: Plot 1 - Creche	1	1,941	30.00	58,230	58,230
<b>Totals</b>	<b>14</b>	<b>330,290</b>			<b>9,179,682</b>

**Investment Valuation**

**Ph1: Plot 4 - Commercial**

Market Rent	45,120	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	483,539

**Ph1: Plot 4 - Affordable Workspace**

Market Rent	87,183	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	934,317

**Ph1: Plot 4 - Retail**

Market Rent	167,130	YP @	7.0000%	14.2857	
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**Project Flourish**

**Ladbroke Grove**

**Present Day Appraisal**

(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	2,085,397
<b>Ph1: Plot 2 - Sainsburys Store</b>					
Current Rent	3,877,227	YP @	4.5000%	22.2222	86,160,600
<b>Ph1: Plot 2 - Affordable Workspace</b>					
Market Rent	32,562	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	348,958
<b>Ph1: Plot 2 - Commercial</b>					
Market Rent	151,140	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	1,619,727
<b>Ph1: Plot 2 - Leisure</b>					
Market Rent	392,670	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	5,824,582
<b>Ph2: Plot 5 - Commercial</b>					
Market Rent	237,750	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	2,547,904
<b>Ph2: Plot 5 - Retail</b>					
Market Rent	528,210	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	6,590,844
<b>Ph2: Plot 6 - Retail</b>					
Market Rent	11,370	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	141,871
<b>Ph2: Plot 1 - Retail</b>					
Market Rent	542,100	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	6,764,159
<b>Ph2: Plot 1 - Commercial</b>					
Market Rent	484,800	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	5,195,473
<b>Ph2: Plot 1 - Creche</b>					
Market Rent	58,230	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	863,742
<b>Total Investment Valuation</b>					<b>119,561,114</b>

**GROSS DEVELOPMENT VALUE**

**2,059,551,927**

Purchaser's Costs	6.80%	(238,221)	
Purchaser's Costs	6.80%	(6,388,863)	
Purchaser's Costs	6.80%	(621,435)	
Purchaser's Costs	6.80%	(9,647)	
Purchaser's Costs	6.80%	(871,989)	
Effective Purchaser's Costs Rate	6.80%		(8,130,156)

**NET DEVELOPMENT VALUE**

**2,051,421,771**

Income from Tenants	11,538,855
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**NET REALISATION**

**2,062,960,626**

**OUTLAY**

**ACQUISITION COSTS**

**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**

Fixed Price	108,000,000		
Fixed Price		108,000,000	
			108,000,000
Stamp Duty		5,389,500	
Effective Stamp Duty Rate	4.99%		
Agent Fee	1.00%	1,080,000	
Legal Fee	0.80%	864,000	
			7,333,500

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
Ph1: Plot 2 - Leisure	1 un	5,000,000	5,000,000
Ph2: Plot 5 - Commercial	1 un	1,380,978	1,380,978
Ph2: Plot 1 - Retail	1 un	3,063,499	3,063,499
Ph1: Demolition & Enabling	1 un	19,471,612	19,471,612
Ph1: Abnormal Infrastructure Works	1 un	34,788,902	34,788,902
Ph1: Site Works	1 un	51,193,328	51,193,328
Ph2: Demolition & Enabling Works	1 un	5,409,047	5,409,047
Ph2: Abnormal Infrastructure Works	1 un	4,995,802	4,995,802
Ph2: Site Works	<u>1 un</u>	<u>24,135,961</u>	<u>24,135,961</u>
<b>Totals</b>			<b>149,439,129</b>

	<b>ft²</b>	<b>Build Rate ft²</b>	<b>Cost</b>
Ph1: Plot 2 - Sainsburys Store	247,085	458.49	113,286,288
Ph1: Plot 4.4 - Private Residential	129,125	298.32	38,520,306
Ph1: Plot 4 Basement	49,439	638.04	31,544,149
Ph1: Plot 4.5 - Private Residential	70,009	322.04	22,545,575
Ph1: Plot 4.3 - Private Residential	67,759	326.73	22,139,036
Ph1: Plot 4.1 - Private Residential	241,587	332.26	80,269,730
Ph1: Plot 4.2 - Private Residential	75,832	327.77	24,855,391
Ph1: Plot 2.1 - Private Residential	243,708	362.97	88,457,597
Ph1: Plot 2.2 - Private Residential	126,057	324.08	40,852,448
Ph1: Plot 2.3 - Intermediate Affordable	156,056	281.68	43,957,792
Ph1: Plot 2.4 - Social Affordable	186,777	257.17	48,033,510
Ph1: Plot 2.5 - Private Residential	102,495	311.72	31,949,453
Ph1: Plot 2.6 - Private Residential	54,294	480.56	26,091,475
Ph1: Plot 2.7 - Private Residential	53,529	334.56	17,908,885
Ph1: Plot 2.8 - Private Residential	53,529	336.14	17,993,292
Ph2: Plot 5.1 - Private Residential	127,037	288.13	36,603,162
Ph2: Plot 5 Basement	22,906	478.71	10,965,322
Ph2: Plot 5.2 - Private Residential	110,131	297.23	32,734,754
Ph2: Plot 5.3 - Private Residential	86,413	339.43	29,330,809
Ph2: Plot 6.1 - Private Residential	99,632	333.24	33,201,696
Ph2: Plot 6 Basement	9,591	803.71	7,708,362
Ph2: Plot 1.1 - Private Residential	166,508	323.79	53,913,496
Ph2: Plot 1 Basement	83,109	580.54	48,247,928
Ph2: Plot 1.2 - Private Residential	243,288	311.57	75,802,276
Ph2: Plot 1.3 - Social Affordable	250,694	253.96	63,666,592
Ph2: Plot 1.4 - Private Residential	<u>209,618</u>	<u>312.71</u>	<u>65,549,762</u>
<b>Totals</b>	<b>3,266,208 ft²</b>		<b>1,106,129,086</b>
Contingency		5.00%	62,778,411
Phase 1 - MCIL 2			12,145,733
Phase 1 - Carbon offset payment			3,548,250
Phase 1 DIFS - Waste			616,111
Phase 1 DIFS - Bus Services			3,037,000
Phase 1 DIFS - Cycling			356,000
Phase 1 DIFS - Education			3,834,916
Phase 1 DIFS - Emergency Services			809,000
Phase 2 - MCIL2			8,495,715
Phase 2 DIFS - Waste			564,889
Phase 2 DIFS - Cycling			6,289,000
Phase 2 DIFS - Walking			2,109,000
Phase 2 DIFS - Education			3,516,084

**Project Flourish**

**Ladbroke Grove**

**Present Day Appraisal**

Phase 2 DIFS - Primary Healthcare		3,878,000	
Phase 2 DIFS - Leisure & Sports		3,867,000	
Phase 2 DIFS - Community Facilities		899,000	
			1,372,312,324

**PROFESSIONAL FEES**

Architect	10.00%	125,556,821	
			125,556,821

**MARKETING & LETTING**

Residential Marketing	3.00%	54,518,625	
Commercial Marketing	1.00%	1,195,611	
Letting Agent Fee	10.00%	661,549	
Letting Legal Fee	5.00%	330,775	
			56,706,560

**DISPOSAL FEES**

Residential Sales Agent Fee	1.50%	27,118,255	
Commercial Sales Agent Fee	1.00%	968,456	
Sales Legal Fee	0.50%	10,260,264	
			38,346,976

**TOTAL COSTS BEFORE FINANCE**

**1,708,256,181**

**FINANCE**

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			447,717,677

**TOTAL COSTS**

**2,155,973,858**

**PROFIT**

**(93,013,232)**

**Performance Measures**

Profit on Cost%	-4.31%
Profit on GDV%	-4.52%
Profit on NDV%	-4.53%
Development Yield% (on Rent)	0.43%
IRR% (without Interest)	7.27%

**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**

<b>Initial MRV</b>
2,564,190
45,120
87,183
167,130
3,877,227
32,562
151,140
392,670
237,750
528,210
11,370
542,100
484,800
58,230
<b>9,179,682</b>

**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**

**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**



**Project Flourish  
Ladbroke Grove  
Present Day Appraisal**

# Appendix 12

Project Flourish  
Ladbroke Grove  
Growth Appraisal  
04.10.23

Development Appraisal  
ARGUS Software  
October 4, 2023

**Project Flourish  
Ladbroke Grove  
Growth Appraisal**

**Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9 10 11 12 13 14**

Currency in £

**REVENUE**

<b>Sales Valuation</b>	<b>Units</b>	<b>ft²</b>	<b>Sales Rate ft²</b>	<b>Unit Price</b>	<b>Gross Sales</b>
‡ Ph1: Plot 4.4 - Private Residential	94	92,443	1,017.33	1,000,479	94,045,000
‡ Ph1: Plot 4.5 - Private Residential	56	51,447	1,135.10	1,042,813	58,397,500
‡ Ph1: Plot 4 - Car Parking	119	0	0.00	40,000	4,760,000
‡ Ph1: Plot 4.3 - Private Residential	59	52,431	1,097.37	975,191	57,536,250
‡ Ph1: Plot 4.1 - Private Residential	234	172,170	1,266.97	932,196	218,133,750
‡ Ph1: Plot 4.2 - Private Residential	58	54,221	1,171.52	1,095,194	63,521,250
‡ Ph1: Plot 2.1 - Private Residential	273	167,942	1,286.43	791,374	216,045,000
‡ Ph1: Plot 2.2 - Private Residential	142	92,757	1,155.17	754,577	107,150,000
‡ Ph1: Plot 2.3 - Intermediate Affordabl	158	105,353	511.00	340,732	53,835,590
‡ Ph1: Plot 2.4 - Social Affordable	148	132,742	228.00	204,495	30,265,270
‡ Ph1: Plot 2.5 - Private Residential	77	59,618	1,141.48	883,799	68,052,500
‡ Ph1: Plot 2.6 - Private Residential	39	28,862	1,091.31	807,628	31,497,500
‡ Ph1: Plot 2.7 - Private Residential	55	35,119	1,151.41	735,205	40,436,250
‡ Ph1: Plot 2.8 - Private Residential	55	35,119	1,151.41	735,205	40,436,250
‡ Ph2: Plot 5.1 - Private Residential	91	95,797	1,223.88	1,288,393	117,243,750
‡ Ph2: Plot 5.2 - Private Residential	72	72,850	1,101.65	1,114,653	80,255,000
‡ Ph2: Plot 5.3 - Private Residential	72	72,850	1,129.44	1,142,778	82,280,000
‡ Ph2: Plot 6.1 - Private Residential	88	62,848	1,140.61	814,602	71,685,000
‡ Ph2: Plot 1.1 - Private Residential	136	118,096	1,104.62	959,200	130,451,250
‡ Ph2: Plot 1.2 - Private Residential	218	154,073	1,162.98	821,944	179,183,750
‡ Ph2: Plot 1 - Car Parking	157	0	0.00	40,000	6,280,000
‡ Ph2: Plot 1.3 - Social Affordable	194	169,309	228.00	198,982	38,602,452
‡ Ph2: Plot 1.4 - Private Residential	<u>200</u>	<u>127,144</u>	1,178.96	749,488	<u>149,897,500</u>
<b>Totals</b>	<b>2,795</b>	<b>1,953,192</b>			<b>1,939,990,813</b>

**Rental Area Summary**

	<b>Units</b>	<b>ft²</b>	<b>Rent Rate ft²</b>	<b>Initial MRV/Unit</b>	<b>Net Rent at Sale</b>
Existing Sainsburys Store Income	1	94,970	27.00	2,564,190	2,564,190
‡ Ph1: Plot 4 - Commercial	1	1,504	30.00	45,120	47,608
‡ Ph1: Plot 4 - Affordable Workspace	1	3,229	27.00	87,183	91,991
‡ Ph1: Plot 4 - Retail	1	5,571	30.00	167,130	176,346
‡ Ph1: Plot 2 - Sainsburys Store	1	143,601	27.00	3,877,227	4,202,325
‡ Ph1: Plot 2 - Affordable Workspace	1	1,206	27.00	32,562	35,292
‡ Ph1: Plot 2 - Commercial	1	5,038	30.00	151,140	163,813
‡ Ph1: Plot 2 - Leisure	1	13,089	30.00	392,670	425,595
‡ Ph2: Plot 5 - Commercial	1	7,925	30.00	237,750	259,484
‡ Ph2: Plot 5 - Retail	1	17,607	30.00	528,210	576,497
‡ Ph2: Plot 6 - Retail	1	379	30.00	11,370	12,785
‡ Ph2: Plot 1 - Retail	1	18,070	30.00	542,100	604,137
‡ Ph2: Plot 1 - Commercial	1	16,160	30.00	484,800	540,280
‡ Ph2: Plot 1 - Creche	1	1,941	30.00	58,230	64,894
<b>Totals</b>	<b>14</b>	<b>330,290</b>			<b>9,765,238</b>

**Investment Valuation**

**Ph1: Plot 4 - Commercial**

Market Rent	47,608	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	510,204

**Ph1: Plot 4 - Affordable Workspace**

Market Rent	91,991	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	985,840

**Ph1: Plot 4 - Retail**

Market Rent	176,346	YP @	7.0000%	14.2857	
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**Project Flourish  
Ladbroke Grove  
Growth Appraisal**

(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	2,200,397
<b>Ph1: Plot 2 - Sainsburys Store</b>					
Current Rent	4,202,325	YP @	4.5000%	22.2222	93,385,011
<b>Ph1: Plot 2 - Affordable Workspace</b>					
Market Rent	35,292	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	378,218
<b>Ph1: Plot 2 - Commercial</b>					
Market Rent	163,813	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	1,755,539
<b>Ph1: Plot 2 - Leisure</b>					
Market Rent	425,595	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	6,312,962
<b>Ph2: Plot 5 - Commercial</b>					
Market Rent	259,484	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	2,780,824
<b>Ph2: Plot 5 - Retail</b>					
Market Rent	576,497	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	7,193,354
<b>Ph2: Plot 6 - Retail</b>					
Market Rent	12,785	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	159,528
<b>Ph2: Plot 1 - Retail</b>					
Market Rent	604,137	YP @	7.0000%	14.2857	
(2yrs Rent Free)		PV 2yrs @	7.0000%	0.8734	7,538,243
<b>Ph2: Plot 1 - Commercial</b>					
Market Rent	540,280	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	5,790,038
<b>Ph2: Plot 1 - Creche</b>					
Market Rent	64,894	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	962,587
<b>Total Investment Valuation</b>					<b>129,952,746</b>

**GROSS DEVELOPMENT VALUE**

**2,861,720,909**

Purchaser's Costs	6.80%	(251,358)	
Purchaser's Costs	6.80%	(6,924,558)	
Purchaser's Costs	6.80%	(678,244)	
Purchaser's Costs	6.80%	(10,848)	
Purchaser's Costs	6.80%	(971,779)	
Effective Purchaser's Costs Rate	6.80%		(8,836,787)

**NET DEVELOPMENT VALUE**

**2,852,884,122**

Income from Tenants	11,538,855
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**NET REALISATION**

**2,864,422,977**

**OUTLAY**

**ACQUISITION COSTS**

**Project Flourish  
Ladbroke Grove  
Growth Appraisal**

Fixed Price	108,000,000		
Fixed Price		108,000,000	
			108,000,000
Stamp Duty		5,389,500	
Effective Stamp Duty Rate	4.99%		
Agent Fee	1.00%	1,080,000	
Legal Fee	0.80%	864,000	
			7,333,500

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
‡ Ph1: Plot 2 - Leisure	1 un	5,000,000	5,791,584
‡ Ph2: Plot 5 - Commercial	1 un	1,380,978	1,702,883
‡ Ph2: Plot 1 - Retail	1 un	3,063,499	3,953,104
‡ Ph1: Demolition & Enabling	1 un	19,471,612	20,280,906
‡ Ph1: Abnormal Infrastructure Works	1 un	34,788,902	36,234,825
‡ Ph1: Site Works	1 un	51,193,328	53,321,065
‡ Ph2: Demolition & Enabling Works	1 un	5,409,047	6,685,329
‡ Ph2: Abnormal Infrastructure Works	1 un	4,995,802	6,174,577
‡ Ph2: Site Works	<u>1 un</u>	<u>24,135,961</u>	<u>29,830,918</u>
<b>Totals</b>			<b>163,975,192</b>

	<b>ft²</b>	<b>Build Rate ft²</b>	<b>Cost</b>
‡ Ph1: Plot 2 - Sainsburys Store	247,085	458.49	131,221,422
‡ Ph1: Plot 4.4 - Private Residential	129,125	298.32	42,811,686
‡ Ph1: Plot 4 Basement	49,439	638.04	35,058,346
‡ Ph1: Plot 4.5 - Private Residential	70,009	322.04	25,057,280
‡ Ph1: Plot 4.3 - Private Residential	67,759	326.73	25,246,745
‡ Ph1: Plot 4.1 - Private Residential	241,587	332.26	94,143,468
‡ Ph1: Plot 4.2 - Private Residential	75,832	327.77	29,151,371
‡ Ph1: Plot 2.1 - Private Residential	243,708	362.97	102,461,929
‡ Ph1: Plot 2.2 - Private Residential	126,057	324.08	47,320,081
‡ Ph1: Plot 2.3 - Intermediate Affordabl	156,056	281.68	50,917,053
‡ Ph1: Plot 2.4 - Social Affordable	186,777	257.17	55,638,026
‡ Ph1: Plot 2.5 - Private Residential	102,495	311.72	37,007,591
‡ Ph1: Plot 2.6 - Private Residential	54,294	480.56	30,222,196
‡ Ph1: Plot 2.7 - Private Residential	53,529	334.56	20,744,164
‡ Ph1: Plot 2.8 - Private Residential	53,529	336.14	20,841,934
‡ Ph2: Plot 5.1 - Private Residential	127,037	288.13	45,135,332
‡ Ph2: Plot 5 Basement	22,906	478.71	13,521,331
‡ Ph2: Plot 5.2 - Private Residential	110,131	297.23	40,877,813
‡ Ph2: Plot 5.3 - Private Residential	86,413	339.43	36,627,107
‡ Ph2: Plot 6.1 - Private Residential	99,632	333.24	44,335,452
‡ Ph2: Plot 6 Basement	9,591	803.71	10,293,261
‡ Ph2: Plot 1.1 - Private Residential	166,508	323.79	66,524,777
‡ Ph2: Plot 1 Basement	83,109	580.54	59,533,937
‡ Ph2: Plot 1.2 - Private Residential	243,288	311.57	97,814,390
‡ Ph2: Plot 1.3 - Social Affordable	250,694	253.96	84,779,809
‡ Ph2: Plot 1.4 - Private Residential	<u>209,618</u>	<u>312.71</u>	<u>86,732,533</u>
<b>Totals</b>	<b>3,266,208 ft²</b>		<b>1,334,019,035</b>

Contingency	5.00%	74,899,711
Phase 1 - MCIL 2		12,145,733
Phase 1 - Carbon offset payment		3,548,250
Phase1 DIFS - Waste		616,111
Phase 1 DIFS - Bus Services		3,037,000
Phase 1 DIFS - Cycling		356,000
Phase 1 DIFS - Education		3,834,916
Phase 1 DIFS - Emergency Services		809,000
Phase 2 - MCIL2		8,495,715
Phase 2 DIFS - Waste		564,889
Phase 2 DIFS - Cycling		6,289,000
Phase 2 DIFS - Walking		2,109,000
Phase 2 DIFS - Education		3,516,084

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Phase 2 DIFS - Primary Healthcare		3,878,000	
Phase 2 DIFS - Leisure & Sports		3,867,000	
Phase 2 DIFS - Community Facilities		899,000	
			1,626,859,636

**PROFESSIONAL FEES**

Architect	10.00%	149,799,423	
			149,799,423

**MARKETING & LETTING**

Residential Marketing	3.00%	77,857,813	
Commercial Marketing	1.00%	1,299,527	
Letting Agent Fee	10.00%	720,105	
Letting Legal Fee	5.00%	360,052	
			80,237,498

**DISPOSAL FEES**

Residential Sales Agent Fee	1.50%	38,731,739	
Commercial Sales Agent Fee	1.00%	1,050,409	
Sales Legal Fee	0.50%	14,267,866	
			54,050,014

**TOTAL COSTS BEFORE FINANCE**

**2,026,280,070**

**FINANCE**

Debit Rate 8.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			400,011,483

**TOTAL COSTS**

**2,426,291,553**

**PROFIT**

**438,131,424**

**Performance Measures**

Profit on Cost%	18.06%
Profit on GDV%	15.31%
Profit on NDV%	15.36%
Development Yield% (on Rent)	0.40%
IRR% (without Interest)	13.59%

‡ Inflation/Growth applied

**Growth on Sales**

		<b>Ungrown</b>	<b>Growth</b>	<b>Total</b>
Ph1: Plot 4.4 - Private Residential	Private Residential at 4.700%	94,045,000	22,701,954	116,746,954
Ph1: Plot 4.5 - Private Residential	Private Residential at 4.700%	58,397,500	14,096,841	72,494,341
Ph1: Plot 4 - Car Parking	Private Residential at 4.700%	4,760,000	1,149,038	5,909,038
Ph1: Plot 4.3 - Private Residential	Private Residential at 4.700%	57,536,250	14,826,131	72,362,381
Ph1: Plot 4.1 - Private Residential	Private Residential at 4.700%	218,133,750	81,612,251	299,746,001
Ph1: Plot 4.2 - Private Residential	Private Residential at 4.700%	63,521,250	23,765,750	87,287,000
Ph1: Plot 2.1 - Private Residential	Private Residential at 4.700%	216,045,000	91,471,074	307,516,074
Ph1: Plot 2.2 - Private Residential	Private Residential at 4.700%	107,150,000	45,366,130	152,516,130
Ph1: Plot 2.3 - Intermediate Affordable	Affordable Housing at 2.000%	53,835,590	4,117,269	57,952,860
Ph1: Plot 2.4 - Social Affordable	Affordable Housing at 2.000%	30,265,270	2,643,669	32,908,940
Ph1: Plot 2.5 - Private Residential	Private Residential at 4.700%	68,052,500	28,812,679	96,865,179
Ph1: Plot 2.6 - Private Residential	Private Residential at 4.700%	31,497,500	13,335,695	44,833,195
Ph1: Plot 2.7 - Private Residential	Private Residential at 4.700%	40,436,250	17,120,263	57,556,513
Ph1: Plot 2.8 - Private Residential	Private Residential at 4.700%	40,436,250	17,120,263	57,556,513
Ph2: Plot 5.1 - Private Residential	Private Residential at 4.700%	117,243,750	47,951,373	165,195,123
Ph2: Plot 5.2 - Private Residential	Private Residential at 4.700%	80,255,000	35,411,785	115,666,785
Ph2: Plot 5.3 - Private Residential	Private Residential at 4.700%	82,280,000	36,305,298	118,585,298
Ph2: Plot 6.1 - Private Residential	Private Residential at 4.700%	71,685,000	41,607,854	113,292,854
Ph2: Plot 1.1 - Private Residential	Private Residential at 4.700%	130,451,250	56,678,202	187,129,452

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Ph2: Plot 1.2 - Private Residential	Private Residential at 4.700%	179,183,750	96,583,439	275,767,189
Ph2: Plot 1 - Car Parking	Private Residential at 4.700%	6,280,000	3,385,039	9,665,039
Ph2: Plot 1.3 - Social Affordable	Affordable Housing at 2.000%	38,602,452	7,043,463	45,645,915
Ph2: Plot 1.4 - Private Residential	Private Residential at 4.700%	149,897,500	88,671,890	238,569,390

**Growth on Capitalised Rent**

		<b>Ungrown</b>	<b>Growth</b>	<b>Total</b>
Ph1: Plot 4 - Commercial	Commercial at 1.200%	483,539	26,665	510,204
Ph1: Plot 4 - Affordable Workspace	Commercial at 1.200%	934,317	51,523	985,840
Ph1: Plot 4 - Retail	Commercial at 1.200%	2,085,397	115,000	2,200,397
Ph1: Plot 2 - Sainsburys Store	Commercial at 1.200%	86,160,600	7,224,411	93,385,011
Ph1: Plot 2 - Affordable Workspace	Commercial at 1.200%	348,958	29,260	378,218
Ph1: Plot 2 - Commercial	Commercial at 1.200%	1,619,727	135,811	1,755,539
Ph1: Plot 2 - Leisure	Commercial at 1.200%	5,824,582	488,381	6,312,962
Ph2: Plot 5 - Commercial	Commercial at 1.200%	2,547,904	232,920	2,780,824
Ph2: Plot 5 - Retail	Commercial at 1.200%	6,590,844	602,510	7,193,354
Ph2: Plot 6 - Retail	Commercial at 1.200%	141,871	17,656	159,528
Ph2: Plot 1 - Retail	Commercial at 1.200%	6,764,159	774,084	7,538,243
Ph2: Plot 1 - Commercial	Commercial at 1.200%	5,195,473	594,565	5,790,038
Ph2: Plot 1 - Creche	Commercial at 1.200%	863,742	98,846	962,587

**Inflation on Construction Costs**

		<b>Uninflated</b>	<b>Inflation</b>	<b>Total</b>
Ph1: Demolition & Enabling	Cost Inflation at 3.400%	19,471,612	809,294	20,280,906
Ph1: Abnormal Infrastructure Works	Cost Inflation at 3.400%	34,788,902	1,445,923	36,234,825
Ph1: Site Works	Cost Inflation at 3.400%	51,193,328	2,127,737	53,321,065
Ph1: Plot 4.4 - Private Residential	Cost Inflation at 3.400%	38,520,306	4,291,380	42,811,686
Ph1: Plot 4 Basement	Cost Inflation at 3.400%	31,544,149	3,514,197	35,058,346
Ph1: Plot 4.5 - Private Residential	Cost Inflation at 3.400%	22,545,575	2,511,705	25,057,280
Ph1: Plot 4.3 - Private Residential	Cost Inflation at 3.400%	22,139,036	3,107,709	25,246,745
Ph1: Plot 4.1 - Private Residential	Cost Inflation at 3.400%	80,269,730	13,873,738	94,143,468
Ph1: Plot 4.2 - Private Residential	Cost Inflation at 3.400%	24,855,391	4,295,980	29,151,371
Ph1: Plot 2.1 - Private Residential	Cost Inflation at 3.400%	88,457,597	14,004,332	102,461,929
Ph1: Plot 2.2 - Private Residential	Cost Inflation at 3.400%	40,852,448	6,467,633	47,320,081
Ph1: Plot 2.3 - Intermediate Affordable	Cost Inflation at 3.400%	43,957,792	6,959,261	50,917,053
Ph1: Plot 2.4 - Social Affordable	Cost Inflation at 3.400%	48,033,510	7,604,516	55,638,026
Ph1: Plot 2.5 - Private Residential	Cost Inflation at 3.400%	31,949,453	5,058,138	37,007,591
Ph1: Plot 2.6 - Private Residential	Cost Inflation at 3.400%	26,091,475	4,130,721	30,222,196
Ph1: Plot 2.7 - Private Residential	Cost Inflation at 3.400%	17,908,885	2,835,279	20,744,164
Ph1: Plot 2.8 - Private Residential	Cost Inflation at 3.400%	17,993,292	2,848,642	20,841,934
Ph2: Demolition & Enabling Works	Cost Inflation at 3.400%	5,409,047	1,276,282	6,685,329
Ph2: Abnormal Infrastructure Works	Cost Inflation at 3.400%	4,995,802	1,178,775	6,174,577
Ph2: Site Works	Cost Inflation at 3.400%	24,135,961	5,694,957	29,830,918
Ph2: Plot 5.1 - Private Residential	Cost Inflation at 3.400%	36,603,162	8,532,170	45,135,332
Ph2: Plot 5 Basement	Cost Inflation at 3.400%	10,965,322	2,556,009	13,521,331
Ph2: Plot 5.2 - Private Residential	Cost Inflation at 3.400%	32,734,754	8,143,059	40,877,813
Ph2: Plot 5.3 - Private Residential	Cost Inflation at 3.400%	29,330,809	7,296,298	36,627,107
Ph2: Plot 6.1 - Private Residential	Cost Inflation at 3.400%	33,201,696	11,133,756	44,335,452
Ph2: Plot 6 Basement	Cost Inflation at 3.400%	7,708,362	2,584,899	10,293,261
Ph2: Plot 1.1 - Private Residential	Cost Inflation at 3.400%	53,913,496	12,611,281	66,524,777
Ph2: Plot 1 Basement	Cost Inflation at 3.400%	48,247,928	11,286,009	59,533,937
Ph2: Plot 1.2 - Private Residential	Cost Inflation at 3.400%	75,802,276	22,012,114	97,814,390
Ph2: Plot 1.3 - Social Affordable	Cost Inflation at 3.400%	63,666,592	21,113,217	84,779,809
Ph2: Plot 1.4 - Private Residential	Cost Inflation at 3.400%	65,549,762	21,182,771	86,732,533
Ph1: Plot 2 - Sainsburys Store	Cost Inflation at 3.400%	113,286,288	17,935,134	131,221,422
Ph1: Plot 2 - Leisure	Cost Inflation at 3.400%	5,000,000	791,584	5,791,584
Ph2: Plot 5 - Commercial	Cost Inflation at 3.400%	1,380,978	321,905	1,702,883
Ph2: Plot 1 - Retail	Cost Inflation at 3.400%	3,063,499	889,605	3,953,104



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<b>Adjustment</b>	<b>Net Sales</b>
22,701,954	116,746,954
14,096,841	72,494,341
1,149,038	5,909,038
14,826,131	72,362,381
81,612,251	299,746,001
23,765,750	87,287,000
91,471,074	307,516,074
45,366,130	152,516,130
4,117,269	57,952,860
2,643,669	32,908,940
28,812,679	96,865,179
13,335,695	44,833,195
17,120,263	57,556,513
17,120,263	57,556,513
47,951,373	165,195,123
35,411,785	115,666,785
36,305,298	118,585,298
41,607,854	113,292,854
56,678,202	187,129,452
96,583,439	275,767,189
3,385,039	9,665,039
7,043,463	45,645,915
<u>88,671,890</u>	<u>238,569,390</u>
<b>791,777,350</b>	<b>2,731,768,163</b>

<b>Initial MRV</b>	
2,564,190	
45,120	47,608
87,183	91,991
167,130	176,346
3,877,227	4,202,325
32,562	35,292
151,140	163,813
392,670	425,595
237,750	259,484
528,210	576,497
11,370	12,785
542,100	604,137
484,800	540,280
58,230	64,894
<b>9,179,682</b>	

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