



GERALDEVE

Thameside West, London, E16

Position Note – Revised Scheme (March 2020)

On behalf of: Silvertown Homes Limited (SHL) and GLA Land and Property (GLAP)

March 2020

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Summary Inputs Table

Input	Updated Position, March 2020	Source
Revenue		
Private Residential Sales Values £psf (average)	£806 psf	JLL
Affordable Sales Values £psf	Shared Ownership: £448 psf	GE Affordable Housing Team
	London Affordable Rent: £181 psf	GE Affordable Housing Team
Residential Ground Rents	Not included	Gerald Eve
Industrial Values	Rent: £15.00 - £16.50 psf	JLL
	Rent Free: 3 – 6 months	JLL
	Yield: 4.25%	JLL
	Void Period: 12 months	JLL
Retail Values	Rent: £20 psf	Gerald Eve
	Rent Free: 12 months	Gerald Eve
	Yield: 6%	Gerald Eve
	Void Period: 3-6 months	Gerald Eve
Total Net Development Value	£2,270,935,173	
Costs		
Total Construction costs including preliminaries, OHP and contingency	£1,431,700,000	Gardiner & Theobald
Professional fees	9%	Gerald Eve
Commercial Letting Agents and Legal	15%	Gerald Eve
Commercial Sales Agents and Legal	1.50%	Gerald Eve
Residential Sales Agents	2.0%	Gerald Eve
Sales Legals	0.50%	Gerald Eve
Residential Marketing	1.0%	Gerald Eve
Planning Obligations Package (excluding affordable housing)	£77,869,747	Barton Willmore & LBN
Finance	6.50%	Gerald Eve
Programme		
Construction Programme	Nov 2020 – Feb 2031	Gardiner & Theobald
Sales Velocity – Off plan sales (per plot)	40%	JLL / Applicant
Sales Velocity – Rate per month following PC	5 per month	JLL / Applicant
Land Value		
AUV (part of Site, excluding ASD and Silver Building)	n/a	BNPP
EUV of ASD building and Silver Building (part of Site)	£13,706,722	GE Industrial Team
EUV of Remainder for Storage (excluding ASD and Silver Building)	£44,209,448	GE Industrial Team
Total EUV (Component 1)	£57,916,170	GE Industrial Team
Premium (Component 2)	90%	Gerald Eve
Benchmark Land Value (Component 1 & 2)	£110,000,000	Gerald Eve
Returns		
Target Return (IRR)	14%	Gerald Eve
IRR	9.95%	Gerald Eve

Appendices

1. RICS Mandatory Requirements
2. Accommodation Schedule
3. Updated JLL Residential Pricing Schedule
4. Update G&T Construction Costs
5. Appraisal Summary

1. Introduction

- 1.1 A Financial Viability Assessment ('FVA') was submitted by Gerald Eve ('GE') in December 2018 as part of the hybrid planning application. The London Borough of Newham ('LBN') instructed BNP Paribas Real Estate ('BNPP') to review our conclusions that the Scheme is proposing the maximum level of affordable housing and planning obligations.
- 1.2 Following refusal from LBN in November 2019, the Deputy Mayor for Planning, Regeneration and Skills ordered that the Mayor take over the determination of the planning application. In December 2019. This Position Note sets out the revised areas and programme following the changes to the scheme design and the updated viability position of the Scheme as at March 2020 for submission to the GLA. This Position Note consolidates the source of the viability inputs and references the associated commentary.
- 1.3 The RICS Professional Statement: Financial Viability in Planning – Conduct and Reporting became effective on 1 September 2019 and applies to all Chartered Surveyors and regulated firms of Chartered Surveyors. It applies to both area wide (policy making) and scheme specific assessments (decision making). The Practice Statement is mandatory to originators of viability assessments as well as reviewers and in area with viability assessments. We set out our compliance with the requirements in **Appendix 1**.
- 1.4 In line with the requirements we also confirm that subject to the completion of any discussion and resolution, or not, of differences, we may be retained to then subsequently advise upon and negotiate the Section 106 Agreement. We confirm that the contributors to this Position Note have complied with these mandatory requirements and are competent to undertake the work involved.
- 1.5 We also confirm that the contributors to this Position Note have complied with these mandatory requirements and are competent to undertake the work involved. We confirm that we have had adequate time to produce this Position Note.
- 1.6 Whilst we are instructed as viability consultants, in order to inform this Position Note, we have relied upon information provided by several other consultants, namely:
 - Foster + Partners – Architects.
 - JLL – Private Residential Industrial Values.
 - JLL – Retail Values.
 - GE – Affordable Housing Values.

- Barton Willmore Planning – Planning Advice.
- Gardiner & Theobald – Cost Consultants; and

1.7 The remainder of this report is presented under the following headings:

- Scheme Design Changes
- GDV
- Development Costs and Programme
- Financial Appraisal
- Sensitivity Analysis
- Conclusions

1.8 In preparing this Note, we confirm that we have acted with objectivity, impartiality and without interference. We have also complied with the requirements of PS2 Ethics, competency, objectivity and disclosures in the RICS Valuation – Global Standards 2020 in connection with valuation reports.

2. Scheme Design Changes

2.1 The Applicants now propose to make a third set of amendments to the planning application material. The updated description of the development is:

“Hybrid planning application comprising:

1. *Detailed planning application for Phase 1 with works to include: The proposed demolition of existing buildings and structures, the erection of buildings, including tall buildings, comprising: 460 401 residential Units (Use Class C3), 3,608 sqm (GEA) of flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); 162 230 sqm (GEA) of flexible retail floorspace (Use Classes A1-A4); a new/altered access road from Dock Road/North Woolwich Road; new streets, open spaces, landscaping and public realm; car, motorcycle and bicycle parking spaces and servicing spaces; and other works incidental to the proposed development.*
2. *Outline planning application (all matters reserved) for the phased delivery of the balance of the site for the proposed demolition of existing buildings and structures; the erection of buildings, including tall buildings, comprising: a new local centre; a primary school (Use Class D1); residential and older person units (Use Class C3); flexible employment floorspace (Use Classes B1b, B1c, B2 (restricted) and B8); flexible employment floorspace (Use Classes B1c, B2 and B8); flexible retail floorspace (Use Classes A1-A4); community and leisure floorspace (Use Classes D1 and D2); the construction of a new flood defence wall and delivery of ecological habitat adjacent to the River Thames and associated infrastructure; streets, open spaces, landscaping and public realm (including new park and SINC improvements); car, motorcycle and bicycle parking spaces and servicing spaces; utilities including energy centre and electricity substations; and other works incidental to the proposed development.”*

2.2 The previous amendments to the Scheme were made in May 2019 and June 2019 and are outlined in further detail in our FVA addendum reports as at the relevant dates. A summary of the current design changes to the Scheme are detailed below:

- Significant reduction in the massing of Building A.
- Decreasing the overall height of Building B.
- Internal and external amendments to the Buildings A and B.
- Amendments to the landscape proposals and reduction in amount of car and cycle parking proposed for Buildings A & B.
- Decreasing the overall height of Building C.
- Reducing the massing of Building D (focusing on the wings adjacent to the Allnex site) to form a stepping down in massing and the massing redistributed to Buildings N, M and J.

- Adjusting the heights of Buildings E & F and the position of the lower podium to improve proximity between the buildings and to improve the outlook of residential units.
- Increased separation distances in Buildings H, K, L and P (Thameside Crescent) to ensure separation distances between habitable rooms for single aspect units achieve a minimum of 18m.
- Buildings S and T have increased in height.
- Increased separation distances between Buildings Q and U to improve views and access from the Station Square to the riverside walkway; and
- Reduction in height of lower parts of Buildings Q & U to increase separation distances.

2.3 The March 2020 changes in massing for the relevant blocks are shown on the redistribution plan below.

Figure 1: Redistribution Plan



Source: The Applicant

2.4 An updated accommodation schedule for the Scheme is included at **Appendix 2**.

3. GDV

Private Residential

- 3.1 JLL London Residential Development Consultancy team initially priced the Scheme based on comparable residential developments as set out in their Residential Market Report included at Appendix 6 of our initial FVA.
- 3.2 JLL stated within their report that the pricing has been produced as if the Scheme was delivered in its entirety today on a present day basis, including the station and any regeneration effects, whilst removing the negative effects that would exist of selling a site of this scale in one phase.
- 3.3 JLL have updated the residential pricing for the entire Scheme as at February 2020 which includes a detailed pricing schedule for Block B. A copy of the updated pricing schedules is attached at **Appendix 3**.
- 3.4 A summary of the pricing and revised floor areas for the private residential provision is contained in the table below.

Table 1: Current Private Residential Sales Values

Plot	NSA sqft	Units	CV £psf	CV (present day)
Plot A				
Plot B	156,842	206	£717	£112,408,000
Plot D				
Plot C	94,120	145	£797	£75,052,797
Plot E	74,638	126	£803	£59,946,008
Plot F	215,194	326	£793	£170,561,393
Plot G	210,565	320	£833	£175,470,498
Plot J	143,646	218	£833	£119,640,455
Plot M	133,689	205	£836	£111,816,790
Plot N	205,980	313	£833	£171,571,126
Plot Q	136,574	185	£756	£103,215,996
Plot R	351,423	542	£838	£294,575,963
Plot S	290,768	434	£813	£236,285,093
Plot T				
Plot U	100,773	145	£772	£77,804,775
Plot H				
Plot K	70,160	104	£781	£54,760,451
Plot L	70,536	106	£782	£55,189,450
Plot P				
Sub Total	2,254,907	3,375	£806	1,818,298,795
Sub Total excluding block B	2,098,065	3,169	£813	1,705,890,795

Source: JLL

3.5 As shown in the table above, the proposed residential sale values range between £717 per sq. ft in Plot B to £838 per sq. ft in Plot R. The average sales rate for the private residential units in the Scheme amounts to £806 per sq. ft including Plot B. The above values have been included in the financial model.

Residential Ground Rents

3.6 In line with the initial FVA, we consider it reasonable to assume that ground rents are to be removed in future assessments, as we have done so in our analysis.

Affordable Housing Assumptions

3.7 In pricing the affordable units, we have relied on our knowledge and experience of undertaking appraisals, valuations and affordable housing financial modelling on other schemes within London. Our affordable sales value assumptions are set out in the table below:

Table 2: Summary of Affordable Housing Values

Tenure	Sales Values	Source	GE Document
Intermediate	£448 psf	GE Affordable Housing Team	Appendix 5 of the initial December 2018 FVA
London Affordable Rent	£181 psf	GE Affordable Housing Team	Viability Addendum Note May 2019

Source: Gerald Eve Affordable Housing Team

3.8 The above affordable housing inputs have been included in the updated appraisal.

Car Parking

3.9 In line with the initial FVA, no additional value has been assumed for car parking.

Commercial Value Assumptions

3.10 In line with the initial FVA and subsequent addendum dated May 2019, the following commercial assumptions have been included in the appraisal.

Table 3: Summary of Commercial Values

Input	Value	Source
Industrial Values	Rent: £15.00 - £16.50 psf	JLL
	Rent Free: 3 – 6 months	JLL
	Yield: 4.25%	JLL/ Gerald Eve
	Void Period: 12 months	JLL
Retail Values	Rent: £20 psf	Gerald Eve
	Rent Free: 12 months	Gerald Eve
	Yield: 6%	Gerald Eve
	Void Period: 3-6 months	Gerald Eve

Source: Gerald Eve / JLL

3.11 The above inputs have been included in the updated appraisal.

4. Development Costs and Programme

Construction Costs

- 4.1 The construction costs within the appraisal provided by the Applicant’s cost consultant, Gardiner & Theobald (“G&T”), have been updated. These costs reflect the current areas and scheme amendments since the initial FVA submission and subsequent addendum reports. The construction costs total £1,431,700,000 including abnormal costs. A copy of the cost plan is included at **Appendix 4**.

Professional Fees & Finance

- 4.2 Having regard to the current position of the Scheme and following ongoing discussions with the Applicant, we have updated several of the fees and associated development costs for the Scheme. The updated inputs are shown in the table below.

Table 4: Updated Professional Fees & Finance

Input	Updated Position March 2020
Professional fees	9%
Commercial Letting Agents and Legal	15%
Commercial Sales Agents and Legal	1.50%
Residential Sales Agents	2.00%
Sales Legals	0.5%
Residential Marketing	1%
Finance	6.5%

Source: Gerald Eve

- 4.3 As shown in the table above, on a present-day basis, we have updated the professional fees from 8% in the initial FVA to 9% to reflect the increase in fees as a result of the delay to the start on site.
- 4.4 The above inputs have been included in the updated appraisal.

Construction and Sales Programme

Construction Programme

- 4.5 The Applicants have updated the Scheme’s phasing. The revisions reflect the changes to the unit numbers in the private blocks which have changed in accordance with the updated accommodation schedule.
- 4.6 The updated number of units per phase for the Scheme is shown in the table below:

Table 5: Updated Units per Phase

Indicative Phasing	Blocks
Phase 1 <ul style="list-style-type: none"> • 401 units • 3,608 sqm GEA of industrial (B1b, B1c B2 (restricted) & B8) • 230 sqm GEA of Retail (A1-A4) 	A & B
Phase 2 <ul style="list-style-type: none"> • 473 units • 833 sqm GEA of industrial (B1b, B1c, B2 (restricted) & B8) 	D & E
Phase 3 <ul style="list-style-type: none"> • 471 units (previously 481) • 15,000 sqm GEA of industrial (B1c, B2, B8) 	C, F & V
Phase 4 <ul style="list-style-type: none"> • 320 units • 1,247 sqm GEA of retail (A1-A4) 	G
Phase 5 <ul style="list-style-type: none"> • 361 units • 414 sqm GEA of retail (A1-A4) 	J & H
Phase 6 <ul style="list-style-type: none"> • 412 units 	M & K
Phase 7 <ul style="list-style-type: none"> • 524 units • 457 sqm GEA of retail (A1-A4) 	N & L
Phase 8 <ul style="list-style-type: none"> • 542 units • 1,084 sqm GEA of retail (A1-A4) 	R
Phase 9 <ul style="list-style-type: none"> • 498 units • 1,729 sqm GEA of retail (A1-A4) • 1,790 sqm GEA of community (D1/D2) 	U, Q & P
Phase 10 <ul style="list-style-type: none"> • 575 units • 2,165 sqm GEA of retail (A1-A4) 	S
Phase 11 <ul style="list-style-type: none"> • 423 units • 499 sqm GEA of retail (A1-A4) • 5,265 sqm GEA of community (D1/D2) 	T

Source: The Applicant

- 4.7 We have updated the appraisal with the revised units and areas accordingly. The construction programme is in line with the initial FVA submission. The adopted sales velocity is 40% off plan for each block in line with our previous Addendum.

Benchmark Land Value

- 4.8 As set out in our FVA and our previous addendums (1-4), we have adopted a BLV of £110 million, which we consider to be at the lower end of a reasonable range, based on the comparable land transactions.
- 4.9 This equates to a total value of £57.9 million (Component 1) of our BLV and a premium, or plus (Component 2), above the Component 1 of c.90%, being £52,083,830.

Developer Return

- 4.10 As set out in our fourth Addendum, we have adopted 14% IRR which is consistent with other large and longer duration phased schemes we have appraised across London. The levels also reflect the increasing risks associated with both with the current market and macro-economic factors going forward in respect of the Scheme.

5. Financial Appraisal

- 5.1 Having regard to the revised inputs, as set out in this Position Note, we have updated our appraisal accordingly.
- 5.2 We attach as **Appendix 5** full details of the appraisal results for the proposed Scheme based on the present-day costs and values.

Table 6: Appraisal Summary – Present Day Scheme

Scheme	IRR	Target
Proposed Scheme	9.95%	14%

Source: Gerald Eve

- 5.3 The results indicate that in overall terms, the Scheme, based on a present-day approach, achieves a return which is below the benchmark return level of 14% IRR. This therefore demonstrates that on this basis the proposed planning obligations package is the maximum reasonable that the Scheme can provide. We understand that this return is currently unacceptable to the Applicants, and that further discussions to improve the return should take place.
- 5.4 We have undertaken sensitivity analysis to test the robustness of delivering the Scheme in the following section.

6. Sensitivity Analysis

- 6.1 To substantiate this assessment, sensitivity analysis has also been undertaken in order to test the robustness of delivering the proposed Scheme. The sensitivity analysis is provided in the table below.

Table 7: Private Sales Values and Construction Costs (present day) – Impact on IRR

Sales: Gross Sales					
Construction: Gross Cost	-5.000%	-2.500%	0.000%	2.500%	5.000%
-5.000%	9.96%	10.84%	11.70%	12.54%	13.36%
-2.500%	9.07%	9.96%	10.82%	11.66%	12.49%
0.000%	8.20%	9.09%	9.95%	10.80%	11.63%
2.500%	7.34%	8.23%	9.10%	9.95%	10.78%
5.000%	6.49%	7.38%	8.26%	9.11%	9.95%

Source: Gerald Eve

- 6.2 The results demonstrate that the return is sensitive to both changes in costs and residential sales values. The sensitivity analysis shows that if there are cost savings and increases in the residential sales values, the Scheme is potentially capable of achieving a higher return closer to the target rate of return. However, an increase in the costs and a reduction in sales values reduces the Scheme's viability.
- 6.3 The sensitivity analysis of the Scheme shows that the financial viability is currently on the margins of being acceptable. However, it is also evident from the results of this analysis that any increase in planning obligations would diminish the return of the Scheme and threaten its overall viability and therefore deliverability.

7. Conclusions

- 7.1 The Scheme is a major redevelopment of the Site to deliver mixed-use buildings comprising residential, industrial and retail uses. This Position Note provides the viability position of the Scheme reflecting the most recent updates to be submitted to the GLA.
- 7.2 Our FVA has been undertaken on a present-day basis. Inputs include current residential sales values (if the Scheme was delivered in its entirety today on a present day basis, including the DLR station and any regeneration effects, whilst removing the negative effects that would exist of selling a site of this scale in one phase), and costs within the appraisal.
- 7.3 The results and sensitivity analysis are consistent with our conclusions within our FVA that the Scheme may be potentially capable of achieving the target rate of return whilst delivering 33% affordable housing by unit number on-site (37.5% by hab room), other planning obligations, and CIL. On a present- day basis the return is currently unacceptable to the Applicants, and that further discussions to improve the return should take place.
- 7.4 The results indicate that the proposed planning obligations package is beyond the maximum reasonable that the Scheme can provide.

Appendix 1

**Appendix 1****Reporting Sign Off**

The table below sets out confirmation of compliance for each of the requirements of RICS Professional Statement Financial Viability in Planning: conduct and reporting (1st edition 2019). This is a practice requirement for RICS members and firms and is regulated by RICS. This becomes effective from 1st September 2019.

Report and process requirements (reference paragraph from Professional Statement)	Financial Viability Assessment (reference)
2.1 Objectivity, impartiality and reasonableness statement	GE FVA Submission December 2018 – 1.14
2.2 Confirmation of instructions and absence of conflicts of interest	GE FVA Submission December 2018 – 1.15
2.3 A no-contingent fee statement	GE FVA Submission December 2018 – 1.17
2.4 Transparency of information	GE FVA Submission December 2018 – 1.17
2.5 Confirmation where the practitioner is acting on area-wide and scheme-specific viability assessments	GE FVA Submission December 2018 – 1.16
2.6 Justification of evidence and differences of opinion	GE FVA Submission December 2018 – 1.18
2.7 Site Value and supporting evidence	GE FVA Submission December 2018 – Section 10
2.8 FVA origination, reviews and negotiations	GE Position Note – Revised Scheme (March 2020) – Paragraph 1.4
2.9 Sensitivity analysis	GE FVA Submission December 2018 – Section 14 and Section 6 GE Position Note – Revised Scheme (March 2020)
2.10 Engagement	GE FVA Submission December 2018 – Appendix 1
2.11 Non-technical summaries	GE FVA Submission December 2018 – EXECUTIVE SUMMARY (NON-TECHNICAL)
2.12 Author(s) sign off	GE Fourth Viability Addendum Note – Paragraph 5
2.13 Inputs to reports supplied by other contributors	GE Position Note – Revised Scheme (March 2020) – Paragraph 1.6
2.14 Timeframes for carrying out assessments	GE Position Note – Revised Scheme (March 2020) – Paragraph 1.8

Appendix 2

Accommodation Schedule - Non Residential Uses

NON RESIDENTIAL DATA												
Plot	TOTALS		Level	RETAIL (A1-A4)		GENERAL INDUSTRIAL (B1c, B2, B8)		INDUSTRIAL (B1c, B2 RESTRICTED, B8)		COMMUNITY BENEFIT (D1, D2)		
	GEA	GIA		GEA	GIA	GEA	GIA	GEA	GIA	GEA	GIA	
The Landings												
A	1919	1789	Level 00					1337	1262			
			Level 01					468	432			
			Level 02					114	95			
B	1919	1759	Level 00					1283	1220			
			Level 01	230	198			406	341			
			Level 02									
Parkside												
C	0	0	Level 01									
			Level 02									
D	833	791	Level 01					719	683			
			Level 02					114	108			
E	0	0	Level 01									
			Level 02									
F	0	0	Level 01									
			Level 02									
The Quays												
G	1247	1185	Level 01	679	645							
			Level 02	568	540							
J	414	393	Level 01	414	393							
			Level 02									
M	0	0	Level 01									
			Level 02									
N	457	434	Level 01	457	434							
			Level 02									
Riverside Quarter												
Q	2316	2200	Ground							328	312	
			Level 01	263	250					731	694	
			Level 02	263	250						731	694
R	1084	1029.8	Level 01	1084	1030							
			Level 02									
S	2165	2057	Level 01	1808	1718							
			Level 02	357	339							
T	499	474	Level 01	431	409							
			Level 02	68	65							
U	746	708.7	Ground	196	186							
			Level 01	275	261							
			Level 02	275	261							
Thameside Crescent												
H	0	0	Level 01									
			Level 02									
K	0	0	Level 01									
			Level 02									
L	0	0	Level 01									
			Level 02									
P	0	0	Level 01									
			Level 02									
Other Uses												
Industrial Site	15000	14250	Ground			5000	4750					
			Level 01			5000	4750					
			Level 02			5000	4750					
Nursery	993	943	Level 01							473	449	
			Level 02								520	494
4 FE School	4272	4058	Level 00							882	838	
			Level 01							1473	1399	
			Level 02								639	607
			Level 03								639	607
			Level 04								639	607
Summary Totals												
Phase 2-11 only	30026	28525		7,138	6,781	15,000	14,250	833	791	7,055	6,702	
MP TOTALS	33864	32073		7,368	6,979	15,000	14,250	4,441	4,141	7,055	6,702	

Notes:

- * The areas in this document are approximate and are indicative only.
- * They are not to be relied upon. If the Client or any other party require precise measurement, it is advised to engage specialist advice for that purpose.
- * As advised by the client the unit mix sizes have been derived by LHDG essential GIA. Private open space should be fully considered in detail phasing and allocated within Masterplan plot parameters
- * Landownership and plot sizes in Abeyance
- * Please refer to detail application schedule for plots A and B for non residential uses schedule

Accomodation Schedule

Typologies	Minimum GIA (LHDG) sqm	
	4B 6P	100
3B 6P	95	
3B 5P	86	
2B 4P	70	
2B 3P	61	
1B	50	
Studio	39	
Studio	37	
Total No. of units		
Total No. of HR		
Resi Car Parking		
Car Parking Ratio		

Phase 1 (Detail)		Phase 2 (Landings and Parkside)			
Plot A	Plot B	Plot C	Plot D	Plot E	Plot F
0	2	0	12	0	0
20	32	6	38	26	28
0	5	14	31	16	22
54	34	21	58	40	50
17	52	45	51	79	96
104	80	44	16	80	98
0	0	0	0	0	0
0	1	15	0	26	32
195	206	145	206	267	326
501	577	381	745	737	866
8	5	15	21	27	33
2%	2%	10%	10%	10%	10%

Phase 3 (The Quays)			
Plot G	Plot J	Plot M	Plot N
0	0	0	0
26	18	16	36
22	14	11	13
48	35	33	47
96	64	63	96
96	66	59	75
0	0	0	0
32	21	23	46
320	218	205	313
848	578	537	821
33	23	21	32
10%	11%	10%	10%

Phase 4 (Thameside Crescent)			
Plot H	Plot K	Plot L	Plot P
9	11	12	1
13	28	30	0
33	40	42	27
27	64	71	22
32	34	23	20
29	30	33	13
0	0	0	0
0	0	0	0
143	207	211	83
486	720	738	266
14	21	12	8
10%	10%	6%	10%

Phase 5 (Riverside Quarter)				
Plot Q	Plot R	Plot S	Plot T	Plot U
6	0	10	0	5
34	35	74	37	31
35	41	56	40	28
59	81	137	76	49
63	179	152	128	59
10	122	90	86	10
0	0	0	0	0
11	84	56	56	15
218	542	575	423	197
723	1412	1735	1185	650
22	54	58	42	20
10%	10%	10%	10%	10%

Totals
68
528
490
1006
1349
1141
0
418
5000
14506
469

Percentage Distribution				
LHDG Housing Typologies	% Split of	Flat type	Overall % Split	% Split of tenure
4B 6P	1.4%	4 Beds	1.4%	
3B 6P	10.6%	3 Beds	20.4%	
3B 5P	9.8%			
2B 4P	20.1%	2 Beds	47.1%	
2B 3P	27.0%			
1B	22.8%	1 Beds	22.8%	
Studio	0.0%	Studios	8.4%	
Studio	8.4%			

Notes:

- * The areas in this document are approximate and are indicative only.
- * They are not to be relied upon. If the Client or any other party require precise measurement, it is advised to engage specialist advice for that purpose.
- * As advised by the client the unit mix sizes have been derived by LHDG essential GIA. Private open space should be fully considered in detail phasing and allocated within Masterplan plot parameters
- * Landownership and plot sizes in Abeyance

Appendix 3

Thameside West, Silvertown



Block	Case	Unit No.	Area	Unit Type	Area (sqft)	Area (sqm)	Agency	Reference No.	Amount	Agency Fee	Price	Cost	Notes
B	4	1	1	Shed	39	420	B	5	£150,000	£134	£		
B	4	1	1	Internal WG	71	764	B	5	£150,000	£172	£		
B	4	1	1	Internal WG	71	764	B	5	£140,000	£160	£		
B	3	4	2	294p	75	807	B	7	£140,000	£160	£		
B	3	14	2	294p	67	711	B	6	£135,000	£174	£		
B	3	6	2	182p	50	538	B	6	£125,000	£170	£		
B	3	8	2	182p	50	538	B	5	£125,000	£170	£		
B	3	9	2	386p	99	1,066	B	10	£135,000	£156	£		
B	4	10	2	182p	61	657	B	5	£140,000	£170	£		
B	4	11	2	294p	75	807	B	7	£140,000	£160	£		
B	4	13	2	182p	50	538	B	6	£125,000	£170	£		
B	3	7	2	294p	70	753	B	6	£125,000	£167	£		
B	4	15	2	182p	50	538	B	6	£125,000	£170	£		
B	4	16	2	182p	50	538	B	5	£125,000	£170	£		
B	3	5	2	294p	69	743	WG	6	£130,000	£174	£		
B	4	12	2	294p	69	743	B	6	£130,000	£174	£		
B	4	17	2	386p	109	1,173	B	6	£150,000	£154	£		
B	4	18	3	294p	67	711	B	6	£120,000	£170	£		
B	3	23	3	386p	99	1,066	B	10	£140,000	£160	£		
B	3	18	3	294p	75	807	B	7	£144,000	£174	£		
B	3	20	3	182p	50	538	B	4	£129,000	£177	£		
B	3	21	3	294p	70	753	WG	6	£129,000	£170	£		
B	3	22	3	182p	50	538	B	5	£129,000	£177	£		
B	3	24	3	182p	61	657	B	5	£144,000	£176	£		
B	4	25	3	294p	75	807	Internal WG	7	£144,000	£174	£		
B	4	27	3	182p	50	538	Internal WG	6	£129,000	£177	£		
B	4	29	3	182p	50	538	B	6	£129,000	£177	£		
B	4	30	3	182p	50	538	B	6	£129,000	£177	£		
B	3	19	3	294p	69	743	B	6	£134,000	£179	£		
B	4	28	3	294p	69	743	B	6	£134,000	£179	£		
B	4	31	3	386p	109	1,173	B	6	£150,000	£154	£		
B	4	42	4	294p	67	711	B	6	£122,000	£175	£		
B	3	17	4	386p	99	1,066	B	10	£145,000	£165	£		
B	3	32	4	294p	75	807	B	7	£145,000	£179	£		
B	3	34	4	182p	50	538	WG	6	£133,000	£185	£		
B	3	35	4	294p	70	753	Internal WG	6	£133,000	£170	£		
B	3	36	4	182p	50	538	B	5	£133,000	£185	£		
B	3	38	4	182p	61	657	B	5	£148,000	£182	£		
B	3	39	4	294p	75	807	Internal WG	7	£148,000	£179	£		
B	4	41	4	182p	50	538	B	6	£133,000	£185	£		
B	4	43	4	182p	50	538	B	6	£133,000	£185	£		
B	4	44	4	182p	50	538	B	6	£133,000	£185	£		
B	3	33	4	294p	70	753	B	6	£138,000	£174	£		
B	4	40	4	294p	69	743	B	6	£138,000	£174	£		
B	4	45	4	386p	109	1,173	B	6	£160,000	£158	£		
B	4	56	5	294p	67	711	B	6	£127,000	£171	£		
B	3	51	5	386p	99	1,066	B	10	£150,000	£160	£		
B	3	46	5	294p	75	807	B	7	£152,000	£184	£		
B	3	48	5	182p	50	538	WG	6	£137,000	£182	£		
B	3	49	5	294p	70	753	Internal WG	6	£137,000	£173	£		
B	3	50	5	182p	50	538	B	5	£147,000	£182	£		
B	4	52	5	182p	61	657	B	5	£152,000	£188	£		
B	4	53	5	294p	75	807	B	7	£152,000	£184	£		
B	4	55	5	182p	50	538	B	6	£147,000	£182	£		
B	4	57	5	182p	50	538	B	6	£147,000	£182	£		
B	4	58	5	182p	50	538	B	6	£147,000	£182	£		
B	4	59	5	294p	69	743	B	6	£142,000	£170	£		
B	4	54	5	294p	69	743	Internal WG	6	£142,000	£170	£		
B	4	59	5	386p	109	1,173	B	6	£160,000	£167	£		
B	4	70	6	294p	67	711	B	6	£131,000	£176	£		
B	3	61	6	182p	50	538	B	5	£155,000	£185	£		
B	3	60	6	294p	75	807	B	7	£156,000	£189	£		
B	3	62	6	182p	50	538	WG	6	£142,000	£189	£		
B	3	63	6	294p	70	753	Internal WG	6	£142,000	£178	£		
B	3	64	6	182p	50	538	B	5	£142,000	£189	£		
B	3	66	6	182p	61	657	B	5	£156,000	£194	£		
B	4	67	6	294p	75	807	B	7	£156,000	£189	£		
B	4	69	6	182p	50	538	B	6	£142,000	£189	£		
B	4	71	6	182p	50	538	B	6	£142,000	£189	£		
B	4	72	6	182p	50	538	B	6	£142,000	£189	£		
B	3	65	6	294p	69	743	B	6	£146,000	£175	£		
B	4	68	6	294p	69	743	Internal WG	6	£146,000	£175	£		
B	4	73	6	386p	109	1,173	B	6	£170,000	£165	£		
B	4	84	7	294p	67	711	B	6	£130,000	£172	£		
B	3	79	7	386p	99	1,066	B	10	£160,000	£169	£		
B	3	74	7	294p	75	807	B	7	£150,000	£184	£		
B	3	76	7	182p	50	538	B	6	£140,000	£187	£		
B	3	77	7	294p	70	753	WG	6	£145,000	£173	£		
B	3	78	7	182p	50	538	Internal WG	5	£145,000	£187	£		
B	3	80	7	182p	61	657	B	5	£160,000	£194	£		
B	4	81	7	294p	75	807	B	7	£145,000	£187	£		
B	4	83	7	182p	50	538	B	6	£145,000	£187	£		
B	4	85	7	182p	50	538	B	6	£145,000	£187	£		
B	4	86	7	182p	50	538	B	6	£145,000	£187	£		
B	3	75	7	294p	69	743	B	6	£150,000	£171	£		
B	4	82	7	294p	69	743	Internal WG	6	£150,000	£171	£		
B	4	87	7	386p	109	1,173	B	6	£175,000	£175	£		
B	4	88	8	294p	67	711	B	6	£139,000	£177	£		
B	3	93	8	386p	99	1,066	B	10	£165,000	£184	£		
B	3	88	8	294p	75	807	B	7	£164,000	£189	£		
B	3	90	8	182p	50	538	B	6	£149,000	£184	£		
B	3	91	8	294p	70	753	WG	6	£149,000	£179	£		
B	3	92	8	182p	50	538	Internal WG	5	£149,000	£184	£		
B	3	94	8	182p	61	657	B	5	£164,000	£197	£		
B	3	95	8	294p	75	807	B	7	£164,000	£189	£		
B	4	97	8	182p	50	538	B	6	£149,000	£184	£		
B	4	99	8	182p	50	538	B	6	£149,000	£184	£		
B	4	100	8	182p	50	538	B	6	£149,000	£184	£		
B	3	89	8	294p	69	743	B	6	£154,000	£176	£		
B	3	96	8	294p	69	743	Internal WG	6	£154,000	£176	£		
B	4	102	8	386p	109	1,173	B	6	£180,000	£180	£		
B	4	112	9	294p	67	711	B	6	£143,000	£178	£		
B	3	107	9	386p	99	1,066	B	10	£170,000	£182	£		
B	3	109	9	294p	75	807	B	7	£168,000	£194	£		
B	3	104	9	182p	50	538	B	4	£143,000	£182	£		
B	3	105	9	294p	70	753	WG	6	£153,000	£174	£		
B	3	106	9	182p	50	538	Internal WG	5	£153,000	£182	£		
B	3	108	9	182p	61	657	B	5	£168,000	£173	£		
B	3	109	9	294p	75	807	B	6	£168,000	£194	£		
B	4	111	9	182p	50	538	Internal WG	6	£143,000	£182	£		
B	4	112	9	182p	50	538	B	6	£143,000	£182	£		
B	4	114	9	182p	50	538	B	6	£143,000	£182	£		
B	3	103	9	294p	69	743	B	6	£158,000	£175	£		
B	4	110	9	294p	69	743	B	6	£158,000	£175	£		
B	4	115	9	386p	109	1,173	B	6	£185,000	£184	£		
B	3	122	10	386p	99	1,066	B	10	£175,000	£183	£		
B	3	120	10	294p	75	807	B	7	£172,000	£190	£		
B	3	118	10	182p	50	538	B	6	£147,000	£184	£		
B	3	121	10	294p	70	753	WG	6	£157,000	£179	£		
B	3	120	10	182p	50	538	Internal WG	5	£147,000	£184	£		
B	3	122	10	182p	61								

Scheme	Thameside West
Client	Keystone Partners Ltd
Architect	John MacAslan and Partners
Review Date	



As per the request of the client, the pricing below has been produced as if the scheme was delivered in its entirety today, including the station and any regeneration effects, but removing the negative effects that would exist of selling a site of this scale in one phase.

Total Scheme Private

Total Sqft	GDV	£psf
2098065	£1,705,890,795	£813

B	Tenure	Percentage	Units	Typical NIA	Avg Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing	
	Private	100%	4B 8P	138	1485	0	0.00	0	£586.53	£871,250	£0
			4B 7P	119	1281	0	0.00	0	£610.89	£782,500	£0
			3B 6P	100	1076	0	0.00	0	£639.28	£688,125	£0
			3B 5P	96	1033	0	0.00	0	£735.48	£760,000	£0
			3B 4P	88	947	0	0.00	0	£663.97	£628,929	£0
			2B 4P	90	964	0	0.00	0	£630.70	£607,909	£0
			2B 3P	68	732	0	0.00	0	£705.65	£516,500	£0
			1B	52	555	0	0.00	0	£810.04	£449,305	£0
			Studio	47	510	0	0.00	0	£707.55	£361,000	£0
			Studio		0	0	0.00	0	£0.00	£0	£0
			Total			0	206		#DIV/0!		£0

C	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	6	570	£690	£705,580	£4,233,481
			3B 5P	86	926	14	1204	£700	£647,993	£9,071,899
			2B 4P	70	753	21	1470	£765	£576,412	£12,104,656
			2B 3P	61	657	45	2745	£845	£554,830	£24,967,367
			1B	50	538	44	2200	£820	£441,324	£19,418,256
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	15	555	£880	£350,476	£5,257,138
			Total		94120	145	8744	£797		£75,052,797

E	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	0	0	£670	£685,129	£0
			3B 5P	86	926	7	602	£680	£629,479	£4,406,351
			2B 4P	70	753	14	980	£750	£565,110	£7,911,540
			2B 3P	61	657	40	2440	£825	£541,698	£21,667,932
			1B	50	538	39	1950	£815	£438,633	£17,106,687
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	26	962	£855	£340,519	£8,853,498
			Total		74638	126	6934	£803		£59,946,008

F	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	28	2660	£690	£705,580	£19,756,246
			3B 5P	86	926	22	1892	£700	£647,993	£14,255,842
			2B 4P	70	753	50	3500	£765	£576,412	£28,820,610
			2B 3P	61	657	96	5856	£845	£554,830	£53,263,716
			1B	50	538	98	4900	£820	£441,324	£43,249,752
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	32	1184	£880	£350,476	£11,215,227
			Total		215194	326	19992	£793		£170,561,393

G	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	26	2470	£725	£740,859	£19,262,339
			3B 5P	86	926	22	1892	£735	£680,392	£14,968,634
			2B 4P	70	753	48	3360	£803	£605,233	£29,051,175
			2B 3P	61	657	96	5856	£887	£582,572	£55,926,902
			1B	50	538	96	4800	£861	£463,390	£44,485,459
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	32	1184	£924	£368,000	£11,775,988
			Total		210565	320	19562	£833		£175,470,498

J	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	18	1710	£725	£740,859	£13,335,466
			3B 5P	86	926	14	1204	£735	£680,392	£9,525,494
			2B 4P	70	753	35	2450	£803	£605,233	£21,183,148
			2B 3P	61	657	64	3904	£887	£582,572	£37,284,602
			1B	50	538	66	3300	£861	£463,390	£30,583,753
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	21	777	£924	£368,000	£7,727,992

Total	143646	218	13345	£833	£119,640,455
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K	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	37%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	0	0	£670	£685,129	£0
			3B 5P	86	926	9	774	£680	£629,479	£5,665,308
			2B 4P	70	753	31	2170	£750	£565,110	£17,518,410
			2B 3P	61	657	34	2074	£825	£541,698	£18,417,742
			1B	50	538	30	1500	£815	£438,633	£13,158,990
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	0	0	£855	£340,519	£0
	Total			70160	104	6518	£781		£54,760,451	

L	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	37%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	0	0	£670	£685,129	£0
			3B 5P	86	926	0	0	£680	£629,479	£0
			2B 4P	70	753	50	3500	£750	£565,110	£28,255,500
			2B 3P	61	657	23	1403	£825	£541,698	£12,459,061
			1B	50	538	33	1650	£815	£438,633	£14,474,889
			Studio	39	420	0	0	0	£0	£0
			Studio	37	398	0	0	£855	£340,519	£0
	Total			70536	106	6553	£782		£55,189,450	

M	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	16	1520	£725	£740,859	£11,853,747
			3B 5P	86	926	11	946	£735	£680,392	£7,484,317
			2B 4P	70	753	33	2310	£803	£605,233	£19,972,683
			2B 3P	61	657	63	3843	£887	£582,572	£36,702,030
			1B	50	538	59	2950	£861	£463,390	£27,340,022
			Studio	39	420	0	0	£0	£0	£0

Studio	37	398	23	851	£924	£368,000	£8,463,992
Total		133689	205	12420	£836		£111,816,790

N	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	36	3420	£725	£740,859	£26,670,932
			3B 5P	86	926	13	1118	£735	£680,392	£8,845,102
			2B 4P	70	753	47	3290	£803	£605,233	£28,445,942
			2B 3P	61	657	96	5856	£887	£582,572	£55,926,902
			1B	50	538	75	3750	£861	£463,390	£34,754,265
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	46	1702	£924	£368,000	£16,927,983
	Total				205980	313	19136	£833		£171,571,126

Q	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	37%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	20	1900	£670	£685,129	£13,702,572
			3B 5P	86	926	23	1978	£680	£629,479	£14,478,011
			2B 4P	70	753	58	4060	£750	£565,110	£32,776,380
			2B 3P	61	657	63	3843	£825	£541,698	£34,126,993
			1B	50	538	10	500	£815	£438,633	£4,386,330
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	11	407	£855	£340,519	£3,745,711
	Total				136574	185	12688	£756		£103,215,996

R	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Private	100%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	35	3325	£725	£740,859	£25,930,072
			3B 5P	86	926	41	3526	£735	£680,392	£27,896,090
			2B 4P	70	753	81	5670	£803	£605,233	£49,023,858
			2B 3P	61	657	179	10919	£887	£582,572	£104,280,370
			1B	50	538	122	6100	£861	£463,390	£56,533,604
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	84	3108	£924	£368,000	£30,911,969
	Total				351423	542	32648	£838		£294,575,963

S	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	54%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	22	2090	£704	£719,385	£15,826,471
			3B 5P	86	926	56	4816	£714	£660,953	£37,013,349
			2B 4P	70	753	72	5040	£788	£593,366	£42,722,316
			2B 3P	61	657	145	8845	£866	£568,783	£82,473,566
			1B	50	538	83	4150	£856	£460,565	£38,226,866
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	56	2072	£898	£357,545	£20,022,525
	Total				290768	434	27013	£813		£236,285,093

U	Tenure	Percentage	Units	Typical NIA	Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	Mixed	38%	4B 6P	100	1076	0	0	0	£0	£0
			3B 6P	95	1023	6	570	£670	£685,129	£4,110,772
			3B 5P	86	926	18	1548	£680	£629,479	£11,330,617
			2B 4P	70	753	37	2590	£750	£565,110	£20,909,070
			2B 3P	61	657	59	3599	£825	£541,698	£31,960,200
			1B	50	538	10	500	£815	£438,633	£4,386,330
			Studio	39	420	0	0	£0	£0	£0
			Studio	37	398	15	555	£855	£340,519	£5,107,787
	Total				100773	145	9362	£772		£77,804,775

Appendix 4

**THAMESIDE WEST MASTERPLAN
TARGET COST MODEL - Rev H (Draft)**

KEYSTONE PARTNERS LIMITED

03 March 2020

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Authorised By (name/position/date)
-	Draft	Lauren Mersh (Executive)/Thomas Verdin (Trainee) 30/11/2018	Paul Comerford (Partner) 30/11/2018
A	Draft	Paul Comerford (Partner) 07/12/2018	Paul Comerford (Partner) 07/12/2018
B	Draft	Paul Comerford (Partner) 10/12/2018	Paul Comerford (Partner) 10/12/2018
C	Draft	Paul Comerford (Partner) 11/12/2018	Paul Comerford (Partner) 11/12/2018
D	Draft	Paul Comerford (Partner)/Thomas Verdin 13/12/2018	Paul Comerford (Partner) 13/12/2018
E	Draft	Paul Comerford (Partner) 26/06/2019	Paul Comerford (Partner) 13/12/2018
F	Draft	Paul Comerford (Partner) 27/06/2019	Paul Comerford (Partner) 26/06/2019
G	Draft	Rebecca Maxwell (Assistant Surveyor) 27/02/2020	Theo Constantinides (Partner) 27/02/2020
H	Draft	Rebecca Maxwell (Assistant Surveyor) 03/03/2020	Theo Constantinides (Partner) 03/03/2020

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- 1.0** Cost Summary
- 2.0** Notes and Assumptions
- 3.0** Exclusions
- 4.0** Schedule of Design Information
- 5.0** Schedule of Areas
- 6.0** Construction Works

Appendices:

- Appendix A:** Cost Model - Private Units
- Appendix B:** Cost Model - Affordable Units
- Appendix C:** MEP
- Appendix D:** Landscaping
- Appendix E:** Abnormal Items

Summary of Construction Costs				
Item	Description			
	1.0 DEVELOPMENT COST SUMMARY			
	GIFA	Total	£/m2	£/ft2
		504,379		
	Landings & Parkside - A, B, D, C, E, F	341,357,059	2,517	234
	The Quays - G, J, M, N	216,238,239	2,335	217
	Riverside Quarter - Q, R, S, T, U	387,887,102	2,039	189
	Central Spine - H, K, L, P	160,728,342	2,243	208
	Industrial Space (light industrial economy shell and core, heating only) - V	9,975,000	20	2
		1,116,185,742	2,213	206
	Main Contractors Preliminaries (14%)	156,266,004	310	29
	Main Contractors OHP (4%)	50,898,070	101	9
		1,323,349,815	2,624	244
	Design Development Risk Allowance (1.75%)	23,158,622	46	4
	Construction Contingency (2%)	26,466,996	52	5
		1,372,975,433	2,722	253
	Inflation	Excluded	Excluded	Excluded
	TOTAL (Excluding Abnormal Costs)	£1,373,000,000	£2,722	£253
	Abnormals:			
	Demolition	7,200,000		
	Energy Centre	21,950,000		
	Reprofiling / decontamination	11,500,000		
	Community Buildings incl. School	15,000,000		
	Risk Item - construction methodology adjacent to Silvertown tunnel	3,000,000		
	TOTAL (Including Abnormal Costs)	£1,431,700,000	£2,839	£264

2.0 NOTES AND ASSUMPTIONS

PROJECT OVERVIEW

- 1 This report provides an order of cost for the construction of the proposed new build redevelopment of the site at Thames Side West in Royal Victoria.
- 2 The works comprise construction of 5,000 new residential units, commercial, communal and industrial spaces and external landscaping.

AREA SCHEDULE

- 3 Gross and net internal areas have been taken from Foster and Partners architectural masterplan area schedules issued 21/2/2020 and McAslan Phase 1 area schedule issued 26/2/2020
- 4 The internal areas are subject to construction and measurement tolerances and do not necessarily equate to net lettable/effective lettable areas.
- 5 Areas are intended for the production of the cost plan only and should not be relied upon for any other purpose such as appraisals or ordering of materials.

INFORMATION USED TO PREPARE THIS ESTIMATE

- 6 A detailed schedule of design information is included in Section 4.0.
- 7 This Cost Estimate has been based upon design information prepared by Fosters & Partners (architectural - masterplan issued 21/2/20) John McAslan & Partners (architectural - Phase 1 - issued 26/2/20) and Meinhardt (issued November 2018) as set out within the document list included within this document.
- 8 As updated structural information has not been issued at this stage, the detailed structural measures have not been updated
- 9 As detailed floor plates have not been issued at this stage, the detailed area breakdowns have not been updated
- 10 Based on the above information issued the Cost Estimate has been updated for the GEA, GIA, NIA and external façade areas only

STATUS OF DESIGN

- 8 Stage 1 Masterplan, Stage 3 Phase 1

KEY ASSUMPTIONS

- 9 Please refer to the detailed build up for all other key assumptions and allowances.
- 10 Estimated costs are construction costs prepared using current prices (02 Qtr 2019).
- 11 Allowances have been included for the main contractor preliminaries costs (14%) and main contractor's overheads and profit (4%) across all construction works based upon a percentage basis.
- 12 Design Development of 1.75%, and Construction Contingency of 2% have been allowed as stated on the accompanying Construction Cost Summary.
- 13 Costs are based upon an assumed quality and specification of similar benchmarked residential led schemes such as London City Island and Battersea that has been discussed in principle with Keystone Partners Limited.

INFLATION

- 14 Tender and Construction Inflation has been excluded.

PROCUREMENT

- 15 The procurement strategy for the works is yet to be determined but is assumed to be a limited competitive tender on a single or two stage traditional or design and build route with all works tendered under one main contract (for each plot).

3.0 EXCLUSIONS

List of Exclusions	Incl.	Excl.	Client
1 Value Added Tax		X	
2 Land acquisition costs & fees		X	
3 Client finance, legal or marketing costs		X	
4 Professional fees (e.g. design, PCSA, PM, surveys etc.)		X	
5 Planning and building regulation fees		X	
6 Fees or costs associated with rights of light agreement, party wall awards, or over-sailing agreements etc		X	
7 Project insurances		X	
8 Section 106/ 278 Agreements or Contributions - DLR Station, Public Footbridges or Pontoons		X	
9 Community Infrastructure Levy Contributions or similar		X	
10 Benefits arising from any potential Capital Allowances or other government incentives /		X	
11 Fees, works, or costs associated with abnormal ground conditions		X	
12 Underpinning of adjoining structures		X	
13 Archaeology investigations and exploratory or resulting works		X	
14 Diversion of existing below ground services		X	
15 Costs associated with or resulting from LUL surveys and monitoring		X	
16 Increased design criteria for bomb protection		X	
17 IT hardware / active hubs		X	
18 Currency and exchange rate fluctuations		X	
19 Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X	
20 Costs resulting from zero carbon requirements or offset charges		X	
21 Statutory changes		X	
22 Works outside the site boundary except where specifically stated (including off site highway works or infrastructure upgrading)		X	
23 Public art installations or contributions		X	
24 Phasing of the works, unless notified otherwise		X	
25 Works outside of normal working hours		X	
26 Mock-ups, prototypes, off site benchmark and the like unless specifically mentioned		X	
27 Fit out of sub let spaces, constructed to shell & core only		X	
28 Connection to District heating system, unless noted otherwise		X	
29 Power factor correction and harmonics		X	
30 Audio visual installations & equipment		X	
32 Reinforcement of existing services		X	
33 Strategic landscaping or public artwork		X	
33 New Riverwall Works or demolition of existing wall		X	
34 Demolition, treatment or remediation of existing Wharves - Royal Victoria, Clyde and Bow Creek		X	
34 Demolition of buildings below the DLR line		X	
35 Removal of unknown basement or cellar structures		X	

4.0 SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

Architectural

Document	Date	Rev	Description
Foster and Partners Accomodation Schedule A-SL-011-xx-04	21/02/20 21/02/20	- 1	Site Layout Masterplan - Parameter Plan 04 Development Zones Maximum Height Limit
John McAslan and Partners Overall Area Schedule	26/02/20		Phase 1 Overall Area Schedule
Baseline Scheme Set 11	02/10/18		
Revised (Residential) Scheme 11:460 units	25/10/18		

Structural

Drawing No.	Date	Rev	Description
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme Ground Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme Mezzanine Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme 1st Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme 2nd-13th Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme 14th-15th Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme 16th-17th Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme 18th-19th Floor
2303-Phase 1-S-SK-012	10/10/18	A	Phase 1 A Structural Scheme Roof

Other

Document	Date	Rev	Description
Engineering Report	27/04/18	1	Feasibility Study for Multiple Occupancy Involving SIL and Residential use

5.0 AREA SCHEDULE SUMMARY

BLOCK	GEA	GIA 95%	NIA 80%	PRIVATE									AFF									# Apts	
				Studio	Studio	1B	2B 3P	2B 4P	3B 5P	3B 6P	4B 6P	Total	Studio	Studio	1B	2B 3P	2B 4P	3B 5P	3B 6P	4B 6P	Total		
The Landings - Block A	25,488	22,412	17,930	-	-	-	-	-	-	-	-	-	-	-	-	104	17	54	-	20	-	195	195
The Landings - Block B	24,910	21,764	17,411	1	-	80	52	34	5	32	2	206	-	-	-	-	-	-	-	-	-	-	206
The Landings - Block D	26,689	25,355	20,284	-	-	-	-	-	-	-	-	-	-	-	16	51	58	31	38	12	-	206	206
Parkside - Block C	14,254	13,541	11,403	15	-	44	45	21	14	6	-	145	-	-	-	-	-	-	-	-	-	-	145
Parkside - Block E	25,120	23,864	20,096	26	-	39	40	14	7	-	-	126	-	-	41	39	26	9	26	-	-	141	267
Parkside - Block F	30,175	28,666	24,140	32	-	98	96	50	22	28	-	326	-	-	-	-	-	-	-	-	-	-	326
The Quays - Block G	31,205	29,645	24,964	32	-	96	96	48	22	26	-	320	-	-	-	-	-	-	-	-	-	-	320
The Quays - Block J	19,238	18,276	15,390	21	-	66	64	35	14	18	-	218	-	-	-	-	-	-	-	-	-	-	218
The Quays - Block M	19,108	18,153	15,286	23	-	59	63	33	11	16	-	205	-	-	-	-	-	-	-	-	-	-	205
The Quays - Block N	27,943	26,546	22,354	46	-	75	96	47	13	36	-	313	-	-	-	-	-	-	-	-	-	-	313
Riverside Quarter - Block Q	27,445	26,072	21,956	11	-	10	63	58	23	20	-	185	-	-	-	-	1	12	14	6	33	218	
Riverside Quarter - Block R	48,236	45,824	38,589	84	-	122	179	81	41	35	-	542	-	-	-	-	-	-	-	-	-	-	542
Riverside Quarter - Block S	57,015	54,165	45,612	56	-	83	145	72	56	22	-	434	-	-	7	7	65	-	52	10	141	575	
Riverside Quarter - Block T	40,153	38,145	32,122	-	-	-	-	-	-	-	-	-	56	-	86	128	76	40	37	-	423	423	
Riverside Quarter - Block U	27,412	26,041	21,930	15	-	10	59	37	18	6	-	145	-	-	-	-	12	10	25	5	52	197	
Central Spine - Block H	15,723	14,937	12,578	-	-	-	-	-	-	-	-	-	-	-	29	32	27	33	13	9	143	143	
Central Spine - Block K	24,813	23,572	19,850	-	-	30	34	31	9	-	-	104	-	-	-	-	33	31	28	11	103	207	
Central Spine - Block L	24,813	23,572	19,850	-	-	33	23	50	-	-	-	106	-	-	-	-	21	42	30	12	105	211	
Central Spine - Block P	10,082	9,578	8,066	-	-	-	-	-	-	-	-	-	-	-	13	20	22	27	-	1	83	83	
Block V	15,000	14,250	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	534,822	504,379	421,812	361	0	765	1,003	577	250	213	0	3,375	56	0	192	277	341	235	263	66	1,625	4,599	

With Landings A and B

5,000

**6
CONSTRUCTION COSTS**

Summary of Construction Costs						
Item	Description					
				GIFA (m2)	135,602	
	LANDINGS & PARKSIDE					
	SUMMARY OF CONSTRUCTION COSTS					
			Cost		£/m2	
	BLOCK A - Phase 1 Detailed Cost Plan under review		67,303,236		3,003	
	BLOCK B - Phase 1 Detailed Cost Plan under review		70,844,040		3,255	
1.1	BLOCK C		27,928,073		2,062	
1.2	BLOCK D		48,193,163		1,901	
1.3	BLOCK E		49,706,371		2,083	
1.4	BLOCK F		62,819,913		2,191	
	LANDSCAPING	App D pro rata	14,562,263		107	
			341,357,059		2,517	
	Main Contractors Preliminaries	14.0%	47,789,988		352	
	Main Contractors OHP	4.0%	15,565,882		115	
			404,712,929		2,985	
	Design Development Risk Allowance	1.75%	7,082,476		52	
	Construction Contingency Allowance	2.0%	8,094,259		60	
			419,889,664		3,096	
	Inflation		Excluded			
	Total Construction Cost		£419,900,000		£3,097	
					288	

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
	Block C				
	Plan Area (m ²)	576			
	Total GEA (m ²)	14,254			
	Total GIA (m ²)	13,541			
	Total NIA (m ²)	11,403			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	145			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	576	m ²	300	172,800
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	576	m ²	1,300	748,800
2.00	Superstructure				
2.01	<u>Frame</u>	13,541	m ²	200	2,708,260
2.02	<u>Upper Floors</u>	12,965	m ²	165	2,139,275
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	576	m ²	250	144,000
2.05	Roof coverings	576	m ²	185	106,560
2.06	Roof lights - allowance	1	item	10,000	10,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	22	flights	9,000	198,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	4,158	m ²	690	2,869,020
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	145	nr	9,000	1,305,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	2,772	m ²	400	1,108,800
2.14	E/O for revolving door at ground floor	2	nr	10,000	20,000

1.1 Landings & Parkside - Block C					
Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	13,541	m ²	120	1,624,956
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	15	nr	1,280	19,200
2.19	1 Bed	44	nr	2,280	100,320
2.20	2 Bed	66	nr	3,280	216,480
2.21	3 Bed	20	nr	3,780	75,600
2.22	<u>Common Area Doors</u>				
2.23	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.24	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.25	BoH doors; Single	5	nr	800	4,000
2.26	BoH doors; Double	2	nr	1,200	2,400
2.27	FoH doors to Residential area; double	1	nr	1,500	1,500
2.28	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.29	FoH doors to Residential Amenity / Commercial area; double	1	nr	1,500	1,500
2.30	Doors to stair cores; single	22	nr	800	17,600
2.31	Doors to stair cores; double	22	nr	1,200	26,400
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	15	nr	2,647	39,698
3.04	1 Bed	44	nr	3,673	161,612
3.05	2 Bed	66	nr	5,940	392,007
3.06	3 Bed	20	nr	7,620	152,400
3.07	<u>Wall Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.08	Plaster and emulsion finish to all BoH & FoH wall	5,067	m ²	15	75,998

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
3.09	Wall finish to additional GIA	2,597	m ²	15	38,952
3.10	<u>Floor Finishes</u>				
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	15	nr	2,500	37,500
3.13	1 Bed	44	nr	4,315	189,860
3.14	2 Bed	66	nr	5,665	373,890
3.15	3 Bed	20	nr	6,800	136,000
3.16	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.17	Screed / Underlay	2,125	m ²	40	85,010
3.18	Floor finish to residential lobby - assume timber	296	m ²	175	51,800
3.19	Floor finish to residential amenity / commercial	64	m ²	100	6,375
3.20	Carpet to circulation and corridors	1,423	m ²	50	71,125
3.21	Paint to concrete floors: waste stores	343	m ²	15	5,145
3.22	Floor finish to additional GIA	2,597	m ²	15	38,952
3.23	<u>Ceiling Finishes</u>				
3.24	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.25	Studio	15	nr	2,328	34,920
3.26	1 Bed	44	nr	3,589	157,916
3.27	2 Bed	66	nr	4,918	324,555
3.28	3 Bed	20	nr	5,985	119,690
3.29	<u>Ceiling Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.30	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,125	m ²	60	127,515
3.31	Emulsion finish to all ceilings	2,125	m ²	9	19,127
3.32	Ceiling finish to additional GIA	2,597	m ²	15	38,952
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
4.02	Studio	15	nr	8,640	129,600
4.03	1 Bed	44	nr	9,940	437,360
4.04	2 Bed	66	nr	14,930	985,380
4.05	3 Bed	20	nr	16,680	333,600
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	15	nr	2,750	41,250
5.03	1 Bed	44	nr	2,750	121,000
5.04	2 Bed	66	nr	5,450	359,700
5.05	3 Bed	20	nr	5,450	109,000
5.06	<u>MEP - Shell & Core</u>	13,541	m ²	325	4,398,955
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	15	nr	18,095	271,423
5.09	1 Bed	44	nr	24,962	1,098,317
5.1	2 Bed	66	nr	30,083	1,985,509
5.11	3 Bed	20	nr	36,875	737,508
5.12	<u>Lifts</u>				
5.13	Passenger lift; 22 floors	2	nr	300,000	600,000
				TOTAL	27,928,073

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
	Block D				
	<i>Plan Area (m²)</i>	1,997			
	<i>Total GEA (m²)</i>	26,689			
	<i>Total GIA (m²)</i>	25,355			
	<i>Total NIA (m²)</i>	20,284			
	<i>Total Affordable Units (nr)</i>	206			
	<i>Total Private Units (nr)</i>	-			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,997	m ²	1,300	2,595,787
1.02	Reinforced concrete columns, basement level; 1000x220	41	nr	1,500	61,500
1.03	Basement reinforced concrete walls; 300thk	307	m ²	60	18,422
1.04	Formwork to basement reinforced concrete walls	614	m ²	60	36,844
1.05	Reinforcement to basement reinforced concrete walls; assumed 70kg/m ³	21	t	1,250	26,866
1.06	Basement core walls; 300thk	144	m ²	60	8,640
1.07	Formwork to basement core walls	288	m ²	60	17,280
1.08	Reinforcement to basement core walls; assumed 70kg/m ³	10	t	1,250	12,600
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, ground level; 1000x220 double height	41	nr	3,000	123,000
2.03	Reinforced concrete columns, residential levels; high rise; 1000x200	400	nr	1,500	600,000
2.04	Reinforced concrete columns, residential levels; medium rise; 1000x200	392	nr	1,500	588,000
2.05	Reinforced concrete slab; 325mm thk	401	m ³	160	64,202
2.06	Formwork to 325mm thk slab	1,235	m ²	60	74,079
2.07	Reinforcement to 325mm thk slab; assumed 150kg/m ³	60	t	1,250	75,237

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
2.08	Reinforced concrete slab; 250mm thk	5,595	m ³	160	895,257
2.09	Formwork to 250mm thk slab	22,381	m ²	60	1,342,885
2.10	Reinforcement to 250mm thk slab; assumed 140kg/m ³	783	t	1,250	979,187
2.11	Reinforced concrete podium slab; 600mm thk	188	m ³	160	30,142
2.12	Formwork to 600mm thk slab	314	m ²	60	18,839
2.13	Reinforcement to 600mm thk slab; assumed 300kg/m ³	57	t	1,250	70,646
2.14	Reinforced concrete walls; 300mm thk	15,007	m ³	160	2,401,126
2.15	Formwork to reinforced concrete walls	30,014	m ²	60	1,800,845
2.16	Reinforcement to walls; assumed 70kg/m ³	1,050	t	1,250	1,313,116
2.17	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.18	Roof structure	1,997	m ²	250	499,190
2.19	Roof coverings	1,997	m ²	185	369,400
		1,997	m ²	41	82,366
2.20	Roof lights - allowance	1	item	15,000	15,000
2.21	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.22	<u>Stairs and Ramps</u>	34	flights	9,000	306,000
2.23	<u>External Walls</u>				
2.24	External façade, including; glazed areas, balcony doors, etc.	8,121	m ²	690	5,603,723
2.25	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	206	nr	9,000	1,854,000
2.26	<u>Windows and External Doors</u>				
2.27	Windows and external doors; assumed 40% of total façade	5,414	m ²	400	2,165,690
2.28	E/O for revolving door at ground floor	2	nr	10,000	20,000
2.29	<u>Internal Walls and Partitions</u>	25,355	m ²	120	3,042,546
2.30	<u>Internal Doors</u>				
2.31	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.32	Studio	-	nr	1,280	-

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
2.33	1 Bed	16	nr	2,280	36,480
2.34	2 Bed	109	nr	3,280	357,520
2.35	3 Bed	69	nr	3,780	260,820
2.36	4 Bed	12	nr	4,780	57,360
2.37	<u>Common Area Doors</u>				
2.38	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.39	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.40	BoH doors to Ground Floor; Single	-	nr	800	-
2.41	BoH doors to Ground Floor; Double	1	nr	1,200	1,200
2.42	FoH doors to Residential area; Single	3	nr	800	2,400
2.43	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.44	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.45	Doors to stair cores; single	34	nr	800	27,200
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.03	Studio	-	nr	1,907	-
3.04	1 Bed	16	nr	2,928	46,848
3.05	2 Bed	109	nr	4,545	495,351
3.06	3 Bed	69	nr	6,045	417,105
3.07	4 Bed	12	nr	10,445	125,340
3.08	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.09	Plaster and emulsion finish to all BoH & FoH wall	8,223	m ²	15	123,349
3.10	Wall finish to additional GIA	4,448	m ²	15	66,714
3.11	<u>Floor Finishes</u>				
3.12	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
3.13	Studio	-	nr	1,440	-
3.14	1 Bed	16	nr	2,620	41,920
3.15	2 Bed	109	nr	3,770	410,930
3.16	3 Bed	69	nr	4,775	329,475
3.17	4 Bed	12	nr	6,455	77,460
3.18	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.19	Screed / Underlay	3,915	m ²	40	156,606
3.20	Floor finish to residential lobby - assume timber	140	m ²	175	24,558
3.21	Floor finish to residential amenity / commercial	332	m ²	100	33,179
3.22	Carpet to circulation and corridors	2,805	m ²	50	140,231
3.23	Paint to concrete floors: waste stores	638	m ²	15	9,576
3.24	Floor finish to additional GIA	4,448	m ²	15	66,714
3.25	<u>Ceiling Finishes</u>				
3.26	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.27	Studio	-	nr	1,608	-
3.28	1 Bed	16	nr	2,869	45,904
3.29	2 Bed	109	nr	4,138	450,988
3.30	3 Bed	69	nr	5,205	359,111
3.31	4 Bed	12	nr	11,272	135,258
3.32	<u>Ceiling Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.33	Suspended acoustic ceiling to residential lobby, circulation and corridors	3,915	m ²	60	234,910
3.34	Emulsion finish to all ceilings	3,915	m ²	9	35,236
3.35	Ceiling finish to additional GIA	4,448	m ²	15	66,714
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
4.02	Studio	-	nr	6,100	-
4.03	1 Bed	16	nr	6,800	108,800
4.04	2 Bed	109	nr	9,900	1,079,100
4.05	3 Bed	69	nr	9,900	683,100
4.06	4 Bed	12	nr	11,400	136,800
5	Services				
5.01	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,350	-
5.03	1 Bed	16	nr	2,350	37,600
5.04	2 Bed	109	nr	4,850	528,650
5.05	3 Bed	69	nr	4,850	334,650
5.06	4 Bed	12	nr	4,850	58,200
5.07	<u>MEP - Shell & Core</u>	25,355	m ²	325	8,236,546
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	16	nr	15,332	245,305
5.11	2 Bed	109	nr	20,044	2,184,782
5.12	3 Bed	69	nr	26,112	1,801,736
5.13	4 Bed	12	nr	31,585	379,022
5.14	<u>Lifts</u>				
5.15	Passenger lift; 19 floors	1	nr	250,000	250,000
5.16	Passenger lift; 17 floors	1	nr	250,000	250,000
5.17	Cycle lift; 3 floors	2	nr	55,000	110,000
				TOTAL	48,193,163

1.3 Landings & Parkside - Block E					
Item	Description	Qty	Unit	Rate £	Total £
	Block E				
	<i>Plan Area (m²)</i>	1,763			
	<i>Total GEA (m²)</i>	25,120			
	<i>Total GIA (m²)</i>	23,864			
	<i>Total NIA (m²)</i>	20,096			
	<i>Total Affordable Units (nr)</i>	141			
	<i>Total Private Units (nr)</i>	126			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,763	m ²	1,000	1,763,200
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,763	m ²	1,300	2,292,160
2.00	Superstructure				
2.01	<u>Frame</u>	23,864	m ²	200	4,772,800
2.02	<u>Upper Floors</u>	22,101	m ²	165	3,646,632
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	1,763	m ²	250	440,800
2.05	Roof coverings	1,763	m ²	185	326,192
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	43	flights	9,000	387,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	7,951	m ²	690	5,486,003
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	126	nr	9,000	1,134,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	5,585	m ²	400	2,233,934
2.14	E/O for revolving door at ground floor	2	nr	10,000	20,000

1.3 Landings & Parkside - Block E					
Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	23,864	m ²	120	2,863,680
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	26	nr	1,280	33,280
2.19	1 Bed	39	nr	2,280	88,920
2.20	2 Bed	54	nr	3,280	177,120
2.21	3 Bed	7	nr	3,780	26,460
2.22	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.23	Studio	-	nr	1,280	-
2.24	1 Bed	41	nr	2,280	93,480
2.25	2 Bed	65	nr	3,280	213,200
2.26	3 Bed	35	nr	3,780	132,300
2.27	4 Bed	-	nr	4,780	-
2.28	<u>Common Area Doors</u>				
2.29	BoH doors to Lower Ground Floor; Single	5	nr	800	4,000
2.30	BoH doors to Lower Ground Floor; Double	11	nr	1,200	13,200
2.31	BoH doors; Single	1	nr	800	800
2.32	BoH doors; Double	6	nr	1,200	7,200
2.33	FoH doors to Residential area; double	2	nr	1,500	3,000
2.34	FoH doors to Residential Amenity / Commercial area; single	1	nr	1,000	1,000
2.35	FoH doors to Residential Amenity / Commercial area; double	2	nr	1,500	3,000
2.36	Doors to stair cores; single	43	nr	800	34,400
2.37	Doors to stair cores; double	-	nr	1,200	-
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				

1.3 Landings & Parkside - Block E					
Item	Description	Qty	Unit	Rate £	Total £
3.03	Studio	26	nr	2,647	68,809
3.04	1 Bed	39	nr	3,673	143,247
3.05	2 Bed	54	nr	5,940	320,733
3.06	3 Bed	7	nr	7,620	53,340
3.07	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	41	nr	2,928	120,048
3.10	2 Bed	65	nr	4,545	295,393
3.11	3 Bed	35	nr	6,045	211,575
3.12	4 Bed	-	nr	10,445	-
3.13	<u>Wall Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	7,961	m ²	15	119,413
3.15	Wall finish to additional GIA	3,059	m ²	15	45,878
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	26	nr	2,500	65,000
3.19	1 Bed	39	nr	4,315	168,285
3.20	2 Bed	54	nr	5,665	305,910
3.21	3 Bed	7	nr	6,800	47,600
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	41	nr	2,620	107,420
3.25	2 Bed	65	nr	3,770	245,050
3.26	3 Bed	35	nr	4,775	167,125
3.27	4 Bed	-	nr	6,455	-
3.28	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
3.29	Screed / Underlay	4,670	m ²	40	186,787
3.30	Floor finish to residential lobby - assume timber	150	m ²	175	26,176
3.31	Carpet to circulation and corridors	4,042	m ²	50	202,077
3.32	Paint to concrete floors: waste stores	479	m ²	15	7,178
3.33	Floor finish to additional GIA	3,059	m ²	15	45,878
3.34	<u>Ceiling Finishes</u>				
3.35	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.36	Studio	26	nr	2,328	60,528
3.37	1 Bed	39	nr	3,589	139,971
3.38	2 Bed	54	nr	4,918	265,545
3.39	3 Bed	7	nr	5,985	41,892
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.41	Studio	-	nr	1,608	-
3.42	1 Bed	41	nr	2,869	117,629
3.43	2 Bed	65	nr	4,138	268,938
3.44	3 Bed	35	nr	5,205	182,158
3.45	4 Bed	-	nr	11,272	-
3.46	<u>Ceiling Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.47	Suspended acoustic ceiling to residential lobby, circulation and corridors	4,670	m ²	60	280,180
3.48	Emulsion finish to all ceilings	4,670	m ²	9	42,027
3.49	Ceiling finish to additional GIA	3,059	m ²	15	45,878
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	26	nr	8,640	224,640
4.03	1 Bed	39	nr	9,940	387,660
4.04	2 Bed	54	nr	14,930	806,220
4.05	3 Bed	7	nr	16,680	116,760

1.3 Landings & Parkside - Block E					
Item	Description	Qty	Unit	Rate £	Total £
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	41	nr	6,800	278,800
4.09	2 Bed	65	nr	9,900	643,500
4.10	3 Bed	35	nr	9,900	346,500
4.11	4 Bed	-	nr	11,400	-
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	26	nr	2,750	71,500
5.03	1 Bed	39	nr	2,750	107,250
5.04	2 Bed	54	nr	5,450	294,300
5.05	3 Bed	7	nr	5,450	38,150
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	41	nr	2,350	96,350
5.09	2 Bed	65	nr	4,850	315,250
5.10	3 Bed	35	nr	4,850	169,750
5.11	4 Bed	-	nr	4,850	-
5.12	<u>MEP - Shell & Core</u>	23,864	m ²	325	7,752,333
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	26	nr	18,095	470,467
5.15	1 Bed	39	nr	24,962	973,508
5.16	2 Bed	54	nr	30,083	1,624,507
5.17	3 Bed	7	nr	36,875	258,128
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.20	1 Bed	41	nr	15,332	628,595

1.3 Landings & Parkside - Block E					
Item	Description	Qty	Unit	Rate £	Total £
5.21	2 Bed	65	nr	20,044	1,302,852
5.22	3 Bed	35	nr	26,112	913,924
5.23	4 Bed	-	nr	31,585	-
5.24	<u>Lifts</u>				
5.25	Passenger lift; 22 floors	2	nr	300,000	600,000
5.26	Passenger lift; 23 floors	2	nr	300,000	600,000
5.27	Cycle lift; 3 floors	1	nr	55,000	55,000
				TOTAL	49,706,371

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
	Block F				
	<i>Plan Area (m²)</i>	1,763			
	<i>Total GEA (m²)</i>	30,175			
	<i>Total GIA (m²)</i>	28,666			
	<i>Total NIA (m²)</i>	24,140			
	<i>Total Affordable Units (nr)</i>	-			
	<i>Total Private Units (nr)</i>	326			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,763	m ²	1,000	1,763,300
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,763	m ²	1,300	2,292,290
2.00	Superstructure				
2.01	<u>Frame</u>	28,666	m ²	200	5,733,250
2.02	<u>Upper Floors</u>	26,903	m ²	165	4,438,987
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	1,763	m ²	250	440,825
2.05	Roof coverings	1,763	m ²	185	326,211
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	43	flights	9,000	387,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	8,974	m ²	690	6,191,785
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	326	nr	9,000	2,934,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	5,982	m ²	400	2,392,960
2.14	E/O for revolving door at ground floor	2	nr	10,000	20,000

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	28,666	m ²	120	3,439,950
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	32	nr	1,280	40,960
2.19	1 Bed	98	nr	2,280	223,440
2.20	2 Bed	146	nr	3,280	478,880
2.21	3 Bed	50	nr	3,780	189,000
2.22	<u>Common Area Doors</u>				
2.23	BoH doors to Lower Ground Floor; Single	4	nr	800	3,200
2.24	BoH doors to Lower Ground Floor; Double	12	nr	1,200	14,400
2.25	BoH doors to Ground Floor; Single	2	nr	800	1,600
2.26	BoH doors to Ground Floor; Double	7	nr	1,200	8,400
2.27	FoH doors to Residential area; double	2	nr	1,500	3,000
2.28	FoH doors to Residential Amenity / Commercial area; single	1	nr	1,000	1,000
2.29	FoH doors to Residential Amenity / Commercial area; double	3	nr	1,500	4,500
2.30	Doors to stair cores; single	43	nr	800	34,400
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	32	nr	2,647	84,688
3.04	1 Bed	98	nr	3,673	359,954
3.05	2 Bed	146	nr	5,940	867,167
3.06	3 Bed	50	nr	7,620	381,000
3.07	<u>Wall Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.08	Plaster and emulsion finish to all BoH & FoH walls	11,458	m ²	15	171,872
3.09	Wall finish to additional GIA	3,380	m ²	15	50,694

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
3.10	<u>Floor Finishes</u>				
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	32	nr	2,500	80,000
3.13	1 Bed	98	nr	4,315	422,870
3.14	2 Bed	146	nr	5,665	827,090
3.15	3 Bed	50	nr	6,800	340,000
3.16	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.17	Screed / Underlay	4,786	m ²	40	191,456
3.18	Floor finish to residential lobby - assume timber	244	m ²	175	42,700
3.19	Floor finish to residential amenity / commercial	45	m ²	100	4,500
3.20	Carpet to circulation and corridors	3,897	m ²	50	194,835
3.21	Paint to concrete floors: waste stores	601	m ²	15	9,011
3.22	Floor finish to additional GIA	3,380	m ²	15	50,694
3.23	<u>Ceiling Finishes</u>				
3.24	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.25	Studio	32	nr	2,328	74,496
3.26	1 Bed	98	nr	3,589	351,722
3.27	2 Bed	146	nr	4,918	717,955
3.28	3 Bed	50	nr	5,985	299,225
3.29	<u>Ceiling Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.30	Suspended acoustic ceiling to residential lobby, circulation and corridors	4,786	m ²	60	287,184
3.31	Emulsion finish to all ceilings	4,786	m ²	9	43,078
3.32	Ceiling finish to additional GIA	3,380	m ²	15	50,694
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	32	nr	8,640	276,480

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
4.03	1 Bed	98	nr	9,940	974,120
4.04	2 Bed	146	nr	14,930	2,179,780
4.05	3 Bed	50	nr	16,680	834,000
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	32	nr	2,750	88,000
5.03	1 Bed	98	nr	2,750	269,500
5.04	2 Bed	146	nr	5,450	795,700
5.05	3 Bed	50	nr	5,450	272,500
5.06	<u>MEP - Shell & Core</u>	28,666	m ²	325	9,312,367
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	32	nr	18,095	579,036
5.09	1 Bed	98	nr	24,962	2,446,251
5.1	2 Bed	146	nr	30,083	4,392,187
5.11	3 Bed	50	nr	36,875	1,843,770
5.12	<u>Lifts</u>				
5.13	Passenger lift; 22 floors	2	nr	300,000	600,000
5.14	Passenger lift; 23 floors	2	nr	300,000	600,000
5.15	Cycle lift; 3 floors	1	nr	55,000	55,000
				TOTAL	62,819,913

Summary of Construction Costs						
Item	Description					
				GIFA (m2)	92,619	
	THE QUAYS					
	SUMMARY OF CONSTRUCTION COSTS					
				Cost	£/m2	
2.1	BLOCK G			63,038,978	2,126	
2.2	BLOCK J			43,691,606	2,391	
2.3	BLOCK M			40,933,544	2,255	
2.4	BLOCK N			58,627,756	2,209	
	LANDSCAPING	App D pro rata		9,946,355	107	
				216,238,239	2,335	
	Main Contractors Preliminaries	14.0%		30,273,353	327	
	Main Contractors OHP	4.0%		9,860,464	106	
				256,372,056	2,768	
	Design Development Risk Allowance	1.75%		4,486,511	48	
	Construction Contingency Allowance	2.0%		5,127,441	55	
				265,986,008	2,872	
	Inflation			Excluded		
	Total Construction Cost			£266,000,000	£2,872	

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
	Block G				
	Plan Area (m ²)	1,605			
	Total GEA (m ²)	31,205			
	Total GIA (m ²)	29,645			
	Total NIA (m ²)	24,964			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	320			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,605	m ²	1,000	1,604,860
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,605	m ²	1,300	2,086,318
2.00	Superstructure				
2.01	<u>Frame</u>	29,645	m ²	200	5,928,950
2.02	<u>Upper Floors</u>	28,040	m ²	165	4,626,582
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	1,605	m ²	250	401,215
2.05	Roof coverings	1,605	m ²	185	296,899
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	38	flights	9,000	342,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	9,743	m ²	690	6,722,669
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	320	nr	9,000	2,880,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	6,495	m ²	400	2,598,133
2.14	E/O for revolving door at ground floor	2	nr	10,000	20,000

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	29,645	m ²	120	3,557,370
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	32	nr	1,280	40,960
2.19	1 Bed	96	nr	2,280	218,880
2.20	2 Bed	144	nr	3,280	472,320
2.21	3 Bed	48	nr	3,780	181,440
2.22	<u>Common Area Doors</u>				
2.23	BoH doors to Lower Ground Floor; Single	6	nr	800	4,800
2.24	BoH doors to Lower Ground Floor; Double	14	nr	1,200	16,800
2.25	BoH doors to First Floor; Single	1	nr	800	800
2.26	BoH doors to First Floor; Double	2	nr	1,200	2,400
2.27	Commercial doors to Ground Floor; Single	3	nr	1,000	3,000
2.28	Commercial doors to Ground Floor; Double	1	nr	1,500	1,500
2.29	FoH doors to Residential area; double	6	nr	1,500	9,000
2.30	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.31	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.32	Doors to stair cores; single	47	nr	800	37,600
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	32	nr	2,647	84,688
3.04	1 Bed	96	nr	3,673	352,608
3.05	2 Bed	144	nr	5,940	855,288
3.06	3 Bed	48	nr	7,620	365,760
3.07	<u>Wall Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
3.08	Plaster and emulsion finish to all BoH & FoH wall	11,048	m ²	15	165,721
3.09	Wall finish to additional GIA	5,149	m ²	15	77,240
3.10	<u>Floor Finishes</u>				
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	32	nr	2,500	80,000
3.13	1 Bed	96	nr	4,315	414,240
3.14	2 Bed	144	nr	5,665	815,760
3.15	3 Bed	48	nr	6,800	326,400
3.16	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.17	Screed / Underlay	4,642	m ²	40	185,695
3.18	Floor finish to residential lobby - assume timber	298	m ²	175	52,106
3.19	Carpet to circulation and corridors	3,493	m ²	50	174,668
3.20	Paint to concrete floors: waste stores	851	m ²	15	12,769
3.21	Floor finish to additional GIA	5,149	m ²	15	77,240
3.22	<u>Ceiling Finishes</u>				
3.23	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.24	Studio	32	nr	2,328	74,496
3.25	1 Bed	96	nr	3,589	344,544
3.26	2 Bed	144	nr	4,918	708,120
3.27	3 Bed	48	nr	5,985	287,256
3.28	<u>Ceiling Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.29	Suspended acoustic ceiling to residential lobby, circulation and corridors	4,642	m ²	60	278,542
3.30	Emulsion finish to all ceilings	4,642	m ²	9	41,781
3.31	Ceiling finish to additional GIA	5,149	m ²	15	77,240
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
4.02	Studio	32	nr	8,640	276,480
4.03	1 Bed	96	nr	9,940	954,240
4.04	2 Bed	144	nr	14,930	2,149,920
4.05	3 Bed	48	nr	16,680	800,640
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	32	nr	2,750	88,000
5.03	1 Bed	96	nr	2,750	264,000
5.04	2 Bed	144	nr	5,450	784,800
5.05	3 Bed	48	nr	5,450	261,600
5.06	<u>MEP - Shell & Core</u>	29,645	m ²	325	9,630,237
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	32	nr	18,095	579,036
5.09	1 Bed	96	nr	24,962	2,396,328
5.1	2 Bed	144	nr	30,083	4,332,020
5.11	3 Bed	48	nr	36,875	1,770,019
5.12	<u>Lifts</u>				
5.13	Passenger lift; 14 floors	2	nr	200,000	400,000
5.14	Passenger lift; 24 floors	1	nr	300,000	300,000
5.15	Cycle lift; 3 floors	2	nr	55,000	110,000
				TOTAL	63,038,978

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
	Block J				
	Plan Area (m ²)	1,881			
	Total GEA (m ²)	19,238			
	Total GIA (m ²)	18,276			
	Total NIA (m ²)	15,390			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	218			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,881	m ²	300	564,300
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,881	m ²	1,300	2,445,300
1.03	EO transfer structure support	1,881	m ²	350	658,350
2.00	Superstructure				
2.01	<u>Frame</u>	18,276	m ²	200	3,655,220
2.02	EO transfer structure; including 2300th slab and transfer beams (balconies to be finalised)	1,881	m ²	600	1,128,600
2.03	<u>Upper Floors</u>	16,395	m ²	165	2,705,192
2.04	E/O transfer slab	1,881	m ²	125	235,125
2.05	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.06	Roof structure	1,881	m ²	250	470,250
2.07	Roof coverings	1,881	m ²	185	347,985
2.08	Roof lights - allowance	1	item	15,000	15,000
2.09	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.10	<u>Stairs and Ramps</u>	26	flights	9,000	234,000
2.11	<u>External Walls</u>				
2.12	External façade, including; glazed areas, balcony doors, etc.	5,893	m ²	690	4,065,994
2.13	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	218	nr	9,000	1,962,000

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
2.14	<u>Windows and External Doors</u>				
2.15	Windows and external doors; assumed 40% of total façade	3,928	m ²	400	1,571,399
2.16	E/O for revolving door at ground floor	2	nr	10,000	20,000
2.17	<u>Internal Walls and Partitions</u>	18,276	m ²	120	2,193,132
2.18	<u>Internal Doors</u>				
2.19	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.20	Studio	21	nr	1,280	26,880
2.21	1 Bed	66	nr	2,280	150,480
2.22	2 Bed	99	nr	3,280	324,720
2.23	3 Bed	32	nr	3,780	120,960
2.24	<u>Common Area Doors</u>				
2.25	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.26	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.27	BoH doors to Ground Floor; Single	2	nr	800	1,600
2.28	BoH doors to Ground Floor; Double	4	nr	1,200	4,800
2.29	FoH doors to Residential area; double	2	nr	1,500	3,000
2.30	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.31	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.32	Doors to stair cores; single	26	nr	800	20,800
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	21	nr	2,647	55,577
3.04	1 Bed	66	nr	3,673	242,418
3.05	2 Bed	99	nr	5,940	588,011
3.06	3 Bed	32	nr	7,620	243,840

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
3.07	<u>Wall Finishes - Communal Areas</u>				
3.08	Plaster and emulsion finish to all BoH & FoH wall - <i>excludes commercial unit which is assumed as shell & core</i>	7,163	m ²	15	107,442
3.09	Wall finish to additional GIA	1,495	m ²	15	22,425
3.10	<u>Floor Finishes</u>				
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	21	nr	2,500	52,500
3.13	1 Bed	66	nr	4,315	284,790
3.14	2 Bed	99	nr	5,665	560,835
3.15	3 Bed	32	nr	6,800	217,600
3.16	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.17	Screed / Underlay	3,905	m ²	40	156,210
3.18	Floor finish to residential at ground floor - assume timber	225	m ²	175	39,305
3.19	Floor finish to commercial unit	446	m ²		Excluded
3.20	Carpet to circulation and corridors	2,094	m ²	50	104,724
3.21	Paint to concrete floors: waste stores	1,140	m ²	15	17,102
3.22	Floor finish to additional GIA	1,495	m ²	15	22,425
3.23	<u>Ceiling Finishes</u>				
3.24	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.25	Studio	21	nr	2,328	48,888
3.26	1 Bed	66	nr	3,589	236,874
3.27	2 Bed	99	nr	4,918	486,833
3.28	3 Bed	32	nr	5,985	191,504
3.29	<u>Ceiling Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
3.30	Suspended acoustic ceiling to residential lobby, circulation and corridors	3,905	m ²	60	234,314
3.31	Emulsion finish to all ceilings	3,905	m ²	9	35,147

2.2 The Quays - Block J					
Item	Description	Qty	Unit	Rate £	Total £
3.32	Ceiling finish to additional GIA	1,495	m ²	15	22,425
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	21	nr	8,640	181,440
4.03	1 Bed	66	nr	9,940	656,040
4.04	2 Bed	99	nr	14,930	1,478,070
4.05	3 Bed	32	nr	16,680	533,760
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	21	nr	2,750	57,750
5.03	1 Bed	66	nr	2,750	181,500
5.04	2 Bed	99	nr	5,450	539,550
5.05	3 Bed	32	nr	5,450	174,400
5.06	<u>MEP - Shell & Core</u>	18,276	m ²	325	5,937,078
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	21	nr	18,095	379,993
5.09	1 Bed	66	nr	24,962	1,647,475
5.1	2 Bed	99	nr	30,083	2,978,264
5.11	3 Bed	32	nr	36,875	1,180,013
5.12	<u>Lifts</u>				
5.13	Passenger lift; 12 floors	2	nr	200,000	400,000
5.14	Passenger lift; 14 floors	2	nr	200,000	400,000
5.15	Cycle lift; 2 floors	1	nr	50,000	50,000
				TOTAL	43,691,606

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
	Block M				
	<i>Plan Area (m²)</i>	2,203			
	<i>Total GEA (m²)</i>	19,108			
	<i>Total GIA (m²)</i>	18,153			
	<i>Total NIA (m²)</i>	15,286			
	<i>Total Affordable Units (nr)</i>	-			
	<i>Total Private Units (nr)</i>	205			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	2,203	m ²	300	660,900
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	2,203	m ²	1,300	2,863,900
2.00	Superstructure				
2.01	<u>Frame</u>	18,153	m ²	200	3,630,520
2.02	<u>Upper Floors</u>	15,950	m ²	165	2,631,684
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	2,203	m ²	250	550,750
2.05	Roof coverings	2,203	m ²	185	407,555
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	20	flights	9,000	180,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	5,780	m ²	690	3,988,053
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	205	nr	9,000	1,845,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	3,853	m ²	400	1,541,276
2.14	E/O for revolving door at ground floor	1	nr	10,000	10,000

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	18,153	m ²	120	2,178,312
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	23	nr	1,280	29,440
2.19	1 Bed	59	nr	2,280	134,520
2.20	2 Bed	96	nr	3,280	314,880
2.21	3 Bed	27	nr	3,780	102,060
2.22	<u>Common Area Doors</u>				
2.23	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.24	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.25	BoH doors to Ground Floor; Single	2	nr	800	1,600
2.26	BoH doors to Ground Floor; Double	5	nr	1,200	6,000
2.27	FoH doors to Residential area; double	4	nr	1,500	6,000
2.28	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.29	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.30	Doors to stair cores; single	20	nr	800	
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	23	nr	2,647	60,870
3.04	1 Bed	59	nr	3,673	216,707
3.05	2 Bed	96	nr	5,940	570,192
3.06	3 Bed	27	nr	7,620	205,740
3.07	<u>Wall Finishes - Communal Areas</u>				
3.08	Plaster and emulsion finish to all BoH & FoH wall	7,373	m ²	15	110,601
3.09	Wall finish to additional GIA	2,263	m ²	15	33,944
3.10	<u>Floor Finishes</u>				

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	23	nr	2,500	57,500
3.13	1 Bed	59	nr	4,315	254,585
3.14	2 Bed	96	nr	5,665	543,840
3.15	3 Bed	27	nr	6,800	183,600
3.16	<u>Floor Finishes - Communal Areas</u>				
3.17	Screed / Underlay	4,225	m ²	40	169,002
3.18	Floor finish to residential at ground floor - assume timber	268	m ²	175	46,813
3.19	Floor finish to residential amenity / commercial	637	m ²	100	63,700
3.20	Carpet to circulation and corridors	1,618	m ²	50	80,885
3.21	Paint to concrete floors: waste stores	1,703	m ²	15	25,543
3.22	Floor finish to additional GIA	2,263	m ²	15	33,944
3.23	<u>Ceiling Finishes</u>				
3.24	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.25	Studio	23	nr	2,328	53,544
3.26	1 Bed	59	nr	3,589	211,751
3.27	2 Bed	96	nr	4,918	472,080
3.28	3 Bed	27	nr	5,985	161,582
3.29	<u>Ceiling Finishes - Communal Areas</u>				
3.30	Suspended acoustic ceiling to residential lobby, circulation and corridors	4,225	m ²	60	253,503
3.31	Emulsion finish to all ceilings	4,225	m ²	9	38,025
3.32	Ceiling finish to additional GIA	2,263	m ²	15	33,944
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	23	nr	8,640	198,720
4.03	1 Bed	59	nr	9,940	586,460

2.3 The Quays - Block M					
Item	Description	Qty	Unit	Rate £	Total £
4.04	2 Bed	96	nr	14,930	1,433,280
4.05	3 Bed	27	nr	16,680	450,360
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	23	nr	2,750	63,250
5.03	1 Bed	59	nr	2,750	162,250
5.04	2 Bed	96	nr	5,450	523,200
5.05	3 Bed	27	nr	5,450	147,150
5.06	<u>MEP - Shell & Core</u>	18,153	m ²	325	5,896,958
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	23	nr	18,095	416,182
5.09	1 Bed	59	nr	24,962	1,472,743
5.1	2 Bed	96	nr	30,083	2,888,013
5.11	3 Bed	27	nr	36,875	995,636
5.12	<u>Lifts</u>				
5.13	Passenger lift; 10 floors	4	nr	150,000	600,000
5.14	Cycle lift; 2 floors	2	nr	50,000	100,000
				TOTAL	40,933,544

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
	Block N				
	Plan Area (m ²)	2,203			
	Total GEA (m ²)	27,943			
	Total GIA (m ²)	26,546			
	Total NIA (m ²)	22,354			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	313			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	2,203	m ²	300	660,900
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	2,203	m ²	1,300	2,863,900
1.03	EO transfer structure support	2,203	m ²	350	771,050
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, ground level; double height	9	nr	3,000	27,000
2.03	Reinforced concrete columns, residential levels; 1000x200	1,019	nr	1,500	1,528,500
2.04	650 dia square columns	75	nr	1,200	90,000
2.05	Reinforced concrete slab; 250mm thk	5,194	m ³	160	831,023
2.06	Formwork to 250mm thk slab	5,059	m ²	60	303,534
2.07	Reinforcement to 250mm thk slab; assumed 140kg/m ³	727	t	1,250	908,931
2.08	Reinforced concrete slab; 275mm thk	462	m ³	160	73,859
2.09	Formwork to 275mm thk slab	1,679	m ²	60	100,735
2.10	Reinforcement to 275mm thk slab; assumed 145kg/m ³	67	t	1,250	83,669
2.11	Reinforced concrete slab; 325mm thk	144	m ³	160	22,984
2.12	Formwork to 325mm thk slab	442	m ²	60	26,520
2.13	Reinforcement to 325mm thk slab; assumed 150kg/m ³	22	t	1,250	26,934

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
2.14	Reinforced concrete slab; 600mm thk	275	m ³	160	43,968
2.15	Formwork to 600mm thk slab	458	m ²	60	27,480
2.16	Reinforcement to 600mm thk slab; assumed 300kg/m ³	82	t	1,250	103,050
2.17	Reinforced concrete transfer slab; 2300mm thk	2,397	m ³	160	383,575
2.18	Formwork to 2300mm thk slab	1,042	m ²	60	62,539
2.19	Reinforcement to 2300mm thk slab; assumed 350kg/m ³	839	t	1,250	1,048,839
2.20	Reinforced concrete walls; 300mm thk	4,977	m ²	60	298,620
2.21	Formwork to reinforced concrete walls	9,954	m ²	60	597,240
2.22	Reinforcement to walls; assumed 70kg/m ³	348	t	1,250	435,488
2.23	Reinforced concrete walls; 325mm thk	7,195	m ²	60	431,712
2.24	Formwork to reinforced concrete walls (325mm thk)	14,390	m ²	60	863,424
2.25	Reinforcement to walls; assumed 70kg/m ³	504	t	1,250	629,580
2.26	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.27	Roof structure	2,203	m ²	250	550,750
2.28	Roof coverings	2,203	m ²	185	407,555
2.29	Roof lights - allowance	1	item	15,000	15,000
2.30	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.31	<u>Stairs and Ramps</u>	29	flights	9,000	261,000
2.32	<u>External Walls</u>				
2.33	External façade, including; glazed areas, balcony doors, etc.	8,003	m ²	690	5,522,159
2.34	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	313	nr	9,000	2,817,000
2.35	<u>Windows and External Doors</u>				
2.36	Windows and external doors; assumed 40% of total façade	5,335	m ²	400	2,134,168
2.37	E/O for revolving door at ground floor	1	nr	10,000	10,000
2.38	<u>Internal Walls and Partitions</u>	26,546	m ²	120	3,185,502
2.39	<u>Internal Doors</u>				

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
2.40	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.41	Studio	46	nr	1,280	58,880
2.42	1 Bed	75	nr	2,280	171,000
2.43	2 Bed	143	nr	3,280	469,040
2.44	3 Bed	49	nr	3,780	185,220
2.45	<u>Common Area Doors</u>				
2.46	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.47	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.48	BoH doors to Ground Floor; Single	2	nr	800	1,600
2.49	BoH doors to Ground Floor; Double	5	nr	1,200	6,000
2.50	FoH doors to Residential area; double	4	nr	1,500	6,000
2.51	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.52	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.53	Doors to stair cores; single	29	nr	800	23,200
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	46	nr	2,647	121,739
3.04	1 Bed	75	nr	3,673	275,475
3.05	2 Bed	143	nr	5,940	849,349
3.06	3 Bed	49	nr	7,620	373,380
3.07	<u>Plaster and emulsion finish to all BoH & FoH wall - excludes commercial unit which is assumed as shell & core</u>				
3.08	Plaster and emulsion finish to all BoH & FoH wall	11,295	m ²	15	169,425
3.09	Wall finish to additional GIA	2,265	m ²	15	33,972
3.10	<u>Floor Finishes</u>				

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	46	nr	2,500	115,000
3.13	1 Bed	75	nr	4,315	323,625
3.14	2 Bed	143	nr	5,665	810,095
3.15	3 Bed	49	nr	6,800	333,200
3.16	<u>Floor Finishes - Communal Areas</u>				
3.17	Screed / Underlay	5,605	m ²	40	224,204
3.18	Floor finish to residential lobby - assume timber	268	m ²	175	46,813
3.19	Floor finish to commercial unit	618	m ²		Excluded
3.20	Carpet to circulation and corridors	2,940	m ²	50	146,979
3.21	Paint to concrete floors: waste stores	1,780	m ²	15	26,701
3.22	Floor finish to additional GIA	2,265	m ²	15	33,972
3.23	<u>Ceiling Finishes</u>				
3.24	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.25	Studio	46	nr	2,328	107,088
3.26	1 Bed	75	nr	3,589	269,175
3.27	2 Bed	143	nr	4,918	703,203
3.28	3 Bed	49	nr	5,985	293,241
3.29	<u>Ceiling Finishes - Communal Areas</u>				
3.30	Suspended acoustic ceiling to residential lobby, circulation and corridors	5,605	m ²	60	336,307
3.31	Emulsion finish to all ceilings	5,605	m ²	9	50,446
3.32	Ceiling finish to additional GIA	2,265	m ²	15	33,972
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	46	nr	8,640	397,440
4.03	1 Bed	75	nr	9,940	745,500
4.04	2 Bed	143	nr	14,930	2,134,990

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
4.05	3 Bed	49	nr	16,680	817,320
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	46	nr	2,750	126,500
5.03	1 Bed	75	nr	2,750	206,250
5.04	2 Bed	143	nr	5,450	779,350
5.05	3 Bed	49	nr	5,450	267,050
5.06	<u>MEP - Shell & Core</u>	26,546	m ²	325	8,623,545
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	46	nr	18,095	832,365
5.09	1 Bed	75	nr	24,962	1,872,131
5.1	2 Bed	143	nr	30,083	4,301,936
5.11	3 Bed	49	nr	36,875	1,806,894
5.12	<u>Lifts</u>				
5.13	Passenger lift; 12 floors	2	nr	200,000	400,000
5.14	Passenger lift; 17 floors	2	nr	250,000	500,000
5.15	Cycle lift; 2 floors	1	nr	50,000	50,000
				TOTAL	58,627,756

Summary of Construction Costs						
Item	Description					
				GIFA (m2)	190,248	
	RIVERSIDE QUARTER					
	SUMMARY OF CONSTRUCTION COSTS					
				Cost	£/m2	
3.1	BLOCK Q			47,010,916	1,803	
3.2	BLOCK R			100,245,893	2,188	
3.3	BLOCK S			104,387,285	1,927	
3.4	BLOCK T			71,101,175	1,864	
3.5	BLOCK U			44,711,172	1,717	
	LANDSCAPING	App D pro rata		20,430,662	107	
				387,887,102	2,039	
	Main Contractors Preliminaries	14.0%		54,304,194	285	
	Main Contractors OHP	4.0%		17,687,652	93	
				459,878,949	2,417	
	Design Development Risk Allowance	1.75%		8,047,882	42	
	Construction Contingency Allowance	2.0%		9,197,579	48	
				477,124,409	2,508	
	Inflation			Excluded		
				£477,100,000	£2,508	
			Total Construction Cost			

3.1 Riverside Quarter - Block Q					
Item	Description	Qty	Unit	Rate £	Total £
	Block Q				
	<i>Plan Area (m²)</i>	1,354			
	<i>Total GEA (m²)</i>	27,445			
	<i>Total GIA (m²)</i>	26,072			
	<i>Total NIA (m²)</i>	21,956			
	<i>Total Affordable Units (nr)</i>	33			
	<i>Total Private Units (nr)</i>	185			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,354	m ²	1,300	1,759,641
1.02	Reinforced concrete columns, basement level; 1000x220	41	nr	1,500	61,500
1.03	Reinforced concrete basement slab; 250mm thk	269	m ³	160	43,000
1.04	Formwork to 250mm thk slab	1,075	m ²	60	64,500
1.05	Reinforcement to 250mm slab; assumed 120kg/m ³	32	t	1,250	40,313
1.06	Reinforced concrete transfer slab; 2300mm thk	889	m ³	160	142,258
1.07	Formwork to 2300mm thk slab	387	m ²	60	23,194
1.08	Reinforcement to 2300mm slab; assumed 350kg/m ³	311	t	1,250	388,986
1.09	Reinforced concrete walls; 300mm thk	711	m ²	160	113,760
1.10	Formwork to reinforced concrete walls	1,422	m ²	60	85,320
1.11	Reinforcement to walls; assumed 70kg/m ³	50	t	1,250	62,213
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, ground level; double height	26	nr	3,000	78,000
2.03	Reinforced concrete columns, residential levels; 1000x200	551	nr	1,500	826,500
2.04	Reinforced concrete slab; 250mm thk	4,041	m ³	160	646,560
2.05	Formwork to 250mm thk slab	15,163	m ²	60	909,780
2.06	Reinforcement to 250mm slab; assumed 120kg/m ³	485	t	1,250	606,150

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
2.07	Reinforced concrete walls; 300mm thk	9,562	m ²	60	573,702
2.08	Formwork to reinforced concrete walls	19,123	m ²	60	1,147,404
2.09	Reinforcement to walls; assumed 70kg/m ³	669	t	1,250	836,649
2.10	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.11	Roof structure	1,354	m ²	250	338,393
2.12	Roof coverings	1,354	m ²	185	250,410
		1,354	m ²	28	37,738
2.13	Roof lights - allowance	1	item	15,000	15,000
2.14	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.15	<u>Stairs and Ramps</u>	30	flights	9,000	270,000
2.16	<u>External Walls</u>				
2.17	External façade, including; glazed areas, balcony doors, etc.	7,522	m ²	690	5,190,217
2.18	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	218	nr	9,000	1,962,000
2.19	<u>Windows and External Doors</u>				
2.20	Windows and external doors; assumed 40% of total façade	5,015	m ²	400	2,005,881
2.21	E/O for revolving door at ground floor	1	nr	10,000	10,000
2.22	<u>Internal Walls and Partitions</u>	26,072	m ²	120	3,128,640
2.23	<u>Internal Doors</u>				
2.24	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.25	Studio	11	nr	1,280	14,080
2.26	1 Bed	10	nr	2,280	22,800
2.27	2 Bed	121	nr	3,280	396,880
2.28	3 Bed	43	nr	3,780	162,540
2.29	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.30	Studio	-	nr	1,280	-
2.31	1 Bed	-	nr	2,280	-

3.1 Riverside Quarter - Block Q					
Item	Description	Qty	Unit	Rate £	Total £
2.32	2 Bed	1	nr	3,280	3,280
2.33	3 Bed	26	nr	3,780	98,280
2.34	4 Bed	6	nr	4,780	28,680
2.35	<u>Common Area Doors</u>				
2.36	BoH doors to Lower Ground Floor; Single	2	nr	800	1,600
2.37	BoH doors to Lower Ground Floor; Double	15	nr	1,200	18,000
2.38	BoH doors to Ground Floor; Single	-	nr	800	-
2.39	BoH doors to Ground Floor; Double	-	nr	1,200	-
2.40	FoH doors to Residential area; double	-	nr	1,500	-
2.41	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.42	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.43	Doors to stair cores; single	33	nr	800	26,400
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	11	nr	2,647	29,112
3.04	1 Bed	10	nr	3,673	36,730
3.05	2 Bed	121	nr	5,940	718,680
3.06	3 Bed	43	nr	7,620	327,660
3.07	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	-	nr	2,928	-
3.10	2 Bed	1	nr	4,545	4,545
3.11	3 Bed	26	nr	6,045	157,170
3.12	4 Bed	6	nr	10,445	62,670

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
3.13	<u>Wall Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	7,154	m ²	15	107,305
3.15	Wall finish to additional GIA	5,007	m ²	15	75,109
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	11	nr	2,500	27,500
3.19	1 Bed	10	nr	4,315	43,150
3.20	2 Bed	121	nr	5,665	685,465
3.21	3 Bed	43	nr	6,800	292,400
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	-	nr	2,620	-
3.25	2 Bed	1	nr	3,770	3,770
3.26	3 Bed	26	nr	4,775	124,150
3.27	4 Bed	6	nr	6,455	38,730
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.29	Screed / Underlay	2,336	m ²	40	93,438
3.30	Floor finish to residential lobby - assume timber	208	m ²	175	36,348
3.31	Carpet to circulation and corridors	2,128	m ²	50	106,413
3.32	Paint to concrete floors: waste stores	-	m ²	15	-
3.33	Floor finish to additional GIA	5,007	m ²	15	75,109
3.34	<u>Ceiling Finishes</u>				
3.35	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.36	Studio	11	nr	2,328	25,608
3.37	1 Bed	10	nr	3,589	35,890

3.1 Riverside Quarter - Block Q					
Item	Description	Qty	Unit	Rate £	Total £
3.38	2 Bed	121	nr	4,918	595,018
3.39	3 Bed	43	nr	5,985	257,334
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.41	Studio	-	nr	1,608	-
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	1	nr	4,138	4,138
3.44	3 Bed	26	nr	5,205	135,317
3.45	4 Bed	6	nr	11,272	67,629
3.46	<u>Ceiling Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.47	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,336	m ²	60	140,157
3.48	Emulsion finish to all ceilings	2,336	m ²	9	21,024
3.49	Ceiling finish to additional GIA	5,007	m ²	15	75,109
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	11	nr	8,640	95,040
4.03	1 Bed	10	nr	9,940	99,400
4.04	2 Bed	121	nr	14,930	1,806,530
4.05	3 Bed	43	nr	16,680	717,240
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	-	nr	6,800	-
4.09	2 Bed	1	nr	9,900	9,900
4.1	3 Bed	26	nr	9,900	257,400
4.11	4 Bed	6	nr	11,400	68,400
5	Services				

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	11	nr	2,750	30,250
5.03	1 Bed	10	nr	2,750	27,500
5.04	2 Bed	121	nr	5,450	659,450
5.05	3 Bed	43	nr	5,450	234,350
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	-	nr	2,350	-
5.09	2 Bed	1	nr	4,850	4,850
5.1	3 Bed	26	nr	4,850	126,100
5.11	4 Bed	6	nr	4,850	29,100
5.12	<u>MEP - Shell & Core</u>	26,072	m ²	325	8,469,613
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	11	nr	18,095	199,044
5.15	1 Bed	10	nr	24,962	249,617
5.16	2 Bed	121	nr	30,083	3,640,100
5.17	3 Bed	43	nr	36,875	1,585,642
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.2	1 Bed	-	nr	15,332	-
5.21	2 Bed	1	nr	20,044	20,044
5.22	3 Bed	26	nr	26,112	678,915
5.23	4 Bed	6	nr	31,585	189,511
5.24	<u>Lifts</u>				
5.25	Passenger lift; 10 floors	2	nr	150,000	300,000
5.26	Passenger lift; 22 floors	2	nr	300,000	600,000
5.27	Cycle lift; 2 floors	2	nr	50,000	100,000
				TOTAL	47,010,916

3.2 Riverside Quarter - Block R					
Item	Description	Qty	Unit	Rate £	Total £
	Block R				
	<i>Plan Area (m²)</i>	2,987			
	<i>Total GEA (m²)</i>	48,236			
	<i>Total GIA (m²)</i>	45,824			
	<i>Total NIA (m²)</i>	38,589			
	<i>Total Affordable Units (nr)</i>	-			
	<i>Total Private Units (nr)</i>	542			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	2,987	m ²	1,000	2,987,000
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	2,987	m ²	1,300	3,883,100
2.00	Superstructure				
2.01	<u>Frame</u>	45,824	m ²	200	9,164,840
2.02	<u>Upper Floors</u>	42,837	m ²	165	7,068,138
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	2,987	m ²	250	746,750
2.05	Roof coverings	2,987	m ²	185	552,595
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	77	flights	9,000	693,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	13,604	m ²	690	9,386,621
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	542	nr	9,000	4,878,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	9,069	m ²	400	3,627,679
2.14	E/O for revolving door at ground floor	3	nr	10,000	30,000

3.2 Riverside Quarter - Block R					
Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	45,824	m ²	120	5,498,904
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	84	nr	1,280	107,520
2.19	1 Bed	122	nr	2,280	278,160
2.20	2 Bed	260	nr	3,280	852,800
2.21	3 Bed	76	nr	3,780	287,280
2.22	<u>Common Area Doors</u>				
2.23	BoH doors to Lower Ground Floor; Single	6	nr	800	4,800
2.24	BoH doors to Lower Ground Floor; Double	12	nr	1,200	14,400
2.25	BoH doors to Ground Floor; Single		nr	800	-
2.26	BoH doors to Ground Floor; Double		nr	1,200	-
2.27	FoH doors to Residential area; double		nr	1,500	-
2.28	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.29	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.30	Doors to stair cores; single	77	nr	800	61,600
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	84	nr	2,647	222,306
3.04	1 Bed	122	nr	3,673	448,106
3.05	2 Bed	260	nr	5,940	1,544,270
3.06	3 Bed	76	nr	7,620	579,120
3.07	<u>Wall Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.08	Plaster and emulsion finish to all BoH & FoH wall	12,616	m ²	15	189,245
3.09	Wall finish to additional GIA	4,018	m ²	15	60,270

3.2 Riverside Quarter - Block R					
Item	Description	Qty	Unit	Rate £	Total £
3.10	<u>Floor Finishes</u>				
3.11	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.12	Studio	84	nr	2,500	210,000
3.13	1 Bed	122	nr	4,315	526,430
3.14	2 Bed	260	nr	5,665	1,472,900
3.15	3 Bed	76	nr	6,800	516,800
3.16	<u>Floor Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.17	Screed / Underlay	2,414	m ²	40	96,578
3.18	Floor finish to residential lobby - assume timber	547	m ²	175	95,690
3.19	Carpet to circulation and corridors	506	m ²	50	25,275
3.20	Paint to concrete floors: waste stores	1,362	m ²	15	20,432
3.21	Floor finish to additional GIA	4,018	m ²	15	60,270
3.22	<u>Ceiling Finishes</u>				
3.23	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.24	Studio	84	nr	2,328	195,552
3.25	1 Bed	122	nr	3,589	437,858
3.26	2 Bed	260	nr	4,918	1,278,550
3.27	3 Bed	76	nr	5,985	454,822
3.28	<u>Ceiling Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.29	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,414	m ²	60	144,867
3.30	Emulsion finish to all ceilings	2,414	m ²	9	21,730
3.31	Ceiling finish to additional GIA	4,018	m ²	15	60,270
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	84	nr	8,640	725,760

3.2 Riverside Quarter - Block R					
Item	Description	Qty	Unit	Rate £	Total £
4.03	1 Bed	122	nr	9,940	1,212,680
4.04	2 Bed	260	nr	14,930	3,881,800
4.05	3 Bed	76	nr	16,680	1,267,680
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	84	nr	2,750	231,000
5.03	1 Bed	122	nr	2,750	335,500
5.04	2 Bed	260	nr	5,450	1,417,000
5.05	3 Bed	76	nr	5,450	414,200
5.06	<u>MEP - Shell & Core</u>	45,824	m ²	325	14,886,208
5.07	<u>MEP - Private Units - as per Phase 1</u>				
5.08	Studio	84	nr	18,095	1,519,970
5.09	1 Bed	122	nr	24,962	3,045,333
5.10	2 Bed	260	nr	30,083	7,821,702
5.11	3 Bed	76	nr	36,875	2,802,530
5.12	<u>Lifts</u>				
5.13	Passenger lift; 14 floors	1	nr	200,000	200,000
5.14	Passenger lift; 15 floors	1	nr	200,000	200,000
5.15	Passenger lift; 25 floors	2	nr	300,000	600,000
5.16	Passenger lift; 27 floors	2	nr	350,000	700,000
5.17	Cycle lift; 3 floors	3	nr	55,000	165,000
				TOTAL	100,245,893

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
	Block S				
	<i>Plan Area (m²)</i>	3,890			
	<i>Total GEA (m²)</i>	57,015			
	<i>Total GIA (m²)</i>	54,165			
	<i>Total NIA (m²)</i>	45,612			
	<i>Total Affordable Units (nr)</i>	141			
	<i>Total Private Units (nr)</i>	434			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	3,890	m ²	1,300	5,056,870
1.02	Reinforced concrete columns, basement level; high rise; ASSUMED 1000x200	4	nr	1,500	6,000
1.03	Reinforced concrete columns; basement level; high rise; ASSUMED 650 square columns	9	nr	1,200	10,800
1.04	Reinforced concrete columns, basement level; medium rise; ASSUMED 1000x200	44	nr	1,500	66,000
1.05	Reinforced concrete columns; basement level; medium rise; ASSUMED 650 square columns	2	nr	1,200	2,400
1.06	Reinforced concrete basement slab; 275mm thk	372	m ³	160	59,519
1.07	Formwork to 275mm thk slab	1,353	m ²	60	81,162
1.08	Reinforcement to 275mm slab; assumed 145kg/m ³	54	t	1,250	67,424
1.09	Basement reinforced concrete walls; 300thk	474	m ²	60	28,416
1.10	Formwork to basement reinforced concrete walls	648	m ²	60	38,892
1.11	Reinforcement to basement reinforced concrete walls; assumed 70kg/m ³	33	t	1,250	41,440
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, high rise; ASSUMED 1000x200	1,766	nr	1,500	2,649,000
2.03	Reinforced concrete columns; high rise; ASSUMED 650 square columns	48	nr	1,200	57,600

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
2.04	Reinforced concrete columns, medium rise; ASSUMED 1000x200	72	nr	1,500	108,000
2.05	Reinforced concrete columns; medium rise; ASSUMED 650 square columns	44	nr	1,200	52,800
2.06	Reinforced concrete slab; 250mm thk	6,274	m ³	160	1,003,840
2.07	Formwork to 250mm thk slab	25,096	m ²	60	1,505,760
2.08	Reinforcement to 250mm thk slab; assumed 140kg/m ³	878	t	1,250	1,097,950
2.09	Reinforced concrete slab; 600mm thk	394	m ³	160	63,072
2.10	Formwork to 600mm thk slab	657	m ²	60	39,420
2.11	Reinforcement to 600mm thk slab; assumed 300kg/m ³	118	t	1,250	147,825
2.12	Reinforced concrete slab; 350mm thk	873	m ³	160	139,742
2.13	Formwork to 350mm thk slab	2,496	m ²	60	149,742
2.14	Reinforcement to 350mm thk slab; assumed 150kg/m ³	131	t	1,250	163,761
2.15	Reinforced concrete walls; 300mm thk	22,100	m ²	60	1,325,971
2.16	Formwork to reinforced concrete walls	44,199	m ²	60	2,651,941
2.17	Reinforcement to walls; assumed 70kg/m ³	1,547	t	1,250	1,933,707
2.18	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.19	Roof structure	3,890	m ²	250	972,475
2.20	Roof coverings	3,890	m ²	185	719,632
	adj	3,890	m ²	17	66,362
2.21	Roof lights - allowance	1	item	15,000	15,000
2.22	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.23	<u>Stairs and Ramps</u>	77	flights	9,000	693,000
2.24	<u>External Walls</u>				
2.25	External façade, including; glazed areas, balcony doors, etc.	15,029	m ²	690	10,369,898
2.26	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	575	nr	9,000	5,175,000
2.27	<u>Windows and External Doors</u>				
2.28	Windows and external doors; assumed 40% of total façade	10,019	m ²	400	4,007,690

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
2.29	E/O for revolving door at ground floor	3	nr	10,000	30,000
2.30	<u>Internal Walls and Partitions</u>	54,165	m ²	120	6,499,800
2.31	<u>Internal Doors</u>				
2.32	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.33	Studio	56	nr	1,280	71,680
2.34	1 Bed	83	nr	2,280	189,240
2.35	2 Bed	217	nr	3,280	711,760
2.36	3 Bed	78	nr	3,780	294,840
2.37	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.38	Studio	-	nr	1,280	-
2.39	1 Bed	7	nr	2,280	15,960
2.40	2 Bed	72	nr	3,280	236,160
2.41	3 Bed	52	nr	3,780	196,560
2.42	4 Bed	10	nr	4,780	47,800
2.43	<u>Common Area Doors</u>				
2.44	BoH doors to Lower Ground Floor; Single	4	nr	800	3,200
2.45	BoH doors to Lower Ground Floor; Double	19	nr	1,200	22,800
2.46	BoH doors to Ground Floor; Single		nr	800	-
2.47	BoH doors to Ground Floor; Double	1	nr	1,200	1,200
2.48	FoH doors to Residential area; double	1	nr	1,500	1,500
2.49	FoH doors to Residential Amenity / Commercial area; single	3	nr	1,000	3,000
2.50	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.51	Doors to stair cores; single	79	nr	800	63,200
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	56	nr	2,647	148,204
3.04	1 Bed	83	nr	3,673	304,859
3.05	2 Bed	217	nr	5,940	1,288,872
3.06	3 Bed	78	nr	7,620	594,360
3.07	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	7	nr	2,928	20,496
3.10	2 Bed	72	nr	4,545	327,204
3.11	3 Bed	52	nr	6,045	314,340
3.12	4 Bed	10	nr	10,445	104,450
3.13	<u>Wall Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	14,918	m ²	15	223,766
3.15	Wall finish to additional GIA	6,323	m ²	15	94,838
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	56	nr	2,500	140,000
3.19	1 Bed	83	nr	4,315	358,145
3.20	2 Bed	217	nr	5,665	1,229,305
3.21	3 Bed	78	nr	6,800	530,400
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	7	nr	2,620	18,340
3.25	2 Bed	72	nr	3,770	271,440
3.26	3 Bed	52	nr	4,775	248,300

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
3.27	4 Bed	10	nr	6,455	64,550
3.28	<u>Floor Finishes - Communal Areas - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.29	Screed / Underlay	3,744	m ²	40	149,758
3.30	Floor finish to residential lobby - assume timber	743	m ²	175	130,008
3.31	Floor finish to residential amenity / commercial	527	m ²	100	52,700
3.32	Carpet to circulation and corridors	795	m ²	50	39,767
3.33	Paint to concrete floors: waste stores	1,679	m ²	15	25,181
3.34	Floor finish to additional GIA	6,323	m ²	15	94,838
3.35	<u>Ceiling Finishes</u>				
3.36	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.37	Studio	56	nr	2,328	130,368
3.38	1 Bed	83	nr	3,589	297,887
3.39	2 Bed	217	nr	4,918	1,067,098
3.40	3 Bed	78	nr	5,985	466,791
3.41	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.42	Studio	-	nr	1,608	-
3.43	1 Bed	7	nr	2,869	20,083
3.44	2 Bed	72	nr	4,138	297,900
3.45	3 Bed	52	nr	5,205	270,634
3.46	4 Bed	10	nr	11,272	112,715
3.47	<u>Ceiling Finishes - Communal Areas - excludes commercial & community units which are assumed as shell & core</u>				
3.48	Suspended acoustic ceiling to residential lobby, circulation and corridors	3,744	m ²	60	224,637
3.49	Emulsion finish to all ceilings	3,744	m ²	9	33,696
3.50	Ceiling finish to additional GIA	6,323	m ²	15	94,838
4	Fixtures and Fittings				

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	56	nr	8,640	483,840
4.03	1 Bed	83	nr	9,940	825,020
4.04	2 Bed	217	nr	14,930	3,239,810
4.05	3 Bed	78	nr	16,680	1,301,040
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	7	nr	6,800	47,600
4.09	2 Bed	72	nr	9,900	712,800
4.10	3 Bed	52	nr	9,900	514,800
4.11	4 Bed	10	nr	11,400	114,000
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	56	nr	2,750	154,000
5.03	1 Bed	83	nr	2,750	228,250
5.04	2 Bed	217	nr	5,450	1,182,650
5.05	3 Bed	78	nr	5,450	425,100
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	7	nr	2,350	16,450
5.09	2 Bed	72	nr	4,850	349,200
5.10	3 Bed	52	nr	4,850	252,200
5.11	4 Bed	10	nr	4,850	48,500
5.12	<u>MEP - Shell & Core</u>	54,165	m ²	325	17,595,757
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	56	nr	18,095	1,013,314
5.15	1 Bed	83	nr	24,962	2,071,825

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
5.16	2 Bed	217	nr	30,083	6,528,113
5.17	3 Bed	78	nr	36,875	2,876,281
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.20	1 Bed	7	nr	15,332	107,321
5.21	2 Bed	72	nr	20,044	1,443,159
5.22	3 Bed	52	nr	26,112	1,357,830
5.23	4 Bed	10	nr	31,585	315,852
5.24	<u>Lifts</u>				
5.25	Passenger lift; 14 floors	1	nr	300,000	300,000
5.26	Passenger lift; 15 floors	1	nr	300,000	300,000
5.27	Passenger lift; 25 floors	2	nr	300,000	600,000
5.28	Passenger lift; 27 floors	3	nr	350,000	1,050,000
5.29	Cycle lift; 3 floors	3	nr	55,000	165,000
				TOTAL	104,387,285

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
	Block T				
	<i>Plan Area (m²)</i>	2,303			
	<i>Total GEA (m²)</i>	40,153			
	<i>Total GIA (m²)</i>	38,145			
	<i>Total NIA (m²)</i>	32,122			
	<i>Total Affordable Units (nr)</i>	423			
	<i>Total Private Units (nr)</i>	-			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	2,303	m ²	300	690,900
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	2,303	m ²	1,300	2,993,900
2.00	Superstructure				
2.01	<u>Frame</u>	38,145	m ²	200	7,629,070
2.02	<u>Upper Floors</u>	35,842	m ²	165	5,913,988
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	2,303	m ²	250	575,750
2.05	Roof coverings	2,303	m ²	185	426,055
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	54	flights	9,000	486,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	10,015	m ²	690	6,910,439
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	423	nr	9,000	3,807,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	6,677	m ²	400	2,670,701
2.14	E/O for revolving door at ground floor	3	nr	10,000	30,000

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	38,145	m ²	120	4,577,442
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	56	nr	1,280	71,680
2.19	1 Bed	87	nr	2,280	198,360
2.20	2 Bed	205	nr	3,280	672,400
2.21	3 Bed	77	nr	3,780	291,060
2.22	4 Bed	-	nr	4,780	-
2.23	<u>Common Area Doors</u>				
2.24	BoH doors to Lower Ground Floor; Single		nr	800	-
2.25	BoH doors to Lower Ground Floor; Double		nr	1,200	-
2.26	BoH doors to Ground Floor; Single		nr	800	-
2.27	BoH doors to Ground Floor; Double		nr	1,200	-
2.28	FoH doors to Residential area; double		nr	1,500	-
2.29	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.30	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.31	Doors to stair cores; single	54	nr	800	43,200
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.03	Studio	56	nr	1,907	106,764
3.04	1 Bed	87	nr	2,928	254,736
3.05	2 Bed	205	nr	4,545	931,623
3.06	3 Bed	77	nr	6,045	465,465
3.07	4 Bed	-	nr	10,445	-
3.08	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				

3.4 Riverside Quarter - Block T

Item	Description	Qty	Unit	Rate £	Total £
3.09	Plaster and emulsion finish to all BoH & FoH wall	9,118	m ²	15	136,763
3.10	Wall finish to additional GIA	5,353	m ²	15	80,293
3.11	<u>Floor Finishes</u>				
3.12	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.13	Studio	56	nr	1,440	80,640
3.14	1 Bed	87	nr	2,620	227,940
3.15	2 Bed	205	nr	3,770	772,850
3.16	3 Bed	77	nr	4,775	367,675
3.17	4 Bed	-	nr	6,455	-
3.18	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.19	Screed / Underlay	2,112	m ²	40	84,488
3.20	Floor finish to residential lobby - assume timber	333	m ²	175	58,284
3.21	Floor finish to residential amenity / commercial	259	m ²	100	25,900
3.22	Carpet to circulation and corridors	475	m ²	50	23,755
3.23	Paint to concrete floors: waste stores	1,045	m ²	15	15,676
3.24	Floor finish to additional GIA	5,353	m ²	15	80,293
3.25	<u>Ceiling Finishes</u>				
3.26	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.27	Studio	56	nr	1,608	90,048
3.28	1 Bed	87	nr	2,869	249,603
3.29	2 Bed	205	nr	4,138	848,188
3.30	3 Bed	77	nr	5,205	400,747
3.31	4 Bed	-	nr	11,272	-
3.32	<u>Ceiling Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.33	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,112	m ²	60	126,733

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
3.34	Emulsion finish to all ceilings	2,112	m ²	9	19,010
3.35	Ceiling finish to additional GIA	5,353	m ²	15	80,293
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.02	Studio	56	nr	6,100	341,600
4.03	1 Bed	87	nr	6,800	591,600
4.04	2 Bed	205	nr	9,900	2,029,500
4.05	3 Bed	77	nr	9,900	762,300
4.06	4 Bed	-	nr	11,400	-
5	Services				
5.01	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.02	Studio	56	nr	2,350	131,600
5.03	1 Bed	87	nr	2,350	204,450
5.04	2 Bed	205	nr	4,850	994,250
5.05	3 Bed	77	nr	4,850	373,450
5.06	4 Bed	-	nr	4,850	
5.07	<u>MEP - Shell & Core</u>	38,145	m ²	325	12,391,697
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	56	nr	12,885	721,543
5.1	1 Bed	87	nr	15,332	1,333,848
5.11	2 Bed	205	nr	20,044	4,108,995
5.12	3 Bed	77	nr	26,112	2,010,633
5.13	4 Bed	-	nr	31,585	
5.14	<u>Lifts</u>				
5.15	Passenger lift; 13 floors	1	nr	300,000	300,000
5.16	Passenger lift; 21 floors	2	nr	300,000	600,000
5.17	Passenger lift; 23 floors	2	nr	300,000	600,000
5.18	Cycle lift; 3 floors	1	nr	55,000	55,000

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
		TOTAL			71,101,175

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
	Block U				
	Plan Area (m ²)	1,458			
	Total GEA (m ²)	27,412			
	Total GIA (m ²)	26,041			
	Total NIA (m ²)	21,930			
	Total Affordable Units (nr)	52			
	Total Private Units (nr)	145			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,458	m ²	1,300	1,895,907
1.02	Reinforced concrete columns, basement level; 1000x200	52	nr	1,500	78,000
1.03	Reinforced concrete basement slab; 275mm thk	296	m ³	160	47,300
1.04	Formwork to 275mm thk slab	1,075	m ²	60	64,500
1.05	Reinforcement to 275mm slab; assumed 145kg/m ³	43	t	1,250	53,582
1.06	Basement reinforced concrete walls; 300thk	150	m ²	60	9,000
1.07	Formwork to basement reinforced concrete walls	300	m ²	60	18,000
1.08	Reinforcement to basement reinforced concrete walls; assumed 70kg/m ³	11	t	1,250	13,125
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, 1000x200	624	nr	1,500	936,000
2.03	Reinforced concrete slab; 350mm thk	4,106	m ³	160	656,992
2.04	Formwork to 350mm thk slab	11,732	m ²	60	703,920
2.05	Reinforcement to 350mm thk slab; assumed 160kg/m ³	657	t	1,250	821,240
2.06	Reinforced concrete walls; 300mm thk	6,638	m ²	60	398,268
2.07	Formwork to reinforced concrete walls	13,276	m ²	60	796,536
2.08	Reinforcement to walls; assumed 70kg/m ³	465	t	1,250	580,808

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
2.09	Transfer beam - Assumed TB1 1500Dp x 1800Wd - 160kg/m ³	44	m	1,000	44,000
2.10	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.11	Roof structure	1,458	m ²	250	364,598
2.12	Roof coverings	1,458	m ²	185	269,802
	adj	1,458	m ²	22	31,705
2.13	Roof lights - allowance	1	item	15,000	15,000
2.14	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.15	<u>Stairs and Ramps</u>	30	flights	9,000	270,000
2.16	<u>External Walls</u>				
2.17	External façade, including; glazed areas, balcony doors, etc.	8,855	m ²	690	6,109,834
2.18	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	197	nr	9,000	1,773,000
2.19	<u>Windows and External Doors</u>				
2.20	Windows and external doors; assumed 40% of total façade	5,903	m ²	400	2,361,288
2.21	E/O for revolving door at ground floor	2	nr	10,000	20,000
2.22	<u>Internal Walls and Partitions</u>	26,041	m ²	120	3,124,968
2.23	<u>Internal Doors</u>				
2.24	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.25	Studio	15	nr	1,280	19,200
2.26	1 Bed	10	nr	2,280	22,800
2.27	2 Bed	96	nr	3,280	314,880
2.28	3 Bed	24	nr	3,780	90,720
2.29	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.30	Studio	-	nr	1,280	-
2.31	1 Bed	-	nr	2,280	-
2.32	2 Bed	12	nr	3,280	39,360
2.33	3 Bed	35	nr	3,780	132,300

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
2.34	4 Bed	5	nr	4,780	23,900
2.35	<u>Common Area Doors</u>				
2.36	BoH doors to Lower Ground Floor; Single	4	nr	800	3,200
2.37	BoH doors to Lower Ground Floor; Double	14	nr	1,200	16,800
2.38	BoH doors to Ground Floor; Single		nr	800	-
2.39	BoH doors to Ground Floor; Double		nr	1,200	-
2.40	FoH doors to Residential area; double		nr	1,500	-
2.41	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.42	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.43	Doors to stair cores; single	30	nr	800	24,000
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				
3.03	Studio	15	nr	2,647	39,698
3.04	1 Bed	10	nr	3,673	36,730
3.05	2 Bed	96	nr	5,940	570,192
3.06	3 Bed	24	nr	7,620	182,880
3.07	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	-	nr	2,928	-
3.10	2 Bed	12	nr	4,545	54,534
3.11	3 Bed	35	nr	6,045	211,575
3.12	4 Bed	5	nr	10,445	52,225
3.13	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	5,717	m ²	15	85,749
3.15	Wall finish to additional GIA	7,526	m ²	15	112,897

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	15	nr	2,500	37,500
3.19	1 Bed	10	nr	4,315	43,150
3.20	2 Bed	96	nr	5,665	543,840
3.21	3 Bed	24	nr	6,800	163,200
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	-	nr	2,620	-
3.25	2 Bed	12	nr	3,770	45,240
3.26	3 Bed	35	nr	4,775	167,125
3.27	4 Bed	5	nr	6,455	32,275
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.29	Screed / Underlay	2,305	m ²	40	92,200
3.30	Floor finish to residential lobby - assume timber	167	m ²	175	29,190
3.31	Carpet to circulation and corridors	2,111	m ²	50	105,548
3.32	Paint to concrete floors: waste stores	27	m ²	15	409
3.33	Floor finish to additional GIA	7,526	m ²	15	112,897
3.34	<u>Ceiling Finishes</u>				
3.35	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.36	Studio	15	nr	2,328	34,920
3.37	1 Bed	10	nr	3,589	35,890
3.38	2 Bed	96	nr	4,918	472,080
3.39	3 Bed	24	nr	5,985	143,628
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
3.41	Studio	-	nr	1,608	-
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	12	nr	4,138	49,650
3.44	3 Bed	35	nr	5,205	182,158
3.45	4 Bed	5	nr	11,272	56,358
3.46	<u>Ceiling Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.47	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,305	m ²	60	138,300
3.48	Emulsion finish to all ceilings	2,305	m ²	9	20,745
3.49	Ceiling finish to additional GIA	7,526	m ²	15	112,897
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	15	nr	8,640	129,600
4.03	1 Bed	10	nr	9,940	99,400
4.04	2 Bed	96	nr	14,930	1,433,280
4.05	3 Bed	24	nr	16,680	400,320
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	-	nr	6,800	-
4.09	2 Bed	12	nr	9,900	118,800
4.1	3 Bed	35	nr	9,900	346,500
4.11	4 Bed	5	nr	11,400	57,000
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	15	nr	2,750	41,250
5.03	1 Bed	10	nr	2,750	27,500
5.04	2 Bed	96	nr	5,450	523,200

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
5.05	3 Bed	24	nr	5,450	130,800
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	-	nr	2,350	-
5.09	2 Bed	12	nr	4,850	58,200
5.1	3 Bed	35	nr	4,850	169,750
5.11	4 Bed	5	nr	4,850	24,250
5.12	<u>MEP - Shell & Core</u>	26,041	m ²	325	8,459,672
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	15	nr	18,095	271,423
5.15	1 Bed	10	nr	24,962	249,617
5.16	2 Bed	96	nr	30,083	2,888,013
5.17	3 Bed	24	nr	36,875	885,009
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.2	1 Bed	-	nr	15,332	-
5.21	2 Bed	12	nr	20,044	240,527
5.22	3 Bed	35	nr	26,112	913,924
5.23	4 Bed	5	nr	31,585	157,926
5.24	<u>Lifts</u>				
5.25	Passenger lift; 10 floors	2	nr	150,000	300,000
5.26	Passenger lift; 22 floors	2	nr	300,000	600,000
5.27	Cycle lift; 3 floors	1	nr	55,000	55,000
				TOTAL	44,711,172

Summary of Construction Costs						
Item	Description					
	CENTRAL SPINE			GIFA (m2)	71,659	
	SUMMARY OF CONSTRUCTION COSTS			Cost	£/m2	
4.1	BLOCK H			29,221,658	1,956	
4.2	BLOCK K			47,982,971	2,036	
4.3	BLOCK L			48,995,615	2,079	
4.4	BLOCK P			26,832,614	2,802	
	LANDSCAPING	App D pro rata		7,695,484	107	
				160,728,342	2,243	
	Main Contractors Preliminaries	14.0%		22,501,968	314	
	Main Contractors OHP	4.0%		7,329,212	102	
				190,559,522	2,659	
	Design Development Risk Allowance	1.75%		3,334,792	47	
	Construction Contingency Allowance	2.0%		3,811,190	53	
				197,705,504	2,759	
	Inflation			Excluded		
	Total Construction Cost			£197,700,000	£2,759	

4.1 Central Spine - Block H					
Item	Description	Qty	Unit	Rate £	Total £
	Block H				
	Plan Area (m ²)	1,096			
	Total GEA (m ²)	15,723			
	Total GIA (m ²)	14,937			
	Total NIA (m ²)	12,578			
	Total Affordable Units (nr)	143			
	Total Private Units (nr)	-			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,096	m ²	1,000	1,096,000
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,096	m ²	1,300	1,424,800
1.03	EO transfer structure support	1,096	m ²	350	383,600
2.00	Superstructure				
2.01	<u>Frame; including enhancements</u>	14,937	m ²	200	2,987,370
2.02	<u>Upper Floors</u>	13,841	m ²	165	2,283,740
2.03	EO transfer structure; including 2300th slab and transfer beams (balconies to be finalised)	1,096	m ²	600	657,600
2.04	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.05	Roof structure	1,096	m ²	250	274,000
2.06	Roof coverings	1,096	m ²	185	202,760
	adj	1,096	m ²	40	44,224
2.07	Roof lights - allowance	1	item	15,000	15,000
2.08	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.09	<u>Stairs and Ramps</u>	17	flights	9,000	153,000
2.10	<u>External Walls</u>				
2.11	External façade, including; glazed areas, balcony doors, etc.	3,267	m ²	690	2,254,573
2.12	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	143	nr	9,000	1,287,000
2.13	<u>Windows and External Doors</u>				

4.1 Central Spine - Block H					
Item	Description	Qty	Unit	Rate £	Total £
2.14	Windows and external doors; assumed 40% of total façade	2,178	m ²	400	871,333
2.15	E/O for revolving door at ground floor	1	nr	10,000	10,000
2.16	<u>Internal Walls and Partitions</u>	14,937	m ²	120	1,792,422
2.17	<u>Internal Doors</u>				
2.18	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.19	Studio	-	nr	1,280	-
2.20	1 Bed	29	nr	2,280	66,120
2.21	2 Bed	59	nr	3,280	193,520
2.22	3 Bed	46	nr	3,780	173,880
2.23	4 Bed	9	nr	4,780	43,020
2.24	<u>Common Area Doors</u>				
2.25	BoH doors to Lower Ground Floor; Single		nr	800	-
2.26	BoH doors to Lower Ground Floor; Double		nr	1,200	-
2.27	BoH doors to Ground Floor; Single	6	nr	800	4,800
2.28	BoH doors to Ground Floor; Double	2	nr	1,200	2,400
2.29	FoH doors to Residential area; double	3	nr	1,500	4,500
2.30	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.31	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.32	Doors to stair cores; single	18	nr	800	14,400
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.03	Studio	-	nr	1,907	-
3.04	1 Bed	29	nr	2,928	84,912
3.05	2 Bed	59	nr	4,545	268,126
3.06	3 Bed	46	nr	6,045	278,070

4.1 Central Spine - Block H

Item	Description	Qty	Unit	Rate £	Total £
3.07	4 Bed	9	nr	10,445	94,005
3.08	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.09	Plaster and emulsion finish to all BoH & FoH wall	3,646	m ²	15	54,692
3.10	Wall finish to additional GIA	2,261	m ²	15	33,919
3.11	<u>Floor Finishes</u>				
3.12	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.13	Studio	-	nr	1,440	-
3.14	1 Bed	29	nr	2,620	75,980
3.15	2 Bed	59	nr	3,770	222,430
3.16	3 Bed	46	nr	4,775	219,650
3.17	4 Bed	9	nr	6,455	58,095
3.18	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.19	Screed / Underlay	2,404	m ²	40	96,141
3.20	Floor finish to residential lobby - assume timber	132	m ²	175	23,065
3.21	Carpet to circulation and corridors	1,180	m ²	50	59,011
3.22	Paint to concrete floors: waste stores	1,092	m ²	15	16,373
3.23	Floor finish to additional GIA	2,261	m ²	15	33,919
3.24	<u>Ceiling Finishes</u>				
3.25	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.26	Studio	-	nr	1,608	-
3.27	1 Bed	29	nr	2,869	83,201
3.28	2 Bed	59	nr	4,138	244,113
3.29	3 Bed	46	nr	5,205	239,407
3.30	4 Bed	9	nr	11,272	101,444
3.31	<u>Ceiling Finishes - Communal Areas</u>				

4.1 Central Spine - Block H					
Item	Description	Qty	Unit	Rate £	Total £
3.32	Suspended acoustic ceiling to residential lobby, circulation and corridors	2,404	m ²	60	144,211
3.33	Emulsion finish to all ceilings	2,404	m ²	9	21,632
3.34	Ceiling finish to additional GIA	2,261	m ²	15	33,919
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.02	Studio	-	nr	6,100	-
4.03	1 Bed	29	nr	6,800	197,200
4.04	2 Bed	59	nr	9,900	584,100
4.05	3 Bed	46	nr	9,900	455,400
4.06	4 Bed	9	nr	11,400	102,600
5	Services				
5.01	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,350	-
5.03	1 Bed	29	nr	2,350	68,150
5.04	2 Bed	59	nr	4,850	286,150
5.05	3 Bed	46	nr	4,850	223,100
5.06	4 Bed	9	nr	4,850	43,650
5.07	<u>MEP - Shell & Core</u>	14,937	m ²	325	4,852,306
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	29	nr	15,332	444,616
5.11	2 Bed	59	nr	20,044	1,182,589
5.12	3 Bed	46	nr	26,112	1,201,157
5.13	4 Bed	9	nr	31,585	284,267
5.14	<u>Lifts</u>				
5.15	Passenger lift; 17 floors	2	nr	250,000	500,000
5.16	Cycle lift; 2 floors	1	nr	50,000	50,000
				TOTAL	29,221,658

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
	Block K				
	Plan Area (m ²)	1,963			
	Total GEA (m ²)	24,813			
	Total GIA (m ²)	23,572			
	Total NIA (m ²)	19,850			
	Total Affordable Units (nr)	103			
	Total Private Units (nr)	104			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	1,963	m ²	1,000	1,963,000
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	1,963	m ²	1,300	2,551,900
2.00	Superstructure				
2.01	<u>Frame</u>	23,572	m ²	200	4,714,470
2.02	<u>Upper Floors</u>	21,609	m ²	165	3,565,543
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	1,963	m ²	250	490,750
2.05	Roof coverings adj	1,963 1,963	m ² m ²	185 29	363,155 57,182
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	32	flights	9,000	288,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	7,349	m ²	690	5,070,971
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	207	nr	9,000	1,863,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	4,899	m ²	400	1,959,796
2.14	E/O for revolving door at ground floor	1	nr	10,000	10,000

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	23,572	m ²	120	2,828,682
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	-	nr	1,280	-
2.19	1 Bed	30	nr	2,280	68,400
2.20	2 Bed	65	nr	3,280	213,200
2.21	3 Bed	9	nr	3,780	34,020
2.22	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.23	Studio	-	nr	1,280	-
2.24	1 Bed	-	nr	2,280	-
2.25	2 Bed	33	nr	3,280	108,240
2.26	3 Bed	59	nr	3,780	223,020
2.27	4 Bed	11	nr	4,780	52,580
2.28	<u>Common Area Doors</u>				
2.29	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.30	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.31	BoH doors to Ground Floor; Single	7	nr	800	5,600
2.32	BoH doors to Ground Floor; Double	3	nr	1,200	3,600
2.33	FoH doors to Residential area; double	2	nr	1,500	3,000
2.34	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.35	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.36	Doors to stair cores; single	2	nr	800	1,600
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
3.03	Studio	-	nr	2,647	-
3.04	1 Bed	30	nr	3,673	110,190
3.05	2 Bed	65	nr	5,940	386,068
3.06	3 Bed	9	nr	7,620	68,580
3.07	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	-	nr	2,928	-
3.10	2 Bed	33	nr	4,545	149,969
3.11	3 Bed	59	nr	6,045	356,655
3.12	4 Bed	11	nr	10,445	114,895
3.13	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	6,472	m ²	15	97,073
3.15	Wall finish to additional GIA	2,261	m ²	15	33,919
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	-	nr	2,500	-
3.19	1 Bed	30	nr	4,315	129,450
3.20	2 Bed	65	nr	5,665	368,225
3.21	3 Bed	9	nr	6,800	61,200
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	-	nr	2,620	-
3.25	2 Bed	33	nr	3,770	124,410
3.26	3 Bed	59	nr	4,775	281,725
3.27	4 Bed	11	nr	6,455	71,005
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				

4.2 Central Spine - Block K					
Item	Description	Qty	Unit	Rate £	Total £
3.29	Screed / Underlay	3,124	m ²	40	124,948
3.30	Floor finish to residential lobby - assume timber		m ²	175	-
3.31	Carpet to circulation and corridors	497	m ²	50	24,860
3.32	Paint to concrete floors: waste stores	2,627	m ²	15	39,398
3.33	Floor finish to additional GIA	2,261	m ²	15	33,919
3.34	<u>Ceiling Finishes</u>				
3.35	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.36	Studio	-	nr	2,328	-
3.37	1 Bed	30	nr	3,589	107,670
3.38	2 Bed	65	nr	4,918	319,638
3.39	3 Bed	9	nr	5,985	53,861
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.41	Studio	-	nr	1,608	-
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	33	nr	4,138	136,538
3.44	3 Bed	59	nr	5,205	307,066
3.45	4 Bed	11	nr	11,272	123,987
3.46	<u>Ceiling Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.47	Suspended acoustic ceiling to residential lobby, circulation and corridors	3,124	m ²	60	187,421
3.48	Emulsion finish to all ceilings	3,124	m ²	9	28,113
3.49	Ceiling finish to additional GIA	2,261	m ²	15	33,919
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	-	nr	8,640	-
4.03	1 Bed	30	nr	9,940	298,200
4.04	2 Bed	65	nr	14,930	970,450

4.2 Central Spine - Block K					
Item	Description	Qty	Unit	Rate £	Total £
4.05	3 Bed	9	nr	16,680	150,120
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	-	nr	6,800	-
4.09	2 Bed	33	nr	9,900	326,700
4.10	3 Bed	59	nr	9,900	584,100
4.11	4 Bed	11	nr	11,400	125,400
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,750	-
5.03	1 Bed	30	nr	2,750	82,500
5.04	2 Bed	65	nr	5,450	354,250
5.05	3 Bed	9	nr	5,450	49,050
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	-	nr	2,350	-
5.09	2 Bed	33	nr	4,850	160,050
5.1	3 Bed	59	nr	4,850	286,150
5.11	4 Bed	11	nr	4,850	53,350
5.12	<u>MEP - Shell & Core</u>	23,572	m ²	325	7,657,589
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	-	nr	18,095	-
5.15	1 Bed	30	nr	24,962	748,852
5.16	2 Bed	65	nr	30,083	1,955,426
5.17	3 Bed	9	nr	36,875	331,879
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-

4.2 Central Spine - Block K					
Item	Description	Qty	Unit	Rate £	Total £
5.2	1 Bed	-	nr	15,332	-
5.21	2 Bed	33	nr	20,044	661,448
5.22	3 Bed	59	nr	26,112	1,540,615
5.23	4 Bed	11	nr	31,585	347,437
5.24	<u>Lifts</u>				
5.25	Passenger lift; 15 floors	2	nr	200,000	400,000
5.26	Passenger lift; 17 floors	2	nr	250,000	500,000
5.27	Cycle lift; 2 floors	1	nr	50,000	50,000
				TOTAL	47,982,971

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
	Block L				
	Plan Area (m ²)	2,115			
	Total GEA (m ²)	24,813			
	Total GIA (m ²)	23,572			
	Total NIA (m ²)	19,850			
	Total Affordable Units (nr)	105			
	Total Private Units (nr)	106			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	2,115	m ²	1,000	2,114,600
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	2,115	m ²	1,300	2,748,980
2.00	Superstructure				
2.01	<u>Frame</u>	23,572	m ²	200	4,714,470
2.02	<u>Upper Floors</u>	21,458	m ²	165	3,540,529
2.03	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.04	Roof structure	2,115	m ²	250	528,650
2.05	Roof coverings adj	2,115 2,115	m ²	185 30	391,201 63,353
2.06	Roof lights - allowance	1	item	15,000	15,000
2.07	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.08	<u>Stairs and Ramps</u>	32	flights	9,000	288,000
2.09	<u>External Walls</u>				
2.10	External façade, including; glazed areas, balcony doors, etc.	7,339	m ²	690	5,063,742
2.11	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	211	nr	9,000	1,899,000
2.12	<u>Windows and External Doors</u>				
2.13	Windows and external doors; assumed 40% of total façade	4,893	m ²	400	1,957,002
2.14	E/O for revolving door at ground floor	1	nr	10,000	10,000

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
2.15	<u>Internal Walls and Partitions</u>	23,572	m ²	120	2,828,682
2.16	<u>Internal Doors</u>				
2.17	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.18	Studio	-	nr	1,280	-
2.19	1 Bed	33	nr	2,280	75,240
2.20	2 Bed	73	nr	3,280	239,440
2.21	3 Bed	-	nr	3,780	-
2.22	<u>Apartment doors - Affordable Units; including entrance doors and internal doors - refer to models for build up</u>				
2.23	Studio	-	nr	1,280	-
2.24	1 Bed	-	nr	2,280	-
2.25	2 Bed	21	nr	3,280	68,880
2.26	3 Bed	72	nr	3,780	272,160
2.27	4 Bed	12	nr	4,780	57,360
2.28	<u>Common Area Doors</u>				
2.29	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.30	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.31	BoH doors to Ground Floor; Single	8	nr	800	6,400
2.32	BoH doors to Ground Floor; Double	6	nr	1,200	7,200
2.33	FoH doors to Residential area; double	4	nr	1,500	6,000
2.34	FoH doors to Residential Amenity / Commercial area; single		nr	1,000	-
2.35	FoH doors to Residential Amenity / Commercial area; double		nr	1,500	-
2.36	Doors to stair cores; single	33	nr	800	26,400
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Private Units - refer to models for build up</u>				

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
3.03	Studio	-	nr	2,647	-
3.04	1 Bed	33	nr	3,673	121,209
3.05	2 Bed	73	nr	5,940	433,584
3.06	3 Bed	-	nr	7,620	-
3.07	<u>Wall Finishes - Affordable - refer to models for build up</u>				
3.08	Studio	-	nr	1,907	-
3.09	1 Bed	-	nr	2,928	-
3.10	2 Bed	21	nr	4,545	95,435
3.11	3 Bed	72	nr	6,045	435,240
3.12	4 Bed	12	nr	10,445	125,340
3.13	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.14	Plaster and emulsion finish to all BoH & FoH wall	7,363	m ²	15	110,441
3.15	Wall finish to additional GIA	2,261	m ²	15	33,919
3.16	<u>Floor Finishes</u>				
3.17	<u>Floor Finishes - Private Units - refer to models for build up</u>				
3.18	Studio	-	nr	2,500	-
3.19	1 Bed	33	nr	4,315	142,395
3.20	2 Bed	73	nr	5,665	413,545
3.21	3 Bed	-	nr	6,800	-
3.22	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.23	Studio	-	nr	1,440	-
3.24	1 Bed	-	nr	2,620	-
3.25	2 Bed	21	nr	3,770	79,170
3.26	3 Bed	72	nr	4,775	343,800
3.27	4 Bed	12	nr	6,455	77,460
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
3.29	Screed / Underlay	5,045	m ²	40	201,786
3.30	Floor finish to residential lobby - assume timber	104	m ²	175	18,200
3.31	Carpet to circulation and corridors	2,194	m ²	50	109,708
3.32	Paint to concrete floors: waste stores	2,747	m ²	15	41,198
3.33	Floor finish to additional GIA	2,261	m ²	15	33,919
3.34	<u>Ceiling Finishes</u>				
3.35	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.36	Studio	-	nr	2,328	-
3.37	1 Bed	33	nr	3,589	118,437
3.38	2 Bed	73	nr	4,918	358,978
3.39	3 Bed	-	nr	5,985	-
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.41	Studio	-	nr	1,608	-
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	21	nr	4,138	86,888
3.44	3 Bed	72	nr	5,205	374,724
3.45	4 Bed	12	nr	11,272	135,258
3.46	<u>Ceiling Finishes - Communal Areas- excludes commercial & education units which are assumed as shell & core</u>				
3.47	Suspended acoustic ceiling to residential lobby, circulation and corridors	5,045	m ²	60	302,679
3.48	Emulsion finish to all ceilings	5,045	m ²	9	45,402
3.49	Ceiling finish to additional GIA	2,261	m ²	15	33,919
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Private Units - refer to models for build up</u>				
4.02	Studio	-	nr	8,640	-
4.03	1 Bed	33	nr	9,940	328,020
4.04	2 Bed	73	nr	14,930	1,089,890

4.3 Central Spine - Block L					
Item	Description	Qty	Unit	Rate £	Total £
4.05	3 Bed	-	nr	16,680	-
4.06	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.07	Studio	-	nr	6,100	-
4.08	1 Bed	-	nr	6,800	-
4.09	2 Bed	21	nr	9,900	207,900
4.10	3 Bed	72	nr	9,900	712,800
4.11	4 Bed	12	nr	11,400	136,800
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,750	-
5.03	1 Bed	33	nr	2,750	90,750
5.04	2 Bed	73	nr	5,450	397,850
5.05	3 Bed	-	nr	5,450	-
5.06	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.07	Studio	-	nr	2,350	-
5.08	1 Bed	-	nr	2,350	-
5.09	2 Bed	21	nr	4,850	101,850
5.1	3 Bed	72	nr	4,850	349,200
5.11	4 Bed	12	nr	4,850	58,200
5.12	<u>MEP - Shell & Core</u>	23,572	m ²	325	7,657,589
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	-	nr	18,095	-
5.15	1 Bed	33	nr	24,962	823,738
5.16	2 Bed	73	nr	30,083	2,196,093
5.17	3 Bed	-	nr	36,875	-
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-

4.3 Central Spine - Block L					
Item	Description	Qty	Unit	Rate £	Total £
5.2	1 Bed	-	nr	15,332	-
5.21	2 Bed	21	nr	20,044	420,921
5.22	3 Bed	72	nr	26,112	1,880,072
5.23	4 Bed	12	nr	31,585	379,022
5.24	<u>Lifts</u>				
5.25	Passenger lift; 15 floors	2	nr	200,000	400,000
5.26	Passenger lift; 17 floors	2	nr	250,000	500,000
5.27	Cycle lift; 2 floors	1	nr	50,000	50,000
				TOTAL	48,995,615

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
	Block P				
	Plan Area (m ²)	735			
	Total GEA (m ²)	10,082			
	Total GIA (m ²)	9,578			
	Total NIA (m ²)	8,066			
	Total Affordable Units (nr)	83			
	Total Private Units (nr)	-			
0.00	Facilitating Works - see abnormal costs				
1.00	Substructures				
1.01	Substructure	735	m ²	1,000	734,700
1.02	Piled foundations; including pile caps, ground beams and associated excavation & earthworks	735	m ²	1,300	955,110
2.00	Superstructure				
2.01	<u>Frame and Upper Floors</u>				
2.02	Reinforced concrete columns, 1000x200	257	nr	1,500	385,500
2.03	Reinforced concrete columns, ground level; 1000x220 double height	9	nr	3,000	27,000
2.04	Reinforced concrete slab; 275mm thk	2,945	m ³	160	471,268
2.05	Formwork to 275mm thk slab	10,593	m ²	60	635,580
2.06	Reinforcement to 275mm thk slab; assumed 145kg/m ³	427	t	1,250	533,858
2.07	Reinforced concrete slab; 600mm thk	256	m ³	160	40,992
2.08	Formwork to 600mm thk slab	427	m ²	60	25,620
2.09	Reinforcement to 600mm thk slab; assumed 300kg/m ³	77	t	1,250	96,075
2.10	Reinforced concrete transfer slab; 2300mm thk	1,504	m ³	160	240,672
2.11	Formwork to 2300mm thk slab	654	m ²	60	39,240
2.12	Reinforcement to 2300mm thk transfer slab	3,460	t	1,250	4,324,575
2.13	Reinforced concrete walls; 300mm thk	11,266	m ²	60	675,978
2.14	Formwork to reinforced concrete walls	22,533	m ²	60	1,351,956

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
2.15	Reinforcement to walls; assumed 70kg/m ³	789	t	1,250	985,801
2.16	Transfer beam - TB1 1500Dp x 1800Wd - 160kg/m ³	60	m	1,000	60,000
2.17	Transfer beam - TB1 1800Dp x 2200Wd - 155kg/m ³	33	m	2,000	66,000
2.18	Transfer beam - TB1 1800Dp x 1800Wd - 150kg/m ³	14	m	1,000	14,000
2.19	Allowance for additional transfer beams for which no details are provided	16	m	1,000	16,000
2.20	<u>Roof (roof coverings completed / insulation and internal finishing)</u>				
2.21	Roof structure	735	m ²	250	183,675
2.22	Roof coverings	735	m ²	185	135,920
	adj	735		43	31,673
2.23	Roof lights - allowance	1	item	15,000	15,000
2.24	Handrail / Mansafe - allowance	1	item	20,000	20,000
2.25	<u>Stairs and Ramps</u>	15	flights	9,000	135,000
2.26	<u>External Walls</u>				
2.27	External façade, including; glazed areas, balcony doors, etc.	4,606	m ²	690	3,178,198
2.28	Bolt on balconies; including balustrades, handrails, floor finish, soffit etc. (assumed 1nr to every unit)	83	nr	9,000	747,000
2.29	<u>Windows and External Doors</u>				
2.30	Windows and external doors; assumed 40% of total façade	3,071	m ²	400	1,228,289
2.31	E/O for revolving door at ground floor	2	nr	10,000	20,000
2.32	<u>Internal Walls and Partitions</u>	9,578	m ²	120	1,149,348
2.33	<u>Internal Doors</u>				
2.34	<u>Apartment doors - Private Units; including entrance doors and internal doors - refer to models for build up</u>				
2.35	Studio	-	nr	1,280	-
2.36	1 Bed	13	nr	2,280	29,640
2.37	2 Bed	42	nr	3,280	137,760
2.38	3 Bed	27	nr	3,780	102,060
2.39	4 Bed	1	nr	4,780	4,780
2.40	<u>Common Area Doors</u>				

4.4 Central Spine - Block P					
Item	Description	Qty	Unit	Rate £	Total £
2.41	BoH doors to Lower Ground Floor; Single	-	nr	800	-
2.42	BoH doors to Lower Ground Floor; Double	-	nr	1,200	-
2.43	BoH doors to Ground Floor; Single	-	nr	800	-
2.44	BoH doors to Ground Floor; Double	1	nr	1,200	1,200
2.45	FoH doors to Residential area; Single	3	nr	800	2,400
2.46	FoH doors to Residential Amenity / Commercial area; single	-	nr	1,000	-
2.47	FoH doors to Residential Amenity / Commercial area; double	-	nr	1,500	-
2.48	Doors to stair cores; single	15	nr	800	12,000
3.00	Internal Finishes				
3.01	<u>Wall Finishes</u>				
3.02	<u>Wall Finishes - Affordable Units - refer to models for build up</u>				
3.03	Studio	-	nr	1,907	-
3.04	1 Bed	13	nr	2,928	38,064
3.05	2 Bed	42	nr	4,545	190,869
3.06	3 Bed	27	nr	6,045	163,215
3.07	4 Bed	1	nr	10,445	10,445
3.08	<u>Wall Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.09	Plaster and emulsion finish to all BoH & FoH wall	3,491	m ²	15	52,359
3.10	Wall finish to additional GIA	2,261	m ²	15	33,919
3.11	<u>Floor Finishes</u>				
3.12	<u>Floor Finishes - Affordable Units - refer to models for build up</u>				
3.13	Studio	-	nr	1,440	-
3.14	1 Bed	13	nr	2,620	34,060
3.15	2 Bed	42	nr	3,770	158,340
3.16	3 Bed	27	nr	4,775	128,925
3.17	4 Bed	1	nr	6,455	6,455

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
3.18	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.19	Screed / Underlay	1,706	m ²	40	68,230
3.20	Floor finish to residential lobby - assume timber		m ²	175	-
3.21	Carpet to circulation and corridors	1,078	m ²	50	53,915
3.22	Paint to concrete floors: waste stores	627	m ²	15	9,412
3.23	Floor finish to additional GIA	2,261	m ²	15	33,919
3.24	<u>Ceiling Finishes</u>				
3.25	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.26	Studio	-	nr	1,608	-
3.27	1 Bed	13	nr	2,869	37,297
3.28	2 Bed	42	nr	4,138	173,775
3.29	3 Bed	27	nr	5,205	140,522
3.30	4 Bed	1	nr	11,272	11,272
3.31	<u>Ceiling Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
3.32	Suspended acoustic ceiling to residential lobby, circulation and corridors	1,706	m ²	60	102,344
3.33	Emulsion finish to all ceilings	1,706	m ²	9	15,352
3.34	Ceiling finish to additional GIA	2,261	m ²	15	33,919
4	Fixtures and Fittings				
4.01	<u>Fixtures and Fittings - Affordable Units - refer to models for build up</u>				
4.02	Studio	-	nr	6,100	-
4.03	1 Bed	13	nr	6,800	88,400
4.04	2 Bed	42	nr	9,900	415,800
4.05	3 Bed	27	nr	9,900	267,300
4.06	4 Bed	1	nr	11,400	11,400
5	Services				

4.4 Central Spine - Block P					
Item	Description	Qty	Unit	Rate £	Total £
5.01	<u>Sanitaryware - Affordable Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,350	-
5.03	1 Bed	13	nr	2,350	30,550
5.04	2 Bed	42	nr	4,850	203,700
5.05	3 Bed	27	nr	4,850	130,950
5.06	4 Bed	1	nr	4,850	4,850
5.07	<u>MEP - Shell & Core</u>	9,578	m ²	325	3,111,426
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	13	nr	15,332	199,311
5.11	2 Bed	42	nr	20,044	841,843
5.12	3 Bed	27	nr	26,112	705,027
5.13	4 Bed	1	nr	31,585	31,585
5.14	<u>Lifts</u>				
5.15	Passenger lift; 16 floors	2	nr	240,000	480,000
				TOTAL	26,832,614

**APPENDIX A
COST MODELS - PRIVATE UNITS**

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE STUDIO					
	MODEL UNIT: PRIVATE STUDIO		GIFA (m2)	28.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	21	m2	90.00	Included elsewhere
1.03	Allowance for patressing	1	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	1	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	1	nr	500.00	500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	83	m2	7.50	623
3.02	Ceramic tiling to bathrooms (full height)	26	m2	55.00	1,430
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	3	m	50.00	150
3.04	Skirtings; MDF painted	22	m	12.00	264
3.05	Skirtings; Ceramic	9	m	20.00	180
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	28	m2	20.00	560
4.02	Engineered wood floors (Living Room, Hall, Kitchens)	24	m2	70.00	1,680
4.03	Carpet including underlay to Bedrooms	0	m2	30.00	0
4.04	Ceramic tiles (Bathrooms/ Ensuites)	4	m2	65.00	260
5.00	Ceiling Finishes				

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE STUDIO					
5.01	MF suspended ceilings; Plasterboard	28	m2	40.00	1,120
5.02	Form coffer ceiling to Lounge	12	m	60.00	720
5.03	Paint to ceilings	28	m2	8.50	238
5.04	Allowance for access panels	1	item	150.00	150
5.05	Allowance for grilles	1	item	100.00	100
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 2700mm long	1	item	2,500.00	2,500
6.02	Stainless steel oven, hob, cooker hood	1	item	700.00	700
6.03	Integrated dishwasher	1	nr	500.00	500
6.04	Integrated fridge freeze	1	nr	450.00	450
6.05	Washing machine/ tumble drier	1	nr	500.00	500
6.06	Bathroom cabinets	1	nr	240.00	240
6.07	Fitted wardrobes to bedrooms; Painted doors	1	nr	1,500.00	1,500
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	1	item	600.00	600
6.09	Bathroom vanity unit	1	nr	700.00	700
6.10	Towel rail; Electric heated	1	nr	0.00	0
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	400.00	400
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,500.00	1,500
7.03	WC; wall mounted	1	nr	400.00	400
7.04	Wash hand basin & taps	1	nr	450.00	450
Total Cost					20,145

GIFA (m2)

28.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 1 BED					
	MODEL UNIT: PRIVATE 1 BED		GIFA (m2)	54.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	47	m2	90.00	Included elsewhere
1.03	Allowance for patressing	1	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	1	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	3	nr	500.00	1,500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	162	m2	7.50	1,215
3.02	Ceramic tiling to bathrooms (full height)	26	m2	55.00	1,430
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	4	m	50.00	200
3.04	Skirtings; MDF painted	54	m	12.00	648
3.05	Skirtings; Ceramic	9	m	20.00	180

GIFA (m2)

28.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 1 BED					
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	54	m2	20.00	1,080
4.02	Engineered wood floors (Living Room, Hall, Kitchens)	36	m2	70.00	2,520
4.03	Carpet including underlay to Bedrooms	13	m2	30.00	390
4.04	Ceramic tiles (Bathrooms/ Ensuites)	5	m2	65.00	325
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	54	m2	40.00	2,160
5.02	Form coffer ceiling to Lounge	12	m	60.00	720
5.03	Paint to ceilings	54	m2	8.50	459
5.04	Allowance for access panels	1	item	150.00	150
5.05	Allowance for grilles	1	item	100.00	100
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 3700mm long	1	item	3,800.00	3,800
6.02	Stainless steel oven, hob, cooker hood	1	item	700.00	700
6.03	Integrated dishwasher	1	nr	500.00	500
6.04	Integrated fridge freeze	1	nr	450.00	450
6.05	Washing machine/ tumble drier	1	nr	500.00	500
6.06	Bathroom cabinets	1	nr	240.00	240
6.07	Fitted wardrobes to bedrooms; Painted doors	1	nr	1,500.00	1,500
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	1	item	600.00	600
6.09	Bathroom vanity unit	1	nr	700.00	700
6.10	Towel rail; Electric heated	1	nr	0.00	0
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200

GIFA (m2)

28.00

Item	Description	Qty	Unit	Rate £	Total £
	PRIVATE 1 BED				
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	400.00	400
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,500.00	1,500
7.03	WC; wall mounted	1	nr	400.00	400
7.04	Wash hand basin & taps	1	nr	450.00	450
	Total Cost				26,547

GIFA (m2)

75.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 2 BED					
	MODEL UNIT: PRIVATE 2 BED		GIFA (m2)	75.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	80	m2	90.00	Included elsewhere
1.03	Allowance for patressing	2	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	2	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	5	nr	500.00	2,500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	213	m2	7.50	1,598
3.02	Ceramic tiling to bathrooms (full height)	50	m2	55.00	2,750
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	8	m	50.00	400
3.04	Skirtings; MDF painted	71	m	12.00	852
3.05	Skirtings; Ceramic	17	m	20.00	340
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	75	m2	20.00	1,500
4.02	Engineered wood floors (Living Room, Hall, Kitchens)	40	m2	70.00	2,800
4.03	Carpet including underlay to Bedrooms	26	m2	30.00	780
4.04	Ceramic tiles (Bathrooms/ Ensuites)	9	m2	65.00	585

GIFA (m2)

75.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 2 BED					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	75	m2	40.00	3,000
5.02	Form coffer ceiling to Lounge	13	m	60.00	780
5.03	Paint to ceilings	75	m2	8.50	638
5.04	Allowance for access panels	2	item	150.00	300
5.05	Allowance for grilles	2	item	100.00	200
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 7.6mm girth	1	item	5,750.00	5,750
6.02	Stainless steel oven, hob, cooker hood	1	item	700.00	700
6.03	Integrated dishwasher	1	nr	500.00	500
6.04	Integrated fridge freezer	1	nr	450.00	450
6.05	Washing machine/ tumble drier	1	nr	500.00	500
6.06	Bathroom cabinets	2	nr	240.00	480
6.07	Fitted wardrobes to bedrooms; Painted doors	2	nr	1,500.00	3,000
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	2	item	600.00	1,200
6.09	Bathroom vanity unit	2	nr	700.00	1,400
6.10	Towel rail; Electric heated	2	nr	0.00	0
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	400.00	400
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,500.00	1,500
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	1	nr	1,850.00	1,850

GIFA (m2)

75.00

Item	Description	Qty	Unit	Rate £	Total £
	PRIVATE 2 BED				
7.04	WC; wall mounted	2	nr	400.00	800
7.05	Wash hand basin & taps	2	nr	450.00	900
Total Cost					40,182

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 3 BED					
	MODEL UNIT: PRIVATE 3 BED		GIFA (m2)	97.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	102	m2	90.00	Included elsewhere
1.03	Allowance for patressing	3	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	2	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	6	nr	500.00	3,000
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	284	m2	7.50	2,130
3.02	Ceramic tiling to bathrooms (full height)	54	m2	55.00	2,970
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	6	m	50.00	300
3.04	Skirtings; MDF painted	95	m	12.00	1,140
3.05	Skirtings; Ceramic	54	m	20.00	1,080
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	97	m2	20.00	1,940
4.02	Engineered wood floors (Living Room, Hall, Kitchens)	40	m2	70.00	2,800
4.03	Carpet including underlay to Bedrooms	47	m2	30.00	1,410
4.04	Ceramic tiles (Bathrooms/ Ensuites)	10	m2	65.00	650

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 3 BED					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	97	m2	40.00	3,880
5.02	Form coffer ceiling to Lounge	13	m	60.00	780
5.03	Paint to ceilings	97	m2	8.50	825
5.04	Allowance for access panels	2	item	150.00	300
5.05	Allowance for grilles	2	item	100.00	200
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 6000mm long	1	item	6,000.00	6,000
6.02	Stainless steel oven, hob, cooker hood	1	item	700.00	700
6.03	Integrated dishwasher	1	nr	500.00	500
6.04	Integrated fridge freezer	1	nr	450.00	450
6.05	Washing machine/ tumble drier	1	nr	500.00	500
6.06	Bathroom cabinets	2	nr	240.00	480
6.07	Fitted wardrobes to bedrooms; Painted doors	3	nr	1,500.00	4,500
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	2	item	600.00	1,200
6.09	Bathroom vanity unit	2	nr	700.00	1,400
6.10	Towel rail; Electric heated	2	nr	0.00	0
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	400.00	400
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,500.00	1,500
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	1	nr	1,850.00	1,850

Item	Description	Qty	Unit	Rate £	Total £
	PRIVATE 3 BED				
7.04	WC; wall mounted	2	nr	400.00	800
7.05	Wash hand basin & taps	2	nr	450.00	900
	Total Cost				46,315

**APPENDIX B
COST MODELS - AFFORDABLE UNITS**

Item	Description	Qty	Unit	Rate £	Total £
GIFA (m2) 28.00					
AFFORDABLE STUDIO					
MODEL UNIT: AFFORDABLE STUDIO					
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	21	m2	90.00	Included elsewhere
1.03	Allowance for patressing	1	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	1	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	1	nr	500.00	500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	97	m2	7.50	728
3.02	Ceramic tiling to bathrooms (shower area only)	12	m2	50.00	600
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	3	m	45.00	135
3.04	Skirtings; MDF painted	22	m	12.00	264
3.05	Skirtings; Ceramic	9	m	20.00	180
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	28	m2	20.00	560
4.02	Vinyl to Kitchens	4	m2	35.00	140
4.03	Carpet to Bedrooms/ Lounge/ Hall	20	m2	25.00	500
4.04	Ceramic tiles (Bathrooms/ Ensuites)	4	m2	60.00	240

Item	Description	Qty	Unit	GIFA (m2)	28.00
				Rate £	Total £
AFFORDABLE STUDIO					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	28	m2	40.00	1,120
5.02	Form coffer ceiling to Lounge	0	m		
5.03	Paint to ceilings	28	m2	8.50	238
5.04	Allowance for access panels	1	item	150.00	150
5.05	Allowance for grilles	1	item	100.00	100
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 2700mm long	1	item	2,000.00	2,000
6.02	Stainless steel oven, hob, cooker hood	1	item	650.00	650
6.03	Integrated dishwasher	1	nr	400.00	400
6.04	Integrated fridge freezer	1	nr	350.00	350
6.05	Washing machine/ tumble drier	1	nr	450.00	450
6.06	Bathroom cabinets	1	nr	150.00	150
6.07	Fitted wardrobes to bedrooms; Painted doors	0	nr		
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	1	item	500.00	500
6.09	Bathroom vanity unit	1	nr	400.00	400
6.10	Towel rail; Electric heated	1	nr	250.00	250
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	350.00	350
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,250.00	1,250
7.03	WC; wall mounted	1	nr	350.00	350

Item	Description	Qty	Unit	GIFA (m2)	
				Rate £	Total £
AFFORDABLE STUDIO					
7.04	Wash hand basin & taps	1	nr	400.00	400
Total Cost					14,685

Item	Description	Qty	Unit	Rate £	Total £
GIFA (m2) 28.00					
AFFORDABLE 1 BED					
	MODEL UNIT: AFFORDABLE 1 BED		GIFA (m2)	54.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	47	m2	90.00	Included elsewhere
1.03	Allowance for patressing	1	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	1	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	3	nr	500.00	1,500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	176	m2	7.50	1,320
3.02	Ceramic tiling to bathrooms (shower area only)	12	m2	50.00	600
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	4	m	45.00	180
3.04	Skirtings; MDF painted	54	m	12.00	648
3.05	Skirtings; Ceramic	9	m	20.00	180
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	54	m2	20.00	1,080
4.02	Vinyl to Kitchens	5	m2	35.00	175
4.03	Carpet including underlay to Bedrooms/ Lounge/ Hall	45	m2	25.00	1,125
4.04	Ceramic tiles (Bathrooms/ Ensuites)	4	m2	60.00	240

Item	Description	Qty	Unit	GIFA (m2)	28.00
				Rate £	Total £
AFFORDABLE 1 BED					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	54	m2	40.00	2,160
5.02	Form coffer ceiling to Lounge	0	m		
5.03	Paint to ceilings	54	m2	8.50	459
5.04	Allowance for access panels	1	item	150.00	150
5.05	Allowance for grilles	1	item	100.00	100
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 3700mm long	1	item	2,700.00	2,700
6.02	Stainless steel oven, hob, cooker hood	1	item	650.00	650
6.03	Integrated dishwasher	1	nr	400.00	400
6.04	Integrated fridge freezer	1	nr	350.00	350
6.05	Washing machine/ tumble drier	1	nr	450.00	450
6.06	Bathroom cabinets	1	nr	150.00	150
6.07	Fitted wardrobes to bedrooms; Painted doors	0	nr		
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	1	item	500.00	500
6.09	Bathroom vanity unit	1	nr	400.00	400
6.10	Towel rail; Electric heated	1	nr	250.00	250
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	350.00	350
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,250.00	1,250
7.03	WC; wall mounted	1	nr	350.00	350

Item	Description	Qty	Unit	Rate £	Total £
	AFFORDABLE 1 BED				
7.04	Wash hand basin & taps	1	nr	400.00	400
	Total Cost				19,847

Item	Description	Qty	Unit	Rate £	Total £
GIFA (m2) 28.00					
AFFORDABLE 2 BED					
	MODEL UNIT: AFFORDABLE 2 BED		GIFA (m2)	75.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	80	m2	90.00	Included elsewhere
1.03	Allowance for patressing	2	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	2	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	5	nr	500.00	2,500
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	239	m2	7.50	1,793
3.02	Ceramic tiling to bathrooms (shower area only)	24	m2	50.00	1,200
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	8	m	45.00	360
3.04	Skirtings; MDF painted	71	m	12.00	852
3.05	Skirtings; Ceramic	17	m	20.00	340
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	75	m2	20.00	1,500
4.02	Vinyl to Kitchens	8	m2	35.00	280
4.03	Carpet including underlay to Bedrooms/ Lounge/ Hall	58	m2	25.00	1,450
4.04	Ceramic tiles (Bathrooms/ Ensuites)	9	m2	60.00	540

Item	Description	Qty	Unit	GIFA (m2)	28.00
				Rate £	Total £
AFFORDABLE 2 BED					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	75	m2	40.00	3,000
5.02	Form coffer ceiling to Lounge	0	m		
5.03	Paint to ceilings	75	m2	8.50	638
5.04	Allowance for access panels	2	item	150.00	300
5.05	Allowance for grilles	2	item	100.00	200
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 5.7m long	1	item	4,500.00	4,500
6.02	Stainless steel oven, hob, cooker hood	1	item	650.00	650
6.03	Integrated dishwasher	1	nr	400.00	400
6.04	Integrated fridge freezer	1	nr	350.00	350
6.05	Washing machine/ tumble drier	1	nr	450.00	450
6.06	Bathroom cabinets	2	nr	150.00	300
6.07	Fitted wardrobes to bedrooms; Painted doors	0	nr		
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	2	item	500.00	1,000
6.09	Bathroom vanity unit	2	nr	400.00	800
6.10	Towel rail; Electric heated	2	nr	250.00	500
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	350.00	350
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,250.00	1,250
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	1	nr	1,750.00	1,750

Item	Description	Qty	Unit	GIFA (m2)	
				Rate £	Total £
	AFFORDABLE 2 BED				28.00
7.04	WC; wall mounted	2	nr	350.00	700
7.05	Wash hand basin & taps	2	nr	400.00	800
Total Cost					30,482

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 3 BED					
	MODEL UNIT: AFFORDABLE 3 BED		GIFA (m2)	97.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	102	m2	90.00	Included elsewhere
1.03	Allowance for patressing	3	item	200.00	Included elsewhere
1.04	forming niches to bathrooms	2	item	100.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	6	nr	500.00	3,000
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	314	m2	7.50	2,355
3.02	Ceramic tiling to bathrooms (shower area only)	24	m2	50.00	1,200
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	6	m	45.00	270
3.04	Skirtings; MDF painted	95	m	12.00	1,140
3.05	Skirtings; Ceramic	54	m	20.00	1,080
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	97	m2	20.00	1,940
4.02	Vinyl to Kitchens	6	m2	35.00	210
4.03	Carpet including underlay to Bedrooms/ Hall/ Lounge	81	m2	25.00	2,025
4.04	Ceramic tiles (Bathrooms/ Ensuites)	10	m2	60.00	600

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 3 BED					
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	97	m2	40.00	3,880
5.02	Form coffer ceiling to Lounge	0	m		
5.03	Paint to ceilings	97	m2	8.50	825
5.04	Allowance for access panels	2	item	150.00	300
5.05	Allowance for grilles	2	item	100.00	200
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 6000mm long	1	item	4,500.00	4,500
6.02	Stainless steel oven, hob, cooker hood	1	item	650.00	650
6.03	Integrated dishwasher	1	nr	400.00	400
6.04	Integrated fridge freezer	1	nr	350.00	350
6.05	Washing machine/ tumble drier	1	nr	450.00	450
6.06	Bathroom cabinets	2	nr	150.00	300
6.07	Fitted wardrobes to bedrooms; Painted doors	0	nr		
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	2	item	500.00	1,000
6.09	Bathroom vanity unit	2	nr	400.00	800
6.10	Towel rail; Electric heated	2	nr	250.00	500
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	350.00	350
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,250.00	1,250

Item	Description	Qty	Unit	Rate £	Total £
	AFFORDABLE 3 BED				
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	1	nr	1,750.00	1,750
7.04	WC; wall mounted	2	nr	350.00	700
7.05	Wash hand basin & taps	2	nr	400.00	800
	Total Cost				34,555

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 4 BED					
	MODEL UNIT: AFFORDABLE 4 BED		GIFA (m2)	129.00	
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	110	m2	90.00	Included elsewhere
1.03	Allowance for patressing	4	item	400.00	Included elsewhere
1.04	forming niches to bathrooms	3	item	200.00	Included elsewhere
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	1	nr	780.00	780
2.02	Single doors; solid core, paint quality with black coated ironmongery	8	nr	500.00	4,000
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	330	m2	7.50	2,475
3.02	Ceramic tiling to bathrooms (shower area only)	95	m2	50.00	4,750
3.03	Ceramic tiling to Kitchen splashbacks 600mm high	12	m	45.00	540
3.04	Skirtings; MDF painted	120	m	12.00	1,440
3.05	Skirtings; Ceramic	62	m	20.00	1,240
4.00	Floor Finishes				

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 4 BED					
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	129	m2	20.00	2,580
4.02	Vinyl to Kitchens	10	m2	20.00	200
4.03	Carpet including underlay to Bedrooms/ Hall/ Lounge	99	m2	25.00	2,475
4.04	Ceramic tiles (Bathrooms/ Ensuites)	20	m2	60.00	1,200
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	129	m2	75.00	9,675
5.02	Form coffer ceiling to Lounge	0	m		
5.03	Paint to ceilings	129	m2	8.50	1,097
5.04	Allowance for access panels	2	item	150.00	300
5.05	Allowance for grilles	2	item	100.00	200
6.00	Fittings				
6.01	Kitchen units; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 6200mm long	1	item	6,000.00	6,000
6.02	Stainless steel oven, hob, cooker hood	1	item	650.00	650
6.03	Integrated dishwasher	1	nr	400.00	400
6.04	Integrated fridge freezer	1	nr	350.00	350
6.05	Washing machine/ tumble drier	1	nr	450.00	450
6.06	Bathroom cabinets	2	nr	150.00	300
6.07	Fitted wardrobes to bedrooms; Painted doors	0	nr		0
6.08	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	2	item	500.00	1,000
6.09	Bathroom vanity unit	2	nr	400.00	800
6.10	Towel rail; Electric heated	2	nr	250.00	500
6.11	Miscellaneous (fire stopping, window boards, etc)	1	item	200.00	200

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 4 BED					
6.12	HVAC cupboard	1	nr	750.00	750
7.00	Sanitaryware				
7.01	Kitchen undermount sink; Stainless Steel, including tap	1	nr	350.00	350
7.02	Bath; enamel white, including shower screen, thermostatic mixer	1	nr	1,250.00	1,250
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	1	nr	1,750.00	1,750
7.04	WC; wall mounted	2	nr	350.00	700
7.05	Wash hand basin & taps	2	nr	400.00	800
Total Cost					49,202

Item	Description	Qty	Unit	Rate £	Total £
TYPICAL STAIRS					
	ARCHITECTURAL STAIR COST			GIFA (m2)	177.00
1.00	Doors <i>Measured separately</i>				
2.00	Internal Partitions <i>Measured separately</i>				
3.00	Floor Finishes				
3.01	EO Power float finish concrete; latex finish to vinyl areas	75	m2	20.00	1,500
3.02	Thin screed to treads & risers	204	m2	30.00	6,120
3.03	Vinyl flooring to landings	75	m ²	40.00	3,000
3.04	Vinyl flooring to treads & risers	204	m2	60.00	12,240
3.05	Aluminium nosings to treads	192	m	50.00	9,600
3.06	Trim to edge stairs	70	m	25.00	1,750
4.00	Wall Finishes				
4.01	Plaster skim to walls	510	m ²	15.00	7,650
4.02	Paint to plasterboard walls	510	m2	10.00	5,100
5.00	Ceiling Finishes				
5.01	Skim coat plaster to concrete soffit (measured flat on p	177	m ²	20.00	3,540
5.02	Paint to ceilings	177	m ²	10.00	1,770
6.00	Skirting				
6.01	Skirting ; MDF Painted	120	m	20.00	2,400
6.02	Skirting raking to stairs; MDF Painted	60	m	30.00	1,800
7.00	Fixtures & Fittings				
7.01	Metal stair balustrade; painted - <i>See Superstructure</i>	0	m	750.00	0
7.02	Metal wall mounted handrail; painted - <i>See Superstruc</i>	0	m	250.00	0
7.03	Allowance for miscellaneous items	1	item	5,000.00	5,000
Total				347	61,470

Item	Description	Qty	Unit	Rate £	Total £
TYPICAL CORRIDOR					
	TYPICAL CORRIDOR - ARCHITECTURAL WORKS			GIFA (m2)	45.00
1.00	<u>Doors</u> <i>Measured separately</i>				
2.00	Internal Partitions <i>Measured separately</i>				
3.00	Floor Finishes				
3.01	Floor preparation; EO powerfloat concrete; Latex to carpet areas	45	m2	20.00	900
3.02	Carpet including underlay	45	m ²	40.00	1,800
4.00	Wall Finishes				
4.01	Paint to plasterboard walls	50	m2	7.50	375
5.00	Ceiling Finishes				
5.01	Plasterboard suspended ceiling	45	m ²	40.00	1,800
5.02	Paint to suspended ceiling	45	m2	10.00	450
5.03	Allowance for ceiling access panels	1	item	1,500.00	1,500
6.00	Skirting				
6.01	Timber skirting ; MDF painted	58	m	20.00	1,160
7.00	Fixtures & Fittings				
7.01	Allowance for miscellaneous items	1	item	3,000.00	3,000
Total				244	10,985

KEY RATES					
		Unit	Private	Affordable	Penthouse
1.00	Internal Walls & Partitions				
1.01	Metal stud core/ party walls - <i>measured separately</i>				
1.02	Metal stud internal walls; plasterboard	m2	90.00	90.00	90.00
1.03	Allowance for patressing	item	200.00	200.00	400.00
1.04	forming niches to bathrooms	item	100.00	100.00	200.00
2.00	Doors				
2.01	Apartment entrance single door; solid core, HW veneer including stainless steel ironmongery; FD60, smoke seals	nr	780.00	780.00	1,500.00
2.02	Single doors; solid core, paint quality with black coated ironmongery	nr	500.00	500.00	1,000.00
2.03	Double doors; solid core, paint quality with black coated ironmongery	nr			2,000.00
2.04	Single pocket door	nr			2,000.00
3.00	Wall finishes				
3.01	Paint to walls; Emulsion	m2	7.50	7.50	10.00
3.02	Ceramic tiling to bathrooms	m2	55.00	50.00	0.00
3.03	Marble/ stone to walls	m2			300.00
3.04	Ceramic tiling to Kitchen splashbacks 600mm high	m	50.00	45.00	180.00
3.05	Skirtings; MDF/ Wood	m	12.00	12.00	60.00
3.06	Skirtings; Ceramic/ Marble	m	20.00	20.00	90.00
4.00	Floor Finishes				
4.01	Floor preparation; EO powerfloat concrete; latex to carpet areas; 4.5mm regupol to wood flooring; EO thick bed adhesive to ceramic tiled areas	m2	20.00	20.00	20.00
4.02	Engineered wood floors (Living Room, Hall, Kitchens)	m2	70.00	0.00	150.00
4.03	Vinyl to Kitchens	m2	40.00	35.00	0.00
4.04	Carpet including underlay to Bedrooms	m2	30.00	25.00	60.00

KEY RATES					
4.05	Ceramic tiles (Bathrooms/ Ensuites)	m2	65.00	60.00	0.00
4.06	Stone/ Marble (bathrooms/ en-suites)	m2			350.00
5.00	Ceiling Finishes				
5.01	MF suspended ceilings; Plasterboard	m2	40.00	40.00	75.00
5.02	Form coffer ceiling to Lounge	m	60.00	0.00	60.00
5.03	Paint to ceilings	m2	8.50	8.50	8.50
5.04	Allowance for access panels	item	150.00	150.00	300.00
5.05	Allowance for grilles	item	100.00	100.00	200.00
6.00	Fittings				
6.01	Kitchen units Studio ; including, wall cupboards, base units, stone worktops, integrated lighting etc; Appx 2700mm long	item	2,500.00	2,000.00	
6.02	Ditto 1 Bed; 3700mm	item	3,800.00	2,700.00	
6.03	Ditto 2 Bed; 5700mm	item	5,750.00	4,500.00	
6.04	Ditto 3 Bed; 6000mm	item	6,000.00	4,500.00	
6.05	Ditto 4 Bed; 6200mm	item		6,000.00	
6.06	Penthouse Kitchen units; 4200mm with island	item			25,000.00
6.07	Kitchen units to utility Room; Penthouse, 2400mm long	item			3,120.00
6.08	Worktop to Utility Room; Penthouse, 2400mm long	item			840.00
6.09	Stainless steel oven, hob, cooker hood	nr	700.00	650.00	1,500.00
6.10	Integrated dishwasher	nr	500.00	400.00	700.00
6.11	Integrated fridge freeze	nr	450.00	350.00	1,500.00
6.12	Washing machine/ tumble drier	nr	500.00	450.00	850.00
6.13	Bathroom cabinets	nr	240.00	150.00	750.00
6.14	Fitted wardrobes to bedrooms; Painted doors; Double	nr	1,500.00	0.00	2,500.00
6.15	Bathroom fit-out, MR board, mirrors, toilet roll holders, mastic etc	item	600.00	500.00	1,500.00

KEY RATES						
6.16	Bathroom vanity unit	nr		700.00	400.00	1,500.00
6.17	Towel rail; Electric heated	nr			250.00	
6.18	Miscellaneous (fire stopping, window boards, etc)	item		200.00	200.00	300.00
6.19	HVAC cupboard	nr		750.00	750.00	1,500.00
7.00	Sanitaryware					
7.01	Kitchen undermount sink; Stainless Steel, including taps	nr		400.00	350.00	600.00
7.02	Bath; enamel white, including shower screen, wall mounted shower	nr		1,500.00	1,250.00	3,500.00
7.03	Shower; including, screen, shower tray, shower, thermostatic valves etc	nr		1,850.00	1,750.00	3,000.00
7.04	WC; wall mounted, including frame support	nr		400.00	350.00	600.00
7.05	Wash hand basin & taps	nr		450.00	400.00	600.00

**APPENDIX C
MEP**

THAMESIDE WEST
MASTERPLAN

Job No. 35519
Client: Keystone
Issue Date: 03/03/2020
Base Date: 4Q 2018

Thameside West
Typical Fit Out Rates
Date of Estimate: May 2018

DESCRIPTION	TYPICAL RATE	TYPICAL COMMENTS	Studio			1 Bed			2 Bed			3 Bed			4 Bed													
			QUANT	UNIT	TOTAL	QUANT	UNIT	TOTAL	QUANT	UNIT	TOTAL	QUANT	UNIT	TOTAL	QUANT	UNIT	TOTAL											
			£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)	£/sqm (GIA)	£/sqft (GIA)										
Sanitaryware Appliances		Installation Only			300	10.71	1.00			300	5.56	0.52			525	7.00	0.65			750	7.73	0.72			1,125	11.60	1.08	
• WC suite	nr		1	nr	-	-	-	1	nr	-	-	-	2	nr	-	-	-	3	nr	-	-	-	-	-	4	nr	-	-
• Wash hand basin including taps and waste	nr		1	nr	-	-	-	1	nr	-	-	-	2	nr	-	-	-	3	nr	-	-	-	-	-	4	nr	-	-
• Pressed steel bath including taps and waste	nr		1	nr	-	-	-	1	nr	-	-	-	1	nr	-	-	-	2	nr	-	-	-	-	-	2	nr	-	-
• Shower c/w trav and screen and thermostatic control	nr		0	nr	-	-	-	0	nr	-	-	-	1	nr	-	-	-	2	nr	-	-	-	-	-	4	nr	-	-
• Bidet incl taps	nr		0	nr	-	-	-	0	nr	-	-	-	0	nr	-	-	-	0	nr	-	-	-	-	-	0	nr	-	-
• Kitchen sink	nr		1	nr	-	-	-	1	nr	-	-	-	1	nr	-	-	-	1	nr	-	-	-	-	-	1	nr	-	-
• Off load and installation	75	nr	4	nr	300	10.71		4	nr	300	5.56		7	nr	525	7.00		10	nr	750	7.73			15	nr	1,125	11.60	
Disposal Installations					680	24.29	2.26			680	12.59	1.17			935	12.47	1.16			1,190	12.27	1.14			1,615	16.65	1.55	
• Soil & waste to sanitaryware	85	nr	4	nr	340	12.14		4	nr	340	6.30		7	nr	995	7.93		10	nr	850	8.76		15	nr	1,275	13.14		
• Soil & waste to white goods	85	nr	3	nr	255	9.11		3	nr	255	4.72		3	nr	255	3.40		3	nr	255	2.63		3	nr	255	2.63		
• Condensate to MVHR Unit	85	nr	1	nr	85	3.04		1	nr	85	1.57		1	nr	85	1.13		1	nr	85	0.88		1	nr	85	0.88		
Water Installations					1,295	46.25	4.30			1,295	23.98	2.23			1,380	18.40	1.71			2,205	22.73	2.11			3,030	31.24	2.90	
• Cold water pipework to sanitaryware	85	per point	4	nr	340	12.14		4	nr	340	6.30		7	nr	995	7.93		10	nr	850	8.76		15	nr	1,275	13.14		
• Cold water pipework to white goods	85	per point	3	nr	255	9.11		3	nr	255	4.72		1	nr	85	1.13		3	nr	255	2.63		3	nr	255	2.63		
• Meters	100	nr	1	nr	100	3.57		1	nr	100	1.85		1	nr	100	1.33		1	nr	100	1.03		1	nr	100	1.03		
• Hot water pipework to sanitaryware	100	per point	3	nr	300	10.71		3	nr	300	5.56		5	nr	500	6.67		7	nr	700	7.22		11	nr	1,100	11.34		
• Hot water pipework to white goods	100	per point	3	nr	300	10.71		3	nr	300	5.56		1	nr	100	1.33		3	nr	300	3.09		3	nr	300	3.09		
Heat Source					1,500	53.57	4.98			1,500	27.78	2.58			1,750	23.33	2.17			2,000	20.62	1.92			2,000	20.62	1.92	
• Plate Heat Exchangers	Varies	nr	1	nr	1,500	53.57		1	nr	1,500	27.78		1	nr	1,750	23.33		1	nr	2,000	20.62		1	nr	2,000	20.62		
Space Heating Installations					5,040	180.00	16.72			9,970	184.63	17.15			11,125	184.63	17.15			12,335	184.63	17.15			19,025	282.33	26.23	
• LTHW heating	55	m ²	28	m ²	1,540	55.00		54	m ²	2,970	55.00		75	m ²	4,125	55.00		97	m ²	5,335	55.00		155	m ²	8,525	87.89		
• Electric Underfloor Heating to Bathrooms		n/a				-					-				-						-							
• Heated towel rails incl sour		n/a				-					-				-						-							
• Comfort cooling/air conditioning via VRV FCU's incl grilles, plenums and local external condensers	3,500	per fcu	1	item	3,500	125		2	item	7,000	130		2	item	7,000	130		2	item	7,000	130		3	item	10,500	194		
Ventilation Installations					2,000	71.43	6.64			2,500	46.30	4.30			3,000	40.00	3.72			3,500	36.08	3.35			4,500	46.39	4.31	
• Whole house ventilation with Heat Recovery (MVHR)	Varies	Item	1	nr	2,000	71.43		1	nr	2,500	46.30		1	nr	3,000	40.00		1	nr	3,500	36.08		1	nr	4,500	46.39		
Electrical Installations					3,637	129.89	12.07			4,290	79.44	7.38			5,703	76.04	7.06			7,650	78.87	7.33			8,080	83.30	7.74	
• Tenant's consumer unit	150	Item	1	nr	150	5.36		1	nr	150	2.78		1	nr	150	2.00		1	nr	150	1.55		1	nr	150	1.55		
• Electrical meters	50	nr	1	nr	50	1.79		1	nr	50	0.93		1	nr	50	0.67		1	nr	50	0.52		1	nr	50	0.52		
• Small power distribution points (twin socket outlets)	35	nr	14	nr	490	17.50		16	nr	560	10.37		21	nr	735	9.80		26	nr	910	9.38		26	nr	910	9.38		
• Cooker/hob outlets	45	nr	1	nr	45	1.61		1	nr	45	0.83		1	nr	45	0.60		1	nr	45	0.46		1	nr	45	0.46		
• Fused connection units	35	nr	3	nr	105	3.75		3	nr	105	1.94		4	nr	140	1.87		5	nr	175	1.80		6	nr	210	2.16		
• Power wiring	15	per point	18	nr	270	9.64		20	nr	300	5.56		26	nr	390	5.20		32	nr	480	4.95		33	nr	495	5.10		
• Power containment	50	nr	11	nr	550	19.64		14	nr	700	12.96		18	nr	900	12.00		22	nr	1,100	11.34		22	nr	1,100	11.34		
• Lighting installation utilising Low energy downlighters to living rooms, bedrooms & Kitchens	50	m	2	m	100	3.57		4	m	200	3.70		4	m	200	2.67		4	m	200	2.06		4	m	200	2.06		
• Kitchen pelmet lighting	85	nr	2	nr	170	6.07		2	nr	170	3.15		4	nr	340	4.53		6	nr	510	5.26		6	nr	510	5.26		
• Lighting installation to bathrooms, IP rated	50	nr	1	nr	50	2.32		2	m	75	1.39		2	m	110	1.47		3	nr	150	1.55		4	nr	200	2.06		
• Bathroom mirror lighting	25	nr	1	nr	25	0.89		1	nr	25	0.46		2	nr	50	0.67		3	nr	75	0.77		4	nr	100	1.03		
• Wardrobe lto incl local sensor	35	nr	10	nr	350	12.50		10	nr	350	6.48		15	nr	525	7.00		25	nr	875	9.02		25	nr	875	9.02		
• Light switches	35	nr	1	nr	35	1.25		1	nr	35	0.65		1	nr	35	0.47		3	nr	105	1.08		6	nr	210	2.16		
• Same lighting sockets	20	per point	28	nr	566	20.21		34	nr	670	12.41		46	nr	924	12.32		66	nr	1,320	13.61		71	nr	1,420	14.64		
• Shaver outlets	20	per point	28	nr	566	20.21		34	nr	670	12.41		46	nr	924	12.32		66	nr	1,320	13.61		71	nr	1,420	14.64		
• Lighting wiring	20	per point	28	nr	566	20.21		34	nr	670	12.41		46	nr	924	12.32		66	nr	1,320	13.61		71	nr	1,420	14.64		
• Lighting containment	85	nr	0	nr	-	-		1	nr	85	1.57		1	nr	85	1.13		1	nr	85	0.88		1	nr	85	0.88		
• External lighting to terrace	100	Item	1	nr	100	3.57		1	nr	100	1.85		1	nr	100	1.33		1	nr	100	1.03		1	nr	100	1.03		
• Earthing & Bonding						-					-				-						-							
Gas Installations						-					-				-						-							
• Gas service to kitchens from risers to apartment appliances		each				-					-				-						-							
Protective Installations					925	33.04	3.07			925	17.13	1.59			1,480	19.73	1.83			2,220	22.89	2.13			2,220	22.89	2.13	
• Sprinklers	185	per head	5	nr	925	33.04		5	nr	925	17.13		8	nr	1,480	19.73		12	nr	2,220	22.89		12	nr	2,220	22.89		
Communications					1,155	41.25	3.83			1,370	25.37</																	

THAMESIDE WEST
MASTERPLAN

Job No. 35519
Client: Keystone
Issue Date: 03/03/2020
Base Date: 4Q 2018

Thameside West
Typical Fit Out Rates
Date of Estimate: May 2018

DESCRIPTION	TYPICAL RATE	TYPICAL COMMENTS	Studio				1 Bed				2 Bed				3 Bed				4 Bed								
			QUANT	UNIT	TOTAL	£/sqm (GIA)	£/sqft (GIA)	QUANT	UNIT	TOTAL	£/sqm (GIA)	£/sqft (GIA)	QUANT	UNIT	TOTAL	£/sqm (GIA)	£/sqft (GIA)	QUANT	UNIT	TOTAL	£/sqm (GIA)	£/sqft (GIA)	QUANT	UNIT	TOTAL	£/sqm (GIA)	£/sqft (GIA)
Sanitaryware Appliances		Installation Only	300		10.71		1.00	300		5.56		0.52	525		7.00		0.65	750		7.73		0.72	1,125		11.60		1.08
• WC suite	nr		1	nr	-	-		1	nr	-	-		2	nr	-	-		3	nr	-	-		4	nr	-	-	
• Wash hand basin including taps and waste	nr		1	nr	-	-		1	nr	-	-		2	nr	-	-		3	nr	-	-		4	nr	-	-	
• Pressed steel bath including taps and waste	nr		1	nr	-	-		1	nr	-	-		1	nr	-	-		1	nr	-	-		2	nr	-	-	
• Shower c/w tray and screen and thermostatic control	nr		0	nr	-	-		0	nr	-	-		1	nr	-	-		2	nr	-	-		4	nr	-	-	
• Biday incl taps	nr		0	nr	-	-		0	nr	-	-		0	nr	-	-		0	nr	-	-		0	nr	-	-	
• Kitchen sink	nr		1	nr	-	-		1	nr	-	-		1	nr	-	-		1	nr	-	-		1	nr	-	-	
• Off load and installation	75	nr	4	nr	300	10.71		4	nr	300	5.56		7	nr	525	7.00		10	nr	750	7.73		15	nr	1,125	11.60	
Disposal Installations			680		24.29		2.26	680		12.59		1.17	935		12.47		1.16	1,190		12.27		1.14	1,615		16.65		1.55
• Soil & waste to sanitaryware	85	nr	4	nr	340	12.14		4	nr	340	6.30		7	nr	595	7.93		10	nr	850	8.76		15	nr	1,275	13.14	
• Soil & waste to white goods	85	nr	3	nr	255	9.11		3	nr	255	4.72		3	nr	255	3.40		3	nr	255	2.63		3	nr	255	2.63	
• Condensate to MVHR Unit	85	nr	1	item	85	3.04		1	item	85	1.57		1	item	85	1.13		1	item	85	0.88		1	item	85	0.88	
Water Installations			1,295		46.25		4.30	1,295		23.98		2.23	1,380		18.40		1.71	2,205		22.73		2.11	3,030		31.24		2.90
• Cold water pipework to sanitaryware	85	per point	4	nr	340	12.14		4	nr	340	6.30		7	nr	595	7.93		10	nr	850	8.76		15	nr	1,275	13.14	
• Cold water pipework to white goods	85	per point	3	nr	255	9.11		3	nr	255	4.72		3	nr	255	3.40		3	nr	255	2.63		3	nr	255	2.63	
• Meters	100	nr	1	nr	100	3.57		1	nr	100	1.85		1	nr	100	1.33		1	nr	100	1.03		1	nr	100	1.03	
• Hot water pipework to sanitaryware	100	per point	3	nr	300	10.71		3	nr	300	5.56		5	nr	500	6.67		7	nr	700	7.22		11	nr	1,100	11.34	
• Hot water pipework to white goods	100	per point	3	nr	300	10.71		3	nr	300	5.56		3	nr	300	3.09		3	nr	300	3.09		3	nr	300	3.09	
Heat Source			1,500		53.57		4.98	1,500		27.78		2.58	1,750		23.33		2.17	2,000		20.62		1.92	2,000		20.62		1.92
• Plate Heat Exchangers	Varies	nr	1	nr	1,500	53.57		1	nr	1,500	27.78		1	nr	1,750	23.33		1	nr	2,000	20.62		1	nr	2,000	20.62	
Space Heating Installations			1,470		52.50		4.88	2,510		46.48		4.32	3,700		49.33		4.58	4,930		50.82		4.72	7,250		74.74		6.94
• LTHW heating via Rads	40	m ²	28	m ²	1,120	40.00		54	m ²	2,160	40.00		75	m ²	3,000	40.00		97	m ²	3,880	40.00		155	m ²	6,200	63.92	
• Electric Underfloor Heating to Bathrooms	350	per bathroom	1	nr	350	12.50		1	nr	350	6.48		2	nr	700	9.33		3	nr	1,050	10.82		3	nr	1,050	10.82	
• Heated towel rails incl sour Comfort cooling/air conditioning via VRV FCU's incl grilles, plenums and local external condenser		per fcu			-	-				-	-				-	-				-	-				-	-	
Ventilation Installations			2,000		71.43		6.64	2,500		46.30		4.30	3,000		40.00		3.72	3,500		36.08		3.35	4,500		46.39		4.31
• Whole house ventilation with Heat Recovery (MVHR)	Varies	Item	1	nr	2,000	71.43		1	nr	2,500	46.30		1	nr	3,000	40.00		1	nr	3,500	36.08		1	nr	4,500	46.39	
Electrical Installations			2,621		93.59		8.69	3,093		57.27		5.32	4,107		54.76		5.09	5,380		55.46		5.15	5,500		56.70		5.27
• Tenant's consumer unit	150	Item	1	nr	150	5.36		1	nr	150	2.78		1	nr	150	2.00		1	nr	150	1.55		1	nr	150	1.55	
• Electrical meters	50	nr	1	nr	50	1.79		1	nr	50	0.93		1	nr	50	0.67		1	nr	50	0.52		1	nr	50	0.52	
• Small power distribution points (twin socket outlets)	15	nr	14	nr	210	7.50		16	nr	240	4.44		21	nr	315	4.20		26	nr	390	4.02		26	nr	390	4.02	
• Cooker/hob outlets	20	nr	1	nr	20	0.71		1	nr	20	0.37		1	nr	20	0.27		1	nr	20	0.21		1	nr	20	0.21	
• Fused connection units	20	nr	3	nr	60	2.14		3	nr	60	1.11		4	nr	80	1.07		5	nr	100	1.03		6	nr	120	1.24	
• Power wiring	15	per point	18	nr	270	9.64		20	nr	300	5.56		26	nr	390	5.20		32	nr	480	4.95		33	nr	495	5.10	
• Power containment		per point			-	-				-	-				-	-				-	-				-	-	
• Lighting installation utilising Low energy downlighters to living rooms, bedrooms & Kitchens	45	nr	11	nr	495	17.68		14	nr	630	11.67		18	nr	810	10.80		22	nr	990	10.21		22	nr	990	10.21	
• Kitchen pelmet lighting		m	2	m	-	-		4	m	-	-		4	m	-	-		4	m	-	-		4	m	-	-	
• Lighting installation to bathrooms, IP rated	65	nr	2	nr	130	4.64		2	nr	130	2.41		4	nr	260	3.47		6	nr	390	4.02		6	nr	390	4.02	
• Bathroom mirror lighting	50	nr	1	m	65	2.32		2	m	75	1.39		2	m	110	1.47		3	nr	150	1.55		4	nr	200	2.06	
• Wardrobe fit incl local sensor		nr			-	-				-	-				-	-				-	-				-	-	
• Light switches	15	nr	10	nr	150	5.36		10	nr	150	2.78		15	nr	225	3.00		25	nr	375	3.87		25	nr	375	3.87	
• Same lighting sockets		nr			-	-				-	-				-	-				-	-				-	-	
• Shaver outlets		nr			-	-				-	-				-	-				-	-				-	-	
• Lighting wiring	15	per point	26	nr	395	14.09		32	nr	473	8.75		43	nr	648	8.64		60	nr	900	9.28		61	nr	915	9.43	
• Lighting containment		nr			-	-				-	-				-	-				-	-				-	-	
• Lighting Installation	20	per point	26	nr	526	18.79		32	nr	630	11.67		43	nr	648	11.52		60	nr	1,200	12.37		61	nr	1,220	12.58	
• External lighting to terrace	85	nr	0	nr	-	-		1	nr	85	1.57		1	nr	85	1.13		1	nr	85	0.88		1	nr	85	0.88	
• Earthing & Bonding	100	Item	1	item	100	3.57		1	item	100	1.85		1	item	100	1.33		1	item	100	1.03		1	item	100	1.03	
Gas Installations			-		-	-		-		-	-		-		-	-		-		-	-		-		-	-	
• Gas service to kitchens from risers to apartment appliances		each			-	-				-	-				-	-				-	-				-	-	
Protective Installations			925		33.04		3.07	925		17.13		1.59	1,480		19.73		1.83	2,220		22.89		2.13	2,220		22.89		2.13
• Sprinklers	185	per head	5	nr	925	33.04		5	nr	925	17.13		8	nr	1,480	19.73		12	nr	2,220	22.89		12	nr	2,220	22.89	
Communications			925		33.04		3.07	1,125		20.83		1.94	1,360		18.13		1.68	1,575		16.24		1.51	1,575		16.24		1.51
• Smoke detector	150	nr	1	nr	150	5.36		1	nr	150	2.78		1	nr	150	2.00		1	nr	150	1.55		1	nr	150	1.55	
• Heat detector	175	nr	2	nr	350	14.33		3	nr	525	17.50		4	nr	700	17.50		5	nr	875	17.50		5	nr	875	17.50	
• Telephone outlets	20	nr	2	nr	40	1.43		3	nr	60	1.11		4	nr	80	1.07		5	nr	100	1.03		5	nr	100	1.03	
• Data outlets	35	nr	3	nr	105	3.75		3	nr	105	1.94																

THAMESIDE WEST
MASTERPLAN

Job No. 35519
Client: Keystone
Issue Date: 03/03/2020
Base Date: 4Q 2018

SHELL & CORE
Thameside West

Sub-Contractor Prelims	5%	
Testing & Commissioning	1.5%	
Gross Internal Area (m2)	21,163	
Nett Internal Area (m2)	15,340	
Nr of Apartments & Storeys	21	233
Efficiency =	72%	

DRAFT FOR DISCUSSION

DESCRIPTION	QUANT	UNIT	COMMENTS	RATE	TOTAL	£/sqm (GIA)	£/sqft (GIA)
Sanitaryware					5,250	0.25	0.02
• WC Suite		nr	Installation Only		-	-	
• Wash hand basin including taps and waste		nr	Installation Only		-	-	
• Disabled WC + WHB		nr	Installation Only		-	-	
• Cleaners Sink	11	nr	every other floor, TBC	500	5,250	0.25	
Services Equipment					-	-	-
• Laundry Equipment			Excluded				
• Refuse Chute			Excluded				
• Kitchen Equipment			Excluded				
Disposal Installations					826,407	39.05	3.63
• Rainwater	21,163	m2		6	126,978	6.00	
• Rainwater/Greywater recovery	21,163	m2		8	169,304	8.00	
• Soil Waste & Vent to Retail		nr	Capped Connections		0	0.00	
• Soil Waste & Vent in Risers	21,163	m2	Including Transfers	25	529,075	25.00	
• Soil Waste & Vent to Landlords	11	nr		100	1,050	0.05	
• Condensate installation		m2	n/a		0	0.00	
Water Installations					695,310	32.85	3.05
• Cold water services; sectional storage tank, booster pump set, pipework risers, valves and insulation	21,163	m2	Dedicated Reclaimed Water Distribution	30	634,890	30.00	
• Cold water services to Landlords	11	nr	Capped Connections	150	1,575	0.07	
• Cold water services to Retail / Commercial Units		nr	See Podium		0	0.00	
• Hot water services to Landlords	11	nr		200	2,100	0.10	
• Electro magnetic water conditioner	1	nr		25,000	25,000	1.18	
• Hot water distribution system, including pipework, valves etc		m2	SITE WIDE NETWORK?		0	0.00	
• Trace Heating	21,163	m2		2	31,745	1.50	
Heat Source					298,380	14.10	1.31
• CHP / Boilers	21,163	m2	SITE WIDE NETWORK?	10	211,630	10.00	
• Flue	105	m		350	36,750	1.74	
• Future Connections to District Heating	1	item		50,000	50,000	2.36	
Space Heating & Air Treatment					899,305	42.49	3.95
• LTHW distribution system, pipework, valves etc	21,163	m2	SITE WIDE NETWORK?	25	529,075	25.00	
• Landlords heating (LTHW / Electric)	5,823	m2	Corridors not included	10	58,230	2.75	
• Comfort cooling/air conditioning distribution, including	156	nr	Condenser To Private Apartments only	2,000	312,000	14.74	
Ventilation					90,000	4.25	0.40
• Fire fighting lobby vent, mechanically assisted Colt type system	12	stairs		7,500	90,000	4.25	
• Lobby Ventilation		stairs	Assume not required		0	0.00	
• Vent duct conns to Retail		nr	See Podium		0	0.00	
• Supply and Extract to Refuse		item	See Podium		0	0.00	
• Bike store vent		item	See Podium		0	0.00	
Electrical Installations					1,733,230	81.90	7.61
• Substation	1	item	Scope TBC - Split across Blds	35,000	35,000	1.65	
• LV Distribution, incl boards, primary containment, bus bar and tap offs	21,163	m2		35	740,705	35.00	
• Standby Generation installation	21,163	m2	Size TBC	7	148,141	7.00	
• Generator Flue to roof	105	m		350	36,750	1.74	
• Power connection to Retail / Commercial Units	1	item		25,000	25,000	1.18	
• Small power	5,823	m2	To landlords only	4	23,292	1.10	
• Power to mechanical services	21,163	m2		6	126,978	6.00	
• Power to Lifts	4	nr		3,500	14,000	0.66	
• Lighting Installation	21,163	m2	To landlords only	20	423,260	20.00	
• Emergency Lighting	5,823	m2	To landlords only	5	29,115	1.38	
• Roof Lighting	21,163	m2	Task lighting only	1	21,163	1.00	
• Lighting/Feature Lighting to Entrances	1	item	Scope TBC	50,000	50,000	2.36	
• External Lighting Allowance	0	item	In External Works Provision	100,000	0	0.00	
• General Earth & Bonding	21,163	m2		2	42,326	2.00	
• PV's	50	m2	TBC if required, split across blds	350	17,500	0.83	
Gas Installations					63,489	3.00	0.28
• Gas service to boilers	21,163	m2		3	63,489	3.00	
• Gas service to apartments		m2	n/a		0	0.00	
• Gas service to A3 Retail Units		nr	n/a		0	0.00	
Lift Installations					-	-	-
• 13 Person Passenger Lift serving Grd to Level 20 @ 1.0m/s		nr		200,000	0	0.00	
• Allowance for Fire Fighting Equipment		nr		20,000	0	0.00	
• Enhanced Finishes		nr	Excluded		0	0.00	
Protective Installations					644,320	30.45	2.83
• Dry Riser Installation	21	per floor		3,500	73,500	3.47	
• Sprinkler Installation distribution to apartments, incl riser pipework, tank and pumps	21,163	m2	No landlord protection required	25	529,075	25.00	
• Sprinkler connection to Industrial units	1	item		10,000	10,000	0.47	
• Lightning and Surge Protection	21,163	m2		2	31,745	1.50	

THAMESIDE WEST
MASTERPLAN

Job No. 35519
Client: Keystone
Issue Date: 03/03/2020
Base Date: 4Q 2018

Communications					641,608	30.32	2.82
• Fire alarm system	21,163	m2	To landlords only	10	211,630	10.00	
• Disabled Refuge Alarm	21	flrs	Potential VE	1,500	31,500	1.49	
• Telephone/Data/Satellite containment	21,163	item	No head end equipment / to be part of AV	3	63,489	3.00	
• Telephone cabling to apartments	21,163	item		3	63,489	3.00	
• Television/Satellite cabling (CAT 6)	233	nr		500	116,500	5.50	
• Satellite Dishes	1	item		20,000	20,000	0.95	
• CCTV System	21	nr	Allowance for secure by design on every level	5,000	105,000	4.96	
• Door Entry	1	nr		10,000	10,000	0.47	
• Access Control	2	nr	On perimeter / entrance only	2,500	5,000	0.24	
• Intruder Alarm	1	nr	Grd floor areas only	15,000	15,000	0.71	
• Mobile Booster Installation		m ²	excluded		0	0.00	
Special Installations					458,210	21.65	2.01
• Building Management System / Local controls	21,163	m2		20	423,260	20.00	
• Remote metering to apartments	233	nr	Quants correction	150	34,950	1.65	
Builders Work in Connection					95,333	4.50	0.42
• Associated builders work in connection with the MEP services	1.5%			6,355,508	95,333	4.50	
Sub Contractors Testing & Commissioning					96,684	4.57	0.42
• Testing and Commissioning of above services	1.5%			6,445,591	96,684	4.57	
Sub Contractors Prelims					327,376	15.47	1.44
• Prelims associated with the above services	5%		Included in rates	6,547,524	327,376	15.47	
G&T Engineering Services							
			M&E Total (excl utilities) =		6,874,901	325	31.00
			M&E Total (excl Lifts & utilities) =		6,874,901	324.85	
			Cost per Apartment =		29,506.01		

**APPENDIX D
LANDSCAPING**

Item	Description	Qty	Unit	Rate £	Total £
LANDSCAPING					
	LANDSCAPING		GIFA (m2)	504,378.80	
1.00	Tree Strategy				
1.01	Evergreen	107	nr	10,000.00	1,070,000
1.02	Deciduous with structural interest during winter	248	nr	7,500.00	1,860,000
1.03	Broadleaves Parkland	54	nr	5,000.00	270,000
1.04	Broadleaves with colour interest during autumn	92	nr	7,500.00	690,000
2.00	Woodlands	285	nr	3,500.00	997,500
2.01	Specimen	67	nr	4,000.00	268,000
2.02	Wetlands and habitats, native species dominant	204	nr	2,500.00	510,000
3.00	Softplanting				0
3.01	Amenity Lawn	9,197	m2	50.00	459,850
3.02	Ground cover and Ornamental planting	9,296	m2	400.00	3,718,400
3.03	Tall Perennials	1,253	m2	750.00	939,750
3.04	Grassland meadow	13,755	m2	150.00	2,063,250
3.05	Wildflower meadow	1,578	m2	450.00	710,100
4.00	Wetland and marginal planting	2,392	m2	350.00	837,200
4.01	Dry Suds chanel Dock Park	708	m2	400.00	283,200
4.02	Dry Suds chanel for provacy frontage	191	m2	500.00	95,500
4.03	Buffer planting for privacy frontage	276	m2	1,000.00	276,000
4.04	Buffer planting for infrastructure frontage	9,251	m2	550.00	5,088,050
4.05	Thames intertidal planting	3,500	m2	250.00	875,000

Item	Description	Qty	Unit	Rate £	Total £
LANDSCAPING					
5.00	Hardscaping				
5.01	River Walk				See abnormalities
5.02	Slipways and Jetties	10,326	m2	200.00	2,065,200
5.03	Neighbourhood streets and yards	7,742	m2	100.00	774,200
5.04	Urban streets and yards	9,383	m2	150.00	1,407,450
5.05	Station Square	5,444	m2	250.00	1,361,000
5.06	Park and nature pathways	10,233	m2	75.00	767,475
5.07	Roads	17,500	m2	200.00	3,500,000
6.00	Other				0
6.01	Allowance for soil/compost etc.	51,397	m2	20.00	1,027,940
6.02	Allowance for irrigation system	1	item	750,000.00	750,000
6.03	Allowance for drainage (surface / foul)	1	item	7,500,000.00	7,500,000
6.04	Allowance for utilities	1	item	13,000,000.00	13,000,000
6.05	External lighting	1	item	1,000,000.00	1,000,000
Total Cost					54,165,065

**APPENDIX E
ABNORMAL ITEMS**

Abnormals					
Item	Description	Qty	Unit	Rate £	Total £
1.00	Demolition				7,200,000
1.01	<u>South</u> Buildings 1-10	15,879	m ²	45	714,549
1.02	<u>North of Wharf</u> Buildings 12-20	12,338	m ²	45	555,210
1.03	<u>North of DLR</u> Buildings 20-24	1,388	m ²	45	62,460
1.04	<u>Extra Over</u> Allowance for the removal of existing foundations	1	Item	1,000,000	1,000,000
	Removal of concrete hardstandings / slabs etc. say 50% of total area, 350mm thick average (reuseable)	28,200	m ³	70	1,974,000
	Allowance for asbestos removal	1	Item	598,781	598,781
	Allowance for knotweed removal - unknown scope	1	Item	750,000	750,000
1.05	<u>Site hoarding</u> Perimeter hoarding excluding river elevation	2,750	m	100	275,000
	Allowance for phasing hoardings	1,000	m	100	100,000
	Allowance for relocating and repairing holderings	1	Item	50,000	50,000
	Allowance to remove hoardings	1	Item	20,000	20,000
1.06	<u>Other</u> Archaeological excavations - attendance only	1	Item	100,000	100,000
	Allowance for removal of UXO (risk item)	1	Item	500,000	500,000
	Temporary supports for the removal of the DLR embankment	1	Item	500,000	500,000
	Cost per unit	1,440	Nr		
2.00	Energy Centre/CHP				21,950,000
2.01	CHP plant building	1	Item	3,000,000	3,000,000
2.02	CHP distribution	5,000	Nr	3,000	15,000,000
2.03	Additional booster plant rooms (to be confirmed)	2	Nr	1,000,000	2,000,000
2.04	Service trenches	3,250	m	600	1,950,000
	Cost per unit	4,390	Nr		
3.00	Re-profiling/Decontamination				11,500,000
3.01	Disposal of material from backfilled wharf				
3.02	General allowance for site strip (approximately)	188,000	m ²	1	99,890
3.03	Cut / Fill (assumed 434mm reduced level generally)	82,487	m ³	25	2,062,175
3.04	Dispose off site to tip	82,487	m ³	35	2,887,045
3.05	Dispose off site to tip; extra over contaminated non haz - 50%	41,244	m ³	15	618,653
3.06	Dispose off site to tip; extra over contaminated haz - 50%	41,244	m ³	125	5,155,438
3.07	Make up levels: allowance to bring to site clean fill material to make up levels - say 30% of site area x 300mm x £40/m3 - TBC	1	Item	676,800	676,800

Appendix 5

Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)**

Timescale (Duration in months)

Project commences Jan 2020

Phase 1: Plot A

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Apr 2021	Mar 2023	None	Start	0
Residential Sale	48	Sep 2021	Aug 2025	None	Start	0
Letting	3	Apr 2023	Jun 2023	Construction	End	0
Phase End		Sep 2025				
Phase Length	68					

Phase 2: Plot B

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Apr 2021	Mar 2023	None	Start	0
Residential Sale	41	Dec 2021	Apr 2025	None	Start	0
Letting	3	Apr 2023	Jun 2023	Construction	End	0
Phase End		May 2025				
Phase Length	64					

Phase 3: Plot D

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2022	Mar 2024	None	Start	0
Letting	3	Apr 2024	Jun 2024	Construction	End	0
Phase End		Jul 2024				
Phase Length	54					

Phase 4: Plot C

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	30	Oct 2022	Mar 2025	None	Start	0
Residential Sale	30	Apr 2024	Sep 2026	None	Start	0
Letting	12	Apr 2025	Mar 2026	Construction	End	0
Phase End		Oct 2026				
Phase Length	81					

Phase 5: Plot E

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2022	Mar 2024	None	Start	0
Residential Sale	25	Jun 2023	Jun 2025	None	Start	0
Letting	12	Apr 2024	Mar 2025	Construction	End	0
Phase End		Jul 2025				
Phase Length	66					

Phase 6: Plot F

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	30	Oct 2022	Mar 2025	None	Start	0
Residential Sale	66	Jan 2023	Jun 2028	None	Start	0
Letting	12	Apr 2025	Mar 2026	Construction	End	0
Phase End		Jul 2028				
Phase Length	102					

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)
Timescale (Duration in months)**

Phase 7: Plot G

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Jul 2023	Jun 2025	None	Start	0
Residential Sale	66	Apr 2023	Sep 2028	None	Start	0
Letting	12	Jul 2025	Jun 2026	Construction	End	0
Phase End		Oct 2028				
Phase Length	105					

Phase 8: Plot J

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Jul 2024	Jun 2026	None	Start	0
Residential Sale	43	Feb 2025	Aug 2028	None	Start	0
Letting	12	Jul 2026	Jun 2027	Construction	End	0
Phase End		Sep 2028				
Phase Length	104					

Phase 9: Plot M

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Apr 2025	Mar 2027	None	Start	0
Residential Sale	41	Dec 2025	Apr 2029	None	Start	0
Letting	12	Apr 2027	Mar 2028	Construction	End	0
Phase End		May 2029				
Phase Length	112					

Phase 10: Plot N

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Apr 2026	Jun 2028	None	Start	0
Residential Sale	63	Jun 2026	Aug 2031	None	Start	0
Letting	12	Jul 2028	Jun 2029	Construction	End	0
Phase End		Sep 2031				
Phase Length	140					

Phase 11: Plot Q

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2028	Mar 2030	None	Start	0
Residential Sale	37	Jan 2029	Jan 2032	None	Start	0
Letting	12	Apr 2030	Mar 2031	Construction	End	0
Phase End		Feb 2032				
Phase Length	145					

Phase 12: Plot R

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2027	Mar 2029	None	Start	0
Residential Sale	111	Jul 2025	Sep 2034	None	Start	0
Letting	12	Apr 2029	Mar 2030	Construction	End	0
Phase End		Oct 2034				
Phase Length	177					

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)
Timescale (Duration in months)**

Phase 13: Plot S

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2029	Mar 2031	None	Start	0
Residential Sale	87	May 2028	Jul 2035	None	Start	0
Letting	12	Apr 2031	Mar 2032	Construction	End	0
Phase End		Aug 2035				
Phase Length	187					

Phase 14: Plot T

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	21	Apr 2030	Dec 2031	None	Start	0
Residential Sale	12	Jan 2032	Dec 2032	Construction	End	0
Letting	12	Jan 2032	Dec 2032	Construction	End	0
Phase End		Jan 2033				
Phase Length	156					

Phase 15: Plot U

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2028	Mar 2030	None	Start	0
Residential Sale	29	Apr 2029	Aug 2031	None	Start	0
Letting	12	Apr 2030	Mar 2031	Construction	End	0
Phase End		Sep 2031				
Phase Length	140					

Phase 16: Plot H

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Jul 2024	Jun 2026	None	Start	0
Residential Sale	12	Jul 2026	Jun 2027	Construction	End	0
Letting	12	Jul 2026	Jun 2027	Construction	End	0
Phase End		Jul 2027				
Phase Length	90					

Phase 17: Plot K

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	24	Apr 2025	Mar 2027	None	Start	0
Residential Sale	24	Jul 2026	Jun 2028	None	Start	0
Letting	12	Apr 2027	Mar 2028	Construction	End	0
Phase End		Jul 2028				
Phase Length	102					

Phase 18: Plot L

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Apr 2026	Jun 2028	None	Start	0
Residential Sale	24	Oct 2027	Sep 2029	None	Start	0
Letting	12	Jul 2028	Jun 2029	Construction	End	0
Phase End		Oct 2029				
Phase Length	117					

**Thameside West
 Silvertown Homes Limited & GLA Land and Property
 Proposed Scheme (March 2020)
 Timescale (Duration in months)**

Phase 19: Plot P

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	27	Jan 2028	Mar 2030	None	Start	0
Residential Sale	12	Apr 2030	Mar 2031	Construction	End	0
Letting	12	Apr 2030	Mar 2031	Construction	End	0
Phase End		Apr 2031				
Phase Length	135					

Phase 20: Industrial Site

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	6	Jan 2020	Jun 2020	Purchase	End	0
Construction	30	Oct 2022	Mar 2025	None	Start	0
Letting	6	Apr 2025	Sep 2025	Post Development	End	0
Phase End		Oct 2025				
Phase Length	69					

Phase 21: Site Costs

Stage Name	Duration	Start Date	End Date	Anchored To	Aligned	Offset
Phase Start		Jan 2020				
Pre-Construction	12	Jul 2020	Jun 2021	None	Start	0
Construction	129	Apr 2021	Dec 2031	None	Start	0
Phase End		Jan 2032				
Phase Length	144					

Project Length 188 (Merged Phases - Includes Exit Period)

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)**

Appraisal Summary for Merged Phases 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Plot A - LAR	87	66,215	181.00	137,758	11,984,915
Plot A - LSO	108	82,199	448.00	340,974	36,825,152
Plot B - Private	206	156,842	716.70	545,670	112,408,000
Plot D - LAR	111	89,593	181.00	146,093	16,216,333
Plot D - LSO	95	76,679	448.00	361,601	34,352,055
Plot C - Private	145	94,120	797.42	517,605	75,052,797
Plot E - Private	126	74,638	803.16	475,762	59,946,008
Plot E - LSO	141	102,183	448.00	324,667	45,777,984
Plot F - Private	326	215,194	792.59	523,194	170,561,393
Plot G - Private	320	210,560	833.35	548,345	175,470,498
Plot J - Private	218	143,646	832.88	548,809	119,640,455
Plot M - Private	205	133,689	836.39	545,448	111,816,790
Plot N - Private	313	205,980	832.95	548,151	171,571,126
Plot Q - Private	185	136,574	755.75	557,924	103,215,996
Plot Q - LSO	33	32,636	448.00	443,058	14,620,928
Plot R - Private	542	351,423	838.24	543,498	294,575,963
Plot S - Private	434	290,768	812.62	544,436	236,285,093
Plot S - LSO	141	121,278	448.00	385,337	54,332,544
Plot T - LAR	423	284,762	181.00	121,849	51,541,922
Plot U - Private	145	100,773	772.08	536,585	77,804,775
Plot U - LAR	52	49,245	181.00	171,411	8,913,390
Plot H - LAR	143	110,492	181.00	139,853	19,999,022
Plot K - Private	104	70,160	780.51	526,543	54,760,451
Plot K - LAR	54	49,300	181.00	165,246	8,923,257
Plot K - LSO	49	44,735	448.00	409,007	20,041,363
Plot L - Private	106	70,536	782.43	520,655	55,189,450
Plot L - LAR	105	98,297	181.00	169,446	17,791,787
Plot P - LSO	83	62,776	448.00	338,839	28,123,648
Totals	5,000	3,525,293			2,187,743,095

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Plot A - Industrial	1	19,257	16.50	317,741	317,741	317,741
Plot B - Industrial	1	16,803	16.50	277,250	277,250	277,250
Plot B - Retail	1	2,131	20.00	42,620	42,620	42,620
Plot D - Industrial	1	8,514	14.00	119,196	119,196	119,196
Plot G - Retail	1	12,755	20.00	255,100	255,100	255,100
Plot J - Retail	1	4,230	20.00	84,600	84,600	84,600
Plot N - Retail	1	4,672	20.00	93,440	93,440	93,440
Plot Q - Retail	1	5,382	20.00	107,640	107,640	107,640
Plot R - Retail	1	11,087	20.00	221,740	221,740	221,740
Plot S - Retail	1	22,142	20.00	442,840	442,840	442,840
Plot T - Retail	1	5,113	20.00	102,260	102,260	102,260
Plot U - Retail	1	7,513	20.00	150,260	150,260	150,260
Industrial Site - Ground Floor	1	37,590	20.00	751,800	751,800	751,800
Industrial Site - 1st Floor	1	43,590	15.00	653,850	653,850	653,850
Industrial Site - 2nd Floor	1	43,590	15.00	653,850	653,850	653,850
Totals	15	244,369			4,274,186	4,274,186

Investment Valuation

Plot A - Industrial

Market Rent	317,741	YP @	4.2500%	23.5294	
(3mths Rent Free)		PV 3mths @	4.2500%	0.9896	7,398,857

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)**

Plot B - Industrial					
Market Rent	277,250	YP @	4.2500%	23.5294	
(3mths Rent Free)		PV 3mths @	4.2500%	0.9896	6,455,990
Plot B - Retail					
Market Rent	42,620	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	689,937
Plot D - Industrial					
Market Rent	119,196	YP @	4.2500%	23.5294	
(6mths Rent Free)		PV 6mths @	4.2500%	0.9794	2,746,849
Plot G - Retail					
Market Rent	255,100	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	4,129,584
Plot J - Retail					
Market Rent	84,600	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	1,369,513
Plot N - Retail					
Market Rent	93,440	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	1,512,616
Plot Q - Retail					
Market Rent	107,640	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	1,742,487
Plot R - Retail					
Market Rent	221,740	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	3,589,549
Plot S - Retail					
Market Rent	442,840	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	7,168,737
Plot T - Retail					
Market Rent	102,260	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	1,655,395
Plot U - Retail					
Market Rent	150,260	YP @	6.0000%	16.6667	
(6mths Rent Free)		PV 6mths @	6.0000%	0.9713	2,432,424
Industrial Site - Ground Floor					
Market Rent	751,800	YP @	4.2500%	23.5294	
(3mths Rent Free)		PV 3mths @	4.2500%	0.9896	17,506,300
Industrial Site - 1st Floor					
Market Rent	653,850	YP @	4.2500%	23.5294	
(3mths Rent Free)		PV 3mths @	4.2500%	0.9896	15,225,452
Industrial Site - 2nd Floor					
Market Rent	653,850	YP @	4.2500%	23.5294	
(3mths Rent Free)		PV 3mths @	4.2500%	0.9896	15,225,452
Total Investment Valuation					88,849,139
GROSS DEVELOPMENT VALUE					2,276,592,235

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)**

Purchaser's Costs			(5,657,061)	
Effective Purchaser's Costs Rate	6.80%			(5,657,061)
NET DEVELOPMENT VALUE				2,270,935,173
NET REALISATION				2,270,935,173
OUTLAY				
ACQUISITION COSTS				
Fixed Price	110,000,000			
Fixed Price		110,000,000		110,000,000
Other Acquisition				
Acquisition Costs	6.8000%	7,480,000		7,480,000
CONSTRUCTION COSTS				
Construction	ft²	Build Rate ft²	Cost	
Plot A	185,291	446.79	82,787,018	
Plot B	193,149	451.17	87,142,420	
Plot D	225,043	263.42	59,280,482	
Plot C	117,801	291.62	34,353,205	
Plot E	223,945	273.02	61,141,819	
Plot F	272,179	283.90	77,272,262	
Plot G	263,675	294.08	77,541,725	
Plot J	180,631	297.53	53,743,297	
Plot M	171,040	294.38	50,350,715	
Plot N	261,361	275.92	72,115,658	
Plot Q	226,744	255.03	57,826,247	
Plot R	439,300	280.69	123,308,463	
Plot S	514,971	249.34	128,402,624	
Plot T	352,973	247.78	87,458,711	
Plot U	199,295	275.96	54,997,424	
Plot H	136,444	263.44	35,944,393	
Plot K	229,392	257.30	59,021,933	
Plot L	229,392	262.73	60,267,546	
Plot P	<u>78,760</u>	419.07	<u>33,005,725</u>	
Totals	8,299,666 ft²		1,295,961,667	
S106			40,000,000	
Mayoral CIL			7,778,538	
Borough CIL			30,091,209	
				1,373,831,414
Other Construction				
Landscaping - Landings & Parkside			17,912,457	
Landscaping - The Quays			12,234,613	
Landscaping - Riverside Quarter			25,130,940	
Landscaping - Central Spine			9,465,907	
Industrial Site			12,269,849	
Demolition			7,200,000	
Energy Centre			21,950,000	
Reprofiling/Decontamination			11,500,000	
Community Buildings inc School			15,000,000	
Risk allowance - Silvertown Tunnel			3,000,000	
				135,663,766
PROFESSIONAL FEES				
Professional fees	9.00%	128,198,289		128,198,289

**Thameside West
Silvertown Homes Limited & GLA Land and Property
Proposed Scheme (March 2020)****DISPOSAL FEES**

Commercial Letting Agent & Legal	15.00%	641,128	
Commercial Sales Agent & Legal	1.50%	1,238,850	
Resi Sales Agent - Exchange	1.00%	18,182,988	
Resi Sales Agent - Completion	1.00%	18,182,988	
Resi Sales Legal - Exchange	0.25%	4,545,747	
Resi Sales Legal - Completion	0.25%	4,545,747	
Residential Marketing	1.00%	18,182,988	65,520,436

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Effective)			
Total Finance Cost			215,017,584

TOTAL COSTS**2,035,711,488****PROFIT****235,223,685****Performance Measures**

Profit on GDV%	10.33%
IRR% (without Interest)	9.95%