



GERALDEVE

Thameside West, London, E16

Viability Addendum Note (June 2020)

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

30 June 2020

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Summary Inputs Table

Input	Updated Viability Position (June 2020)	Source
Revenue		
Market Private Residential Sales Values £psf (average)	£806 psf	JLL
Affordable Sales Values £psf	Shared Ownership: £500 psf London Affordable Rent: £200 psf	Applicant
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	£2,298,809,290	
Costs		
Total Construction costs including preliminaries, OHP and contingency	£1,417,000,000	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)	£78,756,961	Barton Willmore & The Applicant
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	Gerald Eve
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 / £103,000,000	Gerald Eve / The Applicant
Returns		
Target Return (IRR)	14%	Gerald Eve

Appendices

1. RICS Mandatory Requirements
2. Updated Accommodation Schedule
3. Update Affordable Housing Note
4. JLL Sales and Marketing Report and Pricing Schedules
5. Updated Construction Costs
6. GE Viability Appraisal – Present Day – June 2020

1. Introduction and Background

- 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. The following GE viability information has been provided to the GLA:

Ref	GE Documents Provided to GLA	Date of Document
1	Submission of FVA	Dec-18
2	GE First Addendum Note and appendices	May-19
3	GE Second Addendum Note and appendices	Jun-19
4	GE Third Addendum Note and appendices	Sep-19
5	GE Fourth Addendum Note and appendices	Oct-19
6	GE Comfort Cooling and Sales Values Note	Oct-19
7	GE Target Rate of Return Note	Oct-19
8	GE Updated Position Note to GLA	4 th Mar-20
9	GE Note in Response to the GLA	26 th Mar-20
10.	GE Viability Addendum Note to GLA	15 th May-20

- 1.3
- 1.4 As set out within the table above, we provided an updated position note to the GLA, dated 15th May 2020, which set out the negotiated viability position reflecting the latest scheme design changes, as well the latest costs and values, informed by the third-party consultants.
- 1.5 The results and conclusions of the Position Note, dated May 2020, were consistent with the conclusions of our original FVA: that the Scheme may be potentially capable of achieving the target rate of return whilst delivering an increased offer of 39% affordable housing by hab room (34% by unit), as well as other planning obligations, and CIL. On a present- day basis the return was unacceptable to the Applicants, being below the target return of 14% IRR.

Therefore the results indicated that the proposed planning obligations package was the maximum reasonable that the Scheme can provide.

- 1.6 The Applicant and the GLA have had ongoing discussions to reach a reasonable position by both parties. This has resulted in a further increase of the provision of LAR units within the Scheme. The purpose of this June 2020 Viability Addendum Note is to summarise the Applicant's current position and offer on a present-day basis reflecting any changes in the scheme areas, unit mix, and appraisal cost and value inputs. We then provide an updated viability appraisal and financial conclusion, based on the inputs and assumptions set out within this report.
- 1.1 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**.
- 1.2 We confirm that the contributors to this Viability Addendum Note have complied with these mandatory requirements and are competent to undertake the work involved. We also confirm that the contributors to this 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 note.
- 1.3 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.
- 1.4 Whilst we are instructed as viability consultants, in order to inform our viability assessments, we have relied upon information provided by several other consultants, namely:
 - Foster + Partners – Architects.
 - Barton Willmore Planning – Planning Advice.
 - JLL – Market Private Residential Values.
 - JLL – Retail and Industrial Values.
 - GE – Affordable Housing Values; and
 - Gardiner & Theobald – Cost Consultants.

- 1.5 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.

Material valuation uncertainty due to Novel Coronavirus (COVID – 19)

- 1.6 The outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a “Global Pandemic” on the 11th March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value and viability. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a viability judgement. Our financial viability assessment, whilst provided in accordance with the RICS Professional Statement on “Financial Viability in Planning: report and conduct”, is therefore reported as being subject to material uncertainty. Consequently, less certainty – and a higher degree of caution – should be attached to our financial viability assessment than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep this assessment under frequent review.
- 1.7 For the avoidance of doubt, the inclusion of the “material valuation uncertainty” declaration above does not mean that the assessment cannot be relied upon. Rather, the declaration has been included to ensure transparency of the fact that – in the current extraordinary circumstances – less certainty can be attached to the assessment than would otherwise be the case. The material uncertainty clause is to serve as a precaution and does not invalidate the assessment.

2. Viability Appraisal Updates

2.1 As set out within the previous Section, following discussions between the Applicant and the GLA, the Applicant has adjusted the affordable tenure mix by increasing the number of LAR units in the Scheme. Within this Section of the Viability Addendum Note we summarise the revised areas provided to us by the Applicant, as well as any changes to the value and cost inputs. The updates outlined below are then adopted within our financial viability appraisal within the next section of this report.

Proposed Scheme Area and Unit Mix

2.2 The Applicant proposes an affordable housing provision of 39% by hab room (34% by unit) equating to a total of 1,700 affordable units.

2.3 In addition, the affordable housing tenure mix has changed, with the Applicant increasing the proportion of London Affordable Rent ('LAR') units from 980 to 1,004 (59% by unit number), and consequently the London Shared Ownership ('LSO') units have reduced further from 720 units to 696 units (41% by unit number). The updated accommodation schedule for the Net Sales Area ('NSA') is included at **Appendix 2**.

2.4 As a consequence of these changes, the proposed NSA and unit numbers for the private and affordable elements of the Proposed Scheme are summarised within the table below:

Tenure	Units	NSA (sq. ft)
Private	3,300	2,201,023
LAR	1,004	790,141
LSO	696	562,409
Total	5,000	3,553,573

Source: The Applicant

2.5 As can be seen from the table above, the Proposed Scheme will provide 3,300 private units equating to a total private NSA of c.2.2m sq. ft, and 1,700 on-site affordable units equating to a total affordable NSA of c.1.35m sq. ft. Further detail on the updated affordable housing provision is included at **Appendix 3**.

Private Residential Sales Values

- 2.6 JLL, the Applicant's residential consultant, previously considered that the average private sales value for the scheme was £806 per sq. ft, based on their pricing and having regard for comparable sales evidence. A copy of the most recent JLL pricing schedules and Sales and Marketing Report is included at **Appendix 4**. We summarise this evidence and the JLL analysis within our previous viability addendums.
- 2.7 In line with the May 2020 Addendum, we have adopted the JLL values for the Scheme. We consider that £806 psf is now an optimistic position for the market sales value on a present-day basis. Indeed, the values may need to be revised in due course by JLL once the economic and market impact on values and sales velocity from the Covid-19 pandemic is clearer. GE consider the market value of the private residential sales value on a present-day basis to be lower than this value, for the reasons set out above.

Affordable Values

- 2.8 The GE Affordable Housing Team have updated their calculations of the affordable values, based on the revised areas, tenure split, and unit mix within the proposed scheme. Based on their calculations, the GE Affordable Housing Team consider the affordable sales values to be as follows:
- LSO: £435 per sq ft; and
 - LAR: £198 per sq ft.
- 2.9 However, following the discussions between the Applicant and the GLA, the Applicant has agreed to notionally increase the affordable sales values to the level suggested by the GLA viability team. The Applicant has therefore requested that we include the following affordable values within the viability appraisal:
- LSO: £500 per sq ft; and
 - LAR: £200 per sq ft.
- 2.10 We have included these notionally adjusted affordable values within the viability appraisal at the request of the Applicant, but for the avoidance of doubt, the GE Affordable Housing Team consider the affordable values for both the LSO and LAR to be lower, as set out above.

Construction Costs

2.11 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 circa £1,417,000,000, including abnormal costs. A copy of the cost plan is included at **Appendix 5**.

Notional Section 106 Cost

2.12 The S106 costs were reduced in the May 2020 Addendum to reflect a notional deduction in construction costs as part of the negotiation process. For the purpose of this Addendum the S106 costs have been rectified to the current estimate of £40m within the viability appraisal.

2.13 In addition to the 39% on-site affordable housing, and public realm contributions, the planning obligations cost within the appraisal (including the CIL estimates provided by Barton Willmore), total £78,756,961.

2.14 This is summarised within the table below:

Item	Planning Cost	Source
Section 106	£40,000,000	The Applicant
Mayoral CIL	£7,955,967	Barton Willmore
Borough CIL	£30,800,994	Barton Willmore
Total	£78,756,961	

Source: The Applicant / Barton Willmore

Benchmark Land Value

2.15 In the March 2020 Addendum, GE provided commentary supporting an established BLV of £110m and set out our approach (EUV plus) within the Report. The GLA viability team provided a letter to the Applicant in May 2020 which included an assessment of BLV of £96m.

2.16 As part of the discussions between the Applicant and the GLA, the Applicant has agreed to notionally decrease the BLV to £103m which represents the midway point between GE and the GLA viability team.

- 2.17 We have included the notionally adjusted BLV of £103m within the viability appraisal at the request of the Applicant, but for the avoidance of doubt, GE consider the BLV for the Site to be £110m as set out in the March 2020 Addendum.

Target Rate of Return

- 2.18 Within our previous viability addendums to the GLA, dated March 2020 and May 2020, GE had adopted a target rate of return for this Scheme of 14% IRR on a present-day basis. As set out within Section 1, the COVID-19 outbreak has been declared a global pandemic. We consider that the overall risk to a developer in the current market has increased significantly since March 2020, and this increased risk also applies to the Applicant and the subject scheme.
- 2.19 The increased risk is due to the potential volatility in both values and demand, as well as the significant increase in construction risk - as a consequence of potential supply chain issues, construction workforce logistics, financing, and also potential construction cost increases. This may also manifest itself in increased construction contingency and affect the construction programme.
- 2.20 Whilst it is unclear whether these potential issues will be resolved at the point of construction, we are, in line with NPG, assessing the viability of the scheme on a present day basis at the point of the planning determination, and as such we must consider the associated risk and uncertainty to the developer at the point of determination.
- 2.21 GE therefore reserves the right to review our adopted target rate of return, and potentially increase our adopted target rate of return in due course, for the purposes of the viability assessment. We are not proposing to change the target rate of return at this moment in time, as we consider it prudent to see how the economic situation continues to unfold in order to gain a greater understanding of the increased development risks in the current market, and as such inform an appropriate target rate of return. Nonetheless, we reserve the right to revisit our position on the target rate of return any time between the date of this Viability Addendum and the point of planning determination by the GLA for the proposed scheme.

3. Financial Appraisal – Updated Appraisal

- 3.1 Having regard to the proposed area and value changes set out in the section above, we have tested the financial impact of within the viability appraisal.
- 3.2 The following notional changes to the appraisal assumptions and inputs have been made to the previous May 2020 Addendum:
- Adopting the JLL private sales values of £806 psf;
 - Changing the proportional mix of the affordable (LAR and LSO) tenure, which is set out within Section 2 above;
 - Decreasing the land value from £110,000,000 to £103,000,000;
 - Updating the construction costs to £1,417,000,000;
 - Updating the CIL to £78,756,961; and
 - Applying a notional Section 106 cost of £40 million.
- 3.3 Based on the design changes, and the value and cost assumptions set out above, the updated financial viability appraisal for the revised Scheme generates a return of 11.7% IRR on a present-day basis.
- 3.4 The results indicate that in overall terms, based on a present-day approach and the assumptions set out above, the updated viability appraisal achieves an IRR which is significantly below the target rate of return level of 14% IRR. This therefore demonstrates that on this basis, the proposed planning obligations package is more than the maximum reasonable that the Scheme can provide.
- 3.5 The updated financial viability appraisal for the revised Scheme, is attached at **Appendix 6**.

4. Sensitivity Analysis

4.1 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.

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

Private Sales Values					
Construction Cost	-5.0%	-2.5%	0.0%	2.5%	5.0%
-5.0%	11.8%	12.7%	13.5%	14.4%	15.2%
-2.5%	10.8%	11.7%	12.6%	13.5%	14.3%
0.0%	9.9%	10.8%	11.7%	12.5%	13.4%
2.5%	9.0%	9.9%	10.8%	11.6%	12.5%
5.0%	8.1%	9.0%	9.9%	10.7%	11.6%

4.2

Source: Gerald Eve

4.3 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 the target rate of return. However, clearly any increase in the costs or reduction in sales values further reduces the Scheme's viability.

5. Conclusion

- 5.1 The Scheme is a major redevelopment of the Site to deliver mixed-use buildings comprising residential, industrial and retail uses. This Viability Addendum Note provides a summary of the current viability position and assumptions, following the discussions between the Applicant and the GLA and the Scheme updates.
- 5.2 Our appraisal 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.
- 5.3 Based on the design changes, and the value and cost assumptions set out above, the updated financial viability appraisal for the revised Scheme generates a return of 11.7% IRR on a present-day basis.
- 5.4 The results indicate that in overall terms, based on a present-day approach, the updated viability appraisal still achieves an IRR which is below the target rate of return level of 14% IRR.
- 5.5 The sensitivity analysis undertaken indicates that the Scheme may be potentially capable of achieving the target rate of return whilst delivering 39% affordable housing by hab room (34% by unit), as well as other planning obligations, and CIL. However, clearly any increase in the costs and a reduction in sales values further reduces the Scheme's viability.
- 5.6 The results therefore indicate that the proposed planning obligations package is the maximum reasonable that the Scheme can provide.
- 5.7 As set out in Section 1, the outbreak of the Novel Coronavirus (COVID-19), declared by the World Health Organisation as a "Global Pandemic" on the 11th March 2020, has impacted global financial markets. Travel restrictions have been implemented by many countries. Market activity is being impacted in many sectors. As at the date of this report, we consider that we can attach less weight to previous market evidence for comparison purposes to inform opinions of value and viability. Indeed, the current response to COVID-19 means that we are faced with an unprecedented set of circumstances on which to base a viability judgement. Our financial viability assessment, whilst provided in accordance with the RICS Professional Statement on "Financial Viability in Planning: report and conduct", is therefore reported as being subject to material uncertainty. Consequently, less certainty – and a higher

degree of caution – should be attached to our financial viability assessment than would normally be the case. Given the unknown future impact that COVID-19 might have on the real estate market, we recommend that you keep this assessment under frequent review.

- 5.8 For the avoidance of doubt, the inclusion of the “material valuation uncertainty” declaration above does not mean that the assessment cannot be relied upon. Rather, the declaration has been included to ensure transparency of the fact that – in the current extraordinary circumstances – less certainty can be attached to the assessment than would otherwise be the case. The material uncertainty clause is to serve as a precaution and does not invalidate the assessment.

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 (June 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

Thameside West - Sitewide Accomodation Schedule - 39% affordable by Habitable Rooms (34% affordable on units).

	Block A	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Block J	Block K	Block L	Block M	Block N	Block P	Block Q	Block R	Block S	Block T	Block U	SUMMARY
Private																				
Studio	0	1	15	0	26	32	32	0	21	0	0	23	46	0	11	84	56	0	15	362
1 bed	0	80	44	0	45	98	96	0	66	30	33	59	75	0	10	122	90	0	10	858
2 bed (3p)	0	53	45	0	55	96	96	0	64	0	0	63	96	0	63	179	150	0	45	1005
2 bed (4p)	0	32	21	0	0	50	48	0	35	39	73	33	47	0	58	81	72	0	0	589
3 bed (5p)	0	5	14	0	0	22	22	0	14	0	0	11	13	0	23	41	56	0	0	221
3 bed (6p)	0	31	6	0	0	28	26	0	18	35	0	16	36	0	20	35	10	0	0	261
4 bed (6p)	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
Sub Total	0	206	145	0	126	326	320	0	218	104	106	205	313	0	185	542	434	0	70	3300
Affordable																				
Studio	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
1 bed	104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	137	241
2 bed (3p)	17	0	0	68	79	0	0	82	0	0	0	0	0	49	0	0	2	209	12	518
2 bed (4p)	54	0	0	57	24	0	0	0	0	0	0	0	6	1	0	65	0	0	30	237
3 bed (5p)	0	0	0	43	28	0	0	61	0	34	23	0	27	12	0	0	77	85	0	390
3 bed (6p)	20	0	0	38	10	0	0	0	0	69	61	0	0	14	0	64	0	0	0	276
4 bed (6p)	0	0	0	0	0	0	0	0	0	0	21	0	0	1	6	0	10	0	0	38
Sub Total	195	0	0	206	141	0	0	143	0	103	105	0	0	83	33	0	141	423	127	1700
TOTAL	195	206	145	206	267	326	320	143	218	207	211	205	313	83	218	542	575	423	197	5000

	Block A	Block B	Block C	Block D	Block E	Block F	Block G	Block H	Block J	Block K	Block L	Block M	Block N	Block P	Block Q	Block R	Block S	Block T	Block U		
Private Area																					
GEA (m2)		19,487			8,930	26,617	25,785		17,664	9,960	9,442	16,726	25,559		18,426	42,960	34,897		7,065	263,519	
GIa (m2)		17,944			8,484	25,286	24,496	-	16,781	9,462	8,970	15,890	24,281		17,275	40,812	33,152		5,838	248,670	
NIA (m2)		14,735	8,744	-	6,567	19,992	19,562	-	13,345	7,555	6,760	12,420	19,136	-	12,688	32,648	26,528	-	3,800	204,480	
NIA (ft2)	-	158,608	94,120	-	70,687	215,194	210,565	-	143,646	81,322	72,765	133,689	205,980	-	136,574	351,423	285,547	-	40,903	2,201,023	
Affordable Area																					
GEA (m2)	18,464		11,520	22,007	12,970			13,343		12,473	12,991			7,702	3,748		15,463	34,518	12,424	177,622	
GIa (m2)	17,214		10,944	20,907	12,321			12,676		11,849	12,341			7,317	3,790		14,690	32,792	12,678	169,519	
NIA (m2)	13,774	-	-	15,446	9,857	-	-	10,248	-	9,479	9,873	-	-	5,831	3,032	-	11,752	26,221	10,142	125,655	
NIA (ft2)	148,263	-	-	166,261	106,101	-	-	110,309	-	102,032	106,273	-	-	62,765	32,636	-	126,499	282,243	109,168	1,352,550	
TOTAL Area	GEA (m2)	18,464	19,487	11,520	22,007	21,900	26,617	25,785	13,343	17,664	22,433	22,433	16,726	25,559	7,702	22,174	42,960	50,360	34,518	19,489	441,141
	GIa (m2)	17,214	17,944	10,944	20,907	20,805	25,286	24,496	12,676	16,781	21,311	21,311	15,890	24,281	7,317	21,065	40,812	47,842	32,792	18,515	418,188
	NIA (m2)	13,774	14,735	8,744	15,446	16,424	19,992	19,562	10,248	13,345	17,034	16,633	12,420	19,136	5,831	15,720	32,648	38,280	26,221	13,942	330,135
	NIA (ft2)	148,263	158,608	94,120	166,261	176,788	215,194	210,565	110,309	143,646	183,354	179,038	133,689	205,980	62,765	169,210	351,423	412,046	282,243	150,072	3,553,573

Affordable Areas - Block by Block

1,700

	Total Units	LAR	LSO	Studio	1 Bed	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	4 Bed	LAR	LSO	NIA (m2)
Block A	124	0	124	-	72	-	44	-	8	-		124	9,425
Block A	71	71	0	-	32		27		12		71		4,349
Block D	103	0	103	-	-	40	52	-	-	-		92	6,080
Block D	103	103		-	-	28	5	43	38	-	114		9,366
Block E	141	0	141	-	-	79	24	28	10	-		141	9,857
Block H	143	143	0	-	-	82	-	61	-	-	143		10,248
Block K	103	103	0	-	-	-	-	34	69	-	103		9,479
Block K	-	0	0	-	-	-	-	-	-	-	-	-	-
Block L	105	105	0	-	-	-	-	23	61	21	105		9,873
Block L	-	0	0	-	-	-	-	-	-	-	-	-	-
Block P	83	0	83	-	-	49	6	27	-	1		83	5,831
Block Q	33	0	33	-	-	-	1	12	14	6		33	3,032
Block S	141	0	141	-	-	2	65	-	64	10		141	11,752
Block T	423	423	0	-	137	209	-	77	-	-	423		26,221
Block U	95		95	-	-	12	30	40	-	-		82	6,272
Block U	32	32						45	-	-	45		3,870
TOTALS	1,700	980	720	-	241	501	254	390	276	38	1004	696	125,655

Appendix 3



GERALDEVE

Thameside West

London Borough of Newham

On behalf of Silvertown Homes Limited and the Greater London
Authority Land and Property

Affordable Housing Statement Addendum 2

Date: June 2020

Prepared by: Julian King

Fiona Kilminster

U0008895

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1 Introduction and Instructions

- 1.1 Gerald Eve LLP is instructed by Silvertown Homes Limited (SHL) and GLA Land and Property (GLAP) (“the Applicant”) to produce an Affordable Housing Statement (‘AHS’) in support of a planning application (“the Application”) for the redevelopment of Thameside West, London, E16, London Borough of Newham (“the Site”).
- 1.2 This Affordable Housing Statement Addendum 2 is submitted on behalf of the Applicant, as part of the third set of amendments being submitted in relation to the original hybrid planning application that was validated by London Borough of Newham (LBN) in January 2019 and referenced 18/03557/OUT.
- 1.3 This document should be read alongside the information and assessment contained within the Affordable Housing Statement dated February 2019. This contains detailed information about the proposed development and the planning policy background and requirements for the Scheme.
- 1.4 The remainder of this report is set out as follows:

4) Financial Viability and Overall Affordable Housing Proposal

5) Detailed Affordable Housing Proposal: Tenure and Mix of Units

6) Detailed Affordable Housing Proposal: Rental Levels and Affordability

7) Concluding Statement

- 1.5 A number of appendices are introduced and referred to in the text of the report; these are included as full within the report submission.

2 Background and The Proposed Scheme

- 2.1 In this section of the report sets out how the Scheme has changed to form the third revised submission.

Nature of the Planning Application

- 2.2 The planning application has been submitted as one “hybrid planning application”. Phase 1 submitted in full detail and all other phases, as well as the river wall, submitted in outline (with all matters reserved). The planning application was validated by London Borough of Newham (LBN) in January 2019 and referenced 18/03557/OUT.
- 2.3 The first set of amendments to the planning application were submitted to LBN on 17th May 2019, with a second set submitted on 28th June 2019.
- 2.4 LBN resolved to refuse the planning permission on 12th November 2019 for 15 reasons, subject to referral to the Mayor of London. On 2nd December 2019 the Mayor ‘directed’ that the planning application should be determined by the Greater London Authority (GLA) as the new determining planning authority for the planning application. The GLA’s planning and design teams have undertaken further discussions with the Applicant, with LBN observing, resulting in further amendments to the proposals. These amendments have result in massing changes to the schemes which has adjusted the number of residential units and non-residential floorspace being delivered in each phase of the development.
- 2.5 This Affordable Housing Statement Addendum forms part of the third set of planning application amendments.

Description of Development

- 2.6 The revised description of development is set out as follows:

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.*

Summary of Development

2.7 The overall summary of development is set out as follows:

- 5,000 residential units;
- 15,000 sqm (GEA) of flexible employment floorspace (Classes B1c, B2 and B8);
- 4,441 sqm (GEA) of flexible employment floorspace (Classes B1b, B1c, B2 (restricted) and B8);
- 7,368 sqm (GEA) of flexible retail floorspace (Classes A1 to A4);
- 7,055 sqm (GEA) of community and leisure floorspace (Classes D1 and D2);
- 508 car parking spaces (24 x commercial/industrial, 455 x residential and 29 other spaces / service bays);
- 9,833 cycle parking spaces (686 x commercial & 9,147 x residential).

3 Financial Viability and overall Affordable Housing Proposal

Introduction

- 3.1 In this section of the report the proposed affordable housing offer is set out.
- 3.2 In accordance with planning policy, the level of affordable housing that can be supported by the proposal is determined by scheme viability.
- 3.3 On behalf of the Applicant, Gerald Eve LLP tested the provision of a policy compliant level of affordable housing on the Site, in line with Policies H1 and H2, regarding the overall percentage and the required tenure split.

Affordable Housing Values

- 3.4 Based on the calculations, the affordable sales values are considered to be as follows:
- London Shared Ownership: £435 per sq ft; and
 - London Affordable Rent: £198 per sq ft.
- 3.5 However, following the discussions between the Applicant and the GLA, the Applicant has agreed to notionally increase the affordable sales values to the level suggested by the GLA viability team. The Applicant has therefore requested that we include the following affordable values within the viability appraisal:
- London Shared Ownership: £500 per sq ft; and
 - London Affordable Rent: £200 per sq ft.
- 3.6 These notionally adjusted affordable values are been included within the viability appraisal at the requested of the Applicant, but for the avoidance of doubt, the GE Affordable Housing Team consider the affordable values for both the LSO and LAR to be lower, as set out above

Overall Position

- 3.7 Overall, the viability assessment has concluded that a total of 34% affordable housing (by unit) and 39% (by habitable room) can be provided across the 12 phased programme.
- 3.8 A policy compliant split of 60% Social-Affordable and 40% Intermediate by habitable rooms is being delivered within this.
- 3.9 A total of 59% Social- Affordable Rented (in the form of London Affordable Rent) and 41% Intermediate (in the form of London Shared Ownership), by unit numbers will be provided.
- 3.10 The proposed affordable housing offer is set out in the following table.

Table 1: Proposed Affordable Housing Offer

Tenure	No. of Units
Social/ Affordable	1004
Intermediate	696
Total	1,700

Source: The Applicant

Summary

- 3.11 The affordable housing proposal represents a provision of 34% (by unit) and 39% (by habitable room) in accordance with Policy H2 of LBN Local Plan. This equates to 1,700 total affordable units that will all be delivered across the 12-phase programme, with a policy compliant tenure split.

4 Detailed Affordable Housing Proposal: Tenure, Location and Mix of Units

Introduction

- 4.1 This section provides further detail on affordable housing in the LBN. The Applicant's affordable housing proposal is then discussed.

Affordable Housing Definition

- 4.2 The NPPF (2019) defines affordable housing as follows:

"Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers)". (NPPF, 2019).

Affordable Housing Tenure and Types:

- 4.3 There are a wide range of affordable housing products that can be delivered to accommodate households with different needs and income levels. All affordable housing products fall into two broad categories; social housing and intermediate housing.

Social/ Affordable Housing

- 4.4 In line with the NPPF, affordable housing for rent is set in accordance with Governments rent policy for Social Rent (SR) or Affordable Rent (AR), or is at least 20% below local market levels.
- 4.5 SR homes are for households on low incomes where the rent levels are based on the formulas in the Social Housing Regulator's Guidance.
- 4.6 AR homes represent a discount of up to 80% market levels.
- 4.7 LAR homes are a form of SR/AR and are capped at benchmark levels published by the Greater London Authority in the Affordable Housing and Viability Supplementary Planning Guidance 2017 (SPG)

Intermediate Housing

4.8 Intermediate Housing includes:

“Intermediate housing includes ‘low cost home ownership’ products and ‘discount market rent’ products” (pp.24).

4.9 London Shared Ownership (LSO) is the intermediate product that will be provided as part of this scheme.

4.10 The shared ownership model is accessible to households earning up to £90,000 per year (at present) or in line with the Annual Monitoring Report (‘AMR’) for the relevant year. Purchasers acquire an initial equity stake in a property of up to 75% and pay rent on the remaining equity, up to 2.75% of the remaining property value.

Location of Units

4.11 The affordable housing will be located in a series in blocks across the different phases of the programme. This is summarised in the following table.

Table 2: Summary of Units by Block

Block	Social Affordable	Intermediate	Total
Block A	71	124	195
Block D	114	92	206
Block E	143	141	284
Block K	103	83	186
Block L	105	33	138
Block T	423	141	564
Block U	45	82	127
Total	1004	696	1700

Source: Applicant

Mix of Units

4.12 A breakdown of the proposed affordable housing mix is set out in Tables 3 and 4.

Table 3: Social Affordable Unit Breakdown

Block	Overall Total	Percentage of Total
Block A	71	7
Block D	114	11
Block E	143	14
Block K	103	10
Block L	105	10
Block T	423	42
Block U	45	4
Total	1004	100

Source: The Applicant

Table 4: Intermediate Unit Breakdown

Block	Overall Total	Percentage of Total
Block A	124	18
Block D	92	13
Block E	141	20
Block P	83	12
Block Q	33	5
Block S	141	20
Block U	82	12
Total	696	100

Source: The Applicant

4.13 It is intended that a range of unit sizes will be delivered across the development. The design mediates between the Local Plan and need to deliver a high proportion of affordable housing, as well as the wish to maximise the number of units delivered in an acceptable planning volume.

4.14 A total of 195 units will be delivered in Phase One (Block A) comprising of 124 intermediate and 71 Social Affordable units. This will represent a 100% affordable housing block. A breakdown of the unit types in Phase One is provided in the following table.

Table 5: Phase One Delivery (Block A)

Unit Type	Social Affordable	Intermediate
Studio		
1 Bed	32	72
2 Bed (3P)	27	44
2 Bed (4P)		
3 Bed (5P)	12	8
3 Bed (6P)		
4 Bed (6P)		
Totals/ Blended	71	124

Source: The Applicant

- 4.15 The scheme delivers a range of different sized accommodation, including a large proportion of 2-bedroom units. Unit sizes are in line with GLA requirements and have been designed to comply with Lifetime Homes and the relevant accessible housing standards set out within the Local Plan.
- 4.16 The accommodation will meet the needs of a wide range of households, ranging from single person to larger families, across both affordable tenures.
- 4.17 A significant proportion of the total affordable housing units will be delivered in Phase 1 representing over 10% of the total units.

5 Detailed Affordable Housing Offer: Income Levels & Affordability

5.1 In this section the affordability of the proposed tenure split is considered in further detail.

London Affordable Rent

5.2 It is proposed that the Social / Affordable element of the scheme will have rental levels that will in set in line with the London Affordable Rent ('LAR') figures, as specified in the GLA's Homes for London Investment Prospectus. The units will be set at rent levels in line with the 2020-21 benchmarks. These reflect the formula rent cap figures for social rents uprated by CPI for September 2016 plus one per cent.

Table 6: London Affordable Rent Levels

Unit Size	London Affordable Weekly Rents 2020-2021 Benchmark Levels (£)
1 Bed	£159.32
2 Bed	£168.67
3 Bed	£178.05
4 Bed	£187.42

Source: Homes for Londoners Investment Prospectus (2016)

5.3 As service charges are paid in addition to the rental charge, it is anticipated that the level of service charge will be set at a reasonable and affordable level. The internal design and communal amenity space will be designed in a way that ensures durability and low maintenance ensuring service charges are kept to a minimum.

5.4 In order to calculate the estimated total weekly housing costs, an assumption of £2 psf service charge has been included in the table in line with market norms. Please note that this could be subject to change once the detailed design and scheme specifications are completed.

5.5 The weekly housing costs inclusive of service charges, are calculated in line with GLA requirement that:

- *No more than 3.5 times the household income threshold to buy;*
- *No more than 40% of net household income including rent and service charges (with net income assumed to be 70% of gross income).*

5.6 Based on the above analysis, Table 7 sets out the annual household income levels that would be required in order to afford the weekly housing costs for these properties.

Table 7: Income Affordability Requirements for London Affordable Rents

Unit Size	London Affordable Weekly Rents 2020-2021 Benchmark Levels (£)	Estimated Annual Household Income Approximate (£)	Estimated Weekly Service Charges (£)*	Total Weekly Housing Costs inc. Service Charges (£)	Estimated Annual Household Income Approximate (£)
1 Bed	£159.32	£29,690	£26	£185	£34,492
2 Bed	£168.67	£31,432	£34	£202	£37,724
3 Bed	£178.05	£33,180	£47	£225	£42,019
4 Bed	£187.42	£34,926	£53	£240	£44,725

*Estimated and subject to change

Source: GE

London Shared Ownership

- 5.7 38% of the tenure mix, by units, will be delivered as Intermediate Housing. It is proposed to be delivered as London Shared Ownership (LSO).
- 5.8 LSO allows a home buyer to purchase a share in a property and pay regulated rent on the remaining, unsold share of no more than 2.75% if the value of the unsold equity (at the point of sale). LSO is available to households who have a maximum income of £90,000 (updated in the GLA Annual Monitoring Report).
- 5.9 It is assumed that a minimum share of 25% will be purchased across all of the unit types and sizes.
- 5.10 The rents levels on the unsold equity will be set in line with affordability levels, currently ranging from 2.75% for the one and two beds, to 1.5% for the larger 3 and 4 beds. This will ensure a staggered income for “households with a range of income below the upper limit” (point 2.47, SPG).
- 5.11 The required incomes for the LSO units assume that households will not spend more than 40% of their net income on household costs
- 5.12 The overall household income requirements to afford each unit type are set out in the following table.

Table 8: London Shared Ownership Annual Household Income Requirements

Unit Type	Minimum Annual Gross Income Required
1 Bed	£52-£57k
2 Bed (3P)	£62-£67k
2 Bed (4P)	£70-£75k
3 Bed (5P)	£75-£80k
3 Bed (6P)	£80-£85k
4 Bed (6P)	£85-£90k

- 5.13 The above affordability assumptions are estimated at this stage and are subject to change. They are considered reasonable based on the current GLA affordability requirements for affordable housing

Summary

- 5.14 LAR in line with both local and GLA policy for Social/ Affordable rented housing.
- 5.15 The affordability of the Shared Ownership units has been set in line with the GLA affordability criteria. The units will be accessible to households earning £90,000 up to per annum, assuming that they do not spend more than 40% of their net income on housing costs.

6 Conclusion

- 6.1 Affordable housing is an important element in the delivery of the proposed scheme.
- 6.2 The financial viability assessment for the scheme demonstrates that a total of 34% affordable housing by unit and 39% by habitable rooms, can be delivered within this scheme in line with LBN planning policy requirements.
- 6.3 To confirm, a policy compliant tenure mix of 60% London Affordable Rent and 40% London Shared Ownership will be provided across the affordable residential accommodation, by habitable rooms. This broadly represents a policy compliant split.
- 6.4 The unit mix proposed meets policy requirements and provides an excellent balance of smaller and family sized accommodation which will be essential for the long-term sustainable management of a phased affordable housing scheme of this size.
- 6.5 The proposed LAR meets both the Council and GLA policies for rented housing and the affordability requirements associated with this.
- 6.6 It has been demonstrated that the affordability of the Shared Ownership complies with GLA income and affordability requirements.

Appendix 4

Market Report
Jones Lang LaSalle Incorporated

Silvertown Homes Ltd

Thameside West

Introduction

Important Information

- As per the request of the client, the pricing within this document has been produced as if the scheme was delivered in its entirety today, including the station and including any regeneration effects, but removing the negative effects that would exist of selling a site of this scale in one phase.
- To achieve a quantum of sales at launch, JLL recommends launching the first phase below the £psf stated for Block B pricing. Pricing can be increased easily, but it is hard to reduce once launched
- Early international buyers need to feel that they will benefit from a ‘regeneration premium’
- Amenity provision will need to be similar to Goodluck Hope and London City Island
- A large international sales and marketing campaign will also be necessary (JLL has not been asked to prepare a full sales and marketing strategy)
- Help to Buy will end 2023
- This pricing is subject to change upon receipt of the final iteration of the scheme and is priced as a whole, not in its parts

Overview

JLL has been instructed by Silvertown Homes Ltd Partners to provide consultancy advice relating to the Sales and Marketing of Thameside West (hereby the “Scheme”).

The report will comment on the following area:

- London and local borough level housing market analysis
- Market Forecasts
- Comparable scheme analysis
- Pricing Strategy
- Sales rates and velocity

The Scheme

Thameside West is located within the London Borough of Newham, sandwiched between the Silvertown Way and the River Thames. The scheme is set to provide c.5000 units, c.3375 for private sale across 19 blocks, these will consist of approximately 379 studios, 878 one beds, 1600 two beds, 512 three-beds and 6 four bedroom units.

Transport Infrastructure

The site is located a short walk from the existing stations of Royal Victoria and West Silvertown, which are served by the DLR, providing a connection to Bank and the City of London in 18 minutes, Canary Wharf in 13 minutes and Stratford in 10 minutes.

However, as part of the current master plan there are plans to add an additional DLR station on the site. This will dramatically increase the connectivity of the site and improve its connectivity to the two of the capitals largest employment hotspots.

London City Airport is only 4 minutes by DLR, and all of London's other major airports are easily accessible, by both road and rail, with all four (Heathrow, Gatwick, Stansted, and Luton) accessible in 1 hour.

Housing Market Analysis

UK housing market overview

The UK housing market continues to adjust to varying levels of political and legislative change. In August 2018, interest rates increased for the first time since the global financial crash, rising from 0.5% to 0.75%, where they remain today. Brexit uncertainty continues to subdue the UK economy alongside the uncertain effect of the COVID-19 Coronavirus.

Annual housing transaction volumes were slightly lower in the year to September 2019 compared with a year earlier, but remain in-line with the previous quarter, according to the HMRC.

National house prices continue to rise and house price growth in the UK for the year to September was 1.3%, up slightly from 1% pa three months earlier and down from 2.9% pa a year ago. Average prices increased by 1.6% in Q3 2019, in line with price increases in Q2 2019.

Annual house price growth was positive across all regions except Greater London and the East of England for the year ending September 2019. House price growth in London was -0.4% pa, well below the UK average increase. House price growth was highest in the North West at 2.8% pa, followed by Wales at 2.6% pa. House price growth was stronger in northern regions than in southern regions in the year to September 2019.

According to the September 2019 RICS survey, activity remained subdued across the sales market and new instructions decreased to its weakest reading in three years. Prices are still expected to rise at a national level over the coming twelve months, driven mainly by the northern regions.

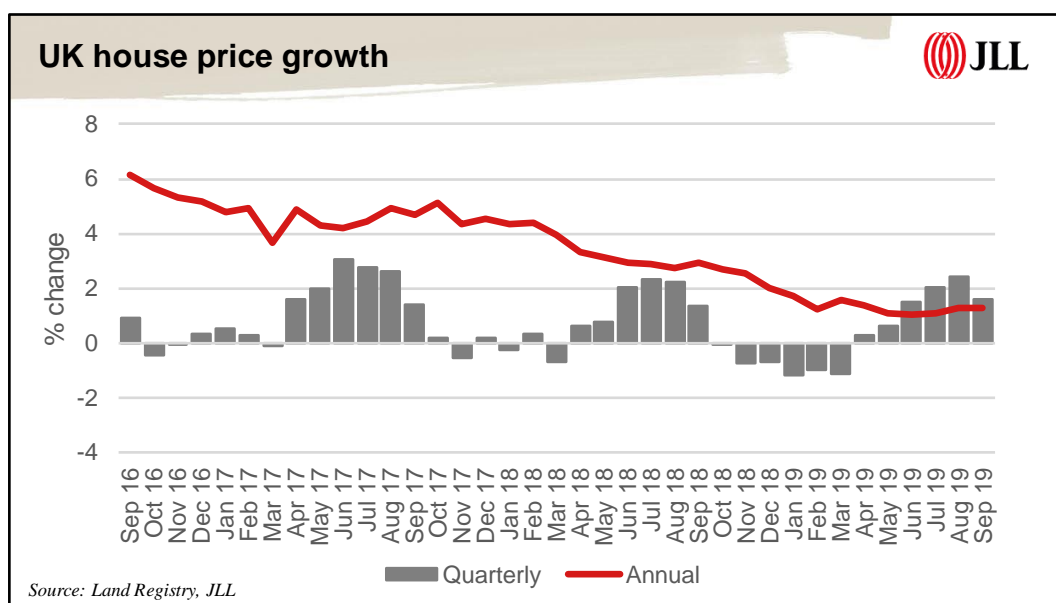
Construction starts in England decreased in the year to Q2 2019, while completions increased over the same period. The number of annual starts now stands at 160,650 and the number of completions at 173,670. These are some of the highest levels recorded since 2008, although still well below the delivery target of circa 300,000 new homes pa.

UK housing market analysis

Using a selection of data from Government sources, including Land Registry, HMRC and MHCLG, as well as survey data collected by the RICS (the Royal Institution of Chartered Surveyors), this section provides a detailed analysis of the UK housing market.

House price growth

In the three months to September 2019, house prices increased by 1.6%, slightly above the increase of 1.5% in the preceding three months. Annual price growth remained positive at 1.3% in the year to September 2019, up from 1.0% in the preceding three months.

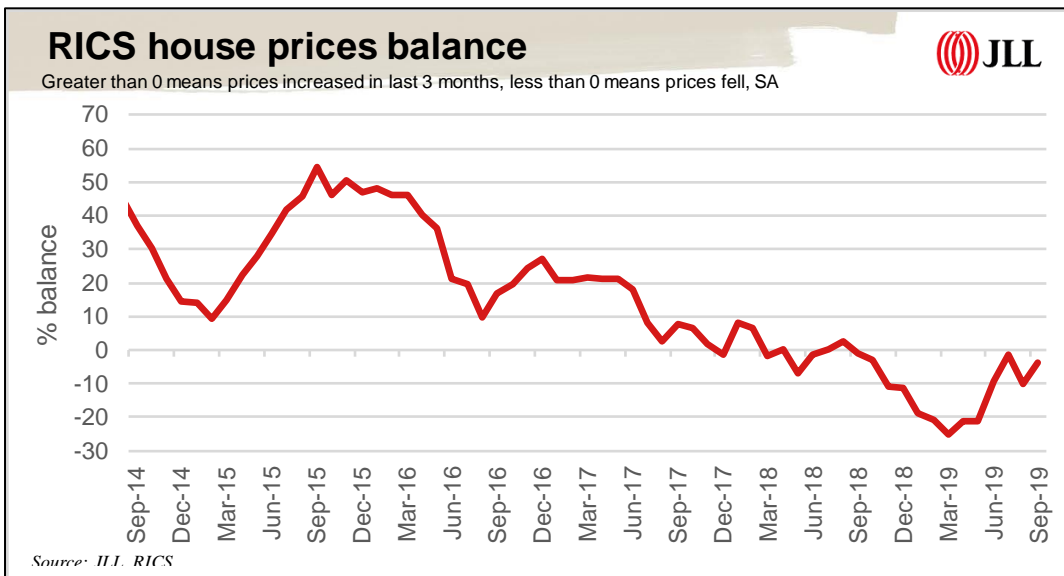


Housing supply and demand

The following section analyses data from the RICS Housing Market Survey, a useful tool when analysing demand, supply and pricing in the UK housing market. The data is sourced from a survey of chartered surveyors across the UK and it includes a range of questions from their future perceptions of the market to how the market has moved in the preceding three months.

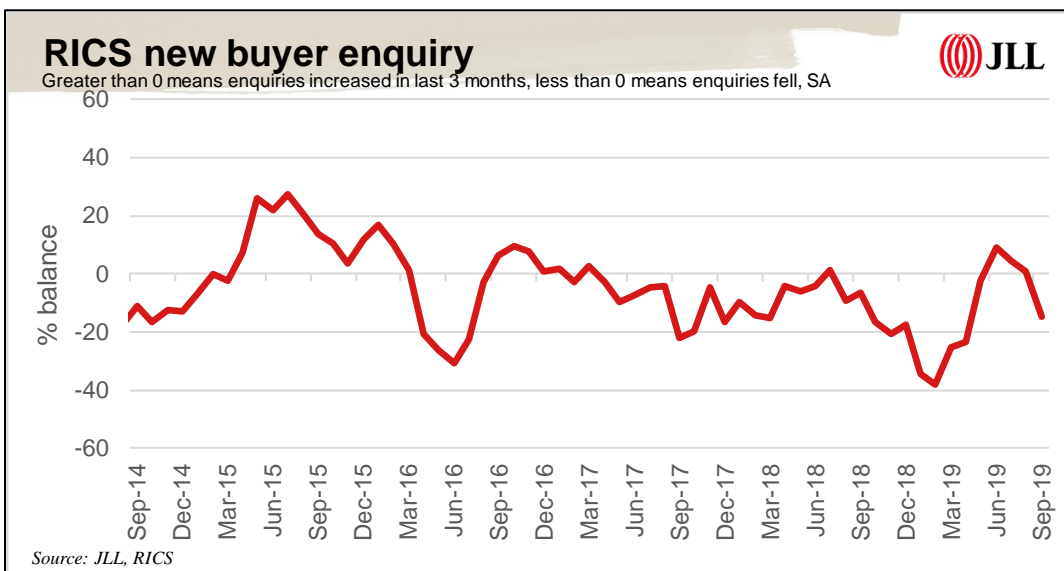
Several results are presented through a balance of surveyor views. Results below zero indicate that demand/supply/price is falling while positive values reveal a rise in demand/supply/price. Each value describes the rate at which demand/supply/price is growing or falling which are useful in analysing the momentum of the market. The findings of the survey are presented below.

The RICS survey reveals that, on a seasonally adjusted basis, the price balance was -4% in September 2019. This is up from June 2019, when the price balance was -9%. This suggests that while surveyors continue to assert that house prices are falling, they are decreasing at a slower rate than in the preceding three months.

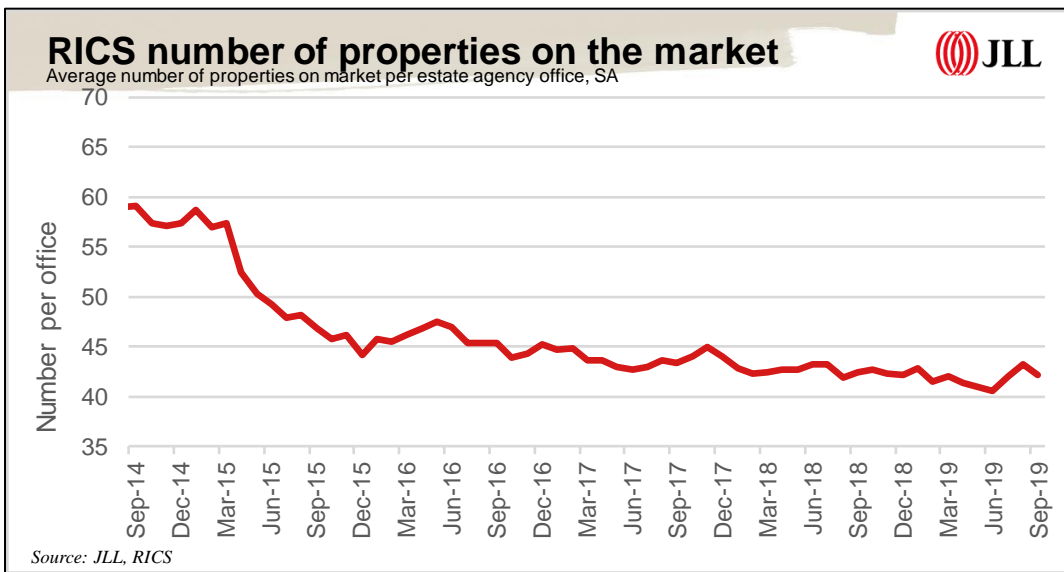


The chart below reveals the difference in the proportion of surveyors who believe that the number of new buyer enquiries, in the last three months, has risen against those who believe that they have fallen. Any figures below zero indicate that more surveyors feel that demand has fallen rather than risen in the last three months. The balance reveals not only the changes in demand but also how quickly levels of demand have moved.

The RICS survey reveals that, on a seasonally adjusted basis, housing demand decreased in the three months to September 2019. 14% more surveyors believe that new buyer demand has fallen rather than risen in the three months to September 2019, following a steady increase in the three months to June 2019.

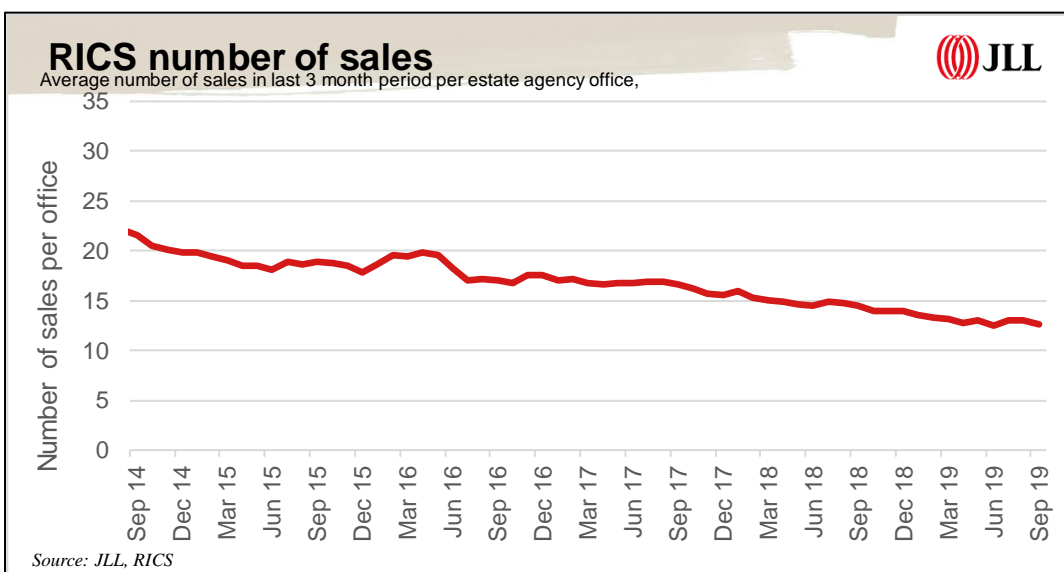


According to the RICS survey, the average number of properties on the market has remained steady following a sharp fall between March 2015 and December 2015. In September 2019, the average number of properties on the market per estate agency office rose slightly to 42, up from 40 the previous quarter and in line with September 2018.

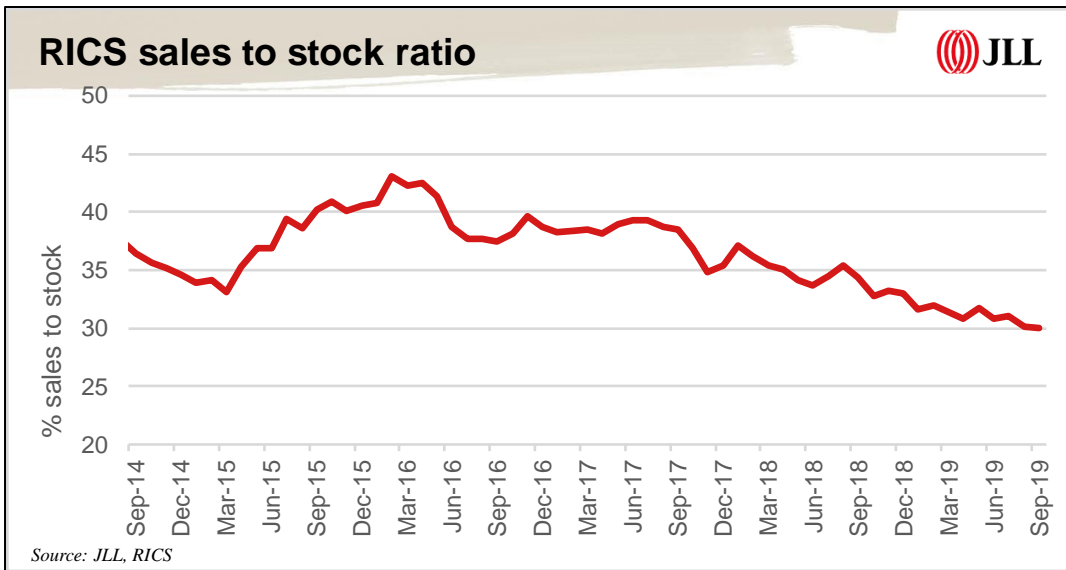


The average number of sales per month per estate agency office showed no change during the three months to September 2019 but has been slowly decreasing since mid-2014.

As of the end of September 2019, estate agency offices were selling approximately 13 homes on average during the preceding three-month period, down from 15 homes a year earlier.



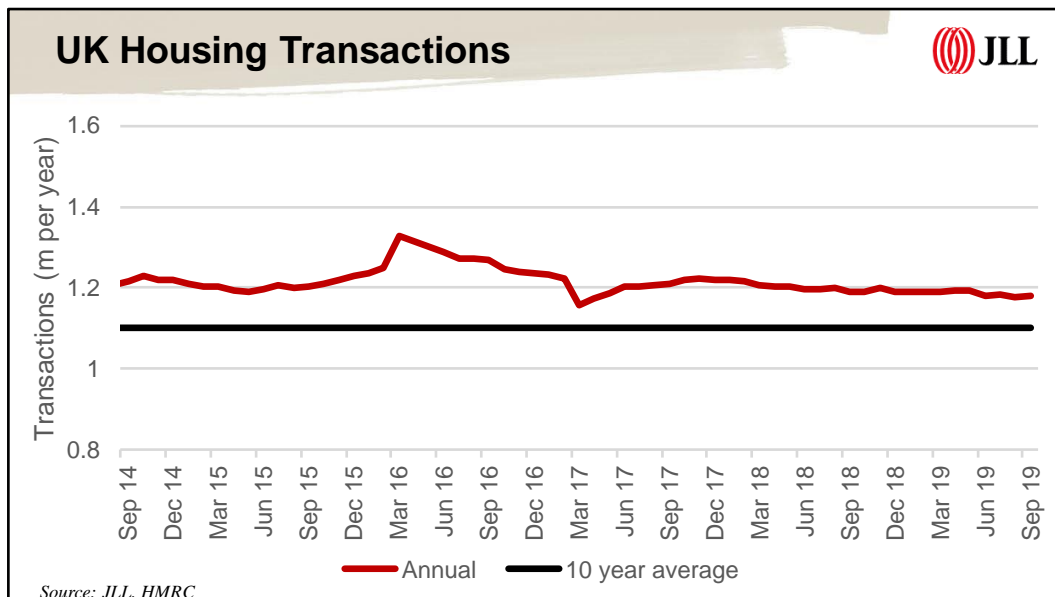
Further data from the RICS survey reveals that the sales to stock ratio has decreased slightly in September 2019. The sales to stock ratio in September 2019 was 30, in-line with June 2019 and slightly down from 34 in September 2018. This implies a slight easing in housing market conditions on recent quarters.



Housing transactions

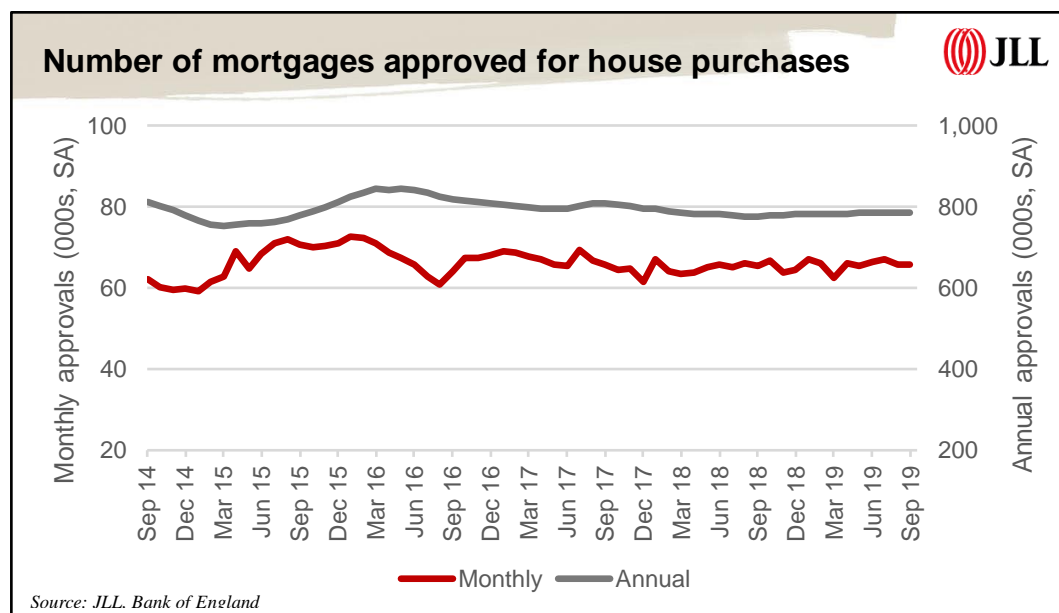
HMRC data reveals that annual transactions showed no change in Q3 2019 compared with the previous three months. Transactions have generally been falling since the spike in March 2016 before the introduction of the second home stamp duty tax but have levelled-off in recent months.

In the year to September 2019, there were 1.18 million transactions in the UK, compared to 1.19 million transactions a year earlier. Annual transactions remain above the 10-year average of 1.10 million.



The mortgage market

Data from the Bank of England shows that national house lending has been relatively stable of late on an annual basis.

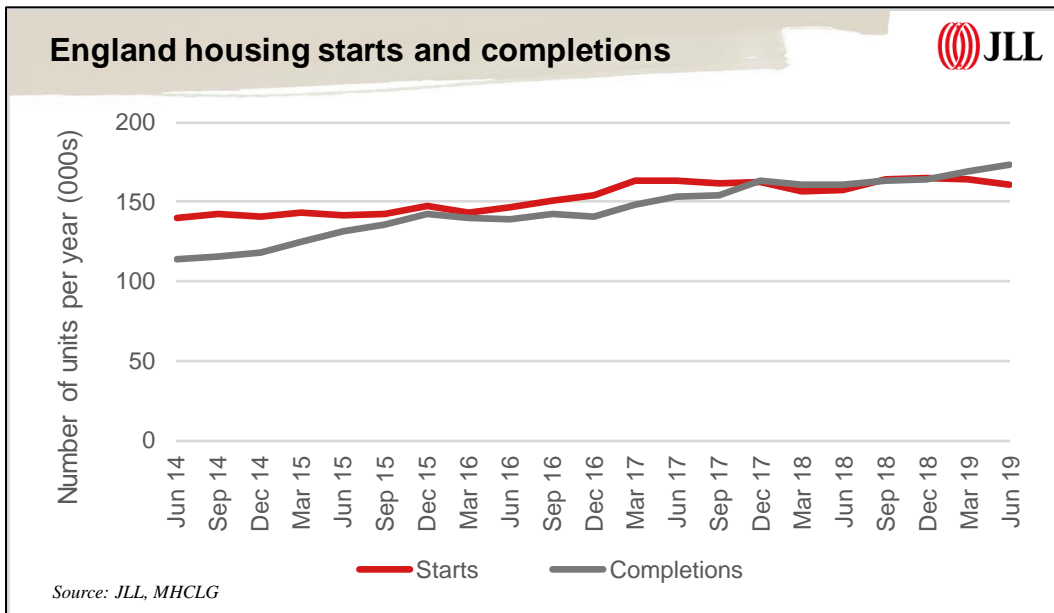


Housing development

The number of housing starts in England decreased slightly in the year to Q2 2019. There were approximately 160,650 starts in the year to Q2, below the 163,820 starts in Q1, and above the 157,330 in Q2 2018.

Annual completions across England increased by 7.8% in the year to June 2019. There were 173,670 completions, compared with 161,120 a year earlier.

Over the past ten years, housing construction in England has consistently been well below the delivery target of 240,000-300,000 homes per annum.

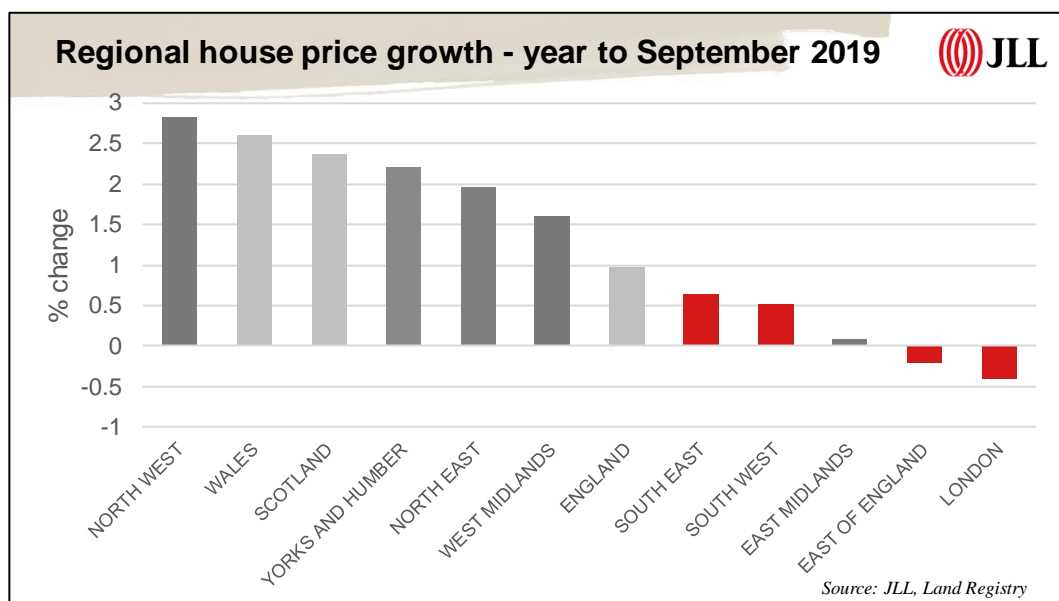


Regional house price growth

Data from Land Registry reveals that house prices have increased in all regions in the year to September 2019 with the exception of London and the East of England.

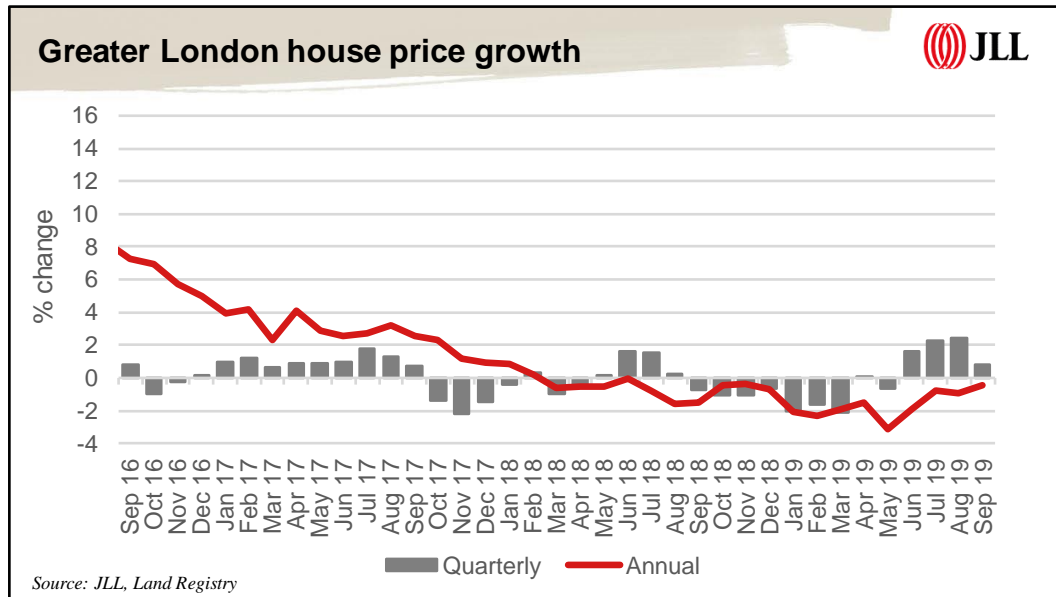
The usual North-South price growth divide has flipped on its head in recent years. The North West, Wales and Scotland saw the highest house price growth, while London and the East were the slowest of all the UK regions.

Regional house price growth in the North West increased by 2.8% in the year to September 2019. London saw a fall of 0.4% and house prices in the East of England decreased by 0.2% in the same period.

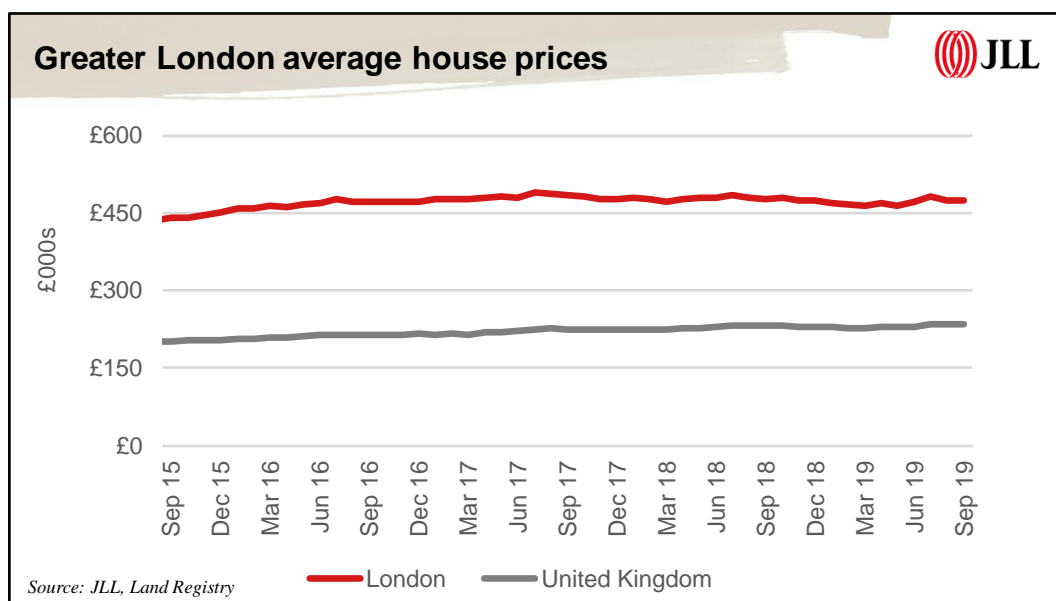


Greater London housing market

House prices in Greater London increased by 0.8% during the three months to end-September 2019. This is below the UK average of a 1.6% increase. The 0.8% rise follows an increase of 1.6% in the three months to end-June 2019 and a decrease of 2.1% three months earlier. In the year to end-September 2019 house prices in Greater London decreased by 0.4%, below the 1.3% average rise across the UK. (Source: Land Registry).

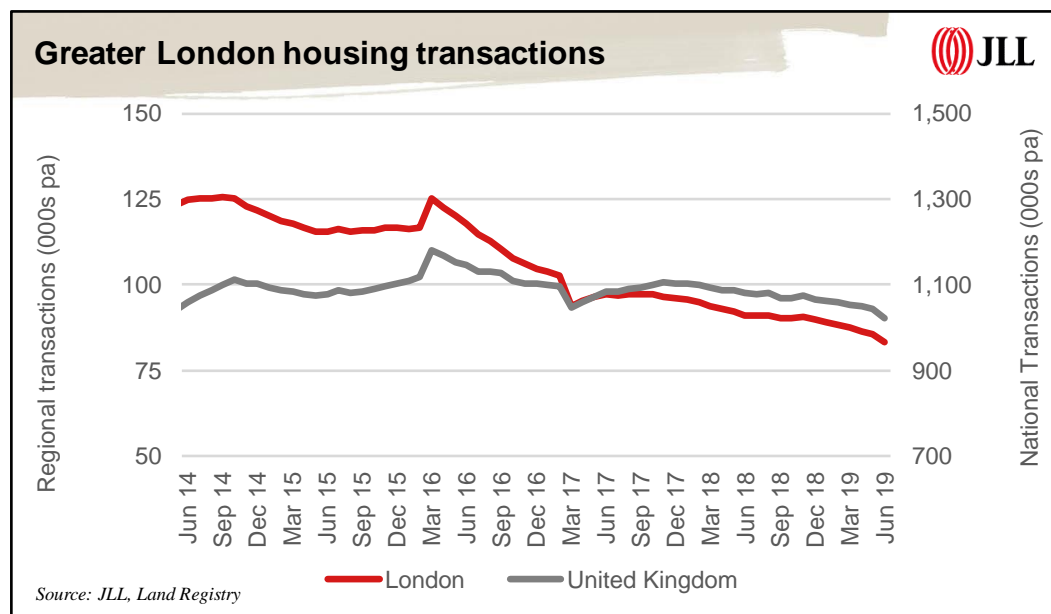


Despite slow quarterly growth since October 2017, house prices in Greater London remain well above the UK average. The average house price in Greater London was £474,600 in September 2019 which compares with £234,370 across the UK. In recent years, house prices in Greater London have accelerated away from prices across the UK, although in recent months the gap has started to close slightly. (Source: Land Registry).



There has been a significant decrease in the annual number of property transactions in London compared with a year earlier. Transaction levels in London in the year to June 2019 have decreased by 8.6%, compared to a decrease of 5.5% across the UK over the same period.

The current level of transactions in London, at circa 83,200 pa, is 46.8% lower than the 2006 average which compares with 29.4% lower than the average across the UK. The annual number of transactions in London is also below the 10-year average by 16.9%. In comparison, housing transactions across the UK over the same period exceeded the 10-year average by 6.3%. (Source: Land Registry).



The number of development starts in Greater London has decreased compared with a year earlier. At 13,610, the number of housing starts in the year to June 2019 was 17.5% lower than a year earlier and 35.7% below peak 2006-2007 levels. Compared with the 10-year average, housing starts in Greater London are now 24.3% below, while housing starts in England are 24.5% above.

The number of annual completions in Greater London has also decreased compared with a year earlier. The number of development completions in the year to Q2 2019, at 20,540 units, was 9.2% below the previous year. It was 4.2%

below 2006-2007 levels and 1.6% above the 10-year average. Both starts and completions remain significantly shy of the 66,000 units required each year as defined in the July 2018 Draft London Plan. (Source: MHCLG).



Residential Market Forecasts

The political and economic uncertainty surrounding Brexit has undoubtedly had an adverse impact on the economy and the housing market, with some potential buyers and sellers delaying decisions to move or sell until a greater understanding of the UK's future relationship with the EU is known. We saw sentiment improving after a Conservative majority won the December 2019 General Election but now there are uncertainties surrounding the economic impact of the Covid-19 Coronavirus.

Furthermore, many of the housing market boosts we have seen in the recent past, such as an expanding population, low interest rates, previous affordability relative to incomes and the escalation of housing as a lifetime investment, are becoming less prominent. Constraining factors are increasingly having a greater impact. Affordability in terms of income multiples, heightened mortgage market stringency, less support from the Bank of Mum & Dad (as parents need to use housing wealth for their retirement) will start to loom larger. The domestic buy-to-let investor landscape is also now significantly less favourable meaning that owner-occupiers and the affordability issue become even more significant. Demand drivers are likely to be weaker in the short to mid-term, when compared to the last 20 years.

On the whole, the underlying fundamentals of the UK economy remain reasonably strong. Several favourable economic indicators such as very low interest rates, wage growth and record low unemployment levels continue to provide support to the UK housing market despite rising inflation impacting disposable income and consumer spending. GDP forecasts indicate steady growth in the short-to-medium-term. JLL have also experienced an increase in activity from First Time buyers and those who had previously delayed their housing decisions. Another key segment of the market are UK based international buyers, who are either residing on a permanent or temporary basis in the UK, especially whilst there is a lack of international travel.

Fundamentally for the UK, and London market in particular, there is the continued failure to build enough homes to meet the needs of a growing and ageing population. This trend is expected to continue into the foreseeable future, underpinning price growth in areas where population pressures are most acute.

Housing market forecasts

House price growth (%pa)	2020	2021	2022	2023	2024
Central London Developments	2.0%	3.5%	4.0%	4.0%	3.5%
Greater London	1.0%	2.5%	4.5%	4.5%	3.5%
UK	1.0%	2.5%	4.0%	3.5%	3.0%

Source: JLL

Rental value growth (%pa)	2020	2021	2022	2023	2024
Central London Developments	2.0%	3.0%	3.5%	3.0%	3.0%
Greater London	2.5%	3.0%	4.0%	3.5%	3.0%
UK	2.0%	2.5%	2.5%	2.5%	2.0%

Source: JLL

Comparable scheme analysis

Comparable Scheme Analysis

1: London City Island



NAME	LONDON CITY ISLAND
DEVELOPER	BALLYMORE
ADDRESS	ORCHARD PLACE, E14 0JU
INITIAL PHASE 1 LAUNCH DATE	SEPTEMBER 2013
TOTAL UNITS ALL PHASES	1,706
RESERVATIONS TO DATE	1,491
SALES RATE	C. 19 PCM
TOTAL REMAINING	96 PRIVATE UNITS
AVERAGE SALES PRICE PER SQ.FT AT LAUNCH	C. £600
CURRENT SALE PRICE PER SQ.FT (ASKING)	C. £850 (WITH INCENTIVE PACKAGES)
AMENITIES	CONCIERGE, GYM, SWIMMING POOL, SPA, ROOF TERRACE
COMPLETION DATE	Q2 2020 IN ENTIRETY (PHASE 1 FROM Q4 2016)
Comments	<ul style="list-style-type: none"> • LOCATED UNDER 0.5 MILES FROM THAMESIDE WEST • LOCATED CLOSER TO CANNING TOWN TUBE STATION • HIGH LEVEL OF SPECIFICATION • HIGHER AMENITY PROVISION • SIMILAR SENSE OF PLACEMAKING AND SCALE • BALLYMORE HAS A LOYAL BRAND FOLLOWING AND IS WELL KNOWN IN THE INTERNATIONAL MARKETS

2: Goodluck Hope



NAME	GOODLUCK HOPE
DEVELOPER	BALLYMORE
ADDRESS	LEAMOUTH PENINSULA, E14 0JW
NO. OF UNITS	651
NO. SOLD	c.467 RESERVATIONS
ASKING £ PER SQ. FT	£950
INITIAL LAUNCH	15TH JUNE 2017
AMENITIES	CONCIERGE, COMMUNAL GARDENS, GYM, SPA AND RESIDENTS CLUB.
PRACTICAL COMPLETION	IN TRANCHES FROM MID 2020-2021
COMMENTS	<ul style="list-style-type: none"> • THE HIGH ASKING PRICE WAS ACHIEVED IS SKEWED BY THE HIGH NUMBER OF OPTIMISED STUDIO APARTMENTS THAT SOLD FACING THE RIVER • 2 BEDS SALES RATE HAS BEEN MUCH SLOWER THAN THE STUDIOS AND ONE BEDS • LOCATED UNDER 0.5 MILES FROM THAMESIDE WEST • HIGH LEVEL OF SPECIFICATION • HIGHER AMENITY PROVISION • SIMILAR SENSE OF PLACEMAKING AND SCALE • BALLYMORE HAS A LOYAL BRAND FOLLOWING AND IS WELL KNOWN IN THE INTERNATIONAL MARKETS

3: Aberfeldy Village Phase 3



NAME	ABERFELDY PHASE 3
DEVELOPER	ECOWORLD LONDON
ADDRESS	EAST INDIA DOCK ROAD, E14 0GP
No. of UNITS	262 PRIVATE - BLOCK F IS 34 UNITS, COMPLETED, 29 UNITS HAVE SOLD. - BLOCK H IS 48 UNITS, COMPLETED, 47 UNITS HAVE SOLD.
No. SOLD	116
AVERAGE ASKING £ PER SQ. FT	£665
INITIAL LAUNCH	JULY 2017
AMENITIES	COMMUNAL GARDENS AND PARKING
PRACTICAL COMPLETION	Q1 2020
COMMENTS	<ul style="list-style-type: none"> • LOCATED UNDER 1 MILE FROM THAMESIDE WEST • LOWER LEVEL OF SPECIFICATION • LOWER AMENITY PROVISION • LESS PLACEMAKING AND SCALE • NOT RIVER FACING • HAS EXPERIENCED A LOW SALES RATE, EVEN WITH LARGE DISCOUNTS AND INCENTIVES

4: Bagel Factory



NAME	Bagel Factory
DEVELOPER	Aitch Group
ADDRESS	24-26 White Post Lane, E9 5EP
NO. OF UNITS	Bagel Factory: 140
NO. SOLD	140 – sold out Q2 2019
AVERAGE ASKING £ PER SQ. FT	£747
AVERAGE ACHIEVED £ PER SQ. FT	£774
INCENTIVES	Help-to-Buy; Stamp Duty Contribution; Legal Fee Contribution; Interior Design Package
INITIAL LAUNCH	April 2018
AMENITIES	Roof gardens; Concierge; Residents Gym – located at Bagel Factory
PRACTICAL COMPLETION	Q2 2019
COMMENTS	<ul style="list-style-type: none"> • SET A NEW PRICE EXPECTATION FOR HACKNEY WICK THROUGH GOOD MARKETING • NOT RIVER FACING • LOWER AMENITY PROVISION • WORSE TRANSPORT PROVISION

Pricing Analysis

Pricing Summary

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 including any regeneration effects, but removing the negative effects that would exist of selling a site of this scale in one phase. We are advised mortgage funding is not impacted by the ground floor industrial use in the building which we have not confirmed

Block B

B	Units	Typical NIA	Avg Sqft NIA	No. Units	Total NIA	Est. £psf	Unit Pricing	Total Pricing
	4B 8P	138	1485	3	414	£599	£889,774	£2,669,321
	4B 7P	131	1410	1	131	£567	£799,518	£799,518
	3B 6P	104	1119	30	3,120	£610	£682,868	£20,486,045
	3B 5P	95	1023	6	570	£683	£698,422	£4,190,533
	3B 4P	88	947	0	0	£0	£0	£0
	2B 4P	77	829	32	2,464	£700	£580,180	£18,565,747
	2B 3P	69	743	53	3,657	£743	£551,838	£29,247,413
	1B	52	555	80	4,122	£810	£449,305	£35,944,400
	Studio	47	510	0	0	£0	£0	£0
	Studio	39	420	1	39	£834	£350,110	£350,110
	Total		156265	206	14,517	£718		£112,253,087

At this price point and in this location, we believe off plan sales will be driven by international buyers, both international investors living abroad and UK based international passport holding purchasers. Later in the build phase, c.6-9 months from completion, we believe there will be traction at this level from the UK owner occupier market.

With this in mind, we believe to achieve the greatest value across the entire site, Silvertown Homes Ltd will need to launch the development in phases, priced to achieve a high sales velocity at the beginning to gain traction and a market presence. Launching the first phase at too high a price point will stop early investors if they believe they are not getting the true 'regeneration premium'.

Another consideration to be aware of is that Help to Buy is currently distorting the market. Its introduction has dramatically reduced the number of transactions on units over £600,000, and has pushed developers to increase their pricing on the smaller units. A panacea for developers 6-12 months ago, its effect is weakening, there is a large amount of completed stock in the market and buyers are becoming more aware of their choices.

Furthermore, the current Help to Buy is set to end in 2021, being replaced with an updated version, which will run until March 2023, however, it will only be open to first-time buyers and will have regional property price caps.

Prices for unit types should remain flexible post launch to ensure that if a unit type sells significantly quicker than another, its price can be moved upwards to reflect demand. Should the whole development sell faster than we

would anticipate in this market, then there is of course scope to staircase these values across the blocks as part of a block release strategy.

Sales Rate Analysis

Sales rates can be highly dependent on a number of factors, many of which have been outlined within the report, and the projections shown here are a reflection of our current experience of sales rates at our comparable developments in the local area and can be subject to change at the time of launch. Our sales rates analysis also assumes JLL’s approach and strategy for marketing the scheme.

The following projections are based on the release of only block B, three years off plan. This would involve a full international sales and marketing campaign, typically consisting of a UK launch and c.4 international weekend exhibitions.

Projected Sales Rates			
Sales Generation	Low Rate (Units)	Mid Rate (Units)	High Rate (Units)
UK Launch	2	10	20
Asia Launch	35	60	90
On Going Sales PCM	5	7	10
Est. Time until sales completion			

Sales and Marketing Caveats

- To achieve a quantum of sales at launch, JLL recommends launching the first phase below the £psf stated for Blocks B pricing. Pricing can be increased easily, but it is hard to reduce once launched
- Early international buyers need to feel that they will benefit from a ‘regeneration premium’
- Amenity provision will need to be similar to Goodluck Hope and London City Island
- A large international sales and marketing campaign will also be necessary
- Help to Buy will end 2023
- This pricing is subject to change upon receipt of the final iteration of the scheme and is priced as a whole, not in its parts



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Thameside West, Silvertown



Block	Case	Unit No.	Area	Unit Type	Area (sqft)	Area (sqm)	Agency	Reference No.	Proposed Annuity (per cent)	Price	Cost/ft²	Notes
B	4	1	1	Shed	39	420	B	5	6	£150,000	£3834	F
B	4	1	1	Internal WG	71	764	B	5	6	£120,000	£1712	F
B	4	1	1	Internal WG	71	764	B	5	6	£460,000	£6022	F
B	3	4	2	294p	75	807	B	7	6	£340,000	£4509	F
B	3	14	2	294p	67	711	B	6	6	£315,000	£4714	F
B	3	6	2	182p	50	538	B	6	6	£425,000	£7900	F
B	3	8	2	182p	50	538	Internal WG	6	5	£425,000	£7900	F
B	3	9	2	386p	99	1,066	B	10	6	£535,000	£5396	F
B	3	10	2	182p	61	657	B	5	6	£440,000	£7270	F
B	4	11	2	294p	75	807	B	7	6	£340,000	£4509	F
B	4	13	2	182p	50	538	B	6	6	£425,000	£7900	F
B	3	7	2	294p	70	753	Internal WG	6	6	£325,000	£4697	F
B	4	15	2	182p	50	538	B	6	6	£425,000	£7900	F
B	4	16	2	182p	50	538	B	5	6	£425,000	£7900	F
B	3	5	2	294p	69	743	WG	6	6	£330,000	£4714	F
B	4	12	2	294p	69	743	B	6	6	£330,000	£4714	F
B	4	17	2	386p	109	1,173	B	6	6	£550,000	£5554	F
B	3	23	3	386p	99	1,066	B	10	6	£450,000	£4501	F
B	3	18	3	294p	75	807	B	7	6	£340,000	£4514	F
B	3	20	3	182p	50	538	B	4	7	£370,000	£6977	F
B	3	21	3	294p	70	753	WG	6	6	£329,000	£4702	F
B	3	22	3	182p	50	538	B	5	6	£329,000	£4702	F
B	3	24	3	182p	61	657	B	5	6	£444,000	£7276	F
B	4	25	3	294p	75	807	Internal WG	7	6	£340,000	£4514	F
B	4	27	3	182p	50	538	Internal WG	6	6	£429,000	£7997	F
B	4	29	3	182p	50	538	B	6	6	£429,000	£7997	F
B	4	30	3	182p	50	538	B	6	6	£429,000	£7997	F
B	3	19	3	294p	69	743	B	6	6	£334,000	£4719	F
B	4	28	3	294p	69	743	B	6	6	£334,000	£4719	F
B	4	31	3	386p	109	1,173	B	6	6	£555,000	£5558	F
B	4	42	4	294p	67	711	B	6	6	£323,000	£4725	F
B	3	17	4	386p	99	1,066	B	10	6	£450,000	£4505	F
B	3	32	4	294p	75	807	B	7	6	£340,000	£4579	F
B	3	34	4	182p	50	538	WG	6	6	£433,000	£8005	F
B	3	35	4	294p	70	753	Internal WG	6	6	£333,000	£4707	F
B	3	36	4	182p	50	538	B	5	6	£433,000	£8005	F
B	3	38	4	182p	61	657	B	5	6	£448,000	£7282	F
B	3	39	4	294p	75	807	Internal WG	7	6	£340,000	£4579	F
B	4	41	4	182p	50	538	B	6	6	£433,000	£8005	F
B	4	43	4	182p	50	538	B	6	6	£433,000	£8005	F
B	4	44	4	182p	50	538	B	6	6	£433,000	£8005	F
B	3	33	4	294p	70	753	B	6	6	£330,000	£4734	F
B	4	40	4	294p	69	743	B	6	6	£338,000	£4724	F
B	4	45	4	386p	109	1,173	B	6	6	£560,000	£5583	F
B	4	56	5	294p	67	711	B	6	6	£327,000	£4731	F
B	3	51	5	386p	99	1,066	B	10	6	£450,000	£4520	F
B	3	46	5	294p	75	807	B	7	6	£352,000	£4884	F
B	3	48	5	182p	50	538	WG	6	6	£437,000	£8112	F
B	3	49	5	294p	70	753	Internal WG	6	6	£337,000	£4713	F
B	3	50	5	182p	50	538	B	5	6	£437,000	£8112	F
B	4	52	5	182p	61	657	B	5	6	£452,000	£7388	F
B	4	53	5	294p	75	807	B	7	6	£352,000	£4884	F
B	4	55	5	182p	50	538	B	6	6	£437,000	£8112	F
B	4	57	5	182p	50	538	B	6	6	£437,000	£8112	F
B	4	58	5	294p	69	743	B	6	6	£342,000	£4730	F
B	4	54	5	294p	69	743	Internal WG	6	6	£342,000	£4730	F
B	4	59	5	386p	109	1,173	B	6	6	£555,000	£5567	F
B	4	70	6	294p	67	711	B	6	6	£331,000	£4736	F
B	3	60	6	182p	50	538	B	6	6	£455,000	£8155	F
B	3	62	6	294p	75	807	WG	6	7	£356,000	£4889	F
B	3	63	6	182p	50	538	Internal WG	6	6	£441,000	£8178	F
B	3	64	6	182p	50	538	B	5	6	£442,000	£8193	F
B	3	66	6	182p	61	657	B	6	6	£456,000	£7394	F
B	4	67	6	294p	75	807	B	7	6	£356,000	£4889	F
B	4	69	6	294p	75	807	B	7	6	£356,000	£4889	F
B	4	71	6	182p	50	538	B	6	6	£441,000	£8193	F
B	4	72	6	182p	50	538	B	6	6	£441,000	£8193	F
B	3	61	6	294p	69	743	B	6	6	£346,000	£4735	F
B	4	68	6	294p	69	743	Internal WG	6	6	£346,000	£4735	F
B	4	73	6	386p	109	1,173	B	6	6	£570,000	£5711	F
B	4	84	7	294p	67	711	B	6	6	£330,000	£4742	F
B	4	79	7	386p	99	1,066	B	10	6	£450,000	£4527	F
B	3	74	7	294p	75	807	B	7	6	£350,000	£4894	F
B	3	76	7	182p	50	538	B	6	6	£445,000	£8237	F
B	3	77	7	294p	70	753	WG	6	6	£345,000	£4723	F
B	3	78	7	182p	50	538	Internal WG	5	6	£445,000	£8237	F
B	3	80	7	182p	61	657	B	7	6	£460,000	£7394	F
B	4	81	7	294p	75	807	B	7	6	£360,000	£4894	F
B	4	83	7	182p	50	538	B	7	6	£445,000	£8237	F
B	4	85	7	182p	50	538	B	6	6	£445,000	£8237	F
B	4	86	7	182p	50	538	B	6	6	£445,000	£8237	F
B	3	75	7	294p	69	743	B	6	6	£350,000	£4741	F
B	4	82	7	386p	99	1,066	Internal WG	6	6	£450,000	£4741	F
B	4	87	7	386p	109	1,173	B	6	6	£575,000	£5757	F
B	4	88	8	294p	67	711	B	6	6	£339,000	£4747	F
B	3	83	8	386p	99	1,066	B	10	6	£465,000	£4824	F
B	3	88	8	294p	75	807	B	7	6	£354,000	£4899	F
B	3	90	8	182p	50	538	B	6	6	£449,000	£8343	F
B	3	91	8	294p	70	753	WG	6	6	£349,000	£4729	F
B	3	92	8	182p	50	538	Internal WG	5	6	£449,000	£8343	F
B	3	94	8	182p	61	657	B	5	6	£464,000	£7707	F
B	3	95	8	294p	75	807	B	7	6	£354,000	£4899	F
B	4	97	8	182p	50	538	B	7	6	£449,000	£8343	F
B	4	99	8	182p	50	538	B	6	6	£449,000	£8343	F
B	4	100	8	182p	50	538	B	6	6	£449,000	£8343	F
B	3	89	8	294p	69	743	B	6	6	£354,000	£4746	F
B	3	96	8	294p	69	743	Internal WG	6	6	£354,000	£4746	F
B	4	102	8	386p	109	1,173	B	6	6	£580,000	£5780	F
B	3	102	9	294p	67	711	B	6	6	£343,000	£4746	F
B	3	107	9	386p	99	1,066	B	10	6	£470,000	£4829	F
B	3	109	9	294p	75	807	B	6	6	£358,000	£4704	F
B	3	104	9	182p	50	538	B	4	6	£453,000	£8422	F
B	3	105	9	294p	70	753	WG	6	6	£353,000	£4734	F
B	3	106	9	182p	50	538	Internal WG	5	6	£453,000	£8422	F
B	3	108	9	182p	61	657	B	5	6	£468,000	£7713	F
B	3	109	9	294p	75	807	B	6	6	£368,000	£4704	F
B	4	111	9	182p	50	538	Internal WG	6	6	£453,000	£8422	F
B	4	112	9	182p	50	538	B	6	6	£453,000	£8422	F
B	4	114	9	182p	50	538	B	6	6	£453,000	£8422	F
B	3	103	9	294p	69	743	B	6	6	£358,000	£4751	F
B	4	110	9	294p	69	743	B	6	6	£358,000	£4751	F
B	4	115	9	386p	109	1,173	B	6	6	£585,000	£5784	F
B	3	120	10	294p	75	807	B	10	6	£347,000	£4768	F
B	3	122	10	386p	99	1,066	B	10	6	£475,000	£4833	F
B	3	120	10	294p	75	807	B	7	6	£372,000	£4709	F
B	3	128	10	182p	50	538	B	6	6	£457,000	£8499	F
B	3	129	10	294p	75	807	WG	6	6	£357,000	£4739	F
B	3	130	10	182p	50	538	Internal WG	5	6	£457,000	£8499	F
B	3	125	10	182p	61	657	B	5	6	£472,000	£7709	F
B	4	132	10	294p	75	807	Internal WG	7	6	£370,000	£4709	F
B	4	127	10	182p	50	538	Internal WG	6	6	£457,000	£8499	F
B	4	137	10	182p	50	538	B	6	6	£457,000	£8499	F
B	4	138	10	182p	50	538	B	6				

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			0	#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	£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	£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	£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	£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	£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 5

THAMESIDE WEST MASTERPLAN

COST MODEL - Rev M - (Draft)

KEYSTONE PARTNERS LIMITED

30 June 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
I	Draft	Rebecca Maxwell (Assistant Surveyor) 22/06/2020	Theo Constantinides (Partner) 22/06/2020

CONTENTS

- 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
			504,685	
	Landings & Parkside - A, B, D, C, E, F		333,227,891	2,455
	The Quays - G, J, M, N		216,333,744	2,331
	Riverside Quarter - Q, R, S, T, U		386,885,226	2,034
	Central Spine - H, K, L, P		162,091,763	2,262
	Industrial Space (light industrial economy shell and core, heating only) - V		9,975,000	20
			1,108,513,624	2,196
	Main Contractors Preliminaries (14%)		155,191,907	308
	Main Contractors OHP (4%)		50,548,221	100
			1,314,253,753	2,604
	Design Development Risk Allowance (1.75%)		22,999,441	46
	Construction Contingency (2%)		26,285,075	52
			1,363,538,268	2,702
	Inflation		Excluded	Excluded
	TOTAL (Excluding Abnormal Costs)		£1,363,500,000	£2,702
	Abnormals:			
	Demolition		7,200,000	
	Energy Centre		21,950,000	
	Reprofiling / decontamination		11,500,000	
	Community Buildings incl. School, nursery and community use fit-out		9,830,000	
	Risk Item - construction methodology adjacent to Silvertown tunnel		3,000,000	
	TOTAL (Including Abnormal Costs)		£1,417,000,000	£2,808

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 internal areas have been taken from Foster and Partners architectural masterplan area schedules issued 21/2/2020 and 17/6/2020, Keystone BOH area schedule issued 29/6/2020 and McAslan Phase 1 area schedule issued as excerpt to the DAS to G&T on 30/6/2020. Net internal areas have been calculated from the Gross External Areas provided.
- 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 and updated area schedule 17/6/2020) John McAslan & Partners (architectural - Phase 1 - issued with DAS to G&T 30/6/2020) 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.

2.0 NOTES AND ASSUMPTIONS

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	
36 Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto		X	
37 Costs relating from <i>force majeure</i> events		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 BOH Area Schedule	21/02/20	-	
Foster and Partners Area Schedule	17/06/20		
A-SL-011-xx-04	21/02/20	1	Site Layout Masterplan - Parameter Plan 04 Development Zones Maximum Height Limit

John McAslan and Partners Overall Area
Schedule except from DAS issued to G&T on
30/6/2020

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
Area Reconciliation 29.6.2020 Keystone	29.6.20		Area Reconciliation BOH areas issued 29.6.2020 by Keystone

5.0 AREA SCHEDULE SUMMARY

BLOCK	GEA	GIA	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	22,373	20,390	-	-	-	-	-	-	-	-	-	-	-	-	104	17	54	-	20	-	195	195
The Landings - Block B	24,910	22,053	19,928	1	-	80	53	32	5	31	4	206	-	-	-	-	-	-	-	-	-	-	206
The Landings - Block D	27,427	26,056	21,942	-	-	-	-	-	-	-	-	-	-	-	-	68	57	43	38	-	-	206	206
Parkside - Block C	11,683	11,099	9,346	15	-	44	45	21	14	6	-	145	-	-	-	-	-	-	-	-	-	-	145
Parkside - Block E	25,976	24,677	20,781	26	-	45	55	-	-	-	-	126	-	-	-	79	24	28	10	-	-	141	267
Parkside - Block F	31,031	29,480	24,825	32	-	98	96	50	22	28	-	326	-	-	-	-	-	-	-	-	-	-	326
The Quays - Block G	31,205	29,646	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	28,120	26,714	22,496	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	-	90	150	72	56	10	-	434	-	-	-	2	65	-	64	10	141	575	
Riverside Quarter - Block T	40,153	38,145	32,122	-	-	-	-	-	-	-	-	-	-	-	137	209	-	77	-	-	-	423	423
Riverside Quarter - Block U	27,412	26,041	21,930	15	-	10	45	-	-	-	-	70	-	-	-	12	30	85	-	-	-	127	197
Central Spine - Block H	15,723	14,937	12,579	-	-	-	-	-	-	-	-	-	-	-	-	82	-	61	-	-	-	143	143
Central Spine - Block K	24,813	23,572	19,851	-	-	30	-	39	-	35	-	104	-	-	-	-	-	34	69	-	-	103	207
Central Spine - Block L	24,813	23,572	19,851	-	-	33	-	73	-	-	-	106	-	-	-	-	-	23	61	21	-	105	211
Central Spine - Block P	10,082	9,578	8,066	-	-	-	-	-	-	-	-	-	-	-	-	49	6	27	-	-	1	83	83
Block V	15,000	14,250	12,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	534,880	504,685	427,904	361	0	778	952	557	216	230	0	3,300	0	0	137	501	183	390	256	38	1,700	5,000	

**6
CONSTRUCTION COSTS**

Summary of Construction Costs						
Item	Description					
				GIFA (m2)	135,738	
	LANDINGS & PARKSIDE					
	SUMMARY OF CONSTRUCTION COSTS					
				Cost	£/m2	
	BLOCK A - <i>Phase 1 Detailed Cost Plan under review</i>			67,186,119	3,003	
	BLOCK B - <i>Phase 1 Detailed Cost Plan under review</i>			62,718,732	2,844	
1.1	BLOCK C			25,840,282	2,328	
1.2	BLOCK D			48,541,079	1,863	
1.3	BLOCK E			50,858,039	2,061	
1.4	BLOCK F			63,515,580	2,155	
	LANDSCAPING	App D pro rata		14,568,060	107	
				333,227,891	2,455	
	Main Contractors Preliminaries	14.0%		46,651,905	344	
	Main Contractors OHP	4.0%		15,195,192	112	
				395,074,988	2,911	
	Design Development Risk Allowance	1.75%		6,913,812	51	
	Construction Contingency Allowance	2.0%		7,901,500	58	
				409,890,300	3,020	
	Inflation			Excluded		
	Total Construction Cost			£409,900,000	£3,020	
					281	

1.1 Landings & Parkside - Block C					
Item	Description	Qty	Unit	Rate £	Total £
	Block C				
	<i>Plan Area (m²)</i>	576			
	<i>Total GEA (m²)</i>	11,683			
	<i>Total GIA (m²)</i>	11,099			
	<i>Total NIA (m²)</i>	9,346			
	<i>Total Affordable Units (nr)</i>	-			
	<i>Total Private Units (nr)</i>	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>	11,099	m ²	200	2,219,800
2.02	<u>Upper Floors</u>	10,523	m ²	165	1,736,295
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

1.1 Landings & Parkside - Block C					
Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	11,099	m ²	120	1,331,880
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>				

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
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
3.09	Wall finish to additional GIA	155	m ²	15	2,325
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	155	m ²	15	2,325
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

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
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	155	m ²	15	2,325
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	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>	11,099	m ²	325	3,605,563
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

1.1 Landings & Parkside - Block C

Item	Description	Qty	Unit	Rate £	Total £
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	25,840,282

1.2 Landings & Parkside - Block D

Item	Description	Qty	Unit	Rate £	Total £
	Block D				
	Plan Area (m ²)	1,997			
	Total GEA (m ²)	27,427			
	Total GIA (m ²)	26,056			
	Total NIA (m ²)	21,942			
	Total Affordable Units (nr)	206			
	Total Private Units (nr)	-			
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

1.2 Landings & Parkside - Block D

Item	Description	Qty	Unit	Rate £	Total £
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
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>				

1.2 Landings & Parkside - Block D

Item	Description	Qty	Unit	Rate £	Total £
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>	26,056	m ²	120	3,126,768
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	-
2.33	1 Bed	-	nr	2,280	-
2.34	2 Bed	125	nr	3,280	410,000
2.35	3 Bed	81	nr	3,780	306,180
2.36	4 Bed	-	nr	4,780	-
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	-

1.2 Landings & Parkside - Block D

Item	Description	Qty	Unit	Rate £	Total £
3.04	1 Bed	-	nr	2,928	-
3.05	2 Bed	125	nr	4,545	568,063
3.06	3 Bed	81	nr	6,045	489,645
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>				
3.09	Plaster and emulsion finish to all BoH & FoH wall	8,223	m ²	15	123,349
3.10	Wall finish to additional GIA	5,149	m ²	15	77,241
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	-	nr	2,620	-
3.15	2 Bed	125	nr	3,770	471,250
3.16	3 Bed	81	nr	4,775	386,775
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	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	5,149	m ²	15	77,241
3.25	<u>Ceiling Finishes</u>				

1.2 Landings & Parkside - Block D

Item	Description	Qty	Unit	Rate £	Total £
3.26	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				
3.27	Studio	-	nr	1,608	-
3.28	1 Bed	-	nr	2,869	-
3.29	2 Bed	125	nr	4,138	517,188
3.30	3 Bed	81	nr	5,205	421,565
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	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	5,149	m ²	15	77,241
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	-	nr	6,800	-
4.04	2 Bed	125	nr	9,900	1,237,500
4.05	3 Bed	81	nr	9,900	801,900
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	-	nr	2,350	-
5.03	1 Bed	-	nr	2,350	-
5.04	2 Bed	125	nr	4,850	606,250
5.05	3 Bed	81	nr	4,850	392,850

1.2 Landings & Parkside - Block D					
Item	Description	Qty	Unit	Rate £	Total £
5.06	4 Bed	-	nr	4,850	-
5.07	<u>MEP - Shell & Core</u>	26,056	m ²	325	8,464,545
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	-	nr	15,332	-
5.11	2 Bed	125	nr	20,044	2,505,485
5.12	3 Bed	81	nr	26,112	2,115,082
5.13	4 Bed	-	nr	31,585	-
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	48,541,079

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
	Block E				
	Plan Area (m ²)	1,763			
	Total GEA (m ²)	25,976			
	Total GIA (m ²)	24,677			
	Total NIA (m ²)	20,781			
	Total Affordable Units (nr)	141			
	Total Private Units (nr)	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>	24,677	m ²	200	4,935,400
2.02	<u>Upper Floors</u>	22,914	m ²	165	3,780,777
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

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	24,677	m ²	120	2,961,240
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	45	nr	2,280	102,600
2.20	2 Bed	55	nr	3,280	180,400
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	103	nr	3,280	337,840
2.26	3 Bed	38	nr	3,780	143,640
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

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
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>				
3.03	Studio	26	nr	2,647	68,809
3.04	1 Bed	45	nr	3,673	165,285
3.05	2 Bed	55	nr	5,940	326,673
3.06	3 Bed	-	nr	7,620	-
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	103	nr	4,545	468,084
3.11	3 Bed	38	nr	6,045	229,710
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	3,872	m ²	15	58,080
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	45	nr	4,315	194,175

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
3.20	2 Bed	55	nr	5,665	311,575
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	103	nr	3,770	388,310
3.26	3 Bed	38	nr	4,775	181,450
3.27	4 Bed	-	nr	6,455	-
3.28	<u>Floor Finishes - Communal Areas - excludes commercial unit which is assumed as shell & core</u>				
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	3,872	m ²	15	58,080
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	45	nr	3,589	161,505
3.38	2 Bed	55	nr	4,918	270,463
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	-

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
3.43	2 Bed	103	nr	4,138	426,163
3.44	3 Bed	38	nr	5,205	197,771
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	3,872	m ²	15	58,080
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	45	nr	9,940	447,300
4.04	2 Bed	55	nr	14,930	821,150
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	103	nr	9,900	1,019,700
4.10	3 Bed	38	nr	9,900	376,200
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	45	nr	2,750	123,750

1.3 Landings & Parkside - Block E

Item	Description	Qty	Unit	Rate £	Total £
5.04	2 Bed	55	nr	5,450	299,750
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	103	nr	4,850	499,550
5.10	3 Bed	38	nr	4,850	184,300
5.11	4 Bed	-	nr	4,850	-
5.12	<u>MEP - Shell & Core</u>	24,677	m ²	325	8,016,440
5.13	<u>MEP - Private Units - as per Phase 1</u>				
5.14	Studio	26	nr	18,095	470,467
5.15	1 Bed	45	nr	24,962	1,123,279
5.16	2 Bed	55	nr	30,083	1,654,591
5.17	3 Bed	-	nr	36,875	-
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.20	1 Bed	-	nr	15,332	-
5.21	2 Bed	103	nr	20,044	2,064,519
5.22	3 Bed	38	nr	26,112	992,260
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	50,858,039

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
	Block F				
	Plan Area (m ²)	1,763			
	Total GEA (m ²)	31,031			
	Total GIA (m ²)	29,480			
	Total NIA (m ²)	24,825			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	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>	29,480	m ²	200	5,896,000
2.02	<u>Upper Floors</u>	27,717	m ²	165	4,573,256
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

1.4 Landings & Parkside - Block F					
Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	29,480	m ²	120	3,537,600
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

1.4 Landings & Parkside - Block F

Item	Description	Qty	Unit	Rate £	Total £
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	4,194	m ²	15	62,910
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	4,194	m ²	15	62,910
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

1.4 Landings & Parkside - Block F

Item	Description	Qty	Unit	Rate £	Total £
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	4,194	m ²	15	62,910
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
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>	29,480	m ²	325	9,576,718
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

1.4 Landings & Parkside - Block F

Item	Description	Qty	Unit	Rate £	Total £
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	63,515,580

Summary of Construction Costs						
Item	Description					
				GIFA (m2)	92,789	
	THE QUAYS					
	SUMMARY OF CONSTRUCTION COSTS					
				Cost	£/m2	
2.1	BLOCK G			63,039,806	2,126	
2.2	BLOCK J			43,691,525	2,391	
2.3	BLOCK M			40,933,787	2,255	
2.4	BLOCK N			58,710,127	2,198	
	LANDSCAPING	App D pro rata		9,958,498	107	
				216,333,744	2,331	
	Main Contractors Preliminaries	14.0%		30,286,724	326	
	Main Contractors OHP	4.0%		9,864,819	106	
				256,485,287	2,764	
	Design Development Risk Allowance	1.75%		4,488,493	48	
	Construction Contingency Allowance	2.0%		5,129,706	55	
				266,103,485	2,868	
	Inflation			Excluded		
	Total Construction Cost			£266,100,000	£2,868	

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)	29,646			
	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>	29,646	m ²	200	5,929,150
2.02	<u>Upper Floors</u>	28,041	m ²	165	4,626,747
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

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	29,646	m ²	120	3,557,490
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>				

2.1 The Quays - Block G					
Item	Description	Qty	Unit	Rate £	Total £
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>				
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	5,150	m ²	15	77,246
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	5,150	m ²	15	77,246
3.22	<u>Ceiling Finishes</u>				
3.23	<u>Ceiling Finishes - Private Units - refer to models for build up</u>				

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
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	5,150	m ²	15	77,246
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
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>	29,646	m ²	325	9,630,562
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

2.1 The Quays - Block G

Item	Description	Qty	Unit	Rate £	Total £
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	63,039,806

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	3,655,200
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	2,705,175
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>				

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
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
2.14	<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	2,193,120
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				

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
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
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

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
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
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	5,937,045

2.2 The Quays - Block J

Item	Description	Qty	Unit	Rate £	Total £
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	43,691,525

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
	Block M				
	Plan Area (m ²)	2,203			
	Total GEA (m ²)	19,108			
	Total GIA (m ²)	18,153			
	Total NIA (m ²)	15,286			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	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	3,630,580
2.02	<u>Upper Floors</u>	15,950	m ²	165	2,631,734
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

2.3 The Quays - Block M					
Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	18,153	m ²	120	2,178,348
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

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
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>				
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

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
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
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	5,897,055
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

2.3 The Quays - Block M

Item	Description	Qty	Unit	Rate £	Total £
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	40,933,787

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
	Block N				
	Plan Area (m ²)	2,203			
	Total GEA (m ²)	28,120			
	Total GIA (m ²)	26,714			
	Total NIA (m ²)	22,496			
	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

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
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
2.14	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

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
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>	26,714	m ²	120	3,205,680
2.39	<u>Internal Doors</u>				
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				

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
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	2,433	m ²	15	36,495
3.10	<u>Floor Finishes</u>				
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	2,433	m ²	15	36,495
3.23	<u>Ceiling Finishes</u>				

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
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	2,433	m ²	15	36,495
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
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>	26,714	m ²	325	8,678,169
5.07	<u>MEP - Private Units - as per Phase 1</u>				

2.4 The Quays - Block N

Item	Description	Qty	Unit	Rate £	Total £
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	58,710,127

Summary of Construction Costs						
Item	Description					
	RIVERSIDE QUARTER				GIFA (m2)	190,248
	SUMMARY OF CONSTRUCTION COSTS			Cost		£/m2
3.1	BLOCK Q			47,011,027		1,803
3.2	BLOCK R			100,245,893		2,188
3.3	BLOCK S			104,330,233		1,926
3.4	BLOCK T			71,603,761		1,877
3.5	BLOCK U			43,276,051		1,662
	LANDSCAPING	App D pro rata		20,418,261		107
				386,885,226		2,034
	Main Contractors Preliminaries	14.0%		54,163,932		285
	Main Contractors OHP	4.0%		17,641,966		93
				458,691,124		2,411
	Design Development Risk Allowance	1.75%		8,027,095		42
	Construction Contingency Allowance	2.0%		9,173,822		48
				475,892,041		2,501
	Inflation			Excluded		
	Total Construction Cost			£475,900,000		£2,501

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>	27,445.0			
	<i>Total GIA (m²)</i>	26,072.3			
	<i>Total NIA (m²)</i>	21,956.0			
	<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

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
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
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	3,128,670
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>				

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
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	-
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

3.1 Riverside Quarter - Block Q					
Item	Description	Qty	Unit	Rate £	Total £
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
3.13	<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

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
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
3.38	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

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
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				
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	-

3.1 Riverside Quarter - Block Q

Item	Description	Qty	Unit	Rate £	Total £
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	8,469,694
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	47,011,027

3.2 Riverside Quarter - Block R

Item	Description	Qty	Unit	Rate £	Total £
	Block R				
	Plan Area (m ²)	2,987			
	Total GEA (m ²)	48,236			
	Total GIA (m ²)	45,824			
	Total NIA (m ²)	38,589			
	Total Affordable Units (nr)	-			
	Total Private Units (nr)	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

3.2 Riverside Quarter - Block R					
Item	Description	Qty	Unit	Rate £	Total £
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
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

3.2 Riverside Quarter - Block R

Item	Description	Qty	Unit	Rate £	Total £
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
3.10	<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

3.2 Riverside Quarter - Block R

Item	Description	Qty	Unit	Rate £	Total £
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
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

3.2 Riverside Quarter - Block R

Item	Description	Qty	Unit	Rate £	Total £
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>				

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
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
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

3.3 Riverside Quarter - Block S

Item	Description	Qty	Unit	Rate £	Total £
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
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	6,499,848
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	90	nr	2,280	205,200
2.35	2 Bed	222	nr	3,280	728,160
2.36	3 Bed	66	nr	3,780	249,480
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	-	nr	2,280	-
2.40	2 Bed	67	nr	3,280	219,760
2.41	3 Bed	64	nr	3,780	241,920
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

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
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>				
3.02	<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	90	nr	3,673	330,570
3.05	2 Bed	222	nr	5,940	1,318,569
3.06	3 Bed	66	nr	7,620	502,920
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	67	nr	4,545	304,482
3.11	3 Bed	64	nr	6,045	386,880
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	94,851

3.3 Riverside Quarter - Block S

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	56	nr	2,500	140,000
3.19	1 Bed	90	nr	4,315	388,350
3.20	2 Bed	222	nr	5,665	1,257,630
3.21	3 Bed	66	nr	6,800	448,800
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	67	nr	3,770	252,590
3.26	3 Bed	64	nr	4,775	305,600
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	94,851
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

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
3.38	1 Bed	90	nr	3,589	323,010
3.39	2 Bed	222	nr	4,918	1,091,685
3.40	3 Bed	66	nr	5,985	394,977
3.41	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.42	Studio	-	nr	1,608	-
3.43	1 Bed	-	nr	2,869	-
3.44	2 Bed	67	nr	4,138	277,213
3.45	3 Bed	64	nr	5,205	333,088
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	94,851
4	Fixtures and Fittings				
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	90	nr	9,940	894,600
4.04	2 Bed	222	nr	14,930	3,314,460
4.05	3 Bed	66	nr	16,680	1,100,880
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	-

3.3 Riverside Quarter - Block S					
Item	Description	Qty	Unit	Rate £	Total £
4.09	2 Bed	67	nr	9,900	663,300
4.10	3 Bed	64	nr	9,900	633,600
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	90	nr	2,750	247,500
5.04	2 Bed	222	nr	5,450	1,209,900
5.05	3 Bed	66	nr	5,450	359,700
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	67	nr	4,850	324,950
5.10	3 Bed	64	nr	4,850	310,400
5.11	4 Bed	10	nr	4,850	48,500
5.12	<u>MEP - Shell & Core</u>	54,165	m ²	325	17,595,887
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	90	nr	24,962	2,246,557
5.16	2 Bed	222	nr	30,083	6,678,530
5.17	3 Bed	66	nr	36,875	2,433,776
5.18	<u>MEP - Affordable Units - as per Phase 1</u>				
5.19	Studio	-	nr	12,885	-
5.20	1 Bed	-	nr	15,332	-
5.21	2 Bed	67	nr	20,044	1,342,940

3.3 Riverside Quarter - Block S

Item	Description	Qty	Unit	Rate £	Total £
5.22	3 Bed	64	nr	26,112	1,671,176
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	104,330,233

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	7,629,000
2.02	<u>Upper Floors</u>	35,842	m ²	165	5,913,930
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

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	38,145	m ²	120	4,577,400
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	-	nr	1,280	-
2.19	1 Bed	138	nr	2,280	314,640
2.20	2 Bed	210	nr	3,280	688,800
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>				

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
3.03	Studio	-	nr	1,907	-
3.04	1 Bed	138	nr	2,928	404,064
3.05	2 Bed	210	nr	4,545	954,345
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>				
3.09	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	80,295
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	138	nr	2,620	361,560
3.15	2 Bed	210	nr	3,770	791,700
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	80,295
3.25	<u>Ceiling Finishes</u>				

3.4 Riverside Quarter - Block T

Item	Description	Qty	Unit	Rate £	Total £
3.26	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.27	Studio	-	nr	1,608	-
3.28	1 Bed	138	nr	2,869	395,922
3.29	2 Bed	210	nr	4,138	868,875
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	80,295
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	138	nr	6,800	938,400
4.04	2 Bed	210	nr	9,900	2,079,000
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	-	nr	2,350	-
5.03	1 Bed	138	nr	2,350	324,300
5.04	2 Bed	210	nr	4,850	1,018,500
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	12,391,584
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	138	nr	15,332	2,115,760
5.11	2 Bed	210	nr	20,044	4,209,214
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

3.4 Riverside Quarter - Block T					
Item	Description	Qty	Unit	Rate £	Total £
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
				TOTAL	71,603,761

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
	Block U				
	<i>Plan Area (m²)</i>	1,458			
	<i>Total GEA (m²)</i>	27,412			
	<i>Total GIA (m²)</i>	26,041			
	<i>Total NIA (m²)</i>	21,930			
	<i>Total Affordable Units (nr)</i>	127			
	<i>Total Private Units (nr)</i>	70			
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

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
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
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	3,124,920
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	45	nr	3,280	147,600

3.5 Riverside Quarter - Block U					
Item	Description	Qty	Unit	Rate £	Total £
2.28	3 Bed	-	nr	3,780	-
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	42	nr	3,280	137,760
2.33	3 Bed	85	nr	3,780	321,300
2.34	4 Bed	-	nr	4,780	-
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	45	nr	5,940	267,278
3.06	3 Bed	-	nr	7,620	-

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
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	42	nr	4,545	190,869
3.11	3 Bed	85	nr	6,045	513,825
3.12	4 Bed	-	nr	10,445	-
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	112,890
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	45	nr	5,665	254,925
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	42	nr	3,770	158,340
3.26	3 Bed	85	nr	4,775	405,875
3.27	4 Bed	-	nr	6,455	-
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
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	112,890
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	45	nr	4,918	221,288
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	42	nr	4,138	173,775
3.44	3 Bed	85	nr	5,205	442,383
3.45	4 Bed	-	nr	11,272	-
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	112,890
4	Fixtures and Fittings				

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
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	45	nr	14,930	671,850
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	42	nr	9,900	415,800
4.1	3 Bed	85	nr	9,900	841,500
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	15	nr	2,750	41,250
5.03	1 Bed	10	nr	2,750	27,500
5.04	2 Bed	45	nr	5,450	245,250
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	42	nr	4,850	203,700
5.1	3 Bed	85	nr	4,850	412,250
5.11	4 Bed	-	nr	4,850	-
5.12	<u>MEP - Shell & Core</u>	26,041	m ²	325	8,459,542

3.5 Riverside Quarter - Block U

Item	Description	Qty	Unit	Rate £	Total £
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	45	nr	30,083	1,353,756
5.17	3 Bed	-	nr	36,875	-
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	42	nr	20,044	841,843
5.22	3 Bed	85	nr	26,112	2,219,530
5.23	4 Bed	-	nr	31,585	-
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	43,276,051

Summary of Construction Costs						
Item	Description					
	CENTRAL SPINE			GIFA (m2)	71,660	
	SUMMARY OF CONSTRUCTION COSTS			Cost	£/m2	
4.1	BLOCK H			29,546,809	1,978	
4.2	BLOCK K			48,432,240	2,055	
4.3	BLOCK L			49,389,563	2,095	
4.4	BLOCK P			27,032,280	2,822	
	LANDSCAPING	App D pro rata		7,690,871	107	
				162,091,763	2,262	
	Main Contractors Preliminaries	14.0%		22,692,847	317	
	Main Contractors OHP	4.0%		7,391,384	103	
				192,175,995	2,682	
	Design Development Risk Allowance	1.75%		3,363,080	47	
	Construction Contingency Allowance	2.0%		3,843,520	54	
				199,382,594	2,782	
	Inflation			Excluded		
	Total Construction Cost			£199,400,000	£2,783	

4.1 Central Spine - Block H					
Item	Description	Qty	Unit	Rate £	Total £
	Block H				
	<i>Plan Area (m²)</i>	1,096			
	<i>Total GEA (m²)</i>	15,723			
	<i>Total GIA (m²)</i>	14,937			
	<i>Total NIA (m²)</i>	12,579			
	<i>Total Affordable Units (nr)</i>	143			
	<i>Total Private Units (nr)</i>	-			
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	2,987,448
2.02	<u>Upper Floors</u>	13,841	m ²	165	2,283,805
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>				

4.1 Central Spine - Block H					
Item	Description	Qty	Unit	Rate £	Total £
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>				
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	1,792,469
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	-	nr	2,280	-
2.21	2 Bed	82	nr	3,280	268,960
2.22	3 Bed	61	nr	3,780	230,580
2.23	4 Bed	-	nr	4,780	-
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

4.1 Central Spine - Block H

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	2,928	-
3.05	2 Bed	82	nr	4,545	372,649
3.06	3 Bed	61	nr	6,045	368,745
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>				
3.09	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	-	nr	2,620	-
3.15	2 Bed	82	nr	3,770	309,140
3.16	3 Bed	61	nr	4,775	291,275
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	2,404	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

4.1 Central Spine - Block H

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	2,869	-
3.28	2 Bed	82	nr	4,138	339,275
3.29	3 Bed	61	nr	5,205	317,475
3.30	4 Bed	-	nr	11,272	-
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	-	nr	6,800	-
4.04	2 Bed	82	nr	9,900	811,800
4.05	3 Bed	61	nr	9,900	603,900
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	-	nr	2,350	-
5.03	1 Bed	-	nr	2,350	-
5.04	2 Bed	82	nr	4,850	397,700
5.05	3 Bed	61	nr	4,850	295,850
5.06	4 Bed	-	nr	4,850	-
5.07	<u>MEP - Shell & Core</u>	14,937	m ²	325	4,852,433
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	-	nr	15,332	-
5.11	2 Bed	82	nr	20,044	1,643,598
5.12	3 Bed	61	nr	26,112	1,592,839
5.13	4 Bed	-	nr	31,585	-

4.1 Central Spine - Block H

Item	Description	Qty	Unit	Rate £	Total £
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	29,546,809

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)	19,851			
	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	4,714,448
2.02	<u>Upper Floors</u>	21,609	m ²	165	3,565,525
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	1,963	m ²	185	363,155
	adj	1,963	m ²	29	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

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	23,572	m ²	120	2,828,669
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	39	nr	3,280	127,920
2.21	3 Bed	35	nr	3,780	132,300
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	-	nr	3,280	-
2.26	3 Bed	103	nr	3,780	389,340
2.27	4 Bed	-	nr	4,780	-
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

4.2 Central Spine - Block K					
Item	Description	Qty	Unit	Rate £	Total £
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>				
3.03	Studio	-	nr	2,647	-
3.04	1 Bed	30	nr	3,673	110,190
3.05	2 Bed	39	nr	5,940	231,641
3.06	3 Bed	35	nr	7,620	266,700
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	-	nr	4,545	-
3.11	3 Bed	103	nr	6,045	622,635
3.12	4 Bed	-	nr	10,445	-
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	-

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
3.19	1 Bed	30	nr	4,315	129,450
3.20	2 Bed	39	nr	5,665	220,935
3.21	3 Bed	35	nr	6,800	238,000
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	-	nr	3,770	-
3.26	3 Bed	103	nr	4,775	491,825
3.27	4 Bed	-	nr	6,455	-
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
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	39	nr	4,918	191,783
3.39	3 Bed	35	nr	5,985	209,458
3.40	<u>Ceiling Finishes - Affordable Units - refer to models for build up</u>				
3.41	Studio	-	nr	1,608	-

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	-	nr	4,138	-
3.44	3 Bed	103	nr	5,205	536,064
3.45	4 Bed	-	nr	11,272	-
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	39	nr	14,930	582,270
4.05	3 Bed	35	nr	16,680	583,800
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	-	nr	9,900	-
4.10	3 Bed	103	nr	9,900	1,019,700
4.11	4 Bed	-	nr	11,400	-
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				

4.2 Central Spine - Block K

Item	Description	Qty	Unit	Rate £	Total £
5.02	Studio	-	nr	2,750	-
5.03	1 Bed	30	nr	2,750	82,500
5.04	2 Bed	39	nr	5,450	212,550
5.05	3 Bed	35	nr	5,450	190,750
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	-	nr	4,850	-
5.1	3 Bed	103	nr	4,850	499,550
5.11	4 Bed	-	nr	4,850	-
5.12	<u>MEP - Shell & Core</u>	23,572	m ²	325	7,657,554
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	39	nr	30,083	1,173,255
5.17	3 Bed	35	nr	36,875	1,290,639
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	-	nr	20,044	-
5.22	3 Bed	103	nr	26,112	2,689,548
5.23	4 Bed	-	nr	31,585	-
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

4.2 Central Spine - Block K					
Item	Description	Qty	Unit	Rate £	Total £
5.27	Cycle lift; 2 floors	1	nr	50,000	50,000
TOTAL					48,432,240

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)	19,851			
	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	4,714,448
2.02	<u>Upper Floors</u>	21,458	m ²	165	3,540,511
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	2,115	m ²	185	391,201
	adj	2,115		30	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

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
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
2.15	<u>Internal Walls and Partitions</u>	23,572	m ²	120	2,828,669
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	-	nr	3,280	-
2.26	3 Bed	84	nr	3,780	317,520
2.27	4 Bed	21	nr	4,780	100,380
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

4.3 Central Spine - Block L					
Item	Description	Qty	Unit	Rate £	Total £
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>				
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	-	nr	4,545	-
3.11	3 Bed	84	nr	6,045	507,780
3.12	4 Bed	21	nr	10,445	219,345
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	-

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	3,770	-
3.26	3 Bed	84	nr	4,775	401,100
3.27	4 Bed	21	nr	6,455	135,555
3.28	<u>Floor Finishes - Communal Areas - excludes commercial & education units which are assumed as shell & core</u>				
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	-

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
3.42	1 Bed	-	nr	2,869	-
3.43	2 Bed	-	nr	4,138	-
3.44	3 Bed	84	nr	5,205	437,178
3.45	4 Bed	21	nr	11,272	236,702
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
4.05	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	-	nr	9,900	-
4.10	3 Bed	84	nr	9,900	831,600
4.11	4 Bed	21	nr	11,400	239,400
5	Services				
5.01	<u>Sanitaryware - Private Units - refer to models for build up</u>				
5.02	Studio	-	nr	2,750	-

4.3 Central Spine - Block L

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	4,850	-
5.1	3 Bed	84	nr	4,850	407,400
5.11	4 Bed	21	nr	4,850	101,850
5.12	<u>MEP - Shell & Core</u>	23,572	m ²	325	7,657,554
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	-
5.2	1 Bed	-	nr	15,332	-
5.21	2 Bed	-	nr	20,044	-
5.22	3 Bed	84	nr	26,112	2,193,418
5.23	4 Bed	21	nr	31,585	663,289
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

4.3 Central Spine - Block L					
Item	Description	Qty	Unit	Rate £	Total £
TOTAL					49,389,563

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

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
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
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	1,149,389
2.33	<u>Internal Doors</u>				

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	2,280	-
2.37	2 Bed	55	nr	3,280	180,400
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>				
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	-	nr	2,928	-
3.05	2 Bed	55	nr	4,545	249,948
3.06	3 Bed	27	nr	6,045	163,215
3.07	4 Bed	1	nr	10,445	10,445

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	2,620	-
3.15	2 Bed	55	nr	3,770	207,350
3.16	3 Bed	27	nr	4,775	128,925
3.17	4 Bed	1	nr	6,455	6,455
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	-	nr	2,869	-
3.28	2 Bed	55	nr	4,138	227,563
3.29	3 Bed	27	nr	5,205	140,522

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
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	-	nr	6,800	-
4.04	2 Bed	55	nr	9,900	544,500
4.05	3 Bed	27	nr	9,900	267,300
4.06	4 Bed	1	nr	11,400	11,400
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	-	nr	2,350	-
5.04	2 Bed	55	nr	4,850	266,750
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	3,111,537
5.08	<u>MEP - Affordable Units - as per Phase 1</u>				
5.09	Studio	-	nr	12,885	-
5.1	1 Bed	-	nr	15,332	-

4.4 Central Spine - Block P

Item	Description	Qty	Unit	Rate £	Total £
5.11	2 Bed	55	nr	20,044	1,102,413
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					27,032,280

**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

Item	Description	Qty	Unit	Rate £	Total £
	PRIVATE STUDIO				
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

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE STUDIO					
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

GIFA (m2)

28.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 1 BED					
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					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

GIFA (m2)

75.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 2 BED					
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
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 freeze	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

GIFA (m2)

75.00

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 2 BED					
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
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

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 3 BED					
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
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 freeze	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

Item	Description	Qty	Unit	Rate £	Total £
PRIVATE 3 BED					
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
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

					GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £	
AFFORDABLE STUDIO						
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	
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 freeze	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	

					GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £	
AFFORDABLE STUDIO						
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	
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

				GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 1 BED					
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
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 freeze	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

					GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £	
AFFORDABLE 1 BED						
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	
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

					GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £	
AFFORDABLE 2 BED						
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	
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 freeze	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	

					GIFA (m2)	28.00
Item	Description	Qty	Unit	Rate £	Total £	
AFFORDABLE 2 BED						
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	
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

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 3 BED					
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
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 freeze	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

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 3 BED					
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
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

Item	Description	Qty	Unit	Rate £	Total £
AFFORDABLE 4 BED					
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
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	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 Superstru</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

KEY RATES						
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

KEY RATES						
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
Sanitaryware Appliances		Installation Only	301	ft2	300	ft2	300	ft2	300	ft2	300	ft2	300	ft2	300	ft2	300
• WC suite	nr		1	nr	300	1	nr	300	2	nr	525	3	nr	750	4	nr	1,125
• 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	4	nr	300	7	nr	525	10	nr	750	15	nr	1,125
Disposal Installations			680	ft2	680	ft2	680	ft2	680	ft2	680	ft2	680	ft2	680	ft2	680
• Soil & waste to sanitaryware	85	nr	4	nr	340	4	nr	340	7	nr	355	10	nr	850	15	nr	1,275
• Soil & waste to white goods	85	nr	3	nr	255	3	nr	255	3	nr	255	3	nr	255	3	nr	255
• Condensate to MHR Unit	85	nr	1	item	85	1	item	85	1	item	85	1	item	85	1	item	85
Water Installations			1,295	ft2	1,295	ft2	1,295	ft2	1,295	ft2	1,295	ft2	1,295	ft2	1,295	ft2	1,295
• Cold water pipework to sanitaryware	85	per point	4	nr	340	4	nr	340	7	nr	595	10	nr	850	15	nr	1,275
• Cold water pipework to white goods	85	per point	3	nr	255	3	nr	255	1	nr	85	3	nr	255	3	nr	255
• Meters	100	nr	1	nr	100	1	nr	100	1	nr	100	1	nr	100	1	nr	100
• Hot water pipework to sanitaryware	100	per point	3	nr	300	3	nr	300	5	nr	500	7	nr	700	11	nr	1,100
• Hot water pipework to white goods	100	per point	3	nr	300	3	nr	300	1	nr	100	3	nr	300	3	nr	300
Heat Source			1,500	ft2	1,500	ft2	1,500	ft2	1,500	ft2	1,500	ft2	1,500	ft2	1,500	ft2	1,500
• Plate Heat Exchangers	Varies	nr	1	nr	1,500	1	nr	1,500	1	nr	1,750	1	nr	2,000	1	nr	2,000
Space Heating Installations			5,040	ft2	5,040	ft2	5,040	ft2	5,040	ft2	5,040	ft2	5,040	ft2	5,040	ft2	5,040
• LTHW heating	55	m²	28	m²	1,540	54	m²	2,970	75	m²	4,125	97	m²	5,335	155	m²	8,525
• Electric Underfloor Heating to Bathrooms		n/a			-			-			-			-			-
• Heated towel rails incl spur					-			-			-			-			-
• Comfort cooling/air conditioning via VRV FCU's incl grilles, plenums and local external condenser	3,500	per ftu	1	item	3,500	2	item	7,000	2	item	7,000	2	item	7,000	3	item	10,500
Ventilation Installations			2,000	ft2	2,000	ft2	2,000	ft2	2,000	ft2	2,000	ft2	2,000	ft2	2,000	ft2	2,000
• Whole house ventilation with Heat Recovery (MVHR)	Varies	Item	1	nr	2,000	1	nr	2,000	1	nr	3,000	1	nr	3,500	1	nr	4,500
Electrical Installations			3,637	ft2	3,637	ft2	3,637	ft2	3,637	ft2	3,637	ft2	3,637	ft2	3,637	ft2	3,637
• Tenant's consumer unit	150	Item	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Electrical meters	50	nr	1	nr	50	1	nr	50	1	nr	50	1	nr	50	1	nr	50
• Small power distribution points (twin socket outlets)	35	nr	14	nr	490	16	nr	560	21	nr	735	26	nr	910	33	nr	1,155
• Cooker/hob outlets	45	nr	1	nr	45	1	nr	45	1	nr	45	1	nr	45	1	nr	45
• Fused connection units	35	nr	3	nr	105	3	nr	105	4	nr	140	5	nr	175	6	nr	210
• Power wiring	15	per point	18	nr	270	20	nr	300	26	nr	390	32	nr	480	33	nr	495
• Power containment		Excluded			-			-			-			-			-
• Lighting installation utilising Low energy downlights to living rooms, bedrooms & Kitchens	50	nr	11	nr	550	14	nr	700	18	nr	900	22	nr	1,100	22	nr	1,100
• Kitchen potted lighting	50	m	2	m	100	4	m	200	4	m	200	4	m	200	4	m	200
• Lighting installation to bathrooms, IP rated	85	nr	2	nr	170	2	nr	170	4	nr	340	6	nr	510	6	nr	510
• Bathroom mirror lighting	50	nr	1	m	50	2	m	100	2	m	100	3	nr	150	4	nr	200
• Wardrobe Rq incl local sensor	25	nr	1	nr	25	1	nr	25	2	nr	50	3	nr	75	4	nr	100
• Light switches	35	nr	10	nr	350	10	nr	350	15	nr	525	25	nr	875	25	nr	875
• Sump lighting sockets					-			-			-			-			-
• Shaver outlets	35	nr	1	nr	35	1	nr	35	1	nr	35	3	nr	105	6	nr	210
• Lighting wiring	20	per point	28	nr	560	34	nr	670	46	nr	924	66	nr	1,320	71	nr	1,420
• Lighting containment	20	per point	28	nr	560	34	nr	670	46	nr	924	66	nr	1,320	71	nr	1,420
• Lighting Installation	20	per point	28	nr	560	34	nr	670	46	nr	924	66	nr	1,320	71	nr	1,420
• External lighting to terrace	85	nr	0	nr	-	1	nr	85	1	nr	85	1	nr	85	1	nr	85
• Earthing & Bonding	100	Item	1	Item	100	1	Item	100	1	Item	100	1	Item	100	1	Item	100
Gas Installations					-			-			-			-			-
• Gas service to kitchens from risers to apartment appliances		each		nr	-		nr	-		nr	-		nr	-		nr	-
Protective Installations			925	ft2	925	ft2	925	ft2	925	ft2	925	ft2	925	ft2	925	ft2	925
• Sprinklers	185	per head	5	nr	925	5	nr	925	8	nr	1,480	12	nr	2,220	12	nr	2,220
Communications			1,155	ft2	1,155	ft2	1,155	ft2	1,155	ft2	1,155	ft2	1,155	ft2	1,155	ft2	1,155
• Smoke detector	150	nr	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Heat detector	175	nr	1	nr	175	1	nr	175	1	nr	175	1	nr	175	1	nr	175
• Telephone outlets	35	nr	2	nr	70	3	nr	105	4	nr	140	5	nr	175	5	nr	175
• Data outlets	35	nr	3	nr	105	3	nr	105	4	nr	140	5	nr	175	5	nr	175
• Telephone wiring	Varies	nr	1	Item	150	1	Item	150	1	Item	250	1	Item	300	1	Item	300
• Television/Satellite outlets	0	nr	30	nr	30	2	nr	60	3	nr	90	5	nr	150	5	nr	150
• Television/Satellite wiring	Varies	Item	1	nr	150	1	nr	150	1	nr	350	1	nr	400	1	nr	400
• Entry system	500	nr	1	nr	500	1	nr	500	1	nr	500	1	nr	500	1	nr	500
• AV allowances, incl Creston type panels and interfaces	Varies	Item		nr	-		nr	-		nr	-		nr	-		nr	-
• Pre-wiring for future security alarm		Not Required			-			-			-			-			-
Special Installations			200	ft2	200	ft2	200	ft2	200	ft2	200	ft2	200	ft2	200	ft2	200
• Local controls via thermostats	Varies	Item	1	nr	200	1	nr	200	1	nr	300	1	nr	400	1	nr	400
Builders Work in Connection			251	ft2	251	ft2	251	ft2	251	ft2	251	ft2	251	ft2	251	ft2	251
• Testing & Commissioning	1.5%	%	1	Item	251	1	Item	251	1	Item	417	1	Item	512	1	Item	658
Sub Contractors Prelims			250	ft2	250	ft2	250	ft2	250	ft2	250	ft2	250	ft2	250	ft2	250
• Testing & Commissioning	1.5%	%	1	Item	250	1	Item	250	1	Item	416	1	Item	508	1	Item	651
Cost Per Apartment =			18,095	ft2	18,095	ft2	18,095	ft2	18,095	ft2	18,095	ft2	18,095	ft2	18,095	ft2	18,095

Block	Market	Studio	1 Bed	2 Bed	3 Bed	Penthouse	Total	Average cost per apartment (Incl Sanitaryware)
Block A - Market	0	18,095	-	-	-	-	18,095	18,095
	0	24,962	335	-	-	-	24,962	24,962
	0	30,083	462	-	-	-	30,083	30,083
	0	36,875	401	380	-	-	36,875	36,875
	0	47,411	380	380	-	-	47,411	47,411
	0	47,411	306	-	-	-	47,411	47,411
Total =			1,347	1,347	1,347	1,347	4,347	4,347
Average cost per apartment (Incl Sanitaryware) =							18,095	18,095
Block B - Market	1	18,095	18,095	-	-	-	36,190	36,190
	80	24,962	1,096,940	462	-	-	1,098,432	1,098,432
	85	30,083	2,557,095	401	-	-	2,557,886	2,557,886
	36	36,875	1,327,514	380	-	-	1,328,274	1,328,274
	4	47,411	189,644	-	-	-	189,644	189,644
	206	47,411	306	-	-	-	47,411	47,411
Total =			6,089,288	394.65			6,089,288	6,089,288
Average cost per apartment (Incl Sanitaryware) =							29,559.65	29,559.65

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
			301	m2	ft2	54	m2	ft2	75	m2	ft2	97	m2	ft2	155	m2	ft2
Sanitaryware Appliances		Installation Only	300		10.71	300		5.56	525		7.00	750		7.73	1,125		11.60
• 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 ind 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	4	nr	300	7	nr	525	10	nr	750	15	nr	1,125
Disposal Installations			680		24.29	680		12.59	935		12.47	1,190		12.27	1,615		16.65
• Soil & waste to sanitaryware	85	nr	4	nr	340	4	nr	340	7	nr	595	10	nr	850	15	nr	1,275
• Soil & waste to white goods	85	nr	3	nr	255	3	nr	255	3	nr	255	3	nr	255	3	nr	255
• Condensate to MVHR Unit	85	nr	1	nr	85	1	nr	85	1	nr	85	1	nr	85	1	nr	85
Water Installations			1,295		46.25	1,295		23.98	1,380		18.40	2,205		22.73	3,030		31.24
• Cold water pipework to sanitaryware	85	per point	4	nr	340	4	nr	340	7	nr	595	10	nr	850	15	nr	1,275
• Cold water pipework to white goods	85	per point	3	nr	255	3	nr	255	1	nr	85	3	nr	255	3	nr	255
• Meters	100	nr	1	nr	100	1	nr	100	1	nr	100	1	nr	100	1	nr	100
• Hot water pipework to sanitaryware	100	per point	3	nr	300	3	nr	300	5	nr	500	7	nr	700	11	nr	1,100
• Hot water pipework to white goods	100	per point	3	nr	300	3	nr	300	1	nr	100	3	nr	300	3	nr	300
Heat Source			1,500		53.57	1,500		27.78	1,750		23.33	2,000		20.62	2,000		20.62
• Plate Heat Exchangers	Varies	nr	1	nr	1,500	1	nr	1,500	1	nr	1,750	1	nr	2,000	1	nr	2,000
Space Heating Installations			1,470		52.50	1,470		46.48	3,700		49.33	4,930		50.82	7,250		74.74
• LTHW heating via Rads	40	m ²	28	m2	1,120	54	m2	2,160	75	m2	3,000	97	m2	3,880	155	m2	6,200
• Electric Underfloor Heating to Bathrooms		n/a	1	nr	350	1	nr	350	2	nr	700	3	nr	1,050	3	nr	1,050
• Heated towel rails incl spur	350	per bathroom	1	nr	350	1	nr	350	2	nr	700	3	nr	1,050	3	nr	1,050
• Comfort cooling/air conditioning via VRV FCU's incl grilles, plenums and local external condenser		n/a			-			-			-			-			-
Ventilation Installations			2,000		71.43	2,000		46.30	3,000		40.00	3,500		36.08	4,500		46.39
• Whole house ventilation with Heat Recovery (MVHR)	Varies	Item	1	nr	2,000	1	nr	2,500	1	nr	3,000	1	nr	3,500	1	nr	4,500
Electrical Installations			2,621		93.59	3,093		57.27	4,107		54.76	5,380		55.46	5,500		56.70
• Tenant's consumer unit	150	Item	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Electrical meters	50	nr	1	nr	50	1	nr	50	1	nr	50	1	nr	50	1	nr	50
• Small power distribution points (twin socket outlets)	15	nr	14	nr	210	16	nr	240	21	nr	315	26	nr	390	26	nr	390
• Cooker/hub outlets	20	nr	1	nr	20	1	nr	20	1	nr	20	1	nr	20	1	nr	20
• Fused connection units	20	nr	3	nr	60	3	nr	60	4	nr	80	5	nr	100	6	nr	120
• Power wiring	15	per point	18	nr	270	20	nr	300	26	nr	390	32	nr	480	33	nr	495
• Power containment	45	nr	11	nr	495	14	nr	630	18	nr	810	22	nr	990	22	nr	990
• Lighting installation utilising Low energy downlights to living rooms, bedrooms & kitchens		Included			-			-			-			-			-
• Kitchen pelmet lighting		Excluded			-			-			-			-			-
• Lighting installation to bathrooms, IP rated	65	nr	2	nr	130	2	nr	130	4	nr	260	6	nr	390	6	nr	390
• Bathroom mirror lighting	50	nr	1	nr	50	2	nr	100	2	nr	100	3	nr	150	4	nr	200
• Wardrobe lra incl local sensor		Excluded			-			-			-			-			-
• Light switches	15	nr	10	nr	150	10	nr	150	15	nr	225	25	nr	375	25	nr	375
• Sump lighting sockets		Not required			-			-			-			-			-
• Shaver outlets		Not required			-			-			-			-			-
• Lighting wiring	15	per point	26	nr	395	32	nr	473	43	nr	648	60	nr	900	61	nr	915
• Lighting containment		Excluded			-			-			-			-			-
• Lighting Installation	20	per point	26	nr	526	32	nr	630	43	nr	648	60	nr	900	61	nr	915
• External lighting to terrace	85	nr	0	nr	-	1	nr	85	1	nr	85	1	nr	85	1	nr	85
• Earthing & Bonding	100	Item	1	nr	100	1	nr	100	1	nr	100	1	nr	100	1	nr	100
Gas Installations					-			-			-			-			-
• Gas service to kitchens from risers to apartment appliances		N/A			-			-			-			-			-
Protective Installations			925		33.04	925		17.13	1,480		19.73	2,220		22.89	2,220		22.89
• Sprinklers	185	per head	5	nr	925	5	nr	925	8	nr	1,480	12	nr	2,220	12	nr	2,220
Communications			925		33.04	1,125		20.83	1,360		18.13	1,575		16.24	1,575		16.24
• Smoke detector	150	nr	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Heat detector	175	nr	1	nr	175	1	nr	175	1	nr	175	1	nr	175	1	nr	175
• Telephone outlets	20	nr	2	nr	40	3	nr	60	4	nr	80	5	nr	100	5	nr	100
• Data outlets	35	nr	3	nr	105	3	nr	105	4	nr	140	5	nr	175	5	nr	175
• Telephone wiring	Varies	nr	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Television/Satellite outlets	30	nr	1	nr	30	2	nr	60	3	nr	90	5	nr	150	5	nr	150
• Television/Satellite wiring	Varies	nr	1	nr	150	1	nr	150	1	nr	150	1	nr	150	1	nr	150
• Entry system	300	nr	1	nr	300	1	nr	300	1	nr	300	1	nr	300	1	nr	300
• AV allowance, incl Creston type panels and interfaces	Varies	nr			-			-			-			-			-
• Pre-wiring for future security alarm	Varies	nr			-			-			-			-			-
Special Installations			200		8.93	250		5.56	300		4.67	400		4.12	400		4.12
• Local controls via thermostats	Varies	Item	1	nr	200	1	nr	250	1	nr	300	1	nr	400	1	nr	400
Builders Work in Connection	1.5%	%	1	Item	179	1	Item	213	1	Item	278	1	Item	362	1	Item	438
Testing & Commissioning	1.5%	%	1	Item	177	1	Item	211	1	Item	274	1	Item	356	1	Item	428
Sub Contractors Prelims	5%	%	1	Item	614	1	Item	730	1	Item	954	1	Item	1,243	1	Item	1,504
Cost Per Apartment =					12,885			285			268			25.01			30.25

Block A - Affordable			
12	9	Studio	12,885
57	42	1 Bed	15,332
30	22	2 Bed	20,044
15	11	3 Bed	26,112
		Penthouse	31,585
84			
		Total =	1,488,088
		Average cost per apartment (Incl Sanitaryware) =	17,715.33

Block B - Affordable			
12	9	Studio	12,885
50	37	1 Bed	15,332
42	31	2 Bed	20,044
9	7	3 Bed	26,112
		Penthouse	31,585
84			
		Total =	1,487,376
		Average cost per apartment (Incl Sanitaryware) =	17,706.86

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	

1,280.60

THAMESIDE WEST
MASTERPLAN

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

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	
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)	504,684.86	
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				
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				Exl.
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				
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 hoardings	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

School, Nursery, Community Buildings Fit Out Feasibility Estimate	
School	6,373,897
Nursery	1,193,045
Community buildings	2,264,479
Total	9,830,000

Basis

- 1 Base Date Q2 2020
- 2 Start on site date - TBC
- 3 Form of Contract - TBA
- 4 Procurement - TBA but assumed standalone contracts
- 5 Area basis
- 6 BREEAM Excellent

Exclusions

- 1 Land acquisition costs
- 2 Legal costs and finance charges
- 3 No allowance for removal of contaminated material
- 4 Asbestos removal
- 5 S106 and 278 works/ Consequential improvements / CIL
- 6 Service diversions and upgrade works
- 7 New substations / site wide infrastructure and incoming mains
- 8 VAT
- 9 Temporary accommodation
- 10 Construction Inflation
- 11 Exchange Rate increases
- 12 Demolitions
- 13 Base build costs
- 14 External works other than as noted
- 15 Effect of Brexit on programme and cost
- 16 Effect of Covid-19 on programme and cost

**4FE Primary School
Feasibility - Area Basis****Fit out Project Costs - Budget RIBA Stage 0**

<u>Construction Costs</u>	Quant	Unit	Rate	
School Fit Out	4,058	m2	625	2,536,250
Abnormals				excluded
Extra over allowance for sprinklers	4,058	m2	65	263,770
Rooftop play space allowance	1,369	m2	375	513,375
External works -outdoor play	1,451	m2	200	290,200
Subtotal				3,603,595
Prelims	16%			576,575
OH&P	6%			250,810
Inflation				excluded
Subtotal				4,430,980
Design development	10%			443,098
Construction contingency	5%			221,549
Sub Total				5,095,627
Professional fees				excluded
<u>Other direct costs</u>				
School ff&e	4,058	m2	165	669,570
School ICT/AV	4,058	m2	150	608,700
Total Estimated Construction Cost				6,373,897

**Nursery School
Feasibility - Area Basis****Fit out Project Costs - Budget RIBA Stage 0**

<u>Construction Costs</u>	Quant	Unit	Rate	
Nursery Fit Out	945	m2	575	543,375
Abnormals				excluded
Extra over allowance for sprinklers	945	m2	65	61,425
Rooftop play space allowance				excluded
External works -outdoor play	142	m2	200	28,400
Subtotal				633,200
Prelims	16%			101,312
OH&P	6%			44,071
Inflation				excluded
Subtotal				778,583
Design development	10%			77,858
Construction contingency	5%			38,929
Sub Total				895,370
Professional fees				excluded
<u>Other direct costs</u>				
School ff&e	945	m2	165	155,925
School ICT/AV	945	m2	150	141,750
Total Estimated Construction Cost				1,193,045

**Community Building
Feasibility - Area Basis****Fit out Project Costs - Budget RIBA Stage 0**

<u>Construction Costs</u>	Quant	Unit	Rate	
Community Fit Out	2,200	m2	700	1,540,000
Abnormals				excluded
Extra over allowance for sprinklers	945	m2	65	61,425
Rooftop play space allowance				excluded
External works -outdoor play				excluded
Subtotal				<hr/> 1,601,425
Prelims	16%			256,228
OH&P	6%			111,459
Inflation				excluded
Subtotal				1,969,112
Design development	10%			196,911
Construction contingency	5%			98,456
Sub Total				2,264,479
Professional fees				excluded
Total Estimated Construction Cost				2,264,479

Appendix 6

Thameside West - Updated Mix - 1,700 AH units
Silvertown Homes Limited & GLA Land and Property
Present Day - 30.06.20

Development Appraisal
Gerald Eve LLP
07 July 2020

**Thameside West - Updated Mix - 1,700 AH units
Silvertown Homes Limited & GLA Land and Property
Present Day - 30.06.20**

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	71	46,813	200.00	131,868	9,362,600
Plot A - LSO	124	101,451	500.00	409,077	50,725,500
Plot B - Private	206	158,608	716.70	551,817	113,674,354
Plot D - LAR	114	100,816	200.00	176,870	20,163,200
Plot D - LSO	92	65,445	500.00	355,679	32,722,500
Plot C - Private	145	94,120	797.42	517,607	75,052,977
Plot E - Private	126	70,687	803.16	450,579	56,772,971
Plot E - LSO	141	106,101	500.00	376,245	53,050,500
Plot F - Private	326	215,194	792.59	523,194	170,561,393
Plot G - Private	320	210,565	833.35	548,357	175,474,343
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	500.00	494,485	16,318,000
Plot R - Private	542	351,423	838.24	543,498	294,575,963
Plot S - Private	434	285,547	812.62	534,657	232,041,203
Plot S - LSO	141	126,499	500.00	448,578	63,249,500
Plot T - LAR	423	282,243	200.00	133,448	56,448,600
Plot U - Private	70	40,903	772.08	451,148	31,580,388
Plot U - LSO	82	67,512	500.00	411,659	33,756,000
Plot U - LAR	45	41,657	200.00	185,142	8,331,400
Plot H - LAR	143	110,309	200.00	154,278	22,061,800
Plot K - Private	104	81,322	780.51	610,314	63,472,634
Plot K - LAR	103	102,032	200.00	198,120	20,406,400
Plot L - Private	106	72,765	782.43	537,109	56,933,519
Plot L - LAR	105	106,273	200.00	202,425	21,254,600
Plot P - LSO	83	62,765	500.00	378,102	31,382,500
Totals	5,000	3,553,575			2,215,617,212

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

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

APPRAISAL SUMMARY**GERALD EVE LLP****Thameside West - Updated Mix - 1,700 AH units
Silvertown Homes Limited & GLA Land and Property
Present Day - 30.06.20**

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				2,304,466,351	
Purchaser's Costs			(5,657,061)		
Effective Purchaser's Costs Rate	6.80%			(5,657,061)	
NET DEVELOPMENT VALUE				2,298,809,290	
NET REALISATION				2,298,809,290	
OUTLAY					
ACQUISITION COSTS					
Fixed Price	103,000,000				
Fixed Price			103,000,000		
				103,000,000	
Other Acquisition					
Acquisition Costs	6.8000%	7,004,000			
				7,004,000	

**Thameside West - Updated Mix - 1,700 AH units
 Silvertown Homes Limited & GLA Land and Property
 Present Day - 30.06.20**

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Plot A	240,821	343.17	82,642,958	
Plot B	237,376	325.00	77,147,803	
Plot D	280,464	212.89	59,708,440	
Plot C	119,469	266.05	31,785,097	
Plot E	265,621	235.52	62,558,439	
Plot F	317,320	246.21	78,127,974	
Plot G	319,107	243.00	77,542,744	
Plot J	196,721	273.20	53,743,197	
Plot M	195,397	257.69	50,351,014	
Plot N	287,547	251.15	72,216,979	
Plot Q	280,636	206.05	57,826,384	
Plot R	493,245	249.99	123,308,463	
Plot S	583,027	220.11	128,332,446	
Plot T	410,589	214.51	88,076,922	
Plot U	280,303	189.91	53,232,139	
Plot H	160,780	226.05	36,344,348	
Plot K	253,727	234.80	59,574,561	
Plot L	253,727	239.44	60,752,126	
Plot P	103,097	322.52	33,251,325	
Plot V - Industrial	153,386	79.99	12,269,848	
Totals	5,432,360 ft²		1,298,793,207	
S106			40,000,000	
Mayoral CIL			7,955,967	
Borough CIL			30,800,994	
				1,377,550,168

Other Construction

Landscaping - Landings & Parkside			17,919,588	
Landscaping - The Quays			12,249,550	
Landscaping - Riverside Quarter			25,115,686	
Landscaping - Central Spine			9,460,233	
Demolition			7,200,000	
Energy Centre			21,950,000	
Reprofiling/Decontamination			11,500,000	
Community Buildings inc School			9,830,000	
Risk allowance - Silvertown Tunnel			3,000,000	
				118,225,057

PROFESSIONAL FEES

Professional fees	9.00%	126,883,644		126,883,644
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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%	17,763,841		
Resi Sales Agent - Completion	1.00%	17,763,841		
Resi Sales Legal - Exchange	0.25%	4,440,960		
Resi Sales Legal - Completion	0.25%	4,440,960		
Residential Marketing	1.00%	17,763,841		
				64,053,422

FINANCE

Debit Rate 6.500%, Credit Rate 0.000% (Effective)				
Total Finance Cost				177,454,026

TOTAL COSTS

1,974,170,316

PROFIT

324,638,974

Performance Measures

Profit on Cost%	16.44%
Profit on GDV%	14.09%
Profit on NDV%	14.12%
Development Yield% (on Rent)	0.22%
Equivalent Yield% (Nominal)	4.73%
Equivalent Yield% (True)	4.88%
IRR% (without Interest)	11.73%

Thameside West - Updated Mix - 1,700 AH units
Silvertown Homes Limited & GLA Land and Property
Present Day - 30.06.20

Rent Cover
Profit Erosion (finance rate 6.500)

75 yrs 11 mths
2 yrs 4 mths