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## APPENDIX E - PHASE A COST PLAN

OVERALL PROJECT ELEMENTAL ANALYSIS

Element	%	Elemental Cost £	Cost / m <sup>2</sup> Gross £	Cost / ft <sup>2</sup> Gross £	%
<b>1 SUBSTRUCTURE</b>					<b>5.4%</b>
1.10 Substructure		4,671,770	159.70	14.84	5.4%
<b>2 SUPERSTRUCTURE</b>		<b>32,597,520</b>			<b>38.0%</b>
2.10 Frame		3,040,340	103.93	9.66	3.5%
2.20 Upper floors		3,935,050	134.52	12.50	4.6%
2.30 Roof		1,989,350	68.00	6.32	2.3%
2.40 Stairs and ramps		471,250	16.11	1.50	0.5%
2.50 External Walls		16,655,090	569.34	52.89	19.4%
2.60 Windows and external doors		562,290	19.22	1.79	0.7%
2.70 Internal walls and partitions		4,544,110	155.34	14.43	5.3%
2.80 Internal doors		1,400,040	47.86	4.45	1.6%
<b>3 INTERNAL FINISHES</b>		<b>4,467,740</b>			<b>5.2%</b>
3.10 Wall finishes		1,146,800	39.20	3.64	1.3%
3.20 Floor finishes		2,101,380	71.83	6.67	2.5%
3.30 Ceiling finishes		1,219,560	41.69	3.87	1.4%
<b>4 FITTINGS, FURNISHINGS AND EQUIPMENT</b>					<b>3.9%</b>
4.10 Fittings and Fixtures		3,334,900	114.00	10.59	3.9%
<b>5 SERVICES</b>		<b>14,012,020</b>			<b>16.3%</b>
5.01 Sanitary appliances / bathroom fitout		1,605,520	54.88	5.10	1.9%
5.02 Service equipment		4,890,370	167.17	15.53	5.7%
5.03 Disposal installations		318,410	10.88	1.01	0.4%
5.04 Water installations		575,790	19.68	1.83	0.7%
5.05 Heat source		1,412,700	48.29	4.49	1.6%
5.06 Space heating and air conditioning		127,500	4.36	0.40	0.1%
5.07 Ventilation systems		280,500	9.59	0.89	0.3%
5.08 Electrical installations		1,371,670	46.89	4.36	1.6%
5.09 Gas and other fuel installations		66,500	2.27	0.21	0.1%
5.10 Lift and conveyor installations		669,500	22.89	2.13	0.8%
5.11 Fire and lightning protection		721,030	24.65	2.29	0.8%
5.12 Communications, security and control systems		425,770	14.55	1.35	0.5%
5.13 Specialist installations		296,180	10.12	0.94	0.3%
5.14 Builders' work in connection		122,720	4.20	0.39	0.1%
5.15 Testing and commissioning		1,127,860	38.55	3.58	1.3%
<b>6 COMPLETE BUILDING AND BUILDING UNITS</b>		<b>-</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>7 WORK TO EXISTING BUILDINGS</b>		<b>-</b>	<b>0.00</b>	<b>0.00</b>	<b>0.0%</b>
<b>8 EXTERNAL WORKS</b>		<b>5,774,860</b>	<b>197.41</b>	<b>18.34</b>	<b>6.7%</b>
<b>9 FACILITATING WORKS</b>		<b>1,127,750</b>	<b>38.55</b>	<b>3.58</b>	<b>1.3%</b>
9a Incoming Services		1,096,900	37.50	3.48	1.3%
9b Network Reinforcements		295,460	10.10	0.94	0.3%
<b>SUB-TOTAL BUILDING CONSTRUCTION COST</b>		<b>67,378,920</b>	<b>2,303</b>	<b>214</b>	<b>79%</b>
<b>On Costs</b>					
10 Contractor's preliminaries	16.00%	10,780,630	368.53	34.24	13%
11 Main contractor's overheads and profit	5.00%	3,907,980	133.59	12.41	5%
12 Project / design team fees	4.20%	2,829,910	96.74	8.99	3%
13 Design development contingency	1.00%	848,970	29.02	2.70	1%
14 Inflation (Current Day Pricing)		-	0.00	0.00	0%
<b>TOTAL CONSTRUCTION COST</b>		<b>85,746,410</b>	<b>2,931</b>	<b>272</b>	<b>100%</b>

PHASE A - SPLIT BY FUNCTION

		Phase Total	Block F		Block H			Block I		Block J
Element	Description	Combined	Private Residential	Retail	Private Residential	Social Residential	Retail	Private Residential	Social Residential	Social Rent Affordable
			Private F	Retail F	Private H	Social H	Retail H	Private I	Social I	Social J
1	Substructure									
1.1	Substructure	£ 4,671,770	£ 1,107,210	£ 62,300	£ 473,990	£ 1,501,910	£ 162,130	£ 604,480	£ 46,920	£ 712,820
2	Superstructure	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
2.1	Frame	£ 3,040,340	£ 633,220	£ 35,630	£ 328,790	£ 1,041,830	£ 106,720	£ 589,640	£ 45,770	£ 258,730
2.2	Upper floors	£ 3,935,050	£ 1,253,660	£ 61,990	£ 372,500	£ 1,180,320	£ 121,000	£ 655,300	£ 50,870	£ 239,420
2.3	Roof	£ 1,989,350	£ 470,320	£ 24,100	£ 183,720	£ 582,130	£ 59,100	£ 274,260	£ 21,290	£ 374,440
2.4	Stairs and ramps	£ 471,250	£ 82,500	£ -	£ 85,300	£ 75,000	£ -	£ 69,600	£ 11,150	£ 147,700
2.5	External Walls	£ 16,655,090	£ 4,214,130	£ 436,400	£ 1,574,180	£ 4,988,050	£ 618,880	£ 2,938,530	£ 227,120	£ 1,657,810
2.6	Windows and external doors	£ 562,290	£ 146,400	£ 19,000	£ 55,900	£ 151,900	£ 59,000	£ 73,540	£ 7,650	£ 48,900
2.7	Internal walls and partitions	£ 4,544,110	£ 1,384,560	£ 17,670	£ 438,220	£ 1,345,970	£ 45,360	£ 727,160	£ 57,250	£ 527,920
2.8	Internal doors	£ 1,400,040	£ 439,350	£ -	£ 180,800	£ 342,200	£ -	£ 300,790	£ 18,090	£ 118,800
3	Internal Finishes	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
3.1	Wall finishes	£ 1,146,800	£ 396,180	£ -	£ 135,040	£ 270,980	£ -	£ 214,870	£ 37,460	£ 92,270
3.2	Floor finishes	£ 2,101,380	£ 680,320	£ 43,710	£ 207,190	£ 525,930	£ 70,160	£ 360,360	£ 29,090	£ 184,620
3.3	Ceiling finishes	£ 1,219,560	£ 397,720	£ -	£ 119,840	£ 351,490	£ -	£ 204,710	£ 17,730	£ 128,060
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
4.1	Fittings and Fixtures	£ 3,334,900	£ 2,010,480	£ 6,000	£ 291,380	£ 365,790	£ 32,000	£ 437,040	£ 15,950	£ 176,270
5	Services	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
5.01	Sanitary appliances / bathroom fitout	£ 1,605,520	£ 696,480	£ -	£ 208,520	£ 272,540	£ -	£ 345,930	£ 12,110	£ 69,930
5.02	Service equipment	£ 4,890,370	£ 1,804,940	£ -	£ 552,810	£ 1,214,830	£ -	£ 866,390	£ 49,820	£ 401,580
5.03	Disposal installations	£ 318,410	£ 98,690	£ 5,550	£ 17,810	£ 69,710	£ 5,580	£ 56,010	£ 4,350	£ 60,710
5.04	Water installations	£ 575,790	£ 186,960	£ -	£ 134,340	£ 134,340	£ -	£ 111,510	£ 8,660	£ -
5.05	Heat source	£ 1,412,700	£ 414,570	£ 3,750	£ 126,000	£ 296,710	£ 20,000	£ 370,890	£ 28,790	£ 152,000
5.06	Space heating and air conditioning	£ 127,500	£ 66,500	£ -	£ 22,250	£ 22,250	£ -	£ 15,310	£ 1,190	£ -
5.07	Ventilation systems	£ 280,500	£ 81,500	£ -	£ 72,000	£ 72,000	£ -	£ 51,040	£ 3,960	£ -
5.08	Electrical installations	£ 1,371,670	£ 464,090	£ -	£ 259,900	£ 259,900	£ -	£ 341,300	£ 26,490	£ 20,000
5.09	Gas and other fuel installations	£ 66,500	£ -	£ 10,500	£ -	£ -	£ 56,000	£ -	£ -	£ -
5.10	Lift and conveyor installations	£ 669,500	£ 181,500	£ -	£ 67,290	£ 213,210	£ -	£ 153,110	£ 11,890	£ 42,500
5.11	Fire and lightning protection	£ 721,030	£ 197,010	£ 31,450	£ 59,880	£ 141,000	£ 167,710	£ 105,780	£ 8,210	£ 10,000
5.12	Communications, security and control systems	£ 425,770	£ 151,770	£ -	£ 93,640	£ 93,640	£ -	£ 80,470	£ 6,250	£ -
5.13	Specialist installations	£ 296,180	£ 72,980	£ 2,100	£ 26,260	£ 58,020	£ 5,970	£ 44,680	£ 3,240	£ 82,930
5.14	Builders work in connection	£ 122,720	£ 40,930	£ 590	£ 15,750	£ 28,330	£ 2,810	£ 24,160	£ 1,680	£ 8,470
5.15	Testing and commissioning	£ 1,127,860	£ 376,140	£ 5,390	£ 144,790	£ 260,390	£ 25,810	£ 222,060	£ 15,450	£ 77,820
6	Complete building and building units	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
7	Work to existing buildings	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
8	External Works	£ 5,774,860	£ 1,541,250	£ 86,720	£ 440,600	£ 1,396,110	£ 150,710	£ 741,730	£ 57,580	£ 1,360,160
9	Facilitating works	£ 1,127,750	£ 345,740	£ 19,450	£ 101,420	£ 321,370	£ 34,690	£ 177,500	£ 13,780	£ 113,810
9a	Incoming Services	£ 1,096,900	£ 336,280	£ 18,920	£ 98,640	£ 312,570	£ 33,740	£ 172,640	£ 13,400	£ 110,690
9b	Network Reinforcements	£ 295,460	£ 90,580	£ 5,100	£ 26,570	£ 84,190	£ 9,090	£ 46,500	£ 3,610	£ 29,820
	<b>SUB-TOTAL BUILDING CONSTRUCTION COST</b>	£ 67,378,920	£ 20,363,960	£ 896,320	£ 6,915,320	£ 17,974,610	£ 1,786,460	£ 11,377,290	£ 856,800	£ 7,208,180
	<b>On Costs</b>									
10	Contractor's preliminaries	£ 10,780,630	£ 3,258,230	£ 143,410	£ 1,106,450	£ 2,875,940	£ 285,840	£ 1,820,370	£ 137,090	£ 1,153,310
11	Main contractor's overheads and profit	£ 3,907,980	£ 1,181,110	£ 51,990	£ 401,090	£ 1,042,530	£ 103,620	£ 659,880	£ 49,690	£ 418,070
12	Project / design team fees	£ 2,829,910	£ 855,290	£ 37,640	£ 290,440	£ 754,930	£ 75,030	£ 477,850	£ 35,990	£ 302,740
13	Design development contingency	£ 848,970	£ 256,590	£ 11,290	£ 87,130	£ 226,480	£ 22,510	£ 143,350	£ 10,800	£ 90,820
14	Inflation	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -
	<b>TOTAL CONSTRUCTION COST</b>	£ 85,746,410	£ 25,915,180	£ 1,140,650	£ 8,800,430	£ 22,874,490	£ 2,273,460	£ 14,478,740	£ 1,090,370	£ 9,173,120
	<b>Gross Internal Floor Area m2</b>	29,253	8,968	505	2,631	8,336	900	4,604	357	2,952
	<b>COST PER/m2</b>	£ 2,931	£ 2,890	£ 2,261	£ 3,345	£ 2,744	£ 2,526	£ 3,145	£ 3,051	£ 3,107
	<b>COST PER/ft2</b>	£ 272	£ 268	£ 210	£ 311	£ 255	£ 235	£ 292	£ 283	£ 289
	<b>COST PER UNIT</b>	£ 308,440	£ 254,070	£ 380,217	£ 283,885	£ 313,349	£ 142,091	£ 295,484	£ 363,457	£ 458,656



Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
1.1	Substructure					
	<b>Building F</b>					
	<i>Cut / Fill</i>					
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-1.000	1,066	m3	20	21,310
	Allowance to fill levels (Assume no imported material)		-	m3	20	-
	Disposal off site, inert material		1,066	m3	39	41,555
	Extra Over for contaminated, non-hazardous; assume 35%		373	m3	67	24,986
	Extra Over for contaminated, hazardous; assume 10%		107	m3	343	36,547
	Allowance for dewatering excavations		1	Item	10,000	10,000
	<i>Piling Works</i>					
	Piling Mat Allowance	0.600	703	m3	60	42,194
	600mm Piles; 25m Deep		243	nr	1,662	403,890
	<i>Pile Caps</i>					
	Core Cap (30 nr Piles)		1	nr	53,538	53,538
	PC 01 (3 Pile Pilecap)		7	nr	3,083	21,582
	PC 02 (4 Pile Pilecap)		3	nr	3,187	9,560
	PC 03 (6 Pile Pilecap)		22	nr	5,908	129,968
	PC 04 (8 Pile Pilecap)		3	nr	8,629	25,886
	PC 05 (2 Pile Pilecap)		12	nr	2,390	28,680
	<i>Ground Floor Slab</i>					
	Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC slabs; 140kg/m3 reinforcement; including waterproofing / insulation		1,066	m2	251	267,769
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.		1,066	m2	16	17,048
	<i>Crane bases</i>					
	Crane base; Assume 1nr Crane per Plot		1	nr	15,000	15,000
	<i>Lift pits</i>					
	Lift pits; allowance	*Nr of Lifts*	2	nr	10,000	20,000
	<b>Building H</b>					
	<i>Cut / Fill</i>					
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-1.000	1,727	m3	20	34,548
	Allowance to fill levels (Assume no imported material)		-	m3	20	-
	Disposal off site, inert material		1,727	m3	39	67,369
	Extra Over for contaminated, non-hazardous; assume 35%		605	m3	67	40,508
	Extra Over for contaminated, hazardous; assume 10%		173	m3	343	59,250
	Allowance for dewatering excavations		1	Item	10,000	10,000
	Allowance to break out existing combined Thames Water Sewer through Plot H1, H2 & H3 - to be developed through stage 3	**Provisional	1	Item	50,000	50,000
	<i>Piling Works</i>					
	Piling Mat Allowance	0.600	1,140	m3	60	68,405
	600mm Piles; 25m Deep		447	nr	1,662	742,959
	<i>Pile Caps</i>					
	Core Cap (15 nr Piles)		3	nr	32,977	98,931
	PC 01 (3 Pile Pilecap)		62	nr	3,083	191,157
	PC 02 (4 Pile Pilecap)		22	nr	3,187	70,107
	PC 03 (6 Pile Pilecap)		-	nr	5,908	-
	PC 04 (8 Pile Pilecap)		16	nr	8,629	138,057
	<i>Ground Floor Slab</i>					
	Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC slabs; 140kg/m3 reinforcement; including waterproofing / insulation		1,727	m2	251	434,110
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.		1,727	m2	16	27,638
	<i>Crane bases</i>					
	Crane base; Assume 1nr Crane per Plot		3	nr	15,000	45,000
	<i>Lift pits</i>					
	Lift pits; allowance	*Nr of Lifts*	6	nr	10,000	60,000
	<b>Building I</b>					
	<i>Cut / Fill</i>					
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-0.700	364	m3	20	7,290
	Allowance to fill levels (Assume no imported material)		-	m3	20	-
	Disposal off site, inert material		364	m3	39	14,215
	Extra Over for contaminated, non-hazardous; assume 35%		128	m3	67	8,547
	Extra Over for contaminated, hazardous; assume 10%		36	m3	343	12,502
	Allowance for dewatering excavations		1	Item	10,000	10,000
	<i>Piling Works</i>					
	Piling Mat Allowance	0.600	312	m3	60	18,745
	600mm Piles; 25m Deep		147	nr	1,662	244,329
	<i>Pile Caps</i>					
	Core Cap (20 nr Piles)		1	nr	34,056	34,056
	PC 01 (3 Pile Pilecap)		25	nr	3,083	77,080
	PC 02 (4 Pile Pilecap)		5	nr	3,187	15,933
	PC 03 (6 Pile Pilecap)		-	nr	5,908	-
	PC 04 (8 Pile Pilecap)		4	nr	8,629	34,514
	<i>Ground Floor Slab</i>					



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	Ground bearing ground floor slab to Buildings; Suspended; 300mm thick RC slabs; 140kg/m3 reinforcement; including waterproofing / insulation	521	m2	251	130,856	
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.	521	m2	16	8,331	
	<i>Crane bases</i>				-	
	Crane base; Assume 1nr Crane per Plot	1	nr	15,000	15,000	
	<i>Lift pits</i>				-	
	Lift pits; allowance	*Nr of Lifts*	2	nr	10,000	20,000
	<b>Building J</b>					
	<i>Cut / Fill</i>					
	Bulk excavation to reduce for Foundations & Ground Bearing Slabs	-0.700	755	m3	20	15,098
	Allowance to fill levels (Assume no imported material)				20	-
	Disposal off site, inert material		755	m3	39	29,440
	Extra Over for contaminated, non-hazardous; assume 35%		264	m3	67	17,702
	Extra Over for contaminated, hazardous; assume 10%		75	m3	343	25,892
	Allowance for dewatering excavations		1	Item	5,000	5,000
	<i>Piling Works</i>					
	Piling Mat Allowance	0.600	528	m3	60	31,702
	450mm Piles to townhouses; 18m Deep		44	nr	890	39,160
	600mm Piles to maisonettes; 25m Deep		61	nr	1,662	101,388
	<i>Ground Beams</i>					
	Ground Beams, 800mm (w) x 600mm (d) reinforced concrete; 220kg/m3 reinforcement		401	m	315	126,409
	Allowance to create step in ground beams to address level change	**Allowance**	1	item	20,000	20,000
	<i>Pile Caps</i>					
	Core Cap (15 nr Piles)		1	nr	32,647	32,647
	PC 05 (2 Pile Pilecap)		23	nr	2,390	54,970
	<i>Ground Floor Slab</i>					
	Ground bearing ground floor slab to Townhouses; Suspended; 200mm thick RC slabs; 100kg/m3 reinforcement; including waterproofing / insulation	881	m2	151	133,400	
	Ground bearing ground floor slab to Maisonettes; Suspended; 300mm thick RC slabs; 140kg/m3 reinforcement; including waterproofing / insulation	209	m2	251	52,574	
	Gas membrane beneath ground floor slab - assume 1200 gauge barrier, taped.	1,090	m2	16	17,437	
	<i>Lift pits</i>					
	Lift pits; allowance	1	nr	10,000	10,000	
2.1	<b>Frame</b>					
	<b>Building F</b>					
	<i>Residential Space (Private)</i>					
Private F	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	1,068	m2	254	270,897	
Private F	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	413	m2	279	115,334	
Private F	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	576	m	248	142,570	
Private F	Columns ; 1100x250mm blades; 250kg/m3 reinforcement; C50/60 grade	346	m	276	95,400	
Private F	Upstand/ Downstand Beam; Reinforce Concrete; 200kg/m3 reinforcement	38	m	237	9,024	
	<i>Retail Space</i>					
Retail F	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	60	m2	254	15,242	
Retail F	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	23	m2	279	6,489	
Retail F	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	32	m	248	8,022	
Retail F	Columns ; 1100x250mm blades; 250kg/m3 reinforcement; C50/60 grade	19	m	276	5,368	
Retail F	Upstand/ Downstand Beam; Reinforce Concrete; 200kg/m3 reinforcement	2	m	237	508	
	<b>Building H</b>					
	<i>Residential Space (Private)</i>					
Private H	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	605	m2	254	153,409	
Private H	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	245	m2	279	68,377	
Private H	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	362	m	248	89,621	
Private H	RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade	3	m	176	593	
Private H	Allowance for transfer structure for party wall between Plot H - Existing Buildings	**Provisional	1	item	11,994	11,994
Private H	Allowance for column dropheads for alignment - design to be developed through Stage 3	**Provisional	1	item	4,798	4,798
	<i>Residential Space (Social)</i>					

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Social H	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	1,916	m2	254	486,102	
Social H	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	777	m2	279	216,664	
Social H	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	1,147	m	248	283,979	
Social H	RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade	11	m	176	1,880	
Social H	Allowance for transfer structure for party wall between Plot H - Existing Buildings	**Provisional	1	item	38,006	38,006
Social H	Allowance for column dropheads for alignment - design to be developed through Stage 3	**Provisional	1	item	15,202	15,202
<b>Retail Space</b>						
Retail H	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	207	m2	254	52,476	
Retail H	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	84	m2	279	23,389	
Retail H	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	124	m	248	30,656	
Retail H	RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade	1	m	176	203	
<b>Building I</b>						
<b>Residential Space (Private)</b>						
Private I	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	1,336	m2	254	338,834	
Private I	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	295	m2	279	82,191	
Private I	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	681	m	248	168,616	
<b>Residential Space (Social)</b>						
Social I	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	104	m2	254	26,301	
Social I	Shear Walls; 275mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	23	m2	279	6,380	
Social I	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	53	m	248	13,088	
<b>Building J</b>						
<b>Townhouses</b>						
Social J	Townhouses - Refer to Internal Walls for detail on load bearing masonry walls.					
Social J	Glulam structural beams (360mm depth)	260	m	88	22,750	
<b>Maisonettes</b>						
Social J	Core Walls; 250mm thick reinforced concrete; 200kg/m3 reinforcement; C50/60 concrete grade	608	m2	254	154,253	
Social J	Columns ; 900x250mm blades; 250kg/m3 reinforcement; C50/60 grade	315	m	248	78,068	
Social J	RC Beams; 500x250mm; 200kg/m3 reinforcement; C50/60 grade	21	m	176	3,661	
<b>2.2 Upper floors</b>						
<b>Building F</b>						
<b>Residential Space (Private)</b>						
<u>RC Slabs - Residential - Excluding Roof Slabs</u>						
Private F	250mm thick RC slabs; 140kg/m3 reinforcement	6,928	m2	159	1,101,686	
Private F	475mm thick RC transfer slabs; 180kg/m3 reinforcement	545	m2	279	151,973	
<b>Retail Space</b>						
<u>RC Slabs - Residential - Excluding Roof Slabs</u>						
Retail F	250mm thick RC slabs; 140kg/m3 reinforcement	390	m2	159	61,986	
<b>Building H</b>						
<b>Residential Space (Private)</b>						
<u>RC Slabs - Residential - Excluding Roof Slabs</u>						
Private H	250mm thick RC slabs; 140kg/m3 reinforcement	2,225	m2	159	353,738	
Private H	External Walkways; 250mm thick RC slabs; 140kg/m3 reinforcement	96	m2	195	18,758	
<b>Residential Space (Social)</b>						
<u>RC Slabs - Residential - Excluding Roof Slabs</u>						
Social H	250mm thick RC slabs; 140kg/m3 reinforcement	7,049	m2	159	1,120,882	
Social H	External Walkways; 250mm thick RC slabs; 140kg/m3 reinforcement	305	m2	195	59,437	
<b>Retail Space</b>						
<u>RC Slabs - Residential - Excluding Roof Slabs</u>						
Retail H	250mm thick RC slabs; 140kg/m3 reinforcement	761	m2	159	121,001	

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
<b>Building I</b>					
<i>Residential Space (Private)</i>					
<u>RC Slabs - Residential - Excluding Roof Slabs</u>					
Private I	250mm thick RC slabs; 140kg/m3 reinforcement	4,121	m2	159	655,304
<i>Residential Space (Social)</i>					
<u>RC Slabs - Residential - Excluding Roof Slabs</u>					
Social I	250mm thick RC slabs; 140kg/m3 reinforcement	320	m2	159	50,866
<b>Building J</b>					
Social J	MiTek Posijoist flooring 253dp x 122w PS-10 @ 400mm centres; including Oriented Strand Board	1,077	m2	105	112,666
Social J	250mm thick RC slabs; 140kg/m3 reinforcement	797	m2	159	126,751
<b>2.3 Roof</b>					
<b>Building F</b>					
<i>Generally</i>					
Private F	Roof Slab - RC 300mm thick ; 140kg/m3	1,009	m2	179	181,002
Private F	Roof Coverings; Axter Waterproofing Systems	1,009	m2	140	141,224
Private F	Hytherm MW A1	1,009	m2	69	69,603
Private F	Blue Roof **Based upon 56m3 attenuation proposed by Meinhardt	353	m2	65	22,974
<i>Ancillaries</i>					
Private F	Ladders and hatches to inaccessible rooftop areas	1	nr	12,000	12,000
Private F	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	30,000	30,000
Private F	Rainwater installations	208	m	65	13,514
<i>Generally</i>					
Retail F	Roof Slab - RC 300mm thick ; 140kg/m3	57	m2	179	10,184
Retail F	Roof Coverings; Axter Waterproofing Systems	57	m2	140	7,946
Retail F	Hightherm MW A1	57	m2	69	3,916
Retail F	Blue Roof **Based upon 56m3 attenuation proposed by Meinhardt	20	m2	65	1,293
<i>Ancillaries</i>					
Retail F	Rainwater installations	12	m	65	760
<b>Building H</b>					
<i>Generally</i>					
Private H	Roof Slab - RC 300mm thick ; 140kg/m3	167	m2	179	30,016
Private H	Roof Coverings; Axter Waterproofing Systems	167	m2	140	23,419
Private H	Hytherm MW A1	167	m2	69	11,542
Private H	Blue Roof **Based upon 73m3 attenuation proposed by Meinhardt	108	m2	65	7,013
Private H	Allowance for 533x210x82 UB to form steel roof structure	19	t	1,300	25,287
Private H	Allowance for Steel Steel Posts (254 UC 89)	2	t	1,300	2,950
Private H	Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch (30 degrees).	287	m2	202	58,162
Private H	Provisional Allowance to enhance acoustic requirements	287	m2	20	5,747
<i>Ancillaries</i>					
Private H	Ladders and hatches to inaccessible rooftop areas	1	nr	12,000	8,636
Private H	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	6,651	6,651
Private H	Rainwater installations	66	m	65	4,293
<i>Generally</i>					
Social H	Roof Slab - RC 300mm thick ; 140kg/m3	530	m2	179	95,110
Social H	Roof Coverings; Axter Waterproofing Systems	530	m2	140	74,208
Social H	Hytherm MW A1	530	m2	69	36,574
Social H	Blue Roof **Based upon 73m3 attenuation proposed by Meinhardt	342	m2	65	22,222
Social H	Allowance for 533x210x82 UB to form steel roof structure	62	t	1,300	80,126
Social H	Allowance for Steel Steel Posts (254 UC 89)	7	t	1,300	9,347
Social H	Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch (30 degrees).	911	m2	202	184,296
Social H	Provisional Allowance to enhance acoustic requirements	911	m2	20	18,211
<i>Ancillaries</i>					
Social H	Ladders and hatches to inaccessible rooftop areas	2	nr	12,000	27,364
Social H	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	21,074	21,074
Social H	Rainwater installations	209	m	65	13,602
<i>Generally</i>					
Retail H	Roof Slab - RC 300mm thick ; 140kg/m3	57	m2	179	10,267
Retail H	Roof Coverings; Axter Waterproofing Systems	57	m2	140	8,011
Retail H	Hytherm MW A1	57	m2	69	3,948
Retail H	Blue Roof **Based upon 73m3 attenuation proposed by Meinhardt	37	m2	65	2,399
Retail H	Allowance for 533x210x82 UB to form steel roof structure	7	t	1,500	9,980
Retail H	Allowance for Steel Steel Posts (254 UC 89)	1	t	1,500	1,164

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Retail H	Roof Structure; 170 Thick TR60 Deck, including A252 mesh, includes Steel Purlins at 300mm centres, CP Board, Insulation and the like - based on 6 in 12 roof pitch (30 degrees).	98	m2	202	19,895	
Retail H	Provisional Allowance to enhance acoustic requirements	98	m2	20	1,966	
Retail H	<i>Ancillaries</i> Rainwater installations	23	m	65	1,468	
<b>Building I</b>						
<i>Generally</i>						
Private I	Roof Slab - RC 300mm thick ; 140kg/m3	492	m2	179	88,249	
Private I	Roof Coverings; Axter Waterproofing Systems	492	m2	140	68,855	
Private I	Hytherm MW A1	492	m2	69	33,936	
Private I	Blue Roof **Based upon 35m3 attenuation proposed by Meinhardt	217	m2	65	14,074	
<i>Ancillaries</i>						
Private I	Ladders and hatches to inaccessible rooftop areas	3	nr	12,000	33,407	
Private I	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	27,839	27,839	
Private I	Rainwater installations	121	m	65	7,896	
<i>Generally</i>						
Social I	Roof Slab - RC 300mm thick ; 140kg/m3	38	m2	179	6,850	
Social I	Roof Coverings; Axter Waterproofing Systems	38	m2	140	5,345	
Social I	Hytherm MW A1	38	m2	69	2,634	
Social I	Blue Roof **Based upon 35m3 attenuation proposed by Meinhardt	17	m2	65	1,092	
<i>Ancillaries</i>						
Social I	Ladders and hatches to inaccessible rooftop areas	0	nr	12,000	2,593	
Social I	Man safe system including anchor points (Assumed still required for access for lift maintenance / plant access)	1	nr	2,161	2,161	
Social I	Rainwater installations	9	m	65	613	
<b>Social J</b>						
<i>Generally</i>						
Social J	Roof Structure; 150 Timber Joists - 600 centres. Includes all necessary ridge beams, wall beams, purlins and the like - assume based on 6 in 12 roof pitch (30 degrees).	985	m2	89	87,178	
Social J	Roof Coverings, including; battens, membrane, insulation, felt, tiles, soffit & fascia board - assume based on 6 in 12 roof pitch (30 degrees).	985	m2	155	152,599	
Social J	Roof Slab - RC 250mm thick ; 140kg/m3	198	m2	159	31,453	
Social J	Roof Coverings; Axter Waterproofing Systems	198	m2	140	27,692	
Social J	Hytherm MW A1	198	m2	69	13,648	
<i>Ancillaries</i>						
Social J	Rainwater installations (including guttering to roof fascia)	483	m	65	31,369	
Social J	Solar Panel Support Base, Uprights and Lateral Frame System	40	nr	500	20,000	
Social J	Roof window light to pitch	14	nr	750	10,500	
<b>2.4 Stairs and ramps</b>						
<b>Building F</b>						
Stairs; includes all finishes						
Private F	PCC stairs, landings, handrails & balustrading	11	stry	7,500	82,500	
Private F	Timber stairs to maisonettes, incl. handrails & balustrading	-	stry	4,100	-	
<b>Building H</b>						
Stairs; includes all finishes						
Private H	PCC stairs, landings, handrails & balustrading	7	stry	7,500	52,500	
Private H	Timber stairs to maisonettes, incl. handrails & balustrading	8	stry	4,100	32,800	
Stairs; includes all finishes						
Social H	PCC stairs, landings, handrails & balustrading	10	stry	7,500	75,000	
Social H	Timber stairs to maisonettes, incl. handrails & balustrading	-	stry	4,100	-	
<b>Building I</b>						
Stairs; includes all finishes						
Private I	PCC stairs, landings, handrails & balustrading	9	stry	7,500	69,598	
Social I	PCC stairs, landings, handrails & balustrading	1	stry	4,100	2,953	
Social I	Timber stairs to maisonettes, incl. handrails & balustrading	2	stry	4,100	8,200	
<b>Building J</b>						
Stairs; includes all finishes						
Social J	PCC stairs, landings, handrails & balustrading	5	stry	11,500	57,500	
Social J	Timber stairs to maisonettes, incl. handrails & balustrading	22	stry	4,100	90,200	
<b>2.5 External walls</b>						
<b>Building F</b>						
<b>Façade</b>						
Private F	Traditional Brickwork Façade	3,365	m2	494	1,662,515	Traditional
Private F	e/o Soldier Course Brick Band	2,453	m	15	36,801	Included
Private F	e/o Feature Ribbed Brick Panel	132	m2	71	9,373	Traditional
Private F	e/o Chamfered edge detail (including balconies)	157	m	45	7,108	Traditional



Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
Private F	e/o Crown edge to L7/L11 Parapet; includes mangelis rail/ tiling	**Allowance**	355	m2	70	24,826
Private F	Metal MVHR Spandrel panels to above window units		278	m2	550	152,894
Private F	Metal Spandrel panels to below window units		177	m2	550	97,111
Private F	Glazing; Punched windows		1,290	m2	600	774,016
Private F	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Private F	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Private F	Parapet		248	m2	444	110,098
Private F	e/o Precast Cladding to Crown edge to L1 Parapet	Traditional	56	m2	70	3,903
Private F	Lift Overruns		21	m2	494	10,544
Private F	Louvres to Plant		134	m2	550	73,819
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage/ Thermal Break</b>						
Private F	Bolt on Balconies		-	m2	1,150	-
Private F	Insitu Balconies		777	m2	1,536	1,193,844
Private F	Privacy Screens to Balconies		6	nr	723	4,337
Private F	Planters above Privacy Screens to Balconies		6	nr	450	2,700
Private F	Thermal Breaks to Terraces		100	m	150	14,990
Private F	Decking to balcony terraces (Class A - Non combustible)		167	m2	200	33,452
Private F	Soffit to entrances (Class A - Non combustible)		9	m2	200	1,800
<b>Façade</b>						
Retail F	Precast Cladding Façade		450	m2	740	332,645
Retail F	e/o detailing to precast cladding		450	m2	55	24,724
Retail F	Metal MVHR Spandrel panels to above window units		16	m2	550	8,603
Retail F	Metal Spandrel panels to below window units		10	m2	550	5,464
Retail F	Glazing; Punched windows		73	m2	700	50,808
Retail F	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Retail F	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Retail F	Parapet		-	m2	444	-
Retail F	Lift Overruns	Traditional	-	m2	494	-
Retail F	Louvres to Plant		8	m2	550	4,153
Retail F	Awning to Retail unit - Assumed 1nr per unit		2	nr	5,000	10,000
<b>Building H</b>						
<b>Façade</b>						
Private H	Brickwork Façade	Traditional	1,675	m2	494	827,581
Private H	External Blockwork Party Wall		39	m2	441	17,081
Private H	e/o Soldier Course Detailing below windows	Traditional	251	m	15	3,761
Private H	e/o Soldier Course Horizontal Brick Band	Traditional	900	m	15	13,499
Private H	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Private H	Metal MVHR Spandrel panels to above window units		101	m2	550	55,303
Private H	Metal Spandrel panels to below window units		-	m2	550	-
Private H	Glazing; Punched windows		428	m2	600	256,869
Private H	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Private H	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Private H	Parapet		53	m2	402	21,317
Private H	Lift Overruns	Traditional	9	m2	494	4,608
Private H	Louvres to Plant		49	m2	550	27,193
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage</b>						
Private H	Bolt on Balconies		-	m2	1,300	-
Private H	Insitu Balconies		227	m2	1,284	291,115
Private H	Privacy Screens to Balconies		3	nr	723	1,908
Private H	Planters above Privacy Screens to Balconies		3	nr	450	1,187
Private H	Thermal Breaks to Terraces		56	m	150	8,440
Private H	Decking to External Walkway (Class A - Non combustible)		84	m2	200	16,851
Private H	Brickwork Parapet / Balustrade to External Walkway		64	m2	402	25,512
Private H	Soffit to entrances (Class A - Non combustible)		10	m2	200	1,949
<b>Façade</b>						
Social H	Brickwork Façade	Traditional	5,308	m2	494	2,622,337
Social H	External Blockwork Party Wall		123	m2	441	54,123
Social H	e/o Soldier Course Detailing below windows	Traditional	795	m	15	11,919
Social H	e/o Soldier Course Horizontal Brick Band	Traditional	2,852	m	15	42,775
Social H	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Social H	Metal MVHR Spandrel panels to above window units		319	m2	550	175,236
Social H	Metal Spandrel panels to below window units		-	m2	550	-
Social H	Glazing; Punched windows		1,357	m2	600	813,935
Social H	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Social H	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Social H	Parapet		168	m2	402	67,548
Social H	Lift Overruns	Traditional	30	m2	494	14,603
Social H	Louvres to Plant		157	m2	550	86,166
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage</b>						
Social H	Bolt on Balconies		-	m2	1,300	-
Social H	Insitu Balconies		719	m2	1,284	922,449
Social H	Privacy Screens to Balconies		8	nr	723	6,044
Social H	Planters above Privacy Screens to Balconies		8	nr	450	3,763

Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
Social H	Thermal Breaks to Balconies / Terraces		178	m	150	26,745
Social H	Decking to External Walkway and Roof Terrace (Class A - Non combustible)		267	m2	200	53,395
Social H	Parapet to External Walkway		201	m2	402	80,838
Social H	Soffit to entrances (Class A - Non combustible)		31	m2	200	6,176
<b>Façade</b>						
Retail H	Precast Cladding Façade		494	m2	740	365,601
Retail H	e/o Precast Cladding		494	m2	55	27,173
Retail H	External Blockwork Party Wall		13	m2	441	5,843
Retail H	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Retail H	Metal MVHR Spandrel panels to above window units		34	m2	550	18,917
Retail H	Metal Spandrel panels to below window units		-	m2	550	-
Retail H	Glazing; Punched windows		146	m2	700	102,510
Retail H	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Retail H	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Retail H	Parapet		18	m2	402	7,292
Retail H	Lift Overruns	Traditional	3	m2	494	1,576
Retail H	Louvres to Plant		17	m2	550	9,302
Retail H	Soffit to entrances (Class A - Non combustible)		3	m2	200	667
Retail H	Awning to Retail unit - Assumed 1nr per unit		16	nr	5,000	80,000
<b>Building I</b>						
<b>Façade</b>						
Private I	Brickwork Façade	Traditional	2,990	m2	494	1,477,259
Private I	e/o Soldier Course Detailing below windows	Traditional	647	m	15	9,698
Private I	e/o Soldier Course Horizontal Brick Band	Traditional	2,438	m	15	36,576
Private I	e/o Precast Concrete Band	Traditional	1,093	m	63	68,871
Private I	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Private I	e/o Feature brick detailing to ground floor		47	m2	268	12,602
Private I	Precast Cladding Façade - Screen to roof level ASHP plant		199	m2	600	119,387
Private I	Metal MVHR Spandrel panels to above window units		147	m2	550	80,943
Private I	Metal Spandrel panels to below window units		-	m2	550	-
Private I	Glazing; Punched windows		723	m2	600	433,706
Private I	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Private I	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Private I	Parapet		92	m2	402	37,095
Private I	e/o Precast Concrete Façade		67	m2	199	13,238
Private I	Lift Overruns	Traditional	20	m2	494	9,747
Private I	Louvres to Plant		85	m2	550	46,543
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage</b>						
Private I	Insitu Balconies		380	m2	1,544	586,138
Private I	Thermal Breaks to Terraces		21	m	150	3,112
Private I	Soffit to entrances (Class A - Non combustible)		18	m2	200	3,614
<b>Building I</b>						
<b>Façade</b>						
Social I	Brickwork Façade	Traditional	232	m2	494	114,669
Social I	e/o Soldier Course Detailing below windows	Traditional	50	m	15	753
Social I	e/o Soldier Course Horizontal Brick Band	Traditional	189	m	15	2,839
Social I	e/o Precast Concrete Band	Traditional	85	m	63	5,346
Social I	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Social I	Precast Cladding Façade - Screen to roof level ASHP plant		15	m2	600	9,267
Social I	Metal MVHR Spandrel panels to above window units		11	m2	550	6,283
Social I	Metal Spandrel panels to below window units		-	m2	550	-
Social I	Glazing; Punched windows		56	m2	600	33,665
Social I	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Social I	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Social I	Parapet		7	m2	402	2,879
Social I	e/o Precast Concrete Façade		5	m2	199	1,028
Social I	Lift Overruns	Traditional	2	m2	494	757
Social I	Louvres to Plant		7	m2	550	3,613
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage</b>						
Social I	Insitu Balconies		29	m2	1,544	45,498
Social I	Thermal Breaks to Terraces		2	m	150	242
Social I	Soffit to entrances (Class A - Non combustible)		1	m2	200	280
<b>Building J</b>						
<b>Façade</b>						
Social J	Brickwork Façade - Townhouses	Traditional	1,339	m2	405	542,261
Social J	Brickwork Façade	Traditional	1,210	m2	494	597,618
Social J	e/o Ribbed brick detailing to Ground Floor	Traditional	928	m2	71	65,866
Social J	e/o Ancon Shelf Angle to brickwork (Included above)				Included	
Social J	Metal MVHR Spandrel panels to above window units		122	m2	550	67,113
Social J	Glazing; Triple Glazed Internorm HF410 Composite Punched window system		629	m2	415	260,932
Social J	e/o 46Db Acoustic Glazing Treatment to A12 & A13 Facades only	Excluded		m2	200	-
Social J	e/o High Spec Trickle Vent to A12 & A13 Facades only	Excluded		m	90	-
Social J	Parapet		125	m2	402	50,230

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
Social J	Air Tight Membrane	2,549	m2	7	17,840
Social J	Additional Labour cost to achieve reduced air leakage rate	1	Item	20,000	20,000
<b>Balconies; Including Structure/ Balustrading/ Soffit/ Decking/ Drainage</b>					
Social J	In situ Balconies	-	m2	-	-
Social J	Thermal Breaks to Terraces	49	m	150	7,373
Social J	Decking to Terraces (Class A - Non combustible)	143	m2	200	28,574
<b>2.6 Windows and external doors</b>					
<b>Windows and other glazed systems</b>					
Included in section 2.5 above					
<b>External Doors</b>					
<b>Building F</b>					
Private F	External Doors - Residential Entrance - Double; Fully Glazed	1	nr	10,000	10,000
Private F	External Doors - Double Louvred door to UKPN Dual Substation	2	nr	5,000	10,000
Private F	External Doors - Single; Generally	3	nr	1,100	3,300
Private F	External Doors - Leaf and half; Generally	2	nr	1,500	3,000
Private F	External Doors - Single - Glazed	2	nr	1,300	2,600
Private F	External Doors - Leaf and half Plant Door	3	nr	1,500	4,500
Private F	Balcony Doors; e/o glazed façade	113	nr	1,000	113,000
Retail F	External Doors - Retail Suite - Single	5	nr	1,300	6,500
Retail F	External Doors - Marketing Suite Entrance - Single; Fully Glazed	5	nr	1,300	6,500
Retail F	Retail Unit Canopies	3	nr	2,000	6,000
<b>Building H</b>					
Private H	External Doors - Residential Entrance - Double; Fully Glazed	1	nr	10,000	9,595
Private H	External Doors - Single; Generally	0	nr	1,100	-
Private H	External Doors - Residential Entrance - Single; Generally	1	nr	1,400	1,008
Private H	External Doors - Double; Generally	1	nr	1,500	1,439
Private H	External Doors - Leaf and half; Generally	2	nr	1,250	2,999
Private H	External Doors - Single to Roof Terrace	8	nr	1,150	9,379
Private H	External Doors - Double Plant Door	0	nr	2,000	480
Private H	External Doors - Leaf and Half Plant Door	0	nr	1,500	-
Private H	Balcony Doors; e/o glazed façade	31	nr	1,000	31,000
Social H	External Doors - Residential Entrance - Double; Fully Glazed	3	nr	10,000	30,405
Social H	External Doors - Single; Generally	0	nr	1,100	-
Social H	External Doors - Residential Entrance - Single; Generally	2	nr	1,400	3,192
Social H	External Doors - Double; Generally	3	nr	1,500	4,561
Social H	External Doors - Leaf and half; Generally	8	nr	1,250	9,501
Social H	External Doors - Single to Roof Terrace	26	nr	1,150	29,721
Social H	External Doors - Double Plant Door	1	nr	2,000	1,520
Social H	External Doors - Leaf and Half Plant Door	0	nr	1,500	-
Social H	Balcony Doors; e/o glazed façade	73	nr	1,000	73,000
Retail H	External Doors - Retail Suite - Single	18	nr	1,500	27,000
Retail H	External Doors - Marketing Suite Entrance - Single; Fully Glazed	0	nr	1,500	-
Retail H	Retail Unit Canopies	16	nr	2,000	32,000
<b>Building I</b>					
Private I	External Doors - Residential Entrance - Single; Fully Glazed	4	nr	2,500	9,280
Private I	External Doors - Single; Apartment Entrance Doors	4	nr	1,100	4,083
Private I	External Doors - Single; Generally	3	nr	1,100	3,062
Private I	External Doors - Double; Generally	0	nr	1,500	-
Private I	External Doors - Leaf and half; Generally	1	nr	1,250	1,160
Private I	External Doors - Single to Roof Terrace	2	nr	1,150	2,134
Private I	External Doors - Double Plant Door	2	nr	2,000	3,712
Private I	Balcony Doors; e/o glazed façade	50	nr	1,000	50,110
Social I	External Doors - Residential Entrance - Single; Fully Glazed	0	nr	2,500	720
Social I	External Doors - Single; Apartment Entrance Doors	0	nr	1,100	317
Social I	External Doors - Single; Generally	0	nr	1,100	238
Social I	External Doors - Double; Generally	0	nr	1,500	-
Social I	External Doors - Leaf and half; Generally	0	nr	1,250	90
Social I	External Doors - Single to Roof Terrace	0	nr	1,150	166
Social I	External Doors - Double Plant Door	0	nr	2,000	288
Social I	Balcony Doors; e/o glazed façade	4	nr	1,500	5,835
<b>Building J</b>					
Social J	External Doors - Residential Entrance - Single; Fully Glazed	32	nr	1,100	35,200
Social J	External Doors - Single to Roof Terrace	8	nr	1,150	9,200
Social J	External Doors - Double to Plant	3	nr	1,500	4,500
<b>2.7 Internal walls and partitions</b>					
<b>Building F</b>					
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>					
Private F	Between apartments / corridors/ amenity; 60min FR	4,042	m2	95	383,976

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>					
Private F	Walls within apartments	5,855	m2	75	439,097
Private F	Internal face of external wall - Perimeter wall lining	3,820	m2	60	229,198
Private F	Extra Over: Moisture resistant to bathroom	3,655	m2	15	54,819
<b>BOH / Amenity Space Partitions</b>					
Private F	Ground Floor High Traffic Areas; Assumed Blockwork	670	m2	85	56,978
Private F	Internal Walls to Substations *Durasteel Lining*	1	item	10,000	10,000
Private F	Walls to form risers; 120min FR	1,463	m2	105	153,640
<b>Patressing</b>					
Private F	Assumed 10m2 per unit	1,020	m2	15	15,300
<b>Lining to face of concrete; frame, insulation, plasterboard</b>					
Private F	Wall lining	1,039	m2	40	41,554
<b>Retail Walls</b>					
Retail F	Ground Floor High Traffic Areas; Assumed Blockwork	106	m2	85	9,026
Retail F	Retail Space Demising Partitions	-	m2	85	-
Retail F	Walls to form risers; 120min FR	82	m2	105	8,645
Retail F	Internal face of external wall - Perimeter wall lining	-	m2	60	-
<b>Building H</b>					
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>					
Private H	Between apartments / corridors/ amenity; 60min FR	899	m2	95	85,431
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>					
Private H	Walls within apartments	1,606	m2	75	120,449
Private H	Internal face of external wall - Perimeter wall lining	1,815	m2	60	108,871
Private H	Extra Over: Moisture resistant to bathroom	1,384	m2	15	20,761
<b>BOH / Amenity Space Partitions</b>					
Private H	Ground Floor High Traffic Areas; Assumed Blockwork	319	m2	85	27,105
Private H	Amenity Demising Partitions	27	m2	85	2,301
Private H	Walls to form risers; 120min FR	498	m2	105	52,248
<b>Patressing</b>					
Private H	Assumed 10m2 per unit	310	m2	15	4,650
<b>Lining to face of concrete; frame, insulation, plasterboard</b>					
Private H	Wall lining	410	m2	40	16,404
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>					
Social H	Between apartments / corridors/ amenity; 60min FR	2,849	m2	95	270,702
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>					
Social H	Walls within apartments	5,089	m2	75	381,664
Social H	Internal face of external wall - Perimeter wall lining	5,750	m2	60	344,978
Social H	Extra Over: Moisture resistant to bathroom	1,798	m2	15	26,965
<b>BOH / Amenity Space Partitions</b>					
Social H	Ground Floor High Traffic Areas; Assumed Blockwork	1,010	m2	85	85,885
Social H	Amenity Demising Partitions	86	m2	85	7,291
Social H	Walls to form risers; 120min FR	1,577	m2	105	165,558
<b>Patressing</b>					
Social H	Assumed 10m2 per unit	730	m2	15	10,950
<b>Lining to face of concrete; frame, insulation, plasterboard</b>					
Social H	Wall lining	1,299	m2	40	51,978
<b>Retail Walls</b>					
Retail H	Ground Floor High Traffic Areas; Assumed Blockwork	314	m2	85	26,702
Retail H	Amenity Demising Partitions	9	m2	85	787
Retail H	Walls to form risers; 120min FR	170	m2	105	17,872
Retail H	Internal face of external wall - Perimeter wall lining	-	m2	60	-
<b>Building I</b>					
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>					
Private I	Between apartments / corridors/ amenity; 60min FR	1,916	m2	95	181,982
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>					
Private I	Walls within apartments	2,680	m2	75	200,991
Private I	Internal face of external wall - Perimeter wall lining	3,138	m2	60	188,254
Private I	Extra Over: Moisture resistant to bathroom	1,932	m2	15	28,980
<b>BOH / Amenity Space Partitions</b>					

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Private I	Ground Floor High Traffic Areas; Assumed Blockwork	254	m2	85	21,594	
Private I	Amenity Demising Partitions	22	m2	85	1,832	
Private I	Walls to form risers; 120min FR	553	m2	105	58,055	
<b>Patressing</b>						
Private I	Assumed 10m2 per unit	490	m2	15	7,350	
<b>Lining to face of concrete; frame, insulation, plasterboard</b>						
Private I	Wall lining	953	m2	40	38,120	
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>						
Social I	Between apartments / corridors/ amenity; 60min FR	149	m2	95	14,126	
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>						
Social I	Walls within apartments	208	m2	75	15,601	
Social I	Internal face of external wall - Perimeter wall lining	259	m2	60	15,539	
Social I	Extra Over: Moisture resistant to bathroom	150	m2	15	2,249	
<b>BOH / Amenity Space Partitions</b>						
Social I	Ground Floor High Traffic Areas; Assumed Blockwork	20	m2	85	1,676	
Social I	Amenity Demising Partitions	2	m2	85	142	
Social I	Walls to form risers; 120min FR	43	m2	105	4,506	
<b>Patressing</b>						
Social I	Assumed 10m2 per unit	30	m2	15	450	
<b>Lining to face of concrete; frame, insulation, plasterboard</b>						
Social I	Wall lining	74	m2	40	2,959	
<b>Building J</b>						
<b>Residential load bearing walls; 150 timber stud walls, insulation, plasterboard</b>						
Social J	Between dwellings; 60min FR	1,904	m2	133	253,438	
Social J	Internal face of external wall	1,461	m2	45	65,741	
<b>Residential walls; stud partition, frame, insulation, plasterboard</b>						
Social J	Walls within houses / apartments	1,932	m2	75	144,893	
Social J	Extra Over: Moisture resistant to bathroom	1,175	m2	15	17,621	
<b>Patressing</b>						
Social J	Assumed 10m2 per unit	200	m2	15	3,000	
<b>Residential dividing walls; stud partition, frame, insulation, plasterboard</b>						
Social J	Between apartments / corridors/ amenity; 60min FR	65	m2	95	6,135	
<b>BOH / Amenity Space Partitions</b>						
Social J	Ground Floor High Traffic Areas; Assumed Blockwork	79	m2	85	6,742	
Social J	Walls to form risers; 120min FR	104	m2	105	10,895	
<b>Lining to face of concrete; frame, insulation, plasterboard</b>						
Social J	Wall lining	486	m2	40	19,456	
<b>2.8 Internal doors</b>						
<b>Building F</b>						
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>						
Private F	To apartment entrance doors; FD60S; single	102	nr	1,050	107,100	
Private F	To apartment bathroom doors	102	nr	450	45,900	
Private F	To apartment ensuite doors	55	nr	450	24,750	
Private F	To apartment bedroom doors	141	nr	450	63,450	
Private F	To apartment utility cupboard doors; single	35	nr	450	15,750	
Private F	To apartment utility cupboard doors; double	109	nr	850	92,650	
<b>Common Spaces</b>						
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>						
Private F	To stair core; FD30S; single	11	nr	1,050	11,550	
Private F	To corridor doors; FD30S; single	0	nr	1,050	-	
Private F	Riser Doors; FD60S; Single	53	nr	1,350	71,550	
Private F	Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	7	nr	950	6,650	
Private F	Double Doors Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	0	nr	1,500	-	
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>						
Retail F	Excluded	Excluded		Excluded	Excluded	
<b>Building H</b>						
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>						
Private H	To apartment entrance doors; FD60S; single	31	nr	1,050	32,550	
Private H	To apartment single; generally	13	nr	450	5,873	
Private H	To apartment bathroom doors	31	nr	450	13,950	

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
Private H	To apartment ensuite doors	16	nr	450	7,200
Private H	To apartment bedroom doors	33	nr	450	14,850
Private H	To apartment utility cupboard doors; single	13	nr	450	5,677
Private H	To apartment utility cupboard doors; double	40	nr	850	33,647
<b>Common Spaces</b>					
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Private H	To stair core; FD30S; single	7	nr	1,050	7,350
Private H	Riser Doors; FD60S; Single	30	nr	1,350	40,520
Private H	Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	8	nr	950	7,439
Private H	Double Doors within Amenity Space	8	nr	1,500	11,745
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social H	To apartment entrance doors; FD60S; single	73	nr	1,050	76,650
Social H	To apartment single; generally	17	nr	450	7,628
Social H	To apartment bathroom doors	73	nr	450	32,850
Social H	To apartment ensuite doors	16	nr	450	7,200
Social H	To apartment bedroom doors	175	nr	450	78,750
Social H	To apartment utility cupboard doors; single	16	nr	450	7,373
Social H	To apartment utility cupboard doors; double	51	nr	850	43,703
<b>Common Spaces</b>					
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social H	To stair core; FD30S; single	10	nr	1,050	10,500
Social H	Riser Doors; FD60S; Single	39	nr	1,350	52,630
Social H	Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	10	nr	950	9,662
Social H	Double Doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	10	nr	1,500	15,255
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Retail H	Excluded				-
<b>Building I</b>					
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>					
Private I	To apartment entrance doors; FD60S; single	49	nr	1,050	51,450
Private I	To apartment bathroom doors	49	nr	450	22,050
Private I	To apartment ensuite doors	29	nr	450	13,050
Private I	To apartment bedroom doors	78	nr	450	35,100
Private I	To apartment utility cupboard doors; single	33	nr	450	15,033
Private I	To apartment utility cupboard doors; double	54	nr	850	45,749
<b>Common Spaces</b>					
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Private I	To stair core; FD30S; single	9	nr	1,050	9,744
Private I	To corridor doors; FD30S; single	19	nr	1,050	19,487
Private I	Riser Doors; FD60S; Single	58	nr	1,350	77,671
Private I	Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	12	nr	950	11,460
Private I	Double Doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	0	nr	1,500	-
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social I	To apartment entrance doors; FD60S; single	3	nr	1,050	3,150
Social I	To apartment bathroom doors	3	nr	450	1,350
Social I	To apartment ensuite doors	3	nr	450	1,350
Social I	To apartment bedroom doors	0	nr	450	-
Social I	To apartment utility cupboard doors; single	2	nr	450	1,083
Social I	To apartment utility cupboard doors; double	4	nr	850	3,295
<b>Common Spaces</b>					
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social I	To stair core; FD30S; single	1	nr	1,050	756
Social I	To corridor doors; FD30S; single	1	nr	1,050	1,513
Social I	Riser Doors; FD60S; Single	4	nr	1,350	5,595
Social I	Single doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	0	nr	950	-
Social I	Double Doors to Ancillary Space; Bin store / Bike Store / Corridors/ Amenity Space	0	nr	1,500	-
<b>Building J</b>					
<b>Residential Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social J	To kitchen doors; FD30S; single	20	nr	1,100	22,000
Social J	To house bathroom doors	24	nr	450	10,800
Social J	To house ensuite doors	0	nr	450	-
Social J	To house toilet doors	20	nr	450	9,000
Social J	To bedroom doors	81	nr	450	36,450
Social J	To living room doors	20	nr	450	9,000
Social J	To apartment utility room doors; single	20	nr	650	13,000
Social J	To apartment utility cupboard doors; double	8	nr	650	5,200
Social J	To apartment entrance doors; FD60S; single	5	nr	1,050	5,250
<b>Common Spaces</b>					
<b>Door sets; to include frame, leaf, ironmongery and decoration</b>					
Social J	Riser Doors; FD60S; Single	6	nr	1,350	8,100

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
3.1	Wall finishes				
	<b>Building F</b>				
	<b>Apartment Internal Wall Finishes</b>				
Private F	Decorations within apartments	14,611	m2	9	124,197
Private F	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	421	m	57	23,984
Private F	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	2,330	m2	75	174,780
Private F	Decoration to Common Space	6,849	m2	9	58,219
Private F	Wall enhancements to entrance lobbies etc	1	Item	15,000	15,000
	<b>Retail Finishes Excluded</b>				
Retail F	Excluded				
	<b>Building H</b>				
	<b>Apartment Internal Wall Finishes</b>				
Private H	Decorations within apartments	3,921	m2	9	33,329
Private H	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	182	m	57	10,373
Private H	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	857	m2	75	64,290
Private H	Decoration to Common Space	2,005	m2	9	17,043
Private H	Wall enhancements to entrance lobbies etc	1	Item	10,000	10,000
	<b>Apartment Internal Wall Finishes</b>				
Social H	Decorations within apartments	15,406	m2	9	130,953
Social H	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	236	m	57	13,473
Social H	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	864	m2	75	64,810
Social H	Wall tiling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	113	m	24	2,709
Social H	Decoration to Common Space	6,946	m2	9	59,037
	<b>Retail Finishes Excluded</b>				
Retail H	Excluded				
	<b>Building I</b>				
	<b>Apartment Internal Wall Finishes</b>				
Private I	Decorations within apartments	7,813	m2	9	66,410
Private I	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	229	m	57	13,033
Private I	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	1,277	m2	75	95,805
Private I	Decoration to Common Space	3,485	m2	9	29,621
Private I	Wall enhancements to entrance lobbies etc	1	Item	10,000	10,000
	<b>Apartment Internal Wall Finishes</b>				
Social I	Decorations within apartments	592	0	9	5,033
Social I	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	18	m	57	1,012
Social I	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	7	m2	75	520
Social I	Wall tiling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	6	m2	24	155
Social I	Decoration to Common Space	277	m2	75	20,743
Social I	Wall enhancements to entrance lobbies etc	1	Item	10,000	10,000
	<b>Building J</b>				
	<b>Apartment Internal Wall Finishes</b>				
Social J	Decorations within apartments	6,804	m2	9	57,837
Social J	Wall tiling to kitchens - 600mm high splashback Domus Subway Tile Logic White Gloss	167	m	57	9,545
Social J	Wall tiling to bathrooms - Domus Subway Tile Logic White Gloss	60	m2	75	4,464
Social J	Wall tiling to bathrooms - 300mm splashback to basin - Domus Logic White Gloss	128	m	24	3,073
Social J	Wall tiling to utility rooms - 300mm high splashback Domus Logic White Gloss	41	m	24	989
Social J	Decoration to Common Space	749	m2	9	6,365
Social J	Wall enhancements to entrance lobbies etc	1	Item	10,000	10,000
3.2	Floor finishes				
	<b>Building F</b>				
	<i>Residential Apartments</i>				
Private F	Screed to Apartments	6,665	m2	30	199,942
Private F	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Laminate Flooring; Silk Matt Finish by Pergo or equivalent	6,059	m2	45	272,642
Private F	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	606	m2	85	51,510
	<i>Circulation areas</i>				
Private F	Screed to Circulation Space	891	m2	30	26,739

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Private F	Corridor Floor Finishes; Amtico Inscribe Flooring or equivalent	623	m2	60	37,374	
Private F	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	71	m2	85	6,035	
Private F	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	29	m2	85	Excluded	**Excluded - refer to FF&f
Private F	Finish to Riser Floor - Cast in GRP Grating	116	m2	50	5,800	
Private F	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	168	m2	45	7,560	
Private F	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	396	m2	20	7,916	
<i>Other:</i>						
Private F	Skirting - allowance 1 Bed and Studio	47	nr	400	18,800	
Private F	Skirting - allowance 2 Bed	50	nr	500	25,000	
Private F	Skirting - allowance 3 Bed	5	nr	600	3,000	
Private F	Skirting - allowance 4 Bed	0	nr	800	-	
Private F	Skirting - allowance for landlord areas	12	nr	1,500	18,000	*Nr of Floors*
<i>Retail Floor Finishes</i>						
Retail F	Marketing Suite; Insulation & Screed	292	m2	89	25,944	
Retail F	Retail Space; Insulation & Screed	196	m2	89	17,417	
Retail F	Retail Space; Painted Concrete to BOH	17	m2	20	348	
<b>Building H</b>						
<i>Residential Apartments (Private)</i>						
Private H	Screed to Apartments	1,963	m2	30	58,884	
Private H	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Laminate Flooring; Silk Matt Finish by Pergo or equivalent	1,781	m2	45	80,154	
Private H	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	182	m2	85	15,436	
<i>Residential Apartments (Social)</i>						
Social H	Screed to Apartments	6,250	m2	30	187,486	
Social H	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Vinyl Flooring; Novolin Viva Aqua grip or equivalent	5,734	m2	35	200,702	
Social H	Apartment Bathroom/ Ensuite Floor Finishes; Vinyl Flooring; Novolin Viva Aqua grip or equivalent	515	m2	35	18,032	
<i>Circulation areas (Private)</i>						
Private H	Screed to Circulation Space	253	m2	30	7,581	
Private H	Corridor Floor Finishes; Amtico Inscribe Flooring or equivalent	144	m2	60	8,632	
Private H	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	38	m2	85	3,264	
Private H	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	0	m2	85	-	
Private H	Finish to Riser Floor - Cast in GRP Grating	36	m2	50	1,775	
Private H	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	70	m2	45	3,169	
Private H	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	95	m2	20	1,894	
<i>Circulation areas (Social)</i>						
Social H	Screed to Circulation Space	801	m2	30	24,021	
Social H	Corridor Floor Finishes; Heckmonwide Supercord Carpet Tile or equivalent	456	m2	30	13,675	
Social H	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	122	m2	30	3,651	
Social H	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	0	m2	30	-	
Social H	Finish to Riser Floor	112	m2	50	5,625	
Social H	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	223	m2	45	10,043	
Social H	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	300	m2	20	6,000	
<i>Other (Private):</i>						
Private H	Skirting - allowance 1 Bed and Studio	15	nr	400	6,000	
Private H	Skirting - allowance 2 Bed	12	nr	500	6,000	
Private H	Skirting - allowance 3 Bed	4	nr	600	2,400	
Private H	Skirting - allowance 4 Bed	0	nr	800	-	
Private H	Skirting - allowance for landlord areas	8	nr	1,500	12,000	*Nr of Floors*
<i>Other (Private):</i>						
Social H	Skirting - allowance 1 Bed and Studio	11	nr	400	4,400	
Social H	Skirting - allowance 2 Bed	30	nr	500	15,000	
Social H	Skirting - allowance 3 Bed	24	nr	600	14,400	
Social H	Skirting - allowance 4 Bed	8	nr	800	6,400	
Social H	Skirting - allowance for landlord areas	11	nr	1,500	16,500	*Nr of Floors*
<i>Retail Floor Finishes</i>						
Retail H	Retail Space; Insulation & Screed	756	m2	89	67,284	



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Retail H	Retail Space; Painted Concrete to BOH	144	m2	20	2,878	
<b>Building I</b>						
<i>Residential Apartments</i>						
Private I	Screed to Apartments	3,321	m2	30	99,636	
Private I	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Laminate Flooring; Silk Matt Finish by Pergo or equivalent	3,021	m2	45	135,936	
Private I	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	300	m2	85	25,534	
Social I	Screed to Apartments	258	m2	30	7,734	
Social I	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Wood Effect Laminate Flooring; Silk Matt Finish by Pergo or equivalent	235	m2	45	10,575	
Social I	Apartment Bathroom/ Ensuite Floor Finishes; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	23	m2	85	1,938	
<i>Circulation areas</i>						
Private I	Screed to Circulation Space	606	m2	30	18,176	
Private I	Corridor Floor Finishes; Amico Inscribe Vinyl Flooring or equivalent	298	m2	60	17,873	
Private I	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	48	m2	85	4,110	
Private I	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	76	m2	85	6,452	
Private I	Finish to Riser Floor - Cast in GRP Grating	51	m2	50	2,552	
Private I	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	184	m2	45	8,268	
Private I	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	195	m2	20	3,905	
Social I	Screed to Circulation Space	47	m2	30	1,411	
Social I	Corridor Floor Finishes; Amico Inscribe Vinyl Flooring or equivalent	23	m2	60	1,387	
Social I	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	4	m2	85	319	
Social I	Residential Facilities; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	6	m2	85	501	
Social I	Finish to Riser Floor - Cast in GRP Grating	4	m2	50	198	
Social I	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	14	m2	45	642	
Social I	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	15	m2	20	303	
<i>Other:</i>						
Private I	Skirting - allowance 1 Bed and Studio	20	nr	400	8,000	
Private I	Skirting - allowance 2 Bed	29	nr	500	14,500	
Private I	Skirting - allowance 3 Bed	0	nr	600	-	
Private I	Skirting - allowance 4 Bed	0	nr	800	-	
Private I	Skirting - allowance for landlord areas	*Nr of Floors*	10	nr	1,500	15,420
Social I	Skirting - allowance 1 Bed and Studio	0	nr	400	-	
Social I	Skirting - allowance 2 Bed	3	nr	500	1,500	
Social I	Skirting - allowance 3 Bed	0	nr	600	-	
Social I	Skirting - allowance 4 Bed	0	nr	800	-	
Social I	Skirting - allowance for landlord areas	*Nr of Floors*	2	nr	1,500	2,580
<b>Building J</b>						
<i>Residential Apartments (Social)</i>						
Social J	Screed to Townhouses / Maisonettes	2,391	m2	30	71,739	
Social J	Apartment Floor Finish (Kitchen, Living Space, Bedrooms, Utility); Vinyl Flooring; Novolin Viva Aqua grip or equivalent	2,187	m2	35	76,556	
Social J	Apartment Bathroom/ Ensuite Floor Finishes; Vinyl Flooring; Novolin Viva Aqua grip or equivalent	204	m2	35	7,140	
Social J	Screed to Circulation Space	115	m2	30	3,435	
Social J	Residential Entrance Lobby/ Parcel Store etc; Porcelain Terrazzo Floor Tile & cement grey grouting; Matt Finish by Domus or equivalent	19	m2	85	1,590	
Social J	Finish to Riser Floor - Cast in GRP Grating	7	m2	50	330	
Social J	Residential Stair Core; Domus Concrete Tile, Vinyl or equivalent	96	m2	45	4,311	
Social J	Floor sealer to Cycle Store / Bin Store / Storage/ Plant; painted concrete	16	m2	20	320	
<i>Other:</i>						
Social J	Skirting - allowance 1 Bed and Studio	0	nr	400	-	
Social J	Skirting - allowance 2 Bed	0	nr	500	-	
Social J	Skirting - allowance 3 Bed	7	nr	600	4,200	
Social J	Skirting - allowance 4 Bed	9	nr	800	7,200	
Social J	Skirting - allowance 5 Bed	0	nr	1,000	-	
Social J	Skirting - allowance 6 Bed	4	nr	1,200	4,800	
Social J	Skirting - allowance for landlord areas	*Nr of Floors*	6	nr	500	3,000
3.3	Ceiling finishes					
<b>Building F</b>						

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
<b>Residential apartments</b>					
Private F	Generally; gypsum board ceiling, including matt emulsion paint decoration	6,665	m2	45	299,912
Private F	Extra Over: moisture resistant to bathroom	606	m2	15	9,090
<b>Suspended ceiling to the following locations:</b>					
Private F	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	862	m2	45	38,786
	**Excludes Resi Facilities				
Private F	Fire stopping to residential core/circulation areas	12	nr	2,000	24,000
Private F	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	396	m2	15	5,937
Private F	E/O for Durasteel to Substations	1	nr	20,000	20,000
<b>Retail Finishes Excluded</b>					
<b>Building H</b>					
<i>Residential apartments (Private)</i>					
Private H	Generally; gypsum board ceiling, including matt emulsion paint decoration	1,963	m2	45	88,326
Private H	Extra Over: moisture resistant to bathroom	182	m2	15	2,724
<i>Suspended ceiling to the following locations:</i>					
Private H	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	253	m2	45	11,371
Private H	Fire stopping to residential core/circulation areas	8	nr	2,000	16,000
Private H	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	95	m2	15	1,420
Private H	E/O for Durasteel to Substations	0	nr	20,000	-
<i>Residential apartments (Social)</i>					
Social H	Generally; gypsum board ceiling, including matt emulsion paint decoration	6,250	m2	45	281,229
Social H	Extra Over: moisture resistant to bathroom	515	m2	15	7,728
<i>Suspended ceiling to the following locations:</i>					
Social H	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	801	m2	45	36,032
Social H	Fire stopping to residential core/circulation areas	11	nr	2,000	22,000
Social H	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	300	m2	15	4,500
Social H	E/O for Durasteel to Substations	0	nr	20,000	-
<b>Retail Finishes Excluded</b>					
<b>Building I</b>					
<i>Residential apartments (Private)</i>					
Private I	Generally; gypsum board ceiling, including matt emulsion paint decoration	3,321	m2	45	149,454
Private I	Extra Over: moisture resistant to bathroom	300	m2	15	4,506
<i>Suspended ceiling to the following locations:</i>					
Private I	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	606	m2	45	27,264
Private I	Fire stopping to residential core/circulation areas	10	nr	2,000	20,559
Private I	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	195	m2	15	2,929
Private I	E/O for Durasteel to Substations	0	nr	20,000	-
<i>Residential apartments (Social)</i>					
Social I	Generally; gypsum board ceiling, including matt emulsion paint decoration	258	m2	45	11,601
Social I	Extra Over: moisture resistant to bathroom	23	m2	15	342
<i>Suspended ceiling to the following locations:</i>					
Social I	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	47	m2	45	2,116
Social I	Fire stopping to residential core/circulation areas	2	nr	2,000	3,441
Social I	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	15	m2	15	227
Social I	E/O for Durasteel to Substations	0	nr	20,000	-
<b>Building J</b>					
<i>Residential apartments (Social)</i>					
Social J	Generally; gypsum board ceiling, including matt emulsion paint decoration	2,391	m2	45	107,609
Social J	Extra Over: moisture resistant to bathroom	204	m2	15	3,060
<i>Suspended ceiling to the following locations:</i>					
Social J	Suspended ceiling to residential circulation, including lift lobbies and stairs; includes matt emulsion paint decoration	115	m2	45	5,153
Social J	Fire stopping to residential core/circulation areas	6	nr	2,000	12,000
Social J	Painted soffit to Cycle Store / Bin Store / Storage/ Plant	16	m2	15	240
4.1	General fittings, furnishings and equipment				
<b>Building F</b>					
<b>Kitchens</b>					
<i>Private / Intermediate Units</i>					
Private F	Kitchens including white goods - Studio	6	nr	6,563	39,379
Private F	Kitchens including white goods - 1 bed	41	nr	6,563	269,087
Private F	Kitchens including white goods - 2 bed	50	nr	7,073	353,657
Private F	Kitchens including white goods - 3 bed	5	nr	7,641	38,205



Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
Private F	Kitchens including white goods - 4 bed		0	nr	8,191	-
Private F	E/O for breakfast bars		45	nr	875	39,375
	<i>Wardrobes / Shelving</i>					
Private F	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	47	nr	547	25,686
Private F	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	100	nr	547	54,650
Private F	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	10	nr	547	5,465
Private F	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr	547	-
	<b>Signage</b>					
Private F	Statutory Signage	*Nr of Floors*	12	nr	1,100	13,200
Private F	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	12	nr	1,000	12,000
	<b>Cycle Stores</b>					
Private F	Double Stacking Spaces **Assume Josta or equivalent**		166	nr	250	41,500
Private F	Accessible Spaces		10	nr	80	800
Private F	Allowance for Cycle Workstation	**Provisional	1	item	2,500	2,500
	<b>Letter Boxes</b>					
Private F	Allow 1 per apartment		102	nr	150	15,300
	<b>Window Treatment</b>					
Private F	Blinds to apartment windows; excluding bedrooms; Studio	Affordable Only		nr	500	-
Private F	Blinds to apartment windows; excluding bedrooms; 1 Bed	Affordable Only		nr	500	-
Private F	Blinds to apartment windows; excluding bedrooms; 2 Beds	Affordable Only		nr	600	-
Private F	Blinds to apartment windows; excluding bedrooms; 3 Beds	Affordable Only		nr	700	-
Private F	Blinds to apartment windows; excluding bedrooms; 4 Beds	Affordable Only		nr	900	-
	<b>Amenity Space</b>					
Private F	Allowance to fit out to Residents Facilities	EWL Instruction	29	m2	4,040	118,776
Private F	Allowance to fit out to Marketing Suite	EWL Instruction	292	m2	3,265	951,748
Private F	Allowance for Reception Desk to residents facilities		1	item	20,000	20,000
Private F	Allowance for furniture to Reception / Lobby	**Provisional - TBC	18	m2	500	9,150
	<b>Retail Space</b>					
Retail F	Statutory Signage		3	nr	2,000	6,000
	<b>Building H</b>					
	<b>Kitchens</b>					
	<i>Private / Intermediate Units</i>					
Private H	Kitchens including white goods - Studio		6	nr	6,563	39,379
Private H	Kitchens including white goods - 1 bed		9	nr	6,563	59,068
Private H	Kitchens including white goods - 2 bed		12	nr	7,073	84,878
Private H	Kitchens including white goods - 3 bed		4	nr	7,641	30,564
Private H	Kitchens including white goods - 4 bed		0	nr	8,191	-
Private H	E/O for breakfast bars		2	nr	875	1,750
	<i>Wardrobes / Shelving</i>					
Private H	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	15	nr	547	8,198
Private H	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	24	nr	547	13,116
Private H	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	8	nr	547	4,372
Private H	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr	547	-
	<b>Signage</b>					
Private H	Statutory Signage	*Nr of Floors*	8	nr	1,100	8,800
Private H	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	8	nr	1,000	8,000
	<b>Cycle Stores</b>					
Private H	Double Stacking Spaces **Assume Josta or equivalent**		44	nr	250	10,915
Private H	Accessible Spaces		3	nr	80	230
Private H	Brompton Lockers		3	nr	110	317
Private H	Vertical Spaces		1	nr	80	115
	<b>Letter Boxes</b>					
Private H	Allow 1 per apartment		31	nr	150	4,650
	<b>Window Treatment</b>					
Private H	Blinds to apartment windows; excluding bedrooms; Studio	Affordable Only		nr	500	-
Private H	Blinds to apartment windows; excluding bedrooms; 1 Bed	Affordable Only		nr	500	-
Private H	Blinds to apartment windows; excluding bedrooms; 2 Beds	Affordable Only		nr	600	-
Private H	Blinds to apartment windows; excluding bedrooms; 3 Beds	Affordable Only		nr	700	-
Private H	Blinds to apartment windows; excluding bedrooms; 4 Beds	Affordable Only		nr	900	-
	<b>Amenity Space</b>					
Private H	Allowance for Reception Desk	Excluded - Plot F only				-
Private H	Allowance for furniture to Reception / Lobby Space		34	m2	500	17,032
	<b>Kitchens</b>					
	<i>Social Units</i>					
Social H	Kitchens excluding white goods - Studio		0	nr	2,297	-
Social H	Kitchens excluding white goods - 1 bed		11	nr	2,509	27,595
Social H	Kitchens excluding white goods - 2 bed		30	nr	2,611	78,326
Social H	Kitchens excluding white goods - 3 bed		24	nr	2,713	65,113
Social H	Kitchens excluding white goods - 4 bed		8	nr	2,819	22,554
	<i>Wardrobes / Shelving</i>					
Social H	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	11	nr		Excluded
Social H	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	60	nr		Excluded

Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
Social H	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	48	nr		Excluded
Social H	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	16	nr		Excluded
<b>Signage</b>						
Social H	Statutory Signage	*Nr of Floors*	11	nr	1,100	12,100
Social H	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	11	nr	1,000	11,000
<b>Cycle Stores</b>						
Social H	Double Stacking Spaces **Assume Josta or equivalent**		138	nr	250	34,585
Social H	Accessible Spaces		9	nr	80	730
Social H	Brompton Lockers		9	nr	110	1,003
Social H	Vertical Spaces		5	nr	80	365
<b>Letter Boxes</b>						
Social H	Allow 1 per apartment		73	nr	150	10,950
<b>Window Treatment</b>						
Social H	Blinds to apartment windows; excluding bedrooms; Studio		0	nr	500	-
Social H	Blinds to apartment windows; excluding bedrooms; 1 Bed		11	nr	500	5,500
Social H	Blinds to apartment windows; excluding bedrooms; 2 Beds		30	nr	600	18,000
Social H	Blinds to apartment windows; excluding bedrooms; 3 Beds		24	nr	700	16,800
Social H	Blinds to apartment windows; excluding bedrooms; 4 Beds		8	nr	900	7,200
<b>Amenity Space</b>						
Social H	Allowance for Reception Desk	Excluded - Plot F only				-
Social H	Allowance for furniture to Reception / Lobby Space		108	m2	500	53,968
<b>Retail Space</b>						
Retail H	Statutory Signage		16	nr	2,000	32,000
<b>Building I</b>						
<b>Kitchens</b>						
<i>Private / Intermediate Units</i>						
Private I	Kitchens including white goods - Studio		0	nr	6,563	-
Private I	Kitchens including white goods - 1 bed		20	nr	6,563	131,262
Private I	Kitchens including white goods - 2 bed		29	nr	7,073	205,121
Private I	Kitchens including white goods - 3 bed		0	nr	7,641	-
Private I	Kitchens including white goods - 4 bed		0	nr	8,191	-
<i>Wardrobes / Shelving</i>						
Private I	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	20	nr	547	10,930
Private I	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	58	nr	547	31,697
Private I	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	0	nr	547	-
Private I	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr	547	-
<b>Signage</b>						
Private I	Statutory Signage	*Nr of Floors*	10	nr	1,100	11,308
Private I	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	10	nr	1,000	10,280
<b>Cycle Stores</b>						
Private I	Double Stacking Spaces **Assume Josta or equivalent**		71	nr	250	17,631
Private I	Accessible Spaces		9	nr	80	742
Private I	Vertical Spaces		9	nr	80	742
<b>Letter Boxes</b>						
Private I	Allow 1 per apartment		49	nr	150	7,350
<b>Window Treatment</b>						
Private I	Blinds to apartment windows; excluding bedrooms; Studio	Affordable Only		nr	500	-
Private I	Blinds to apartment windows; excluding bedrooms; 1 Bed	Affordable Only		nr	500	-
Private I	Blinds to apartment windows; excluding bedrooms; 2 Beds	Affordable Only		nr	600	-
Private I	Blinds to apartment windows; excluding bedrooms; 3 Beds	Affordable Only		nr	700	-
Private I	Blinds to apartment windows; excluding bedrooms; 4 Beds	Affordable Only		nr	900	-
<b>Amenity Space</b>						
Private I	Allowance for Reception Desk	Excluded - Plot F only				-
Private I	Allowance for furniture to Reception / Lobby Space		20	m2	500	9,976
<b>Kitchens</b>						
<i>Social Units</i>						
Social I	Kitchens excluding white goods - Studio		0	nr	2,297	-
Social I	Kitchens excluding white goods - 1 bed		0	nr	2,509	-
Social I	Kitchens excluding white goods - 2 bed		3	nr	2,611	7,833
Social I	Kitchens excluding white goods - 3 bed		0	nr	2,713	-
Social I	Kitchens excluding white goods - 4 bed		0	nr	2,819	-
<i>Wardrobes / Shelving</i>						
Social I	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	0	nr		Excluded
Social I	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	6	nr		Excluded
Social I	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	0	nr		Excluded
Social I	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	0	nr		Excluded
<b>Signage</b>						
Social I	Statutory Signage	*Nr of Floors*	2	nr	1,100	1,892
Social I	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	2	nr	1,000	1,720

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
<b>Cycle Stores</b>						
Social I	Double Stacking Spaces **Assume Josta or equivalent**	5	nr	250	1,369	
Social I	Accessible Spaces	1	nr	80	58	
Social I	Vertical Spaces	1	nr	80	58	
<b>Letter Boxes</b>						
Social I	Allow 1 per apartment	3	nr	150	450	
<b>Window Treatment</b>						
Social I	Blinds to apartment windows; excluding bedrooms; Studio	0	nr	500	-	
Social I	Blinds to apartment windows; excluding bedrooms; 1 Bed	0	nr	500	-	
Social I	Blinds to apartment windows; excluding bedrooms; 2 Beds	3	nr	600	1,800	
Social I	Blinds to apartment windows; excluding bedrooms; 3 Beds	0	nr	700	-	
Social I	Blinds to apartment windows; excluding bedrooms; 4 Beds	0	nr	900	-	
<b>Amenity Space</b>						
Social I	Allowance for Reception Desk				-	
Social I	Allowance for furniture to Reception / Lobby Space	2	m2	500	774	
Social I					-	
<b>Building J</b>						
<b>Kitchens</b>						
<i>Social Units</i>						
Social J	Kitchens excluding white goods - Studio	0	nr	2,297	-	
Social J	Kitchens excluding white goods - 1 bed	0	nr	2,509	-	
Social J	Kitchens excluding white goods - 2 bed	0	nr	2,611	-	
Social J	Kitchens excluding white goods - 3 bed	7	nr	2,713	18,991	
Social J	Kitchens excluding white goods - 4 bed	9	nr	5,419	48,773	
Social J	Kitchens excluding white goods - 5 bed	0	nr	5,631	-	
Social J	Kitchens excluding white goods - 6 bed	4	nr	5,852	23,408	
<b>Utility</b>						
<i>Social Units</i>						
Social J	Utilities excluding white goods - Studio	0	nr	2,509	-	
Social J	Utilities excluding white goods - 1 bed	0	nr	2,509	-	
Social J	Utilities excluding white goods - 2 bed	0	nr	2,509	-	
Social J	Utilities excluding white goods - 3 bed	7	nr	2,509	17,560	
Social J	Utilities excluding white goods - 4 bed	9	nr	2,509	22,578	
Social J	Utilities excluding white goods - 5 bed	0	nr	2,509	-	
Social J	Utilities excluding white goods - 6 bed	4	nr	2,509	10,035	
<b>Wardrobes / Shelving</b>						
Social J	Wardrobes and shelving to 1 bed & studio apartments; 1 per bedroom	1200 - 1800mm	0	nr	Excluded	
Social J	Wardrobes and shelving to 2 bed apartments; 1 per bedroom	1200 - 1800mm	0	nr	Excluded	
Social J	Wardrobes and shelving to 3 bed apartments; 3rd bedroom excluded	1200 - 1800mm	14	nr	Excluded	
Social J	Wardrobes and shelving to 4 bed apartments; 3rd / 4th bedroom excluded	1200 - 1800mm	18	nr	Excluded	
Social J	Wardrobes and shelving to 5 bed; 3rd / 4th / 5th bedroom excluded	1200 - 1800mm	0	nr	Excluded	
Social J	Wardrobes and shelving to 6 bed; 3rd / 4th / 5th / 6th bedroom excluded	1200 - 1800mm	8	nr	Excluded	
<b>Signage</b>						
Social J	Statutory Signage	*Nr of Floors*	6	nr	1,100	6,600
Social J	Way finding signage, including apartment door numbers and external building sign	*Nr of Floors*	6	nr	1,000	6,000
<b>Cycle Stores</b>						
Social J	Double Stacking Spaces **Assume Josta or equivalent**	12	nr	250	3,000	
Social J	Allowance for bike rack to townhouse entrance	14	nr	80	1,120	
<b>Window Treatment</b>						
Social J	Blinds to apartment windows; excluding bedrooms; Studio	0	nr	500	-	
Social J	Blinds to apartment windows; excluding bedrooms; 1 Bed	0	nr	500	-	
Social J	Blinds to apartment windows; excluding bedrooms; 2 Beds	0	nr	600	-	
Social J	Blinds to apartment windows; excluding bedrooms; 3 Beds	7	nr	700	4,900	
Social J	Blinds to apartment windows; excluding bedrooms; 4 Beds	9	nr	900	8,100	
Social J	Blinds to apartment windows; excluding bedrooms; 5 Beds	0	nr	1,100	-	
Social J	Blinds to apartment windows; excluding bedrooms; 6 Beds	4	nr	1,300	5,200	
5.01	Sanitary appliances / Bathroom Fitout					-
<b>Building F</b>						
<i>Private Residential</i>						
Private F	Bathrooms - 1 Bedroom / Studio Units	47	nr	4,455	209,362	
Private F	Bathrooms - 2 Bedroom Units	50	nr	4,455	222,725	
Private F	Bathrooms - 3 Bedroom Units	5	nr	4,455	22,273	
Private F	Bathrooms - 4 Bedroom Units	0	nr	4,455	-	
Private F	Ensuites - 1 Bedroom / Studio Units	0	nr	4,402	-	
Private F	Ensuites - 2 Bedroom Units	50	nr	4,402	220,106	
Private F	Ensuites - 3 Bedroom Units	5	nr	4,402	22,011	
Private F	Ensuites - 4 Bedroom Units	0	nr	4,402	-	
<b>Building H</b>						



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
<i>Private Residential</i>						
Private H	Bathrooms - 1 Bedroom / Studio Units	15	nr	4,455	66,818	
Private H	Bathrooms - 2 Bedroom Units	12	nr	4,455	53,454	
Private H	Bathrooms - 3 Bedroom Units	4	nr	4,455	17,818	
Private H	Bathrooms - 4 Bedroom Units	0	nr	4,455	-	
Private H	Ensuites - 1 Bedroom / Studio Units	0	nr	4,402	-	
Private H	Ensuites - 2 Bedroom Units	12	nr	4,402	52,826	
Private H	Ensuites - 3 Bedroom Units	4	nr	4,402	17,609	
Private H	Ensuites - 4 Bedroom Units	0	nr	4,402	-	
<i>Social Residential</i>						
Social H	Bathrooms - 1 Bedroom / Studio Units	11	nr	2,019	22,207	
Social H	Bathrooms - 2 Bedroom Units	30	nr	2,019	60,565	
Social H	Bathrooms - 3 Bedroom Units	24	nr	2,019	48,452	
Social H	Bathrooms - 4 Bedroom Units	8	nr	2,019	16,151	
Social H	Ensuites - 1 Bedroom / Studio Units	0	nr	2,019	-	
Social H	Ensuites - 2 Bedroom Units	30	nr	2,019	60,565	
Social H	Ensuites - 3 Bedroom Units	24	nr	2,019	48,452	
Social H	Ensuites - 4 Bedroom Units	8	nr	2,019	16,151	
<b>Building I</b>						
<i>Private Residential</i>						
Private I	Bathrooms - 1 Bedroom / Studio Units	20	nr	4,455	89,090	
Private I	Bathrooms - 2 Bedroom Units	29	nr	4,455	129,181	
Private I	Bathrooms - 3 Bedroom Units	0	nr	4,455	-	
Private I	Bathrooms - 4 Bedroom Units	0	nr	4,455	-	
Private I	Ensuites - 1 Bedroom / Studio Units	0	nr	4,402	-	
Private I	Ensuites - 2 Bedroom Units	29	nr	4,402	127,662	
Private I	Ensuites - 3 Bedroom Units	0	nr	4,402	-	
Private I	Ensuites - 4 Bedroom Units	0	nr	4,402	-	
<i>Social Residential</i>						
Social I	Bathrooms - 1 Bedroom / Studio Units	0	nr	2,019	-	
Social I	Bathrooms - 2 Bedroom Units	0	nr	2,019	-	
Social I	Bathrooms - 3 Bedroom Units	3	nr	2,019	6,057	
Social I	Bathrooms - 4 Bedroom Units	0	nr	2,019	-	
Social I	Ensuites - 1 Bedroom / Studio Units	0	nr	2,019	-	
Social I	Ensuites - 2 Bedroom Units	0	nr	2,019	-	
Social I	Ensuites - 3 Bedroom Units	3	nr	2,019	6,057	
Social I	Ensuites - 4 Bedroom Units	0	nr	2,019	-	
<b>Building J</b>						
<i>Private Residential</i>						
Social J	Bathrooms - 1 Bedroom / Studio Units	0	nr	2,019	-	
Social J	Bathrooms - 2 Bedroom Units	0	nr	2,019	-	
Social J	Bathrooms - 3 Bedroom Units	7	nr	2,019	14,132	
Social J	Bathrooms - 4 Bedroom Units	9	nr	2,019	18,170	
Social J	Bathrooms - 5 Bedroom Units	0	nr	2,019	-	
Social J	Bathrooms - 6 Bedroom Units	8	nr	2,019	16,151	
Social J	Ensuites - 1 Bedroom / Studio Units	0	nr	2,019	-	
Social J	Ensuites - 2 Bedroom Units	0	nr	2,019	-	
Social J	Ensuites - 3 Bedroom Units	0	nr	2,019	-	
Social J	Ensuites - 4 Bedroom Units	0	nr	2,019	-	
Social J	Ensuites - 5 Bedroom Units	0	nr	2,019	-	
Social J	Ensuites - 6 Bedroom Units	0	nr	2,019	-	
Social J	Toilets - 1 Bedroom / Studio Units	0	nr	1,074	-	
Social J	Toilets - 2 Bedroom Units	0	nr	1,074	-	
Social J	Toilets - 3 Bedroom Units	7	nr	1,074	7,517	
Social J	Toilets - 4 Bedroom Units	9	nr	1,074	9,664	
Social J	Toilets - 5 Bedroom Units	0	nr	1,074	-	
Social J	Toilets - 6 Bedroom Units	4	nr	1,074	4,295	
<b>5.02 Service equipment</b>						
<b>Building F</b>						
Private F	Electrical Services within the Apartment - 1 Bed / Studio	47	nr	5,757	270,579	
Private F	Electrical Services within the Apartment - 2 Beds	50	nr	6,002	300,100	
Private F	Electrical Services within the Apartment - 3 Beds	5	nr	6,337	31,685	
Private F	Mechanical Services within the Apartment - 1 Bed / Studio	47	nr	10,851	510,003	
Private F	Mechanical Services within the Apartment - 2 Beds	50	nr	12,419	620,975	
Private F	Mechanical Services within the Apartment - 3 Beds	5	nr	14,319	71,597	
Private F	e/o NOX Units to apartments with Air Quality concerns	-	nr	2,500	-	
Private F	e/o Zehnder Units to apartments	-	nr	3,500	-	
<b>Building H</b>						

Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
<i>Private Residential</i>					
Private H	Electrical Services within the Apartment - 1 Bed / Studio	15	nr	5,757	86,355
Private H	Electrical Services within the Apartment - 2 Beds	12	nr	6,002	72,024
Private H	Electrical Services within the Apartment - 3 Beds	4	nr	6,337	25,348
Private H	Mechanical Services within the Apartment - 1 Bed / Studio	15	nr	10,851	162,767
Private H	Mechanical Services within the Apartment - 2 Beds	12	nr	12,419	149,034
Private H	Mechanical Services within the Apartment - 3 Beds	4	nr	14,319	57,278
Private H	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	2,500	-
Private H	e/o Zehnder Units to apartments	**Excluded**	-	3,500	-
<i>Social Residential</i>					
Social H	Electrical Services within the Apartment - 1 Bed / Studio	11	nr	4,330	47,630
Social H	Electrical Services within the Apartment - 2 Beds	30	nr	4,570	137,100
Social H	Electrical Services within the Apartment - 3 Beds	24	nr	4,850	116,400
Social H	Electrical Services within the Apartment - 4 Beds	8	nr	5,255	42,040
Social H	Mechanical Services within the Apartment - 1 Bed / Studio	11	nr	9,766	107,423
Social H	Mechanical Services within the Apartment - 2 Beds	30	nr	11,290	338,702
Social H	Mechanical Services within the Apartment - 3 Beds	24	nr	13,090	314,162
Social H	Mechanical Services within the Apartment - 4 Beds	8	nr	13,922	111,377
Social H	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	2,500	-
Social H	e/o Zehnder Units to apartments	**Excluded**	-	3,500	-
<b>Building I</b>					
Private I	Electrical Services within the Apartment - 1 Bed / Studio	20	nr	5,757	115,140
Private I	Electrical Services within the Apartment - 2 Beds	29	nr	6,002	174,058
Private I	Electrical Services within the Apartment - 3 Beds	-	nr	6,337	-
Private I	Mechanical Services within the Apartment - 1 Bed / Studio	20	nr	10,851	217,023
Private I	Mechanical Services within the Apartment - 2 Beds	29	nr	12,419	360,165
Private I	Mechanical Services within the Apartment - 3 Beds	-	nr	14,319	-
Private I	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	2,500	-
Private I	e/o Zehnder Units to apartments	**Excluded**	-	3,500	-
Social I	Electrical Services within the Apartment - 1 Bed / Studio	-	nr	-	-
Social I	Electrical Services within the Apartment - 2 Beds	-	nr	-	-
Social I	Electrical Services within the Apartment - 3 Beds	3	nr	5,757	17,271
Social I	Mechanical Services within the Apartment - 1 Bed / Studio	-	nr	6,337	-
Social I	Mechanical Services within the Apartment - 2 Beds	-	nr	-	-
Social I	Mechanical Services within the Apartment - 3 Beds	3	nr	10,851	32,553
Social I	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	nr	14,319	-
Social I	e/o Zehnder Units to apartments	**Excluded**	nr	2,500	-
<b>Building J</b>					
Social J	Electrical Services within Houses - 3 Beds	7	nr	6,840	47,880
Social J	Electrical Services within Houses - 4 Beds	9	nr	7,205	64,845
Social J	Electrical Services within Houses - 5 Beds	-	nr	7,550	-
Social J	Electrical Services within Houses - 6 Beds	4	nr	7,650	30,600
Social J	Mechanical Services within Houses - 3 Beds	7	nr	11,509	80,564
Social J	Mechanical Services within Houses - 4 Beds	9	nr	13,218	118,963
Social J	Mechanical Services within Houses - 5 Beds	-	nr	14,197	-
Social J	Mechanical Services within Houses - 6 Beds	4	nr	14,681	58,726
Social J	e/o NOX Units to apartments with Air Quality concerns	**Excluded**	-	2,500	-
Social J	e/o Zehnder Units to apartments	**Excluded**	-	3,500	-
5.03	Disposal installations				
<b>Building F</b>					
<i>Private Residential</i>					
Private F	110dia Vertical Above Ground Drainage	520	m	85	44,191
Private F	110dia Crossover's to Above Ground Drainage	**Allowance**	52	m	85
Private F	110dia Soil Vent Roof Terminal Points	13	nr	500	6,627
Private F	110dia below ground drainage connections into Foul Water drainage	**Allowance**	290	m	150
<i>Retail</i>					
Retail F	110dia Vertical Above Ground Drainage	29	m	85	2,486
Retail F	110dia Crossover's to Above Ground Drainage	**Allowance**	3	m	85
Retail F	110dia Soil Vent Roof Terminal Points	1	nr	500	373
Retail F	110dia below ground drainage connections into Foul Water drainage	**Allowance**	16	m	150
<b>Building H</b>					
<i>Private Residential</i>					
Private H	110dia Vertical Above Ground Drainage	131	m	85	11,162
Private H	110dia Crossover's to Above Ground Drainage	**Allowance**	13	m	85
Private H	110dia Soil Vent Roof Terminal Points	5	nr	500	2,439
Private H	110dia below ground drainage connections into Foul Water drainage	**Allowance**	21	m	150
<i>Social Residential</i>					
Social H	110dia Vertical Above Ground Drainage	416	m	85	35,369
Social H	110dia Crossover's to Above Ground Drainage	**Allowance**	42	m	85

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
Social H	110dia Soil Vent Roof Terminal Points	15	nr	500	7,727	
Social H	110dia below ground drainage connections into Foul Water drainage	**Allowance**	154	m	150	23,076
	<i>Retail</i>					
Retail H	110dia Vertical Above Ground Drainage	45	m	85	3,818	
Retail H	110dia Crossover's to Above Ground Drainage	**Allowance**	4	m	85	382
Retail H	110dia Soil Vent Roof Terminal Points	2	nr	500	834	
Retail H	110dia below ground drainage connections into Foul Water drainage	**Allowance**	4	m	150	546
	<b>Building I</b>					
	<i>Private Residential</i>					
Private I	110dia Vertical Above Ground Drainage	331	m	85	28,100	
Private I	110dia Crossover's to Above Ground Drainage	**Allowance**	33	m	85	2,810
Private I	110dia Soil Vent Roof Terminal Points	9	nr	500	4,640	
Private I	110dia below ground drainage connections into Foul Water drainage	**Allowance**	136	m	150	20,462
	<i>Social Residential</i>					
Social I	110dia Vertical Above Ground Drainage	26	m	85	2,181	
Social I	110dia Crossover's to Above Ground Drainage	**Allowance**	3	m	85	218
Social I	110dia Soil Vent Roof Terminal Points	1	nr	500	360	
Social I	110dia below ground drainage connections into Foul Water drainage	**Allowance**	11	m	150	1,588
	<b>Building J</b>					
Social J	110dia Vertical Above Ground Drainage	355	m	85	30,190	
Social J	110dia Crossover's to Above Ground Drainage	**Allowance**	36	m	85	3,019
Social J	110dia Soil Vent Roof Terminal Points	31	nr	500	15,500	
Social J	110dia below ground drainage connections into Foul Water drainage	**Allowance**	80	m	150	12,000
5.04	Water installations					
	<b>Building F</b>					
	Incoming Supply	1	nr	2,500	2,500	
	Allowance for Cold Water Storage Tank	1	nr	40,000	40,000	
	Booster Sets; including all necessary controls, expansion vessels and pressure safety devices as necessary.	1	nr	40,000	40,000	
	Priority Demand Valve	1	nr	7,500	7,500	
	Wall Mounted CAT 5 Water Pump set	1	nr	3,500	3,500	
	Vertical Distribution (80mm pipework)	36	m	112	3,991	
	Horizontal Distribution (80mm pipework)	478	m	112	53,438	
	Horizontal Distribution (22mm Pipework to Apartments)	245	m	41	10,127	
	Riser Manifold (BCWS/ Sprinkler)	11	nr	1,500	16,500	
	Surge Protection Valve	1	nr	2,500	2,500	
	Bib Taps	3	nr	500	1,500	
	BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	30	m	180	5,400
	<b>Building H</b>					
	Incoming Supply	1	nr	2,500	2,500	
	Allowance for Cold Water Storage Tank	1	nr	70,000	70,000	
	Booster Sets; including all necessary controls, expansion vessels and pressure safety devices as necessary.	1	nr	50,000	50,000	
	Priority Demand Valve	1	nr	7,500	7,500	
	Wall Mounted CAT 5 Water Pump set	1	nr	3,500	3,500	
	Vertical Distribution (80mm pipework)	27	m	112	3,010	
	Horizontal Distribution (80mm pipework)	810	m	112	90,498	
	Horizontal Distribution (22mm Pipework to Apartments)	97	m	41	3,996	
	Horizontal Distribution (22mm Pipework to Apartments - Running External)	Trace Heated	199	m	91	18,073
	Riser Manifold (BCWS/ Sprinkler)	8	nr	1,500	12,000	
	Surge Protection Valve	1	nr	2,500	2,500	
	Bib Taps	3	nr	500	1,500	
	BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	20	m	180	3,600
	<b>Building I</b>					
	Incoming Supply	1	nr	2,500	2,500	
	Allowance for Cold Water Storage Tank	1	nr	30,000	30,000	
	Booster Sets; including all necessary controls, expansion vessels and pressure safety devices as necessary.	1	nr	20,000	20,000	
	Priority Demand Valve	1	nr	4,500	4,500	
	Wall Mounted CAT 5 Water Pump set	1	nr	3,500	3,500	
	Vertical Distribution (80mm pipework)	36	m	112	3,982	
	Horizontal Distribution (80mm pipework)	234	m	112	26,190	
	Horizontal Distribution (22mm Pipework to Apartments)	75	m	41	3,088	
	Riser Manifold (BCWS/ Sprinkler)	11	nr	1,500	16,500	
	Surge Protection Valve	1	nr	2,500	2,500	
	Bib Taps	4	nr	500	2,000	
	BCWS External Distribution Flow Pipework in Trench DN100	**Assumed**	30	m	180	5,400
	<b>Building J</b>					
	Housing Water Distribution @ 2bar	**Included within 5.02				-
5.05	Heat source					



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	<b>Building F / Building H</b>					
	ASHP Unit; Block A - Mitsubishi unit; model ref CAVH-P500YA-HPB 43Kw	-	nr	38,540	-	**Previous Phase
	Circuit Pumps	2	item	50,000	100,000	
	District Heating Circuit Pumps	2	item	35,000	70,000	
	Buffer Vessels / Thermal Store / Plate Heat Exchangers	2	nr	45,000	90,000	
	External hydraulic separator	2	nr	35,000	70,000	
	Allowance for Plantroom Pipework	2	nr	60,000	120,000	
	Allowance for valve sets, binders, commissioning station, AAVs and the like	2	nr	30,000	60,000	
	LTHW Flow Vertical Pipework	63	m	57	3,540	
	LTHW Flow Horizontal Pipework	1,630	m	57	92,119	
	LTHW Return Vertical Pipework	63	m	57	3,540	
	LTHW Return Horizontal Pipework	1,630	m	57	92,119	
	LTHW Flow External Distribution Flow Pipework in Trench between Blair Street and Heat Intake Room for Plot F and H	206	m	330	67,980	
	LTHW Flow External Distribution Flow Pipework in Trench between Blair Street and Heat Intake Room for Plot F and H	206	m	330	67,980	
	<b>Building F / H Retail</b>					
	HIU to serve Retail Space	19	nr	1,250	23,750	
	<b>Building I</b>					
	ASHP Unit; Block A - Mitsubishi unit; model ref CAVH-P500YA-HPB 43Kw	4	nr	38,540	154,160	
	ASHP Circuit Pumps	1	nr	50,000	50,000	
	District Heating Circuit Pumps	1	nr	30,000	30,000	
	Buffer Vessels / Thermal Store	1	nr	45,000	45,000	
	External hydraulic separator	1	nr	35,000	35,000	
	Allowance for Plantroom Pipework	1	nr	35,000	35,000	
	Allowance for valve sets, binders, commissioning station, AAVs and the like	1	nr	20,000	20,000	
	LTHW Flow Vertical Pipework	36	m	57	2,014	
	LTHW Flow Horizontal Pipework	234	m	57	13,243	
	LTHW Return Vertical Pipework	36	m	57	2,014	
	LTHW Return Horizontal Pipework	234	m	57	13,243	
	<b>Building J</b>					
	Heat Source (ASHP, Hydro box * DHW Cylinder)	20	nr	7,600	152,000	
5.06	Space heating and air conditioning					
	<b>Building F</b>					
	Panel heaters to communal corridors (1 per floor - If required)	11	nr	500	5,500	
	Panel heaters to residential entrance / residents facilities	2	nr	500	1,000	
	Comfort cooling to entrance / residents facilities	2	nr	10,000	20,000	
	Comfort cooling to Marketing Suite	1	nr	40,000	40,000	
	<b>Building H</b>					
	Panel heaters to communal corridors (1 per floor - If required)	24	nr	500	12,000	
	Panel heaters to residential entrance	5	nr	500	2,500	
	Comfort cooling to entrance / residents facilities	3	nr	10,000	30,000	
	<b>Building I</b>					
	Panel heaters to communal corridors (1 per floor - If required)	11	nr	500	5,500	
	Panel heaters to residential entrance / parcel room	2	nr	500	1,000	
	Comfort cooling to entrance	1	nr	10,000	10,000	
5.07	Ventilation systems					
	<b>Building F</b>					
	Bin Store Extract (Louvre faced)	2	nr	1,500	3,000	
	Automatic Opening Vents (to top of stair core)	1	nr	2,500	2,500	
	Fire rated damper to stair core (1nr per floor)	11	nr	1,000	11,000	
	Fan Smoke Extract Fan System	2	nr	20,000	40,000	
	Allowance for mechanical extract to residents concierge/ BOH areas	1	item	5,000	5,000	
	Allowance for Positive Pressurisation units to lobbied spaces	1	item	20,000	20,000	
	<b>Building H</b>					
	Bin Store Extract (Louvre faced)	5	nr	1,500	7,500	
	Automatic Opening Vents (to top of stair core)	3	nr	2,500	7,500	
	Fire rated damper to stair core (1nr per floor)	24	nr	1,000	24,000	
	Fan Smoke Extract Fan System	4	nr	20,000	80,000	
	Allowance for mechanical extract to residents concierge/ BOH areas	1	item	5,000	5,000	
	Allowance for Positive Pressurisation units to lobbied spaces	1	item	20,000	20,000	
	<b>Building I</b>					
	Bin Store Extract (Louvre faced)	1	nr	1,500	1,500	
	Automatic Opening Vents (to top of stair core)	1	nr	2,500	2,500	
	Fire rated damper to stair core (1nr per floor)	11	nr	1,000	11,000	
	Fan Smoke Extract Fan System	1	nr	20,000	20,000	



Phase A Detailed Analysis of Costs					
Split	Description	Quantity	Unit	Rate / £	Total / £
	Allowance for mechanical extract to residents concierge/ BOH areas	1	item	5,000	5,000
	Allowance for Positive Pressurisation units to lobbied spaces	1	item	15,000	15,000
<b>5.08</b>	<b>Electrical installations</b>				
	<b>Building F</b>				
	<i>Residential Primary LV Distribution</i>				-
	Primary Electrical Mains Supply	32.1	m	55	1,766
	Allowance for Mains Distribution Board	1	nr	60,000	60,000
	Three Phase submains SWA cabling	12.6	m	46	580
	Sub-Distributing MSDB in Tenant Riser (Horizontal)	1	nr	3,000	3,000
	Single Phase SWA Cabling (Vertical)	36	m	55	1,964
	Tenant MSDB (30 Way 2J Lucy) - Every Three Floors	4	nr	3,600	13,200
	Electrical Meters to Risers	102	nr	500	51,000
	High Level Distribution to Apartment Consumer Units	723	m	40	28,934
	Allowance for cable trays/ containment, Trunking and the like	804	m	120	96,451
	Allowance for Earthing Busbar	36	m	350	12,495
	<i>Landlord Primary Low Voltage Distribution</i>				-
	Primary Electrical Mains Supply	32.1	m	55	1,766
	Landlord MSDB	2	nr	3,000	6,000
	EO for AFDD to landlord circuits	60	nr	125	7,500
	Distribution as necessary	550	m	55	30,250
	Allowance for cable trays/ containment, Trunking and the like	582	m	60	34,926
	<i>Landlord Secondary Low Voltage Distribution</i>				-
	Primary Electrical Mains	32.1	m	55	1,766
	Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation Fan.	2	nr	20,000	40,000
	Distribution as necessary to serve landlord areas	165	m	55	9,075
	Allowance for cable trays/ containment, Trunking and the like	197	m	60	11,826
	Allowance for Generator	1	item	**UKPS Supply	-
	<i>Small Power</i>				-
	Corridor/ Lift Lobby	55	nr	20	1,100
	Plant space	25	nr	20	500
	Bin Store	10	nr	20	200
	Bike Store	6	nr	20	120
	Residential Entrance Lobby	4	nr	20	80
	Parcel Room	3	nr	20	60
	Security Room	10	nr	20	200
	Roof Space	10	nr	20	200
	External Areas	20	nr	35	700
	<i>Lighting</i>				-
	Corridor/ Lift Lobby	165	nr	35	5,775
	Plant space	25	nr	35	875
	Bin Store	10	nr	35	350
	Bike Store	20	nr	35	700
	Residential Entrance Lobby	5	nr	35	175
	Parcel Room	3	nr	35	105
	Security Room	10	nr	35	350
	Roof Space	15	nr	80	1,200
	External Areas	10	nr	80	800
	<i>TV System</i>				-
	Roof mounted aerials	3	nr	300	900
	Multi-Way Switch & GTU in Risers	11	nr	600	6,600
	2nr WF100 Cables to Apartments	102	nr	300	30,600
	<b>Building H</b>				
	<i>Residential Primary LV Distribution</i>				-
	Primary Electrical Mains Supply (External from UKPS substation in Plot F)	170	m	250	42,500
	Primary Electrical Mains Supply	46.8	m	55	2,574
	Allowance for Mains Distribution Board	1	nr	60,000	60,000
	Three Phase submains SWA cabling	88	m	46	4,048
	Sub-Distributing MSDB in Tenant Riser (Horizontal)	1	nr	3,000	3,000
	Single Phase SWA Cabling (Vertical)	27	m	55	1,481
	Tenant MSDB (30 Way 2J Lucy) - Every Three Floors	8	nr	3,600	28,800
	Electrical Meters to Risers	104	nr	500	52,000
	High Level Distribution to Apartment Consumer Units	906	m	40	36,256
	Allowance for cable trays/ containment, Trunking and the like	933	m	120	111,999
	Allowance for Earthing Busbar	27	m	350	9,424
	<i>Landlord Primary Low Voltage Distribution</i>				-
	Primary Electrical Mains Supply	46.8	m	55	2,574
	Landlord MSDB	3	nr	3,000	9,000
	EO for AFDD to landlord circuits	90	nr	125	11,250
	Distribution as necessary	-	m	55	-
	Allowance for cable trays/ containment, Trunking and the like	47	m	60	2,808
	<i>Landlord Secondary Low Voltage Distribution</i>				-

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	Primary Electrical Mains	46.8	m	55	2,574	**Allowance**
	Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation Fan, Commercial Sprinkler.	1	nr	20,000	20,000	
	Distribution as necessary to serve landlord areas	360	m	55	19,800	
	Allowance for cable trays/ containment, Trunking and the like	407	m	60	24,408	
	Allowance for Generator					**Included in F
	<i>Small Power</i>					
	Corridor/ Lift Lobby	120	nr	20	2,400	
	Plant space	45	nr	20	900	
	Bin Store	25	nr	20	500	
	Bike Store	18	nr	20	360	
	Residential Entrance Lobby	30	nr	20	600	
	Parcel Room	9	nr	20	180	
	Security Room	0	nr	20	-	
	Roof Space	15	nr	20	300	
	External Areas	30	nr	35	1,050	
	<i>Lighting</i>					
	Corridor/ Lift Lobby	360	nr	35	12,600	
	Plant space	45	nr	35	1,575	
	Bin Store	25	nr	35	875	
	Bike Store	30	nr	35	1,050	
	Residential Entrance Lobby	30	nr	35	1,050	
	Parcel Room	9	nr	35	315	
	Security Room	0	nr	35	-	
	Roof Space	30	nr	80	2,400	
	External Areas	33	nr	80	2,640	
	<i>TV System</i>					
	Roof mounted aerials	3	nr	300	900	
	Multi-Way Switch & GTU in Risers	24	nr	600	14,400	
	2nr WF100 Cables to Apartments	104	nr	300	31,200	
	<b>Building 1</b>					
	<i>Residential Primary LV Distribution</i>					
	Primary Electrical Mains Supply	30	m	55	1,650	
	Allowance for Mains Distribution Board	1	nr	60,000	60,000	
	Three Phase submains SWA cabling	35	m	46	1,610	
	Sub-Distributing MSDB in Tenant Riser (Horizontal)	1	nr	3,000	3,000	
	Single Phase SWA Cabling (Vertical)	36	m	55	1,959	
	Tenant MSDB (30 Way 2J Lucy) - Every Three Floors	4	nr	3,600	13,200	
	Electrical Meters to Risers	52	nr	500	26,000	
	High Level Distribution to Apartment Consumer Units	309	m	40	12,364	
	Allowance for cable trays/ containment, Trunking and the like	410	m	120	49,167	
	Allowance for Earthing Busbar	36	m	350	12,469	
	<i>Landlord Primary Low Voltage Distribution</i>					
	Primary Electrical Mains Supply	30	m	55	1,650	
	Landlord MSDB	3	nr	3,000	9,000	
	EO for AFDD to landlord circuits	90	nr	125	11,250	**Allowance**
	Distribution as necessary	550	m	55	30,250	**Allowance**
	Allowance for cable trays/ containment, Trunking and the like	580	m	60	34,800	
	<i>Landlord Secondary Low Voltage Distribution</i>					
	Primary Electrical Mains	30	m	55	1,650	**Allowance**
	Allowance for Secondary Mains Distribution Board - Supply to Lifts, Ventilation	2	nr	20,000	40,000	
	Distribution as necessary to serve landlord areas	165	m	55	9,075	
	Allowance for cable trays/ containment, Trunking and the like	195	m	60	11,700	
	Allowance for Generator	1	item		-	**UKPS Supply
	<i>Small Power</i>					
	Corridor/ Lift Lobby	55	nr	20	1,100	
	Plant space	30	nr	20	600	
	Bin Store	5	nr	20	100	
	Bike Store	3	nr	20	60	
	Residential Entrance Lobby	5	nr	20	100	
	Parcel Room	3	nr	20	60	
	Security Room	0	nr	20	-	
	Roof Space	15	nr	20	300	
	External Areas	10	nr	35	350	
	<i>Lighting</i>					
	Corridor/ Lift Lobby	165	nr	35	5,775	
	Plant space	30	nr	35	1,050	
	Bin Store	5	nr	35	175	
	Bike Store	10	nr	35	350	
	Residential Entrance Lobby	5	nr	35	175	
	Parcel Room	3	nr	35	105	
	Security Room	0	nr	35	-	
	Roof Space	30	nr	80	2,400	
	External Areas	15	nr	80	1,200	
	<i>TV System</i>					
	Roof mounted aerials	3	nr	300	900	
	Multi-Way Switch & GTU in Risers	11	nr	600	6,600	
	2nr WF100 Cables to Apartments	52	nr	300	15,600	



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
<b>Building J</b>						
	Electrical installations - Metering & Mains Distribution / Containment	20	nr	1,000	20,000	
5.09	<b>Gas and other fuel installations</b>					
<i>Retail F</i>	Capped gas supply to retail units	3	nr	3,500	10,500	
<i>Retail H</i>	Capped gas supply to retail units	16	nr	3,500	56,000	
5.1	<b>Lift and conveyor installations</b>					
<i>Private F</i>	Firefighting Lifts; 13 person	Total nr of stops	11	nr	8,500	93,500
<i>Private F</i>	Passenger Lifts; 13 person	Total nr of stops	11	nr	8,000	88,000
<i>Private H</i>	Firefighting Lifts; 13 person	Total nr of stops	4	nr	8,500	34,663
<i>Private H</i>	Passenger Lifts; 13 person	Total nr of stops	4	nr	8,000	32,624
<i>Social H</i>	Firefighting Lifts; 13 person	Total nr of stops	13	nr	8,500	109,837
<i>Social H</i>	Passenger Lifts; 13 person	Total nr of stops	13	nr	8,000	103,376
<i>Private I</i>	Firefighting Lifts; 13 person	Total nr of stops	9	nr	8,500	78,877
<i>Private I</i>	Passenger Lifts; 13 person	Total nr of stops	9	nr	8,000	74,237
<i>Social I</i>	Firefighting Lifts; 13 person	Total nr of stops	1	nr	8,500	6,123
<i>Social I</i>	Passenger Lifts; 13 person	Total nr of stops	1	nr	8,000	5,763
<i>Social J</i>	Firefighting Lifts; 13 person	Total nr of stops	5	nr	8,500	42,500
5.11	<b>Fire and lightning protection</b>					
<b>Building F / H Residential</b>						
	Allowance for Dry Riser	35	nr	2,250	78,750	
	Sprinkler Pipework and Distribution (Horizontal)	1,630	m	45	73,339	
	Sprinklers to all residential corridor space	35	nr	2,500	87,500	
	Sprinklers to Riser Space	35	nr	1,250	43,750	
	Sprinklers to plant space	14	nr	1,500	21,000	
	Sprinklers to Bin Store	8	nr	1,250	10,000	
	Sprinklers to Resi Entrance	8	nr	1,000	8,000	
	Sprinklers to Bike Store	4	nr	2,000	8,000	
	Allowance for Lightning Protection	1	nr	25,000	25,000	
	Letterbox opening above apartment entrance doors	206	nr	90	18,540	
	BCWS External Distribution Pipework in Trench DN100	96	m	250	24,000	
<b>Building F / H Retail</b>						
	Allowance for Commercial Grade Sprinkler Tank to Plot H (Serving F & H)	1	item	150,000	150,000	
	Sprinklers to commercial Space	1,405	m2	35	49,158	
<b>Building I</b>						
	Allowance for Dry Riser	11	nr	2,250	24,750	
	Sprinkler Pipework and Distribution (Horizontal)	309	m	45	13,910	
	Sprinklers to all residential corridor space	11	nr	2,500	27,500	
	Sprinklers to Riser Space	11	nr	1,400	15,400	
	Sprinklers to plant space	5	nr	1,500	7,500	
	Sprinklers to Bin Store	1	nr	1,250	1,250	
	Sprinklers to Resi Entrance	2	nr	1,000	2,000	
	Sprinklers to Bike Store	1	nr	2,000	2,000	
	Allowance for Lightning Protection	1	nr	15,000	15,000	
	Letterbox opening above apartment entrance doors	52	nr	90	4,680	
<b>Building J</b>						
	Allowance for Lightning Protection	1	nr	10,000	10,000	
5.12	<b>Communications, security and control systems</b>					
<b>Building F</b>						
<i>BT Openreach</i>						
	Distribution of copper to serve; Lifts and Fire Alarm Panel	71	m	70	4,998	
	Containment for distribution of Fibre to serve Residential Apartments	723	m	50	36,168	
<i>Fire Alarm Systems</i>						
	Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control.	1	item	10,000	10,000	
	Allowance for Fire Call Room	1	item	15,000	15,000	
	Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and Heat Detector.	11	nr	1,250	13,750	
	Distribution for Fire Alarm Panel; 120 minute FR cabling.	795	m	25	19,869	
<i>CCTV &amp; Access Control</i>						
	Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling Storage.	15	nr	250	3,750	
	Allowance for Video Door Entry System	2	nr	3,500	7,000	
	Distribution for CCTV/ Access Control	795	m	50	39,738	
	CCTV to Roof Areas and Terraces	1	item	1,500	1,500	
<b>Building H</b>						

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	<b>BT Openreach</b>					
	Distribution of copper to serve; Lifts and Fire Alarm Panel	162	m	70	11,309	
	Containment for distribution of Fibre to serve Residential Apartments	906	m	50	45,320	
	<b>Fire Alarm Systems</b>					
	Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control.	1	item	10,000	10,000	
	Allowance for Fire Call Room	1	item	15,000	15,000	
	Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and Heat Detector.	24	nr	1,250	30,000	
	Distribution for Fire Alarm Panel; 120 minute FR cabling.	1,068	m	25	26,699	
	<b>CCTV &amp; Access Control</b>					
	Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling Storage.	30	nr	250	7,500	
	Allowance for Video Door Entry System	6	nr	3,500	21,000	
	Distribution for CCTV/ Access Control	369	m	50	18,448	
	CCTV to Roof Areas and Terraces	1	item	2,000	2,000	
	<b>Building I</b>					
	<b>BT Openreach</b>					
	Distribution of copper to serve; Lifts and Fire Alarm Panel	71	m	70	4,988	
	Containment for distribution of Fibre to serve Residential Apartments	309	m	50	15,455	
	<b>Fire Alarm Systems</b>					
	Allowance for Fire Alarm Panel incl. 24 hour battery backup; to include interface with Lift, Heat Pumps, Door Hold Open Contacts, AOV and Access Control.	1	item	10,000	10,000	
	Allowance for Fire Call Room	1	item	15,000	15,000	
	Allowance for Manual Call Point, Sounder, Smoke Detector, Xenon Beacon and Heat Detector.	1	nr	1,250	1,250	
	Distribution for Fire Alarm Panel; 120 minute FR cabling.	380	m	25	9,509	
	<b>CCTV &amp; Access Control</b>					
	Allowance for CCTV points; Building Entrances/ Front & Rear of Building/ Cycling Storage.	8	nr	250	2,000	
	Allowance for Video Door Entry System	2	nr	3,500	7,000	
	Distribution for CCTV/ Access Control	380	m	50	19,018	
	CCTV to Roof Areas and Terraces	1	item	2,500	2,500	
	<b>Building I</b>					
	Included above					
<b>5.13</b>	<b>Specialist installations</b>					
<i>Private F</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	3,647,530	47,418	
<i>Retail F</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	51,249	666	
<i>Private H</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	1,405,897	18,277	
<i>Social H</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	2,517,579	32,729	
<i>Retail H</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	249,292	3,241	
<i>Private I</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	2,151,805	27,973	
<i>Social I</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	149,602	1,945	
<i>Social J</i>	Building Management System *Assumed Separate Controls*	1.3%	Item	686,786	8,928	
<i>Private F</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	9	nr	3,000	25,562
<i>Retail F</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	0	nr	3,000	1,438
<i>Private H</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	3	nr	3,000	7,981
<i>Social H</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	8	nr	3,000	25,289
<i>Retail H</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	1	nr	3,000	2,730
<i>Private I</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	6	nr	3,000	16,703
<i>Social I</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	0	nr	3,000	1,297
<i>Social J</i>	Electric Vehicle Charging Point - Rapid EV Charging Points to all spaces	7kW charging point	14	nr	3,000	42,000
<i>Social J</i>	Photovoltaic Panels		40	nr	800	32,000
<b>5.14</b>	<b>Builders' work in connection</b>					
<i>Private F</i>	Builders' work in connection with services installations	1.1%		3,720,510	40,926	
<i>Retail F</i>	Builders' work in connection with services installations	1.1%		53,353	587	
<i>Private H</i>	Builders' work in connection with services installations	1.1%		1,432,155	15,754	
<i>Social H</i>	Builders' work in connection with services installations	1.1%		2,575,596	28,332	
<i>Retail H</i>	Builders' work in connection with services installations	1.1%		255,263	2,808	
<i>Private I</i>	Builders' work in connection with services installations	1.1%		2,196,482	24,161	
<i>Social I</i>	Builders' work in connection with services installations	1.1%		152,843	1,681	
<i>Social J</i>	Builders' work in connection with services installations	1.1%		769,715	8,467	
<b>5.15</b>	<b>Testing &amp; Commissioning</b>					
<i>Private F</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		3,761,436	376,144	
<i>Retail F</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		53,940	5,394	
<i>Private H</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		1,447,909	144,791	
<i>Social H</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		2,603,928	260,393	
<i>Retail H</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		258,070	25,807	
<i>Private I</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		2,220,643	222,064	
<i>Social I</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		154,525	15,452	
<i>Social J</i>	Testing & Commissioning / Sub-Contractor Preliminaries / OH&P / SC Design	10.0%		778,181	77,818	

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
6	Complete building and building units N/A					
7	Work to existing buildings N/A					
8	External Works					
	<b>Plot F</b>					
	<b>Ground Level; Public Realm Hard &amp; Soft Landscaping</b>					
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas	47	m3	20	937	
	Excavate 350mm for hard landscaping	777	m3	20	15,543	
	Disposal off site, inert material	824	m3	39	32,135	
	Extra Over for contaminated, non-hazardous; assume 35%	288	m3	67	19,322	
	Extra Over for contaminated, hazardous; assume 10%	82	m3	343	28,262	
	Capping Layer to all soft landscaped areas	0.6	30	m3	55	1,627
	Patterned Concrete	369	m2	192	70,801	
	Patterned Block paving; utilising existing road build up	**Granite Sets	549	m2	253	139,181
	Soft Landscaping	49	m2	120	5,916	
	400x400 Perfecta Flags	1,362	m2	153	208,825	
	200x100 Block Paving - Adoptable Road	490	m2	192	93,876	
	Tree Planting	13	nr	2,000	26,000	
	Large Oval Planters	**Allowance**	8	nr	3,500	28,000
	Benches	3	nr	1,500	4,500	
	External Table and Chairs	6	nr	2,000	12,000	
	Large Play Equipment	1	item	50,000	50,000	
	Allowance for Bollards, Bins, Furniture etc	**Allowance**	1	Item	10,000	10,000
	White Lining	**Allowance**	1	Item	1,000	1,000
	Signage	**Allowance**	1	Item	1,500	1,500
	Protection to Existing Trees	13	nr	500	6,500	
	External Lighting	**Allowance**	2,819	m2	20	56,382
	Cycle Stands	1	Item	5,000	5,000	
	<u>Site drainage</u>					
	Generally; to hard and soft paved areas	**GIA - No Detail	2,819	m2	15	42,286
	Generally; to adoptable roads	**GIA - No Detail	490	m2	15	7,347
	<u>Attenuation Tank</u>					
	General allowance (Scope to be defined)	1	Item	25,000	25,000	
	<b>Roof Terraces; Landscaping</b>					
	<u>Hard Landscaping</u>					
	Dutch Clay Brick Pavers to Roof Terraces	60%	334	m2	283	56,727
	Allowance for Furniture		1	Item	50,000	50,000
	<u>Soft Landscaping</u>					
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	334	m2	120	16,017
	<u>278 Works</u>					
	278 Works Generally; Assumed Area	1	Item	50,000	50,000	
	<b>Plot H</b>					
	<b>Ground Level; Public Realm Hard &amp; Soft Landscaping</b>					
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas	380	m3	20	7,592	
	Excavate 350mm for hard landscaping	704	m3	20	14,088	
	Disposal off site, inert material	1,084	m3	39	42,277	
	Extra Over for contaminated, non-hazardous; assume 35%	379	m3	67	25,420	
	Extra Over for contaminated, hazardous; assume 10%	108	m3	343	37,182	
	Capping Layer to all landscaped areas	240	m3	50	11,987	
	Etched Concrete Pattern	Terracotta Colour	478	m2	192	91,704
	100x100 Block Paving		215	m2	192	41,164
	Assumed Rubber-Gravel Mix to play space		299	m2	190	56,719
	Soft Landscaping		101	m2	120	12,127
	Allowance for resurfaced blacktop finish to existing road; utilising existing road build up		378	m2	75	28,370
	400x400 Perfecta Flags		1,320	m2	153	202,448
	200x100 Block Paving - Adoptable Road; utilising existing road build up		1,682	m2	162	271,973
	Tree Planting		11	nr	2,000	22,000
	Large Plant Seating		3	nr	5,000	15,000
	Benches		5	nr	1,500	7,500
	Seating		13	nr	500	6,500
	Large Play Equipment - to Kermichal Street		1	item	40,000	40,000
	Allowance for Bollards, Bins, Furniture etc		1	Item	10,000	10,000
	White Lining		1	Item	5,000	5,000

Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
	Signage		1	Item	5,000	5,000
	Protection to Existing Trees		12	nr	500	6,000
	External Lighting		4,473	m2	15	67,092
	Cycle Stands		1	Item	10,000	10,000
	<u>Site drainage</u>					
	Generally; to hard and soft paved areas		4,473	m2	15	67,092
	Generally; to adoptable roads		1,682	m2	15	25,235
	<u>Attenuation Tank</u>					
	General allowance		1	Item	60,000	60,000
	<b>Roof Terraces; Landscaping</b>					
	<u>Hard Landscaping</u>					
	Assumed High Quality Flag Pavers to Roof Terraces	60%	160	m2	283	27,156
	Allowance for Furniture		1	Item	7,500	7,500
	<u>Soft Landscaping</u>					
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	160	m2	120	7,668
	<u>278 Works</u>					
	278 Works Generally; Assumed Area		1	Item	50,000	50,000
	<b>Plot I</b>					
	<b>Ground Level; Public Realm Hard &amp; Soft Landscaping</b>					
	Excavate 600mm capping layer / 350mm topsoil for soft landscaping areas		100	m3	20	1,990
	Excavate 350mm for hard landscaping		271	m3	20	5,417
	Disposal off site, inert material		370	m3	39	14,445
	Extra Over for contaminated, non-hazardous; assume 35%		130	m3	67	8,685
	Extra Over for contaminated, hazardous; assume 10%		37	m3	343	12,704
	Capping Layer to all landscaped areas		63	m3	50	3,143
	Assumed 200x100 Block Paving		30	m2	162	4,882
	Footpath - Assumed concrete paving		107	m2	153	16,407
	Soft Landscape		105	m2	120	12,570
	Raised Road - Assumed block paving - Adoptable; Utilising existing road build up		227	m2	162	36,761
	Block Paving		548	m2	192	104,939
	Ground floor - Terrace wall; assumed 1.1m high		67	m2	132	8,790
	Ground floor - Terrace paving		89	m2	162	14,419
	Planters		8	nr	750	6,000
	Allowance for Bollards, Bins, Furniture etc		1	Item	15,000	15,000
	White Lining		1	Item	5,000	5,000
	Signage		1	Item	5,000	5,000
	Protection to Existing Trees		-	nr	500	-
	External Lighting		1,106	m2	15	16,591
	Cycle Stands		1	Item	2,000	2,000
	Sulo Underground Waste Containers		4	nr	8,500	34,000
	<u>Site drainage</u>					
	Generally; to hard and soft paved areas		1,106	m2	15	16,591
	Generally; to adoptable roads		548	m2	15	8,213
	<u>Attenuation Tank</u>					
	General allowance (Scope to be defined)		1	Item	30,000	30,000
	<b>Roof Terraces; Landscaping</b>					
	<u>Hard Landscaping</u>					
	Dutch Clay Brick Pavers to Roof Terraces	60%	210	m2	283	35,661
	Allowance for Furniture		1	Item	25,000	25,000
	<u>Soft Landscaping</u>					
	Assumed Amenity Grassland / Planting to Roof Terraces	40%	210	m2	120	10,069
	<u>278 Works</u>					
	278 Works Generally; Assumed Area		1	Item	50,000	50,000
	<b>Plot J (Residential Boundary)</b>					
	<b>Ground Level; Public Realm Hard &amp; Soft Landscaping</b>					
	Excavate 600mm capping layer		903	m3	20	18,063
	Excavate 350mm for hard landscaping		141	m3	20	2,826
	Disposal off site, inert material		1,044	m3	39	40,735
	Extra Over for contaminated, non-hazardous; assume 35%		366	m3	67	24,493
	Extra Over for contaminated, hazardous; assume 10%		104	m3	343	35,826
	Capping Layer to all landscaped areas		903	m3	50	45,158
	Footpath - Assumed concrete paving		361	m2	153	55,338
	Soft Landscape		951	m2	120	114,084

Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	Loose Woodchip	43	m2	110	4,715	
	Ground floor - Garden Fence	222	m	90	19,989	
	Making good existing boundary brick wall; assumed 2m high	180	m2	50	8,990	
	Tree Planting	14	nr	2,000	28,000	
	Raised Planter	14	nr	750	10,500	
	Utility Store	14	nr	795	11,136	
	ASHP Store	14	nr	1,300	18,205	
	Bike Store	14	nr	1,152	16,126	
	Allowance for Bollards, Bins, Furniture etc	1	Item	15,000	15,000	
	White Lining	1	Item	5,000	5,000	
	Signage	1	Item	5,000	5,000	
	Protection to Existing Trees	14	nr	500	7,000	
	External Lighting	1,354	m2	15	20,317	
<b>Plot J (Allotments)</b>						
<b>Ground Level; Public Realm Hard &amp; Soft Landscaping</b>						
	Excavate 600mm capping layer	709	m3	20	14,171	
	Excavate 350mm for hard landscaping	143	m3	20	2,868	
	Disposal off site, inert material	852	m3	39	33,228	
	Extra Over for contaminated, non-hazardous; assume 35%	298	m3	67	19,979	
	Extra Over for contaminated, hazardous; assume 10%	85	m3	343	29,223	
	Capping Layer to all landscaped areas	709	m3	50	35,428	
	Resin Bound Macadam	249	m2	210	52,244	
	Soft Landscaping	746	m2	120	89,503	
	Loose Woodchip	161	m2	110	17,710	
	Raised Planters	13	nr	1,500	19,500	
	New Trees	15	nr	2,000	30,000	
	Allowance for Bollards, Bins, Furniture etc	1	Item	15,000	15,000	
	White Lining	1	Item	5,000	5,000	
	Signage	1	Item	5,000	5,000	
	Protection to Existing Trees	-	nr	153	-	
	External Lighting	1,156	m2	120	138,677	
<u>Site drainage</u>						
	Generally; to hard and soft paved areas	2,510	m2	15	37,652	
<u>Attenuation Tank</u>						
	General allowance (Scope to be defined)	1	Item	50,000	50,000	
<b>Roof Terraces; Landscaping</b>						
<u>Green Roof</u>						
	Green Roof	50	m2	59	2,938	
	Allowance for Furniture	1	Item	30,000	30,000	
<u>278 Works</u>						
	278 Works Generally; Assumed Area	1	Item	50,000	50,000	
<b>Braithwaite Park</b>						
<u>Site Clearance</u>						
	Allowance to remove existing fence to corner of Abbott Road/ Benledi Road and to create new opening along Abbott Road	1	item	10,000	10,000	
	Allowance for vegetation clearance and to remove/ dispose of general existing FF&E	4,341	m2	10	43,407	
<u>Cut / Fill</u>						
	Cut: All areas besides existing turfed area stripped / cut to allow for surface build up - Assume 300mm to allow for hard/ soft landscaped areas.	0.200	576	m3	20	11,527
	Cart away site strip; Assume inert.	576	m3	35	20,172	
	Extra Over for contaminated, non-hazardous; assume 35%	202	m3	67	13,515	
	Extra Over for contaminated, hazardous; assume 10%	58	m3	343	19,769	
<u>Hard Landscaping Areas</u>						
	Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim.	534	m2	210	112,153	
	Rubber-Gravel Mix to play space; Geotextile membrane, Type 1, binder course, macadam and rubber-gravel mix.	1,152	m2	190	218,914	
	Allowance flag paving	381	m2	190	72,455	
<u>Soft Landscaping Areas</u>						
	New Turf for picnic benches	219	m2	30	6,581	
	Allowance to strip existing vegetation and replace with turf seeding; assume existing topsoil suitable for re-use	240	m2	25	6,000	
	Allowance for new herbaceous meadow planting; including necessary topsoil	61	m2	150	9,194	
	Allowance for new trees; Assume 15nr new required	15	nr	2,500	37,500	
	Allowance to strip existing vegetation and replace with new herbaceous meadow planting; including necessary topsoil	159	m2	160	25,384	
	New Planters to paved areas; including all necessary topsoil	44	m2	150	6,605	



Phase A Detailed Analysis of Costs						
Split	Description	Quantity	Unit	Rate / £	Total / £	
	Planters to Abbott Road retained - note	-	m2	150	-	
	<b><u>Allowance for Fixtures and furnishing</u></b>					
	Allowance for planters; assumed timber	1	item	38,500	38,500	
	Allowance for new signage	1	item	20,000	20,000	
	Allowance for new low level fencing and entrance to the corner of Abbott Road/ Benledi Road and along Abbott Road	1	item	20,000	20,000	
	Allowance for new seating/ furniture to new areas (play space/ picnic area/ paved area)	1	item	30,000	30,000	
	Allowance for new lighting (Assume all existing and necessary infrastructure in place)	1	item	20,000	20,000	
	Allowance for play equipment; Provisional Allowance, scope TBC	1	item	150,000	150,000	
	Allowance for ancillary furniture (Bins, wayfinding, cycle stands and the like)	1	item	15,000	15,000	
	<b>Leven Road Open Space</b>					
	<b><u>Site Clearance</u></b>					
	Allowance for vegetation clearance and to remove/ dispose of general existing FF&E	5,214	m2	8	39,105	
	Allowance to remove existing fence	341	m	15	5,114	
	<b><u>Cut / Fill</u></b>					
	Cut: All areas besides existing MUGA to be stripped to allow for surface build up - Assume 300mm to allow for hard and soft landscaped areas.	0.2	715	m3	20	14,292
	Fill: Allow to fill for enhancements to existing mound to create terraced area; Assumed average of 1m height in imported material; assume cut suitable for re-use		638	m3	20	12,760
	Cart away site strip; Assume inert and all can be used as fill for mounds.		77	m3	35	2,681
	Extra Over for contaminated, non-hazardous; assume 35%		27	m3	67	1,796
	Extra Over for contaminated, hazardous; assume 10%		8	m3	343	2,627
	<b><u>Hard Landscaping Areas</u></b>					
	Resin Dressing (pathways); Allowance assumes for geotextile membrane, Type 1 material, binder course, macadam, resin dressing with metal trim.		604	m2	210	126,819
	Coloured anti slip coating and macadam to existing MUGA; Assume surface course macadam complete.		1,094	m2	50	54,700
	In-situ concrete paving		643	m2	145	93,289
	EO for introducing pattern to concrete		1	item	15,000	15,000
	EO Allowance for in-situ concrete / Timber Feature Stairs		1	item	20,000	20,000
	EO Allowance to create stairs suitable for running track		1	item	10,000	10,000
	<b><u>Soft Landscaping Areas</u></b>					
	Allowance for mixed ornamental shrubs; including necessary topsoil		559	m2	110	61,490
	Allowance for hedge with railing to terrace		86	m2	120	10,320
	Allowance for meadow; including necessary topsoil		1,158	m2	55	63,717
	Allowance for turf seeding; generally		1,155	m2	35	40,433
	Allowance for new trees to Leven Road Space; 33nr new required		33	nr	2,500	82,500
	<b><u>Allowance for Fixtures and furnishing</u></b>					
	Allowance for new signage		1	item	20,000	20,000
	Allowance for railing to new planters		45	m	250	11,250
	Allowance to create new entrances to existing MUGA fence		1	item	5,000	5,000
	Allowance to decorate existing fence to MUGA		1	item	9,920	9,920
	Allowance for new furniture (benching etc.)		1	item	10,000	10,000
	Allowance for new lighting (Assume all existing and necessary infrastructure in place)		1	item	20,000	20,000
	Allowance for new Gym Equipment		1	item	20,000	20,000
	Allowance for new trim trail equipment		1	item	30,000	30,000
	Allowance for feature play/ bouldering equipment		1	item	40,000	40,000
	Allowance for ancillary furniture (Bins, wayfinding, cycle stands and the like)		1	item	10,000	10,000
9	<b>Facilitating works</b>					
	<b>Plot F</b>					
	Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned at 600mm below ground level.		1	item	240,000	240,000
	<b>Plot H</b>					
	Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned at 600mm below ground level.		1	item	425,000	425,000
	<b>Plot I</b>					

Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
	Demolition of all structures, including all necessary temporary works and structures, decontamination of the existing structures and cart material away from site. Foundations to be grubbed out up to 2m in depth and the site to be returned at 600mm below ground level.		1	item	400,000	400,000
	<b>Plot J</b>					
	Site Vegetation Clearance, including breaking out existing hardscape		2,510	m2	25	62,753
	<b>Oversailing License Allowance</b>					-
	General allowance - Excluded		1	Item		Excluded
						-
<b>9a</b>	<b>Incoming Services</b>					
	<b>Electricity - Allowances</b>					-
	Contribution to Primary Substation, Distribution Substations & LV Terminations	UKPN Budget	1	item	363,738	363,738
	HV / LV Connections		278	nr	1,200	333,600
	HV / LV Connections to Commercial		19	nr	1,200	22,800
						-
	<b>Gas</b>					-
	Gas supply - based upon CMU Supplies	To Retail Units	1	item	47,257	47,257
						-
	<b>Potable Water</b>					-
	Incoming Water Connection		278	nr	950	264,100
	Incoming Water Connection to serve commercial sprinkler		2	nr	1,500	3,000
	Incoming Water Connection to Commercial		19	nr	1,500	28,500
						-
	<b>Foul Water</b>					-
	Foul Water Connection	1nr per plot	4	nr	5,000	20,000
						-
	<b>BT / Hyperoptic / Virgin Media</b>					-
	BT or similar connection		278	nr	50	13,900
	Allowance to relocated existing Borris Bikes on Aberfeldy Street					-
						-
<b>9b</b>	<b>Network Reinforcements</b>					
	<b>Decommissioning / Removing / Diverting existing services/ off-ste infrastructure works</b>					
	Electricity	UKPN Budget	1.00	item	35,000	35,000
	Water - Allowance	Excluded - Key Risk	1.00	item	-	-
	Gas - Allowance	Cadent Budget	1.00	item	49,462	49,462
	Telecomms	Utilitas Budgets	1.00	item	210,995	210,995
	Comms	Excluded - Key Risk	1.00	item	-	-
<b>10</b>	<b>Contractor's preliminaries</b>					
	<i>Private F</i> Contractor's preliminaries	16.00%	1	Item	20,363,961	3,258,234
	<i>Retail F</i> Contractor's preliminaries	16.00%	1	Item	896,309	143,409
	<i>Private H</i> Contractor's preliminaries	16.00%	1	Item	6,915,292	1,106,447
	<i>Social H</i> Contractor's preliminaries	16.00%	1	Item	17,974,630	2,875,941
	<i>Retail H</i> Contractor's preliminaries	16.00%	1	Item	1,786,478	285,837
	<i>Private I</i> Contractor's preliminaries	16.00%	1	Item	11,377,293	1,820,367
	<i>Social I</i> Contractor's preliminaries	16.00%	1	Item	856,796	137,087
	<i>Social J</i> Contractor's preliminaries	16.00%	1	Item	7,208,160	1,153,306
<b>11</b>	<b>Main contractor's overheads and profit</b>					
	<i>Private F</i> Main contractor's overheads and profit	5.00%	1	Item	23,622,195	1,181,110
	<i>Retail F</i> Main contractor's overheads and profit	5.00%	1	Item	1,039,718	51,986
	<i>Private H</i> Main contractor's overheads and profit	5.00%	1	Item	8,021,738	401,087
	<i>Social H</i> Main contractor's overheads and profit	5.00%	1	Item	20,850,571	1,042,529
	<i>Retail H</i> Main contractor's overheads and profit	5.00%	1	Item	2,072,315	103,616
	<i>Private I</i> Main contractor's overheads and profit	5.00%	1	Item	13,197,660	659,883
	<i>Social I</i> Main contractor's overheads and profit	5.00%	1	Item	993,884	49,694
	<i>Social J</i> Main contractor's overheads and profit	5.00%	1	Item	8,361,466	418,073
<b>12</b>	<b>Project / design team fees</b>					
	<i>Private F</i> Project / design team fees	4.20%	1	Item	20,363,961	855,286
	<i>Retail F</i> Project / design team fees	4.20%	1	Item	896,309	37,645
	<i>Private H</i> Project / design team fees	4.20%	1	Item	6,915,292	290,442
	<i>Social H</i> Project / design team fees	4.20%	1	Item	17,974,630	754,934
	<i>Retail H</i> Project / design team fees	4.20%	1	Item	1,786,478	75,032
	<i>Private I</i> Project / design team fees	4.20%	1	Item	11,377,293	477,846
	<i>Social I</i> Project / design team fees	4.20%	1	Item	856,796	35,985
	<i>Social J</i> Project / design team fees	4.20%	1	Item	7,208,160	302,743



Phase A Detailed Analysis of Costs						
Split	Description		Quantity	Unit	Rate / £	Total / £
<b>13</b>	<b>Contingency</b>					
	<i>Design Development Risk</i>					
<i>Private F</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	25,658,591	256,586
<i>Retail F</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	1,129,349	11,293
<i>Private H</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	8,713,267	87,133
<i>Social H</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	22,648,034	226,480
<i>Retail H</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	2,250,963	22,510
<i>Private I</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	14,335,389	143,354
<i>Social I</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	1,079,564	10,796
<i>Social J</i>	Contractors Design contingency - Cost to Procure D&B based upon RIBA Stage 3	1.00%	1	Item	9,082,282	90,823
	<i>Construction Risk</i>					
	Client Held Contingency - Unforeseen Costs During Construction		Excluded		Recommend 5% is held by Developer	
	<i>Employer Change / Employer Other Risk</i>					
	Client Held Contingency - To Cover Client Change		Excluded			
<b>14</b>	<b>Inflation</b>					
	Circle Cost Plan based upon Current Day pricing - no allowance for inflation					



Location	PHASE A Area Schedule																																Total												
	Private / Intermediate NIA							Social NIA							NIA	Circulation / Communal					Ancillary Space							Commercial Space				Areas outside GIA					GIA								
	Total	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom		Area	Area	Stair Core	Lift Core	Corridor	Demising walls	Entrance Lobby	Lift Lobby	Parcel Room	Residents Facilities	Bulky Storage	Security	Risers	Refuse / Bin Store	Plant Space	Substation / UKPN	Cycle Store		Marketing Suite	Retail	Commercial Plant		Retail BOH / Refuse	External Walkways	Bolt-On Balconies	In situ Balconies	In situ Terrace Balconies	Ground Floor Terraces	Area	
	no	no	no	no	no	no	m2	no	no	no	no	no	no	no	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2		m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	m2	Total
<b>BUILDING F</b>																																													
Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	10	29	36	18	23	14	29	3	13	6	76	89	50	151	292	196	0	17	0	0	0	0	0	0	1,066			
Level 1	12	1	6	5	0	0	742	0	0	0	0	0	0	0	0	0	742	14	10	69	73	0	0	0	0	0	10	0	30	0	0	0	0	0	0	0	0	0	0	54	129	0	0	947	
Level 2	12	1	5	6	0	0	774	0	0	0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	101	0	0	0	947
Level 3	12	1	5	6	0	0	774	0	0	0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	101	0	0	0	947	
Level 4	12	1	5	6	0	0	774	0	0	0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	101	0	0	0	947			
Level 5	12	1	5	6	0	0	774	0	0	0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	101	0	0	0	947		
Level 6	12	1	5	6	0	0	774	0	0	0	0	0	0	0	0	0	774	14	10	69	70	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	101	0	0	0	947			
Level 7	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	47	38	0	0	545				
Level 8	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	0	545				
Level 9	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	0	545				
Level 10	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	0	545				
Level 11	6	0	2	3	1	0	435	0	0	0	0	0	0	0	0	0	435	14	10	36	40	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	57	0	0	0	545				
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
<b>Total:</b>	<b>102</b>	<b>6</b>	<b>41</b>	<b>50</b>	<b>5</b>	<b>0</b>	<b>6,786</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,786</b>	<b>168</b>	<b>120</b>	<b>623</b>	<b>659</b>	<b>18</b>	<b>23</b>	<b>14</b>	<b>29</b>	<b>3</b>	<b>13</b>	<b>116</b>	<b>76</b>	<b>119</b>	<b>50</b>	<b>151</b>	<b>292</b>	<b>196</b>	<b>0</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>777</b>	<b>167</b>	<b>0</b>	<b>9,473</b>				
<b>BUILDING H</b>																																													
Ground	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	39	30	70	112	142	0	18	0	0	0	22	114	125	0	155	0	756	90	54	0	0	0	0	0	1,727				
Level 1	19	0	0	0	0	0	0	0	1	8	2	8	0	0	1,434	1,434	39	30	86	118	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	125	0	0	0	1,729		
Level 2	13	2	3	4	0	0	535	0	0	2	2	0	0	0	815	1,350	39	30	86	124	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	0	73	0	145	49	0	1,651		
Level 3	19	2	3	4	0	0	535	0	2	4	4	0	0	0	817	1,352	39	30	86	121	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	73	0	145	49	0	1,649			
Level 4	19	2	3	4	0	0	535	0	2	4	4	0	0	0	818	1,353	39	30	86	121	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	73	0	145	49	0	1,651			
Level 5	14	0	0	0	4	0	396	0	2	4	4	0	0	0	817	1,213	39	30	86	110	0	0	0	0	0	22	0	0	0	0	0	0	0	0	0	0	73	0	145	49	0	1,500			
Level 6	10	0	0	0	0	0	0	0	2	4	4	0	0	0	818	818	30	20	50	55	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	73	0	145	49	0	981				
Level 7	10	0	0	0	0	0	0	0	2	4	4	0	0	0	817	817	30	20	50	55	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	39	48	0	980					
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
<b>Total:</b>	<b>104</b>	<b>6</b>	<b>9</b>	<b>12</b>	<b>4</b>	<b>0</b>	<b>2,000</b>	<b>0</b>	<b>11</b>	<b>30</b>	<b>24</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>6,336</b>	<b>8,336</b>	<b>294</b>	<b>220</b>	<b>600</b>	<b>815</b>	<b>142</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>148</b>	<b>114</b>	<b>125</b>	<b>0</b>	<b>155</b>	<b>0</b>	<b>756</b>	<b>90</b>	<b>54</b>	<b>365</b>	<b>0</b>	<b>889</b>	<b>295</b>	<b>0</b>	<b>11,867</b>				
<b>BUILDING I</b>																																													
Ground	2	0	0	0	0	0	0	0	0	2	0	0	0	0	91	91	18	9	16	38	22	18	10	82	3	0	5	24	109	0	78	0	0	0	0	0	0	0	0	56	521				
Level 1	5	0	2	2	0	0	263	0	0	1	0	0	0	0	167	430	18	9	23	45	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	41	0	0	530			
Level 2	6	0	2	4	0	0	419	0	0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	50	0	0	522			
Level 3	6	0	2	4	0	0	419	0	0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	50	0	0	522				
Level 4	6	0	2	4	0	0	419	0	0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522					
Level 5	6	0	2	4	0	0	419	0	0	0	0	0	0	0	0	419	18	9	34	38	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	50	0	0	522					
Level 6	5	0	2	3	0	0	332	0	0	0	0	0	0	0	0	332	18	9	34	35	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	42	0	0	434						
Level 7	4	0	2	2	0	0	255	0	0	0	0	0	0	0	0	255	18	9	28	31	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	33	0	0	346						
Level 8	4	0	2	2	0	0	265	0	0	0	0	0	0	0	0	265	18	9	28	22	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	33	0	0	348						
Level 9	4	0	2	2	0	0	265	0	0	0	0	0	0	0	0	265	18	9	28	22	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	33	0	0	348						
Level 10	4	0	2	2	0	0	265	0	0	0	0	0	0	0	0	265	18	9	28	22	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	33	0	0	348						
Roof	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0					
<b>Total:</b>	<b>52</b>	<b>0</b>	<b>20</b>	<b>29</b>	<b>0</b>	<b>0</b>	<b>3,321</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>258</b>	<b>3,579</b>	<b>198</b>	<b>99</b>	<b>321</b>	<b>365</b>	<b>22</b>	<b>18</b>	<b>10</b>	<b>82</b>	<b>3</b>	<b>0</b>	<b>55</b>	<b>24</b>	<b>109</b>	<b>0</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>414</b>	<b>0</b>	<b>56</b>	<b>4,962</b>					
<b>BUILDING J (Lochnagar Street)</b>																																													
Ground	16	0	0	0	0	0	0	0	0	0	3	9	0	4	905	905	15	3	0	119	19	0	0	0	0	1	0	8	0	8	0	0	0	0	0	0	0	0	0	1,078					
Level 1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	931																														

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**APPENDIX F - PHASES B, C & D COST PLAN**

- OVERALL PROJECT SUMMARY -			
Masterplan Total (Phase B, C & D)			
Element	Phase GIFA (sf) Residential Units	Total Phase Costs	
		£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	17	22,318,295
<b>2</b>	<b>SUPERSTRUCTURE</b>		124,957,587
2.10	Frame	10	12,547,942
2.20	Upper floors	12	16,240,546
2.30	Roof	6	8,210,348
2.40	Stairs and ramps	1	1,944,920
2.50	External Walls	46	59,639,368
2.60	Windows and external doors	2	2,163,824
2.70	Internal walls and partitions	14	18,547,259
2.80	Internal doors	4	5,663,381
<b>3</b>	<b>INTERNAL FINISHES</b>		18,217,473
3.10	Wall finishes	4	4,659,098
3.20	Floor finishes	7	8,565,902
3.30	Ceiling finishes	4	4,992,473
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	11	13,751,935
<b>5</b>	<b>SERVICES</b>		65,674,678
5.01	Service equipment	48	62,956,874
5.02	Lift and conveyor installations	2	2,717,805
<b>8</b>	<b>EXTERNAL WORKS</b>	12	15,571,464
<b>9</b>	<b>FACILITATING WORKS</b>	4	5,042,293
9a	Incoming Services	3	3,277,939
9b	Network Reinforcements	2	2,909,309
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>209</b>	<b>271,720,975</b>
10	Contractor's Preliminaries	33	43,475,356
11	Main Contractor's Overheads and Profit	15	18,911,780
12	Project / Design Team Fees	9	11,412,281
13	Design Development Contingency	2	3,020,450
14	Inflation - Excluded (Current Day Pricing)		Excluded
<b>TOTAL PROJECT CONSTRUCTION COST</b>		<b>268</b>	<b>348,540,842</b>

\*All figures exclude VAT

- OVERALL PROJECT SUMMARY -			
		Phase B Total	
Element	Phase GIFA (sf) Residential Units	Total Phase Costs	
		£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	<b>18</b>	<b>10,011,919</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>55,624,996</b>
2.10	Frame	10	5,351,489
2.20	Upper floors	12	6,926,322
2.30	Roof	6	3,501,577
2.40	Stairs and ramps	1	829,476
2.50	External Walls	50	27,739,048
2.60	Windows and external doors	2	922,835
2.70	Internal walls and partitions	14	7,928,593
2.80	Internal doors	4	2,425,656
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>7,790,178</b>
3.10	Wall finishes	4	1,993,903
3.20	Floor finishes	7	3,663,239
3.30	Ceiling finishes	4	2,133,036
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>11</b>	<b>6,016,806</b>
<b>5</b>	<b>SERVICES</b>		<b>28,422,902</b>
5.01	Service equipment	49	27,259,334
5.02	Lift and conveyor installations	2	1,163,568
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>17</b>	<b>9,242,270</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>2,150,454</b>
9a	Incoming Services	2	1,361,177
9b	Network Reinforcements	2	1,083,440
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>220</b>	<b>121,704,142</b>
10	Contractor's Preliminaries	35	19,472,663
11	Main Contractor's Overheads and Profit	15	8,470,608
12	Project / Design Team Fees	9	5,111,574
13	Design Development Contingency	2	1,352,863
14	Inflation - Excluded (Current Day Pricing)		Excluded
<b>TOTAL PROJECT CONSTRUCTION COST</b>		<b>282</b>	<b>156,111,850</b>

\*All figures exclude VAT

		ELEMENTAL ANALYSIS			
		OMS / Intermediate		Social Rent	
Element	Plots / Buildings	Building A / B		Building A / B	
	GIFA (sf)	388,196		153,198	
	Residential Units	406		145	
		£ / ft <sup>2</sup> Gross	Elemental Cost £	£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	18	<b>6,987,523</b>	18	<b>2,757,569</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>39,036,236</b>		<b>15,405,332</b>
2.10	Frame	10	3,748,236	10	1,479,211
2.20	Upper floors	12	4,851,265	12	1,914,512
2.30	Roof	6	2,452,539	6	967,875
2.40	Stairs and ramps	1	580,973	1	229,276
2.50	External Walls	50	19,428,706	50	7,667,380
2.60	Windows and external doors	2	646,363	2	255,082
2.70	Internal walls and partitions	14	5,602,135	14	2,210,837
2.80	Internal doors	4	1,726,018	4	681,159
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>5,507,984</b>		<b>2,173,681</b>
3.10	Wall finishes	4	1,413,815	4	557,950
3.20	Floor finishes	7	2,590,654	7	1,022,380
3.30	Ceiling finishes	4	1,503,516	4	593,350
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>11</b>	<b>4,270,153</b>	<b>11</b>	<b>1,685,181</b>
<b>5</b>	<b>SERVICES</b>		<b>20,727,255</b>		<b>7,317,542</b>
5.01	Service equipment	51	19,901,872	46	6,991,812
5.02	Lift and conveyor installations	2	825,383	2	325,731
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>17</b>	<b>6,473,378</b>	<b>17</b>	<b>2,554,666</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>1,506,200</b>	<b>4</b>	<b>594,409</b>
9a	Incoming Services	2	956,074	2	361,321
9b	Network Reinforcements	2	758,852	2	299,475
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>222</b>	<b>86,223,655</b>	<b>216</b>	<b>33,149,176</b>
10	Contractor's Preliminaries	36	13,795,785	35	5,303,868
11	Main Contractor's Overheads and Profit	15	6,001,166	15	2,307,183
12	Project / Design Team Fees	9	3,621,394	9	1,392,265
13	Design Development Contingency	2	958,462	2	368,486
14	Inflation		Excluded		Excluded
<b>TOTAL CONSTRUCTION COST</b>		<b>285</b>	<b>110,600,462</b>	<b>278</b>	<b>42,520,978</b>

\*All figures exclude VAT





		ELEMENTAL ANALYSIS			
		Workspace		Retail	
		Building A / B		Building B	
		8,896		3,950	
Element	Phase GIFA (sf)	£ / ft <sup>2</sup>	Elemental Cost £	£ / ft <sup>2</sup>	Elemental Cost £
		Gross		Gross	
<b>1</b>	<b>SUBSTRUCTURE</b>	22	<b>195,720</b>	18	<b>71,106</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>820,073</b>		<b>363,356</b>
2.10	Frame	10	85,899	10	38,143
2.20	Upper floors	12	111,177	12	49,367
2.30	Roof	6	56,205	6	24,957
2.40	Stairs and ramps	1	13,314	1	5,912
2.50	External Walls	50	445,252	50	197,710
2.60	Windows and external doors	2	14,813	2	6,578
2.70	Internal walls and partitions	9	80,067	9	35,553
2.80	Internal doors	2	13,345	1	5,135
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>83,626</b>		<b>24,887</b>
3.10	Wall finishes	2	17,793	1	4,345
3.20	Floor finishes	4	39,144	3	11,061
3.30	Ceiling finishes	3	26,689	2	9,481
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>5</b>	<b>48,040</b>	<b>3</b>	<b>13,431</b>
<b>5</b>	<b>SERVICES</b>		<b>279,346</b>		<b>98,759</b>
5.01	Service equipment	30	266,891	25	98,759
5.02	Lift and conveyor installations	1	12,455	-	-
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>17</b>	<b>148,352</b>	<b>17</b>	<b>65,874</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>34,518</b>	<b>4</b>	<b>15,327</b>
9a	Incoming Services	3	27,891	4	15,891
9b	Network Reinforcements	2	17,391	2	7,722
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>186</b>	<b>1,654,956</b>	<b>171</b>	<b>676,354</b>
10	Contractor's Preliminaries	30	264,793	27	108,217
11	Main Contractor's Overheads and Profit	13	115,185	12	47,074
12	Project / Design Team Fees	8	69,508	7	28,407
13	Design Development Contingency	2	18,396	2	7,518
14	Inflation		Excluded		Excluded
<b>TOTAL CONSTRUCTION COST</b>		<b>239</b>	<b>2,122,838</b>	<b>220</b>	<b>867,571</b>

\*All figures exclude VAT

- OVERALL PROJECT SUMMARY -			
		Phase C Total	
Element	Phase GIFA (sf) Residential Units	Total Phase Costs	
		563,293	
		597	
		£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	17	9,575,984
<b>2</b>	<b>SUPERSTRUCTURE</b>		52,171,555
2.10	Frame	10	5,438,895
2.20	Upper floors	12	7,039,450
2.30	Roof	6	3,558,768
2.40	Stairs and ramps	1	843,024
2.50	External Walls	42	23,859,063
2.60	Windows and external doors	2	937,908
2.70	Internal walls and partitions	14	8,038,822
2.80	Internal doors	4	2,455,625
<b>3</b>	<b>INTERNAL FINISHES</b>		7,912,872
3.10	Wall finishes	4	2,024,257
3.20	Floor finishes	7	3,721,428
3.30	Ceiling finishes	4	2,167,186
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	10	5,873,001
<b>5</b>	<b>SERVICES</b>		28,819,249
5.01	Service equipment	49	27,633,632
5.02	Lift and conveyor installations	2	1,185,617
<b>8</b>	<b>EXTERNAL WORKS</b>	8	4,613,806
<b>9</b>	<b>FACILITATING WORKS</b>	4	2,185,578
9a	Incoming Services	3	1,465,728
9b	Network Reinforcements	3	1,591,879
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>203</b>	<b>114,209,650</b>
10	Contractor's Preliminaries	32	18,273,544
11	Main Contractor's Overheads and Profit	14	7,948,992
12	Project / Design Team Fees	9	4,796,805
13	Design Development Contingency	2	1,269,554
14	Inflation - Excluded (Current Day Pricing)		Excluded
<b>TOTAL PROJECT CONSTRUCTION COST</b>		<b>260</b>	<b>146,498,546</b>

\*All figures exclude VAT

		ELEMENTAL ANALYSIS			
		OMS / Intermediate		Social Rent	
		Building C / E		Building C / E	
		477,688		69,001	
		541		56	
Element	Plots / Buildings GIFA (sf) Residential Units	£ / ft <sup>2</sup>	Elemental Cost £	£ / ft <sup>2</sup>	Elemental Cost £
		Gross		Gross	
<b>1</b>	<b>SUBSTRUCTURE</b>	17	<b>8,120,694</b>	17	<b>1,173,015</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>44,360,855</b>		<b>6,407,822</b>
2.10	Frame	10	4,612,330	10	666,240
2.20	Upper floors	12	5,969,645	12	862,301
2.30	Roof	6	3,017,932	6	435,933
2.40	Stairs and ramps	1	714,907	1	103,267
2.50	External Walls	42	20,233,132	42	2,922,629
2.60	Windows and external doors	2	795,371	2	114,890
2.70	Internal walls and partitions	14	6,893,616	14	995,767
2.80	Internal doors	4	2,123,923	4	306,796
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>6,777,759</b>		<b>979,032</b>
3.10	Wall finishes	4	1,739,746	4	251,302
3.20	Floor finishes	7	3,187,886	7	460,483
3.30	Ceiling finishes	4	1,850,126	4	267,246
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>11</b>	<b>5,059,191</b>	<b>11</b>	<b>730,788</b>
<b>5</b>	<b>SERVICES</b>		<b>25,631,161</b>		<b>2,666,710</b>
5.01	Service equipment	52	24,615,500	37	2,520,000
5.02	Lift and conveyor installations	2	1,015,661	2	146,710
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>8</b>	<b>3,912,632</b>	<b>8</b>	<b>565,171</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>1,853,429</b>	<b>4</b>	<b>267,724</b>
9a	Incoming Services	3	1,270,537.21	2	160,273
9b	Network Reinforcements	3	1,349,956	3	194,998
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>206</b>	<b>98,336,215</b>	<b>191</b>	<b>13,145,532</b>
10	Contractor's Preliminaries	33	15,733,794	30	2,103,285
11	Main Contractor's Overheads and Profit	14	6,844,201	13	914,929
12	Project / Design Team Fees	9	4,130,121	8	552,112
13	Design Development Contingency	2	1,093,105	2	146,126
14	Inflation		Excluded		Excluded
<b>TOTAL CONSTRUCTION COST</b>		<b>264</b>	<b>126,137,436</b>	<b>244</b>	<b>16,861,985</b>

\*All figures exclude VAT



		ELEMENTAL ANALYSIS	
		Workspace	
		Building C / E	
		16,604	
Element	Phase GIFA (sf)	£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	17	<b>282,275</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>1,402,877</b>
2.10	Frame	10	160,324
2.20	Upper floors	12	207,504
2.30	Roof	6	104,903
2.40	Stairs and ramps	1	24,850
2.50	External Walls	42	703,302
2.60	Windows and external doors	2	27,647
2.70	Internal walls and partitions	9	149,440
2.80	Internal doors	2	24,907
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>156,081</b>
3.10	Wall finishes	2	33,209
3.20	Floor finishes	4	73,059
3.30	Ceiling finishes	3	49,813
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>5</b>	<b>83,022</b>
<b>5</b>	<b>SERVICES</b>		<b>521,378</b>
5.01	Service equipment	30	498,132
5.02	Lift and conveyor installations	1	23,246
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>8</b>	<b>136,003</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>64,425</b>
<b>9a</b>	<b>Incoming Services</b>	<b>2</b>	<b>34,918</b>
<b>9b</b>	<b>Network Reinforcements</b>	<b>3</b>	<b>46,924</b>
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>164</b>	<b>2,727,903</b>
<b>10</b>	<b>Contractor's Preliminaries</b>	<b>26</b>	<b>436,465</b>
<b>11</b>	<b>Main Contractor's Overheads and Profit</b>	<b>11</b>	<b>189,862</b>
<b>12</b>	<b>Project / Design Team Fees</b>	<b>7</b>	<b>114,572</b>
<b>13</b>	<b>Design Development Contingency</b>	<b>2</b>	<b>30,323</b>
<b>14</b>	<b>Inflation</b>		<b>Excluded</b>
<b>TOTAL CONSTRUCTION COST</b>		<b>211</b>	<b>3,499,125</b>

\*All figures exclude VAT

- OVERALL PROJECT SUMMARY -			
		Phase D Total	
Element	Phase GIFA (sf) Residential Units	Total Phase Costs	
		£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>	15	<b>2,730,392</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>17,161,037</b>
2.10	Frame	10	1,757,559
2.20	Upper floors	12	2,274,773
2.30	Roof	6	1,150,003
2.40	Stairs and ramps	1	272,420
2.50	External Walls	44	8,041,256
2.60	Windows and external doors	2	303,081
2.70	Internal walls and partitions	14	2,579,844
2.80	Internal doors	4	782,100
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>2,514,423</b>
3.10	Wall finishes	4	640,937
3.20	Floor finishes	6	1,181,234
3.30	Ceiling finishes	4	692,251
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>10</b>	<b>1,862,128</b>
<b>5</b>	<b>SERVICES</b>		<b>8,432,528</b>
5.01	Service equipment	44	8,063,908
5.02	Lift and conveyor installations	2	368,619
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>9</b>	<b>1,715,389</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>706,262</b>
9a	Incoming Services	2	451,034
9b	Network Reinforcements	1	233,990
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>197</b>	<b>35,807,183</b>
10	Contractor's Preliminaries	31	5,729,149
11	Main Contractor's Overheads and Profit	14	2,492,180
12	Project / Design Team Fees	8	1,503,902
13	Design Development Contingency	2	398,033
14	Inflation - Excluded (Current Day Pricing)		Excluded
<b>TOTAL PROJECT CONSTRUCTION COST</b>		<b>252</b>	<b>45,930,446</b>

\*All figures exclude VAT

		ELEMENTAL ANALYSIS			
		OMS / Intermediate		Social Rent	
		Building D		Building D	
		110,740		62,630	
		122		57	
Element	Plots / Buildings GIFA (sf) Residential Units	£ / ft <sup>2</sup>	Elemental Cost £	£ / ft <sup>2</sup>	Elemental Cost £
		Gross		Gross	
<b>1</b>	<b>SUBSTRUCTURE</b>	15	<b>1,661,101</b>	15	<b>939,446</b>
<b>2</b>	<b>SUPERSTRUCTURE</b>		<b>10,485,509</b>		<b>5,930,146</b>
2.10	Frame	10	1,069,254	10	604,723
2.20	Upper floors	12	1,383,914	12	782,681
2.30	Roof	6	699,633	6	395,682
2.40	Stairs and ramps	1	165,733	1	93,732
2.50	External Walls	44	4,892,095	44	2,766,755
2.60	Windows and external doors	2	184,387	2	104,281
2.70	Internal walls and partitions	14	1,598,114	14	903,823
2.80	Internal doors	4	492,379	4	278,468
<b>3</b>	<b>INTERNAL FINISHES</b>		<b>1,571,255</b>		<b>888,633</b>
3.10	Wall finishes	4	403,317	4	228,098
3.20	Floor finishes	7	739,032	7	417,964
3.30	Ceiling finishes	4	428,906	4	242,570
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>	<b>11</b>	<b>1,172,848</b>	<b>11</b>	<b>663,311</b>
<b>5</b>	<b>SERVICES</b>		<b>5,603,456</b>		<b>2,612,664</b>
5.01	Service equipment	48	5,368,000	40	2,479,500
5.02	Lift and conveyor installations	2	235,456	2	133,164
<b>8</b>	<b>EXTERNAL WORKS</b>	<b>9</b>	<b>1,043,599</b>	<b>9</b>	<b>590,214</b>
<b>9</b>	<b>FACILITATING WORKS</b>	<b>4</b>	<b>429,672</b>	<b>4</b>	<b>243,003</b>
9a	Incoming Services	3	284,960	2	148,563
9b	Network Reinforcements	1	142,354	1	80,509
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>		<b>202</b>	<b>22,394,753</b>	<b>193</b>	<b>12,096,490</b>
10	Contractor's Preliminaries	32	3,583,160	31	1,935,438
11	Main Contractor's Overheads and Profit	14	1,558,675	13	841,916
12	Project / Design Team Fees	8	940,580	8	508,053
13	Design Development Contingency	2	248,940	2	134,465
14	Inflation		Excluded		Excluded
<b>TOTAL CONSTRUCTION COST</b>		<b>259</b>	<b>28,726,108</b>	<b>248</b>	<b>15,516,361</b>

\*All figures exclude VAT

<b>Retail</b>				
		Phase GIFA (sf)	Building D 8,656	
Element			£ / ft <sup>2</sup> Gross	Elemental Cost £
<b>1</b>	<b>SUBSTRUCTURE</b>		15	129,845
<b>2</b>	<b>SUPERSTRUCTURE</b>			745,382
2.10	Frame		10	83,581
2.20	Upper floors		12	108,178
2.30	Roof		6	54,689
2.40	Stairs and ramps		1	12,955
2.50	External Walls		44	382,405
2.60	Windows and external doors		2	14,413
2.70	Internal walls and partitions		9	77,907
2.80	Internal doors		1	11,253
<b>3</b>	<b>INTERNAL FINISHES</b>			54,535
3.10	Wall finishes		1	9,522
3.20	Floor finishes		3	24,238
3.30	Ceiling finishes		2	20,775
<b>4</b>	<b>FITTINGS, FURNISHINGS AND EQUIPMENT</b>		3	25,969
<b>5</b>	<b>SERVICES</b>			216,408
5.01	Service equipment		25	216,408
5.02	Lift and conveyor installations		-	-
<b>8</b>	<b>EXTERNAL WORKS</b>		9	81,576
<b>9</b>	<b>FACILITATING WORKS</b>		4	33,587
<b>9a</b>	<b>Incoming Services</b>		2	17,511
<b>9b</b>	<b>Network Reinforcements</b>		1	11,128
<b>TOTAL BASE BUILD CONSTRUCTION COST</b>			<b>152</b>	<b>1,315,940</b>
<b>10</b>	<b>Contractor's Preliminaries</b>		24	210,550
<b>11</b>	<b>Main Contractor's Overheads and Profit</b>		11	91,589
<b>12</b>	<b>Project / Design Team Fees</b>		6	55,269
<b>13</b>	<b>Design Development Contingency</b>		2	14,628
<b>14</b>	<b>Inflation</b>			Excluded
<b>TOTAL CONSTRUCTION COST</b>			<b>195</b>	<b>1,687,977</b>

\*All figures exclude VAT