

APPENDIX 1



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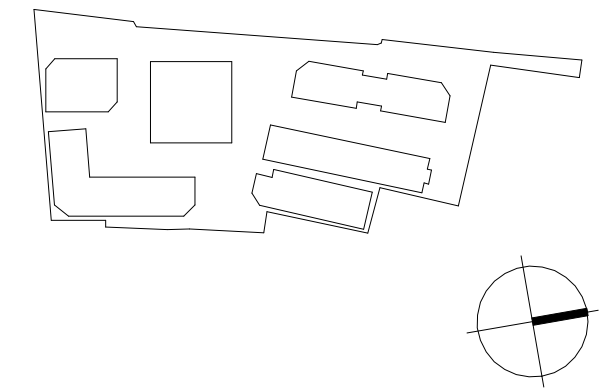
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NOTES

Check and verify all dimensions prior to commencement of work.
This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of inconsistencies / conflicts.
Figured dimensions shall take precedence to scaled dimensions.

P04	26.06.2026	Planning Issue	JW	AK
P03	24.04.2026	Planning Issue Draft	FM	AK
P02	07.06.2026	Stage 1 Coordination	JW	AK
P01	19.03.2026	Stage 1 Coordination Update	JW	AK
P00	13.03.2026	Stage 1 Coordination Update	JW	AK
REV	DDMMYY	DESCRIPTION	JW	AK
			ISSUED BY	CHECK BY

LOCATION PLAN



ARCHITECTS

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PLANNING CONSULTANT

Barker Parry
33 Bancroft
Hitchin / SG5 1LA

LANDSCAPE

MRC Studio
70 St John Street
London / EC1M 4DT

CLIENT:



PROJECT

Potters Bar High Street

Canada Life Place, High Street
Potters Bar, EN6 5BA

DRAWING TITLE

General Arrangement
Typical Floor Top

PROJECT No.

44261

STATUS

For Planning

DRAWN

JW

CHECKED

AK

SCALE

1 : 500 @ A1

DRAWING No.

PB-AFK-XX-ZZ-DR-A-20015

REVISION

P04

APPENDIX 2

Viability Analysis

Tab	Scenario	No Dwelling	Market Units	% Aff	Aff Units	Affordable Rent	Shared Ownership	Discount Market Sale	GDV	Total Costs	RLV	BLV	Surplus / Deficit
1A	0% Affordable Housing - 100% Private	293	293	0%	0	0	0	0	£129,607,153	-£127,041,828	£2,565,325	£16,662,075	-£14,096,750
1B	12% Affordable Housing - Social Rent	293	257	12%	36	36	0	0	£119,360,099	-£122,031,656	-£2,671,557	£16,662,075	-£19,333,632
1C	12% Affordable Housing - Shared Ownership	293	257	12%	36	0	36	0	£122,775,784	-£121,921,434	£854,350	£16,662,075	-£15,807,725
1D	12% Affordable Housing - DMS	293	257	12%	36	0	0	36	£124,483,626	-£123,782,192	£701,434	£16,662,075	-£15,960,641

Unit Type (average)		Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi		
	Studio Apartment	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056					
	1 Bed Apartment	Market	1	83	554	51	46,010	4,274	£600	£332,602	£27,605,989					
	2 Bed Apartment	Market	2	150	756	70	113,452	10,540	£600	£453,808	£68,071,232					
	3 Bed Apartment	Market	3	46	939	87	43,210	4,014	£600	£563,611	£25,926,104					
TOTAL MARKET HOUSING				100%	293	714	66	209,151	19,431	£600	£428,295	£125,490,381	£125,490,381			
	Studio Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0					
	1 Bed Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0					
	2 Bed Apartment	Social Rent	2	0	0	0	0	0	£0	£0	£0					
	3 Bed Apartment	Social Rent	3	0	0	0	0	0	£0	£0	£0					
TOTAL AFFORDABLE RENT				0%	0	0	0	0	£0	£0	£0		£0			
	Studio Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0					
	1 Bed Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0					
	2 Bed Apartment	Shared Ownership	2	0	0	0	0	0	£0	£0	£0					
	3 Bed Apartment	Shared Ownership	3	0	0	0	0	0	£0	£0	£0					
TOTAL SHARED OWNERSHIP				0%	0	0	0	0	£0	£0	£0		£0			
	Studio Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0					
	1 Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0					
	2 Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£0	£0	£0					
	3 Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£0	£0	£0					
TOTAL DISCOUNT MARKET SALE				0%	0	0	0	0	£0	£0	£0		£0			
TOTAL AFFORDABLE HOUSING				0%	0	0	0	0	£0	£0	£0					
RESIDENTIAL TOTAL				100%	293	714	66	209,151	19,431	£600	£428,295	£125,490,381				
	Non-Residential	Class E	Block A Block B Block D	Rent £/ft2 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5% 7.5%	Unit m2 70 880 640	Unit ft2 758 9,472 6,869	YP in perp 13.3333 13.3333 13.3333	PV for 6 months 0.9645 0.9645 0.9645 Less purchasers costs @ 6.8% £295,145	£194,898 £2,436,222 £1,771,798 £295,145					
TOTAL NON-RESI							17,119	1,580	£2,589		£4,116,772			£4,116,772		
SCHEME TOTAL					293		226,270	21,021			£129,607,153					
Gross Ha/ Acres Net Developable Ha/ Acres Average market units sales values per ft Residential Coverage (square feet per net dev area)																
Less fees and marketing costs (market housing only) @ Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @ Less Disposal Costs of Discount Market Housing @ Less Disposal Costs of Non-Residential @											3.0% 0.5% 3.0% 2.5%	£(3,764,711) £0 £0 £(102,919)	£(3,764,711)	£0 £0		£(102,919)
Academy Consulting Cost Plan											£(80,007,074)	£(73,953,968)	£0	£(6,053,106)		
Technical Fees											£(3,200,283)	£(2,958,159)	£0	£(242,124)		
Developer Profit on Market Housing												£(25,098,076)				
Developer Profit on Non-Residential														£(617,516)		
Developer Profit on Discount Market Sale Housing														£0		
Developer Profit on Affordable Housing														£0		
Sub-Total											£16,816,573	£19,715,467	£0		£2,898,894	
S106 Contributions																
Building Safety Levy																
CIL																
Finance Costs (see Tab 6)																
Residual Land Value																
EXISTING USE VALUE																
Premium																
SDLT																
Agency / Legal fees																
Surplus / Deficit																

Unit Type (average)		Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi
Studio Apartment	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056				
1 Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361				
2 Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931				
3 Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610				
TOTAL MARKET HOUSING			88%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958	£108,411,958		
Studio Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Social Rent	1	8	542	50	4,338	403	£240	£130,131	£1,041,051				
2 Bed Apartment	Social Rent	2	12	761	71	9,131	848	£240	£182,610	£2,191,320				
3 Bed Apartment	Social Rent	3	16	937	87	14,996	1,393	£240	£224,937	£3,598,997				
TOTAL AFFORDABLE RENT			100%	36	791	73	28,464	2,644	£240	£189,760	£6,831,369		£6,831,369	
Studio Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
2 Bed Apartment	Shared Ownership	2	0	0	0	0	0	£0	£0	£0				
3 Bed Apartment	Shared Ownership	3	0	0	0	0	0	£0	£0	£0				
TOTAL SHARED OWNERSHIP			0%	0	0	0	0	£0	£0	£0			£0	
Studio Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0				
2 Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£0	£0	£0				
3 Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£0	£0	£0				
TOTAL DISCOUNT MARKET SALE			0%	0	0	0	0	£0	£0	£0			£0	
TOTAL AFFORDABLE HOUSING			12%	36	791	73	28,464	2,644	£240	£189,760	£6,831,369			
RESIDENTIAL TOTAL			100%	293	714	66	209,151	19,431	£551	£393,322	£115,243,327			
Non-Residential	Class E	Block A	Rent £/ft2	Rent per annum	Yield	Unit m2	Unit ft2	YP in perp	PV for 6 months					
		Block B	£20	£15,156	7.5%	70	758	13.3333	0.9645	£194,898				
		Block D	£20	£137,778	7.5%	640	6,869	13.3333	0.9645	£2,496,222				
									Less purchasers costs @ 6.8%	£1,771,798				
										-£296,145				
TOTAL NON-RESI						17,119	1,590	£2,589		£4,116,772				£4,116,772
SCHEME TOTAL				293		226,270	21,021			£119,360,099				
Gross Ha/ Acres														
Net Developable Ha/ Acres														
Average market units sales values per ft²														
Residential Coverage (square feet per net dev area)														
Less fees and marketing costs (market housing only) @														
Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @														
Less Disposal Costs of Discount Market Housing @														
Less Disposal Costs of Non-Residential @														
Academy Consulting Cost Plan														
Technical Fees														
Developer Profit on Market Housing														
Developer Profit on Non-Residential														
Developer Profit on Discount Market Sale Housing														
Developer Profit on Affordable Housing														
Sub-Total														
											£10,053,518	£17,032,321	-£1,971,240	-£2,898,894
S106 Contributions														
Building Safety Levy														
CIL														
Finance Costs (see Tab 6)														
Residual Land Value														
EXISTING USE VALUE														
Premium														
SDLT														
Agency / Legal fees														
Surplus / Deficit														

Unit Type (average)		Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi	
	Studio Apartment	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056				
	1 Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361				
	2 Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931				
	3 Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610				
TOTAL MARKET HOUSING				88%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958	£108,411,958		
	Studio Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0				
	1 Bed Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0				
	2 Bed Apartment	Social Rent	2	0	0	0	0	0	£0	£0	£0				
	3 Bed Apartment	Social Rent	3	0	0	0	0	0	£0	£0	£0				
TOTAL AFFORDABLE RENT				0%	0	0	0	0	£0	£0	£0		£0		
	Studio Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
	1 Bed Apartment	Shared Ownership	1	8	542	50	4,338	403	£360	£195,197	£1,561,577				
	2 Bed Apartment	Shared Ownership	2	12	761	71	9,131	848	£360	£273,915	£3,286,980				
	3 Bed Apartment	Shared Ownership	3	16	937	87	14,996	1,393	£360	£337,406	£5,398,496				
TOTAL SHARED OWNERSHIP				100%	36	791	73	28,464	2,644	£360	£284,640	£10,247,054		£10,247,054	
	Studio Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0				
	1 Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0				
	2 Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£0	£0	£0				
	3 Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£0	£0	£0				
TOTAL DISCOUNT MARKET SALE				0%	0	0	0	0	£0	£0	£0		£0		
TOTAL AFFORDABLE HOUSING				12%	36	791	73	28,464	2,644	£360	£284,640	£10,247,054			
RESIDENTIAL TOTAL				100%	293	714	66	209,151	19,431	£567	£404,980	£118,659,012			
Non-Residential	Class E	Block A	Rent £/ft2	Rent per annum	Yield	Unit m2	Unit ft2	YP in perp	PV for 6 months						
		Block B	£20	£15,156	7.5%	70	758	13.3333	0.9645		£194,898				
		Block D	£20	£137,778	7.5%	640	6,869	13.3333	0.9645		£2,496,222				
									Less purchasers costs @ 6.8%		£1,771,798				
											-£286,145				
TOTAL NON-RESI						17,119	1,590	£2,589			£4,116,772			£4,116,772	
SCHEME TOTAL				293		226,270	21,021				£122,775,784				
Gross Ha/ Acres															
Net Developable Ha/ Acres															
Average market units sales values per ft²															
Residential Coverage (square feet per net dev area)															
Less fees and marketing costs (market housing only) @															
Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @															
Less Disposal Costs of Discount Market Housing @															
Less Disposal Costs of Non-Residential @															
Academy Consulting Cost Plan															
Technical Fees															
Developer Profit on Market Housing															
Developer Profit on Non-Residential															
Developer Profit on Discount Market Sale Housing															
Developer Profit on Affordable Housing															
Sub-Total												£13,247,183	£17,032,321	£1,222,425	-£2,898,894
S106 Contributions															
Building Safety Levy															
CIL															
Finance Costs (see Tab 6)															
Residual Land Value												£854,350			
EXISTING USE VALUE															
Premium												£15,655,000			
SDLT												£15,655,000			
Agency / Legal fees												£772,250			
												£234,825	£16,662,075	£16,662,075	
Surplus / Deficit														-£15,807,725	

Unit Type (average)	Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	£ per unit	Total Value	Market	Affordable	Non-Resi	
Studio Apartment	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056				
1 Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361				
2 Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931				
3 Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610				
TOTAL MARKET HOUSING			88%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958	£108,411,958		
Studio Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Social Rent	1	0	0	0	0	0	£0	£0	£0				
2 Bed Apartment	Social Rent	2	0	0	0	0	0	£0	£0	£0				
3 Bed Apartment	Social Rent	3	0	0	0	0	0	£0	£0	£0				
TOTAL AFFORDABLE RENT			0%	0	0	0	0	£0	£0	£0		£0		
Studio Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Shared Ownership	1	0	0	0	0	0	£0	£0	£0				
2 Bed Apartment	Shared Ownership	2	0	0	0	0	0	£0	£0	£0				
3 Bed Apartment	Shared Ownership	3	0	0	0	0	0	£0	£0	£0				
TOTAL SHARED OWNERSHIP			0%	0	0	0	0	0	£0	£0		£0		
Studio Apartment	Discount Market Sale	1	0	0	0	0	0	£0	£0	£0				
1 Bed Apartment	Discount Market Sale	1	8	542	50	4,338	403	£420	£227,730	£1,821,840				
2 Bed Apartment	Discount Market Sale	2	12	761	71	9,131	848	£420	£319,568	£3,834,811				
3 Bed Apartment	Discount Market Sale	3	16	937	87	14,996	1,393	£420	£393,640	£6,298,246				
TOTAL DISCOUNT MARKET SALE			100%	36	791	73	28,464	2,644	£420	£332,080	£11,954,896		£11,954,896	
TOTAL AFFORDABLE HOUSING			12%	36	791	73	28,464	2,644	£420	£332,080	£11,954,896			
RESIDENTIAL TOTAL			100%	293	714	66	209,151	19,431	£576	£410,808	£120,366,854			
Non-Residential	Class E	Block A Block B Block D	Rent £/ft2 £20 £20	Rent per annum £15,156 £189,445 £137,778	Yield 7.5% 7.5%	Unit m2 70 880 640	Unit ft2 758 9,472 6,869	YP in perp 13.3333 13.3333 13.3333	PV for 6 months 0.9645 0.9645 0.9645 Less purchasers costs @ 6.8%	£194,898 £2,498,222 £1,771,798 -£286,145				
TOTAL NON-RESI						17,119	1,590	£2,589		£4,116,772			£4,116,772	
SCHEME TOTAL				293		226,270	21,021			£124,483,626				
Gross Ha/ Acres Net Developable Ha/ Acres Average market units sales values per ft² Residential Coverage (square feet per net dev area)														
Less fees and marketing costs (market housing only) @ Less Transaction Cost for Affordable Disposal to RSL (affordable housing only) @ Less Disposal Costs of Discount Market Housing @ Less Disposal Costs of Non-Residential @														
Academy Consulting Cost Plan														
Technical Fees														
Developer Profit on Market Housing Developer Profit on Non-Residential Developer Profit on Discount Market Sale Housing Developer Profit on Affordable Housing														
Sub-Total											£13,469,202	£16,673,674	£1,803,092	-£2,898,894
S106 Contributions														
Building Safety Levy														
CIL														
Finance Costs (see Tab 6)														
Residual Land Value											£701,434			
EXISTING USE VALUE														
Premium														
SDLT														
Agency / Legal fees														
Surplus / Deficit														

0% Affordable

Unit Type (average)	Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	83	554	51	46,010	4,274	£600	£332,602	£27,605,989
2-Bed Apartment	Market	2	150	756	70	113,452	10,540	£600	£453,808	£68,071,232
3-Bed Apartment	Market	3	46	939	87	43,210	4,014	£600	£563,611	£25,926,104
TOTAL MARKET HOUSING	P	0%	293	714	66	209,151	19,431	£600	£428,295	£125,490,381
Studio	Social Rent	1	0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1	0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2	0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3	0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2	0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3	0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1	0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£420	£0	£0
2-Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£420	£0	£0
3-Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£420	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	£420	£0	£0
TOTAL AFFORDABLE HOUSING		0%	0	0	0	0	0	£0	£0	£0
TOTAL SCHEME HOUSING			293	714	66	209,151	19,431	£600	£428,295	£125,490,381

BLOCK D SOCIAL RENT - NO SHARED OWNERSHIP

Unit Type (average)	Tenure	Beds	Number of Units	Average ft²	Average m²	Total ft²	Total m²	£ per ft²	Unit Value	Total Value
Studio	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	88%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1	0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1	8	542	50	4,338	403	£240	£130,131	£1,041,051
2-Bed Apartment	Social Rent	2	12	761	71	9,131	848	£240	£182,610	£2,191,320
3-Bed Apartment	Social Rent	3	16	937	87	14,996	1,393	£240	£224,937	£3,598,997
TOTAL SOCIAL RENT	SR	100%	36	791	73	28,464	2,644	£240	£189,760	£6,831,369
Studio	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2	0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3	0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1	0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£420	£0	£0
2-Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£420	£0	£0
3-Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£420	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	£420	£0	£0
TOTAL AFFORDABLE HOUSING		12%	36	791	73	28,464	2,644	£240	£189,760	£6,831,369
TOTAL SCHEME HOUSING			293	714	66	209,151	19,431	£551	£393,322	£115,243,327

BLOCK D SHARED OWNERSHIP - NO AFFORDABLE RENT

Unit Type (average)	Tenure	Beds	Number of Units	Average ft ²	Average m ²	Total ft ²	Total m ²	£ per ft ²	Unit Value	Total Value
Studio	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	0%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1	0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1	0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2	0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3	0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1	8	542	50	4,338	403	£360	£195,197	£1,561,577
2-Bed Apartment	Shared Ownership	2	12	761	71	9,131	848	£360	£273,915	£3,286,980
3-Bed Apartment	Shared Ownership	3	16	937	87	14,996	1,393	£360	£337,406	£5,398,496
TOTAL SHARED OWNERSHIP	SO	100%	36	791	73	28,464	2,644	£360	£284,640	£10,247,054
Studio	Discount Market Sale	1	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Discount Market Sale	1	0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Discount Market Sale	2	0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Discount Market Sale	3	0	0	0	0	0	£360	£0	£0
TOTAL DISCOUNT MARKET SALE	DMS	0%	0	0	0	0	0	£360	£0	£0
TOTAL AFFORDABLE HOUSING		12%	36	791	73	28,464	2,644	£360	£284,640	£10,247,054
TOTAL SCHEME HOUSING			293	714	66	209,151	19,431	£567	£404,980	£118,659,012

BLOCK D DISCOUNT MARKET SALE

Unit Type (average)	Tenure	Beds	Number of Units	Average ft ²	Average m ²	Total ft ²	Total m ²	£ per ft ²	Unit Value	Total Value
Studio	Market	1	14	463	43	6,478	602	£600	£277,647	£3,887,056
1-Bed Apartment	Market	1	75	556	52	41,672	3,871	£600	£333,378	£25,003,361
2-Bed Apartment	Market	2	138	756	70	104,322	9,692	£600	£453,572	£62,592,931
3-Bed Apartment	Market	3	30	940	87	28,214	2,621	£600	£564,287	£16,928,610
TOTAL MARKET HOUSING	P	0%	257	703	65	180,687	16,786	£600	£421,836	£108,411,958
Studio	Social Rent	1	0	0	0	0	0	£240	£0	£0
1-Bed Apartment	Social Rent	1	0	0	0	0	0	£240	£0	£0
2-Bed Apartment	Social Rent	2	0	0	0	0	0	£240	£0	£0
3-Bed Apartment	Social Rent	3	0	0	0	0	0	£240	£0	£0
TOTAL SOCIAL RENT	SR	0%	0	0	0	0	0	£240	£0	£0
Studio	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
1-Bed Apartment	Shared Ownership	1	0	0	0	0	0	£360	£0	£0
2-Bed Apartment	Shared Ownership	2	0	0	0	0	0	£360	£0	£0
3-Bed Apartment	Shared Ownership	3	0	0	0	0	0	£360	£0	£0
TOTAL SHARED OWNERSHIP	SO	0%	0	0	0	0	0	£360	£0	£0
Studio	Discount Market Sale	1	0	0	0	0	0	£420	£0	£0
1-Bed Apartment	Discount Market Sale	1	8	542	50	4,338	403	£420	£227,730	£1,821,840
2-Bed Apartment	Discount Market Sale	2	12	761	71	9,131	848	£420	£319,568	£3,834,811
3-Bed Apartment	Discount Market Sale	3	16	937	87	14,996	1,393	£420	£393,640	£6,298,246
TOTAL DISCOUNT MARKET SALE	DMS	100%	36	791	73	28,464	2,644	£420	£332,080	£11,954,896
TOTAL AFFORDABLE HOUSING		12%	36	791	73	28,464	2,644	£420	£332,080	£11,954,896
TOTAL SCHEME HOUSING			293	714	66	209,151	19,431	£576	£410,808	£120,366,854

BLOCK A															
BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	EXTERNAL AMENITY ACOUSTIC (dB)	
BA	L01	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L01	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L01	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L01	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L01	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59	
BA	L01	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	65	
BA	L01	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	65	
BA	L01	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	J	0	65	
BA	L01	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	J	0	60	
BA	L02	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L02	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L02	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L02	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L02	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59	
BA	L02	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	65	
BA	L02	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	65	
BA	L02	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	65	
BA	L02	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	60	
BA	L03	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L03	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L03	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L03	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L03	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59	
BA	L03	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	64	
BA	L03	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	64	
BA	L03	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	64	
BA	L03	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	60	
BA	L04	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L04	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L04	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L04	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L04	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	59	
BA	L04	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L04	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L04	08	A 2B4P 05	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L04	09	A 1B1P 01	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L05	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L05	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L05	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L05	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L05	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L05	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L05	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L05	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L05	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L06	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L06	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L06	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L06	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L06	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L06	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L06	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L06	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L06	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L07	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L07	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L07	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L07	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L07	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L07	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L07	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L07	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L07	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L08	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L08	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L08	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L08	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L08	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L08	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L08	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L08	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L08	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L09	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L09	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L09	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L09	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L09	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L09	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L09	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L09	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L09	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L10	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L10	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L10	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L10	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L10	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L10	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L10	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L10	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L10	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L11	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L11	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L11	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L11	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	
BA	L11	05	A 1B2P 02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58	
BA	L11	06	A 2B3P 02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63	
BA	L11	07	A 1B2P 01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J	0	63	
BA	L11	08	A 2B3P 00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63	
BA	L11	09	A 1B1P 00	Studio	S	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59	
BA	L12	01	A 1B2P 01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57	
BA	L12	02	A 2B3P 01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56	
BA	L12	03	A 3B5P 01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54	
BA	L12	04	A 2B4P 02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56	

BA	L12	05	A.1B2P.02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L12	06	A.2B3P.02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L12	07	A.1B2P.01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L12	08	A.2B3P.00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L12	09	A.1B1P.00	Studio	5	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L13	01	A.1B2P.01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L13	02	A.2B3P.01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L13	03	A.3B5P.01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L13	04	A.2B4P.02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L13	05	A.1B2P.02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L13	06	A.2B3P.02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L13	07	A.1B2P.01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L13	08	A.2B3P.00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L13	09	A.1B1P.00	Studio	5	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
BA	L14	01	A.1B2P.01	1B2P	1	2	54.08	582.09	FALSE	M4(2)	OMS	P	5	57
BA	L14	02	A.2B3P.01	3B5P	3	3	88.71	954.85	TRUE	M4(2)	OMS	P	6.2	56
BA	L14	03	A.3B5P.01	2B4P	2	4	70.16	755.21	TRUE	M4(2)	OMS	P	9.1	54
BA	L14	04	A.2B4P.02	2B4P	2	3	73.87	795.10	FALSE	M4(2)	OMS	P	5	56
BA	L14	05	A.1B2P.02	1B2P	1	2	51.03	549.25	FALSE	M4(2)	OMS	J	0	58
BA	L14	06	A.2B3P.02	2B3P	2	3	63.20	680.22	TRUE	M4(2)	OMS	P	6.2	63
BA	L14	07	A.1B2P.01	1B2P	1	2	51.44	553.69	FALSE	M4(2)	OMS	J		63
BA	L14	08	A.2B3P.00	2B4P	2	3	70.08	754.32	TRUE	M4(2)	OMS	P	9.1	63
BA	L14	09	A.1B1P.00	Studio	5	1	42.99	462.74	FALSE	M4(2)	OMS	P	5	59
		126					7918	85,225						

BLOCK B

BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BB	L01	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L01	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L01	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L01	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L01	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L01	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L01	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L01	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L01	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L01	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L01	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L01	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L01	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L01	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L01	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L01	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L01	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L02	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L02	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L02	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L02	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L02	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L02	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L02	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L02	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L02	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L02	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L02	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L02	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L02	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L02	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L02	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L02	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L02	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L03	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L03	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L03	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L03	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L03	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L03	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L03	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L03	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L03	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L03	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L03	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L03	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L03	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L03	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L03	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L03	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L03	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L04	01	B.2B4P.01	2B4P	2	3	71.25	767	FALSE	M4(2)	OMS	P	7	45
BB	L04	02	B.2B4P.02	2B4P	2	3	70.35	757	TRUE	M4(2)	OMS	R	7	48
BB	L04	03	B.2B3P.01	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	65
BB	L04	04	B.1B2P.01	1B2P	1	2	50.35	542	FALSE	M4(2)	OMS	R	5	64
BB	L04	05	B.1B2P.01	1B2P	1	2	50.63	545	FALSE	M4(2)	OMS	R	5	64
BB	L04	06	B.3B5P.03	2B4P	2	3	71.84	773	TRUE	M4(2)	OMS	P	11.8	67
BB	L04	07	B.1B2P.01	2B4P	2	3	71.29	767	FALSE	M4(2)	OMS	R	5	68
BB	L04	08	B.2B4P.05	2B4P	2	3	71.10	765	FALSE	M4(2)	OMS	R	7	68
BB	L04	09	B.1B2P.01	1B2P	1	2	51.02	549	FALSE	M4(2)	OMS	R	5	69
BB	L04	10	B.2B4P.05	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	R	7	69
BB	L04	11	B.1B2P.02	1B2P	1	2	52.17	562	FALSE	M4(2)	OMS	J	0	69
BB	L04	12	B.3B5P.02	3B5P	3	4	86.67	933	TRUE	M4(2)	OMS	P	10.1	68
BB	L04	13	B.3B5P.01	3B5P	3	4	86.73	934	TRUE	M4(2)	OMS	P	9	62
BB	L04	14	B.2B3P.03	2B4P	2	3	70.99	764	FALSE	M4(2)	OMS	P	7	54
BB	L04	15	B.2B4P.02	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	53
BB	L04	16	B.2B3P.06	2B4P	2	3	70.95	764	FALSE	M4(2)	OMS	P	7	52
BB	L04	17	B.2B4P.04	2B4P	2	3	73.07	787	FALSE	M4(2)	OMS	P	7	45
BB	L05	01	B.2B4P.01	2B4P	2	3	71.27	767	FALSE	M4(2)	OMS	P	7	49
BB	L05	02	B.2B4P.02	2B4P	2	3	70.37	757	TRUE	M4(2)	OMS	R	7	50
BB	L05	03	B.2B3P.01	2B4P	2	3	70.40	758	TRUE	M4(2)	OMS	R	7	63
BB	L05	04	B.1B2P.01	1B2P	1	2	50.51	544	FALSE	M4(2)	OMS	R	5	63
BB	L05	05	B.1B2P.01	1B2P	1	2	50.79	547	FALSE	M4(2)	OMS	R	5	63
BB	L05	06	B.3B5P.03	2B4P	2	4	70.95	757	TRUE	M4(2)	OMS	P	11.8	65
BB	L05	07	B.1B2P.01	2B4P	2	2	72.55	781	FALSE	M4(2)	OMS	R	5	65
BB	L05	08	B.1B2P.03	1B2P	1	2	50.66	545	FALSE	M4(2)	OMS	R	7	67
BB	L05	09	B.2B3P.05	2B3P	2	3	67.09	722	TRUE	M4(2)	OMS	T	7	68
BB	L05	10	B.2B3P.04	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	T	7	62
BB	L05	11	B.2B4P.07	2B4P	2	3	71.96	775	FALSE	M4(2)	OMS	P	7	55
		79					5358.94	57683.11						

BLOCK D

BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BD	L01	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L01	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L01	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L01	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L01	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L01	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L01	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L01	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	52
BD	L01	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L02	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L02	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L02	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L02	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L02	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L02	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L02	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L02	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	52
BD	L02	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L03	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	47
BD	L03	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	52
BD	L03	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L03	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L03	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L03	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L03	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L03	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	52
BD	L03	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	44
BD	L04	01	D.3B5P.03	3B5P	3	4	86.09	927	FALSE	M4(2)	OMS	R	8	49
BD	L04	02	D.3B5P.02	3B5P	3	4	87.98	947	FALSE	M4(2)	OMS	R	8	49
BD	L04	03	D.2B4P.02	2B4P	2	3	70.88	763	TRUE	M4(2)	OMS	R	9	67
BD	L04	04	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L04	05	D.2B4P.01	2B4P	2	3	70.59	760	FALSE	M4(2)	OMS	R	7	67
BD	L04	06	D.1B2P.01	1B2P	1	2	50.37	542	FALSE	M4(2)	OMS	R	5	67
BD	L04	07	D.2B4P.01	2B4P	2	3	70.60	760	FALSE	M4(2)	OMS	R	7	66
BD	L04	08	D.3B5P.01	3B5P	3	4	86.80	934	TRUE	M4(2)	OMS	P	9	49
BD	L04	09	D.3B5P.04	3B5P	3	4	87.42	941	FALSE	M4(2)	OMS	R	8	49
		36					2644.40	28,464						

BLOCK E														
BLOCK	LEVEL	NUMBER	APARTMENT TYPE	BED	BEDS	HAB ROOMS	Unit m2	Unit ft2	DUAL ASPECT	PART M	TENURE	EXTERNAL AMENITY TYPE	EXTERNAL AMENITY AREA (SQM)	
BE	L00	01	E.2B4P.02	2B4P	2	3	72.35	779	FALSE	M4(2)	OMS	P	7	47
BE	L00	02	E.3B5P.01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L00	03	E.2B4P.03	2B4P	2	4	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L00	04	E.1B1P.01	1B2P	1	1	50.03	538	FALSE	M4(2)	OMS	T	5	47
BE	L00	05	E.2B4P.01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	47
BE	L00	06	E.2B4P.01	2B3P	2	3	66.41	715	FALSE	M4(2)	OMS	P	7	46
BE	L00	07	E.1B1P.01	1B2P	1	1	50.03	538	FALSE	M4(2)	OMS	T	5	47
BE	L00	08	E.2B4P.03	2B4P	2	4	70.23	756	TRUE	M4(2)	OMS	P	8	48
BE	L00	09	E.3B5P.01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	50
BE	L00	10	E.2B4P.02	2B4P	2	3	72.43	780	FALSE	M4(2)	OMS	P	7	46
BE	L01	01	E.1B2P.02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L01	02	E.3B5P.01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L01	03	E.2B4P.03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L01	04	E.1B2P.01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L01	05	E.2B4P.01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L01	06	E.2B4P.04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L01	07	E.2B4P.02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L01	08	E.2B4P.02	2B4P	2	3	73.05	786	FALSE	M4(2)	OMS	P	7	50
BE	L01	09	E.2B4P.04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L01	10	E.2B4P.01	2B3P	2	3	66.84	720	FALSE	M4(2)	OMS	P	7	48
BE	L01	11	E.1B2P.01	1B2P	1	2	50.40	543	FALSE	M4(2)	OMS	P	5.4	48
BE	L01	12	E.2B4P.03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L01	13	E.3B5P.01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L01	14	E.1B2P.02	1B2P	1	2	51.74	557	FALSE	M4(2)	OMS	P	5.4	51
BE	L02	01	E.1B2P.02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L02	02	E.3B5P.01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L02	03	E.2B4P.03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L02	04	E.1B2P.01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L02	05	E.2B4P.01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L02	06	E.2B4P.04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L02	07	E.2B4P.02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L02	08	E.2B4P.02	2B4P	2	3	73.05	786	FALSE	M4(2)	OMS	P	7	50
BE	L02	09	E.2B4P.04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L02	10	E.2B4P.01	2B3P	2	3	66.84	720	FALSE	M4(2)	OMS	P	7	48
BE	L02	11	E.1B2P.01	1B2P	1	2	50.40	543	FALSE	M4(2)	OMS	P	5.4	48
BE	L02	12	E.2B4P.03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L02	13	E.3B5P.01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L02	14	E.1B2P.02	1B2P	1	2	51.74	557	FALSE	M4(2)	OMS	P	5.4	51
BE	L03	01	E.1B2P.02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	47
BE	L03	02	E.3B5P.01	3B5P	3	4	85.72	923	TRUE	M4(2)	OMS	P	8	47
BE	L03	03	E.2B4P.03	2B4P	2	3	70.25	756	TRUE	M4(2)	OMS	P	8	50
BE	L03	04	E.1B2P.01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	49
BE	L03	05	E.2B4P.01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L03	06	E.2B4P.04A	2B4P	2	3	71.66	771	TRUE	M4(2)	OMS	P	8.4	48
BE	L03	07	E.2B4P.02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	48
BE	L03	08	E.2B4P.02	2B4P	2	3	73.07	786	FALSE	M4(2)	OMS	P	7	50
BE	L03	09	E.2B4P.04B	2B4P	2	3	72.20	777	TRUE	M4(2)	OMS	P	8.4	50
BE	L03	10	E.2B4P.01	2B3P	2	3	67.22	724	FALSE	M4(2)	OMS	P	7	48
BE	L03	11	E.1B2P.01	1B2P	1	2	50.03	538	FALSE	M4(2)	OMS	P	5.4	48
BE	L03	12	E.2B4P.03	2B4P	2	3	70.23	756	TRUE	M4(2)	OMS	P	8	52
BE	L03	13	E.3B5P.01	3B5P	3	4	85.70	923	TRUE	M4(2)	OMS	P	8	52
BE	L03	14	E.1B2P.02	1B2P	1	2	51.69	556	FALSE	M4(2)	OMS	P	5.4	51
		52					3509.75	37779						

	Total Units	Total m2	Total ft2
Block A	126	7,918	85,225
Block B	79	5,359	57,683
Block C	0	0	0
Block D	36	2,644	28,464
Block E	52	3,510	37,779
	293	19,431	209,151

BLOCK A SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	14	5	14	602	6,478
1-Bed Apartment	42	1	84	2,192	23,591
2-Bed Apartment	56	2	182	3,882	41,788
3-Bed Apartment	14	3	42	1,242	13,368
TOTAL	126		322	7,918	85,225
	TRUE			0	0.00

BLOCK B SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	19	1	38	969	10,426
2-Bed Apartment	52	2	156	3,697	39,791
3-Bed Apartment	8	3	32	694	7,466
TOTAL	79		226	5,359	57,683
	TRUE			TRUE	0

BLOCK D SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	8	1	16	403	4,338
2-Bed Apartment	12	2	36	848	9,131
3-Bed Apartment	16	3	64	1,393	14,996
TOTAL	36		116	2,644	28,464
	TRUE			TRUE	TRUE

BLOCK E SUMMARY					
Type	Total Units	Beds	Hab Rooms	Total m2	Total ft2
Studio	0	5	0	0	0
1-Bed Apartment	14	1	26	711	7,655
2-Bed Apartment	30	2	92	2,113	22,743
3-Bed Apartment	8	3	32	686	7,381
TOTAL	52		150	3,510	37,779
	TRUE			TRUE	TRUE

Turner Morum
Chase Homes - Potters Bar

Cost Plan

TAB 4

Infrastructure / Abnormals	£
Facilitating Works	£1,397,500
Substructure	£3,424,254
Superstructure	£30,615,496
Finishes	£5,421,636
Fittings, Furnishing and Equipment	£4,415,645
Services	£14,729,799
External Works	£4,011,183
Sub-total	£64,015,513
Main Contractor's Preliminaries	£9,337,815
Main contractor's overheads and profit	£3,616,166
Risks (Contingencies)	£3,037,580
TOTAL	£80,007,074

Cashflow - 0% AH - 293 Dwellings

Golden Brick

33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					35	35	35	35	35	35	35	35	13	0	0	0	293
Market Housing Completions	293					35	35	35	35	35	35	35	35	13		0		293
s106 Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£125,490,381	£0	£0	£0	£0	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£5,567,833	£0	£0	£0	£125,490,381
s106 Affordable Housing (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£129,607,153	£0	£0	£0	£0	£17,048,704	£14,990,319	£17,048,704	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£14,990,319	£5,567,833	£0	£0	£0	£129,607,153
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,764,711)	£0	£0	£0	£0	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£449,710)	(£167,035)	£0	£0	£0	(£3,764,711)
Transaction Costs - Affordable Housing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£1,465,000)	£0	(£175,000)	(£175,000)	(£175,000)	(£175,000)	(£175,000)	(£175,000)	(£175,000)	(£175,000)	(£65,000)	£0	£0	£0				(£1,465,000)
Building Safety Levy	(£611,413)	£0	£0	£0	£0	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£73,036)	(£27,128)	£0	£0	£0	(£611,413)
CIL	(£3,822,267)	(£955,567)	(£955,567)	(£955,567)	(£955,567)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,822,267)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£109,635,742)	(£34,259,113)	(£13,611,670)	(£9,451,302)	(£9,451,302)	(£9,069,941)	(£4,858,113)	(£4,909,573)	(£4,858,113)	(£4,858,113)	(£4,748,113)	(£4,683,113)	(£4,683,113)	(£194,163)	£0	£0	£0	(£109,635,742)
Net Position		(£34,259,113)	(£13,611,670)	(£9,451,302)	(£9,451,302)	£7,978,764	£10,132,205	£12,139,132	£10,132,205	£10,132,205	£10,242,205	£10,307,205	£10,307,205	£5,373,670	£0	£0	£0	
Rolling Balance		(£34,259,113)	(£48,513,142)	(£58,874,065)	(£69,429,256)	(£62,752,291)	(£53,796,691)	(£42,666,247)	(£33,334,034)	(£23,826,841)	(£14,031,389)	(£3,987,272)	£6,245,172	£11,618,842	£11,618,842	£11,618,842	£11,618,842	
Finance Rate	7.5%	(£642,358)	(£909,621)	(£1,103,889)	(£1,301,799)	(£1,176,605)	(£1,008,688)	(£799,992)	(£625,013)	(£446,753)	(£263,089)	(£74,761)	£0	£0	£0	£0	£0	(£8,352,569)

Golden Brick 33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					40	40	40	40	40	40	40	14	0	0	0	0	293
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£6,831,369	£0	£2,277,123	£0	£0	£620,228	£620,228	£620,228	£620,228	£620,228	£620,228	£620,228	£212,650	£0	£0	£0	£0	£6,831,369
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£119,360,099	£0	£2,277,123	£0	£0	£17,442,888	£15,384,503	£17,442,888	£15,384,503	£15,384,503	£15,384,503	£15,384,503	£5,274,687	£0	£0	£0	£0	£119,360,099
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,252,359)	£0	£0	£0	£0	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£151,861)	£0	£0	£0	£0	(£3,252,359)
Transaction Costs - Affordable Housing	(£34,157)	£0	£0	£0	£0	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£4,652)	(£1,595)	£0	£0	£0	£0	(£34,157)
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
\$106 Contributions	(£1,465,000)	£0	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£68,405)	£0	£0	£0	£0				(£1,465,000)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£108,385,129)	(£34,086,383)	(£13,463,454)	(£9,303,086)	(£9,303,086)	(£9,091,456)	(£4,879,629)	(£4,931,088)	(£4,879,629)	(£4,748,520)	(£4,680,115)	(£4,680,115)	(£4,338,567)	£0	£0	£0	£0	(£108,385,129)
Net Position		(£34,086,383)	(£11,186,331)	(£9,303,086)	(£9,303,086)	£8,351,432	£10,504,874	£12,511,800	£10,504,874	£10,635,983	£10,704,387	£10,704,387	£936,120	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£45,911,834)	(£56,075,767)	(£66,430,274)	(£59,324,410)	(£49,931,868)	(£38,356,291)	(£28,570,598)	(£18,470,314)	(£8,112,245)	£2,440,038	£3,376,158	£3,376,158	£3,376,158	£3,376,158	£3,376,158	
Finance Rate	7.5%	(£639,120)	(£860,847)	(£1,051,421)	(£1,245,568)	(£1,112,333)	(£936,223)	(£719,180)	(£535,699)	(£346,318)	(£152,105)	£0	£0	£0	£0	£0	£0	(£7,598,812)

Cashflow - 12% AH - 293 Dwellings

Golden Brick

33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	293					40	40	40	40	40	40	40	14	0	0	0	0	293
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Discount Market Sale Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£10,247,054	£0	£3,415,685	£0	£0	£930,342	£930,342	£930,342	£930,342	£930,342	£930,342	£930,342	£318,974	£0	£0	£0	£0	£10,247,054
Discount Market Sale (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£122,775,784	£0	£3,415,685	£0	£0	£17,753,002	£15,694,617	£17,753,002	£15,694,617	£15,694,617	£15,694,617	£15,694,617	£5,381,011	£0	£0	£0	£0	£122,775,784
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,252,359)	£0	£0	£0	£0	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£442,928)	(£151,861)	£0	£0	£0	£0	(£3,252,359)
Transaction Costs - Affordable Housing	(£51,235)	£0	£0	£0	£0	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£6,978)	(£2,392)	£0	£0	£0	£0	(£51,235)
Disposal Costs - DMS	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£1,465,000)	£0	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£68,405)	£0	£0	£0	£0				(£1,465,000)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£108,402,208)	(£34,086,383)	(£13,463,454)	(£9,303,086)	(£9,303,086)	(£9,093,782)	(£4,881,955)	(£4,933,414)	(£4,881,955)	(£4,750,846)	(£4,682,441)	(£4,682,441)	(£4,339,364)	£0	£0	£0	£0	(£108,402,208)
Net Position		(£34,086,383)	(£10,047,770)	(£9,303,086)	(£9,303,086)	£8,659,220	£10,812,662	£12,819,588	£10,812,662	£10,943,771	£11,012,176	£11,012,176	£1,041,647	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£44,773,273)	(£54,915,858)	(£65,248,616)	(£57,812,807)	(£48,084,136)	(£36,166,125)	(£26,031,578)	(£15,575,899)	(£4,855,772)	£6,065,358	£7,107,005	£7,107,005	£7,107,005	£7,107,005	£7,107,005	
Finance Rate	7.5%	(£639,120)	(£839,499)	(£1,029,672)	(£1,223,412)	(£1,083,990)	(£901,578)	(£678,115)	(£488,092)	(£292,048)	(£91,046)	£0	£0	£0	£0	£0	£0	(£7,266,571)

Cashflow - 0% AH - 257 Dwellings

Golden Brick

33%

Description	£	YEAR 1				YEAR 2				YEAR 3				YEAR 4				TOTAL
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
Total Completions	257					35	35	35	35	35	35	35	12	0	0	0	0	257
Market Housing Completions	257					35	35	35	35	35	35	35	12					257
s106 Affordable Housing Completions	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Discount Market Sale Completions	36	0	0	0	0	5	5	5	5	5	5	5	2	0	0	0	0	36
Market Housing (£)	£108,411,958	£0	£0	£0	£0	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£14,764,274	£5,062,037	£0	£0	£0	£0	£108,411,958
s106 Affordable Housing (£)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Discount Market Sale (£)	£11,954,896	£0	£0	£0	£0	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£1,628,099	£558,205	£0	£0	£0	£0	£11,954,896
Non-Resi Income (£)	£4,116,772					£2,058,386		£2,058,386										£4,116,772
TOTAL INCOME	£124,483,626	£0	£0	£0	£0	£18,450,759	£16,392,373	£18,450,759	£16,392,373	£16,392,373	£16,392,373	£16,392,373	£5,620,242	£0	£0	£0	£0	£124,483,626
BUILD PROGRAMME	100%	20.0%	15.0%	10.0%	10.0%	10.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	100%
Fees & Marketing - Market Housing	(£3,611,006)	£0	£0	£0	£0	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£491,771)	(£168,607)	£0	£0	£0	£0	(£3,611,006)
Transaction Costs - Affordable Housing	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0
Disposal Costs - DMS	(£358,647)	£0	£0	£0	£0	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£48,843)	(£16,746)	£0	£0	£0	£0	(£358,647)
Disposal Costs - DMS	(£102,919)	£0	£0	£0	£0	(£51,460)	£0	(£51,460)	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£102,919)
Construction Costs	(£80,007,074)	(£16,001,415)	(£12,001,061)	(£8,000,707)	(£8,000,707)	(£8,000,707)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	(£4,000,354)	£0	£0	£0	£0	(£80,007,074)
Technical Fees	(£3,200,283)	(£640,057)	(£480,042)	(£320,028)	(£320,028)	(£320,028)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	(£160,014)	£0	£0	£0	£0	(£3,200,283)
S106 Contributions	(£1,465,000)	£0	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£199,514)	(£68,405)	£0	£0	£0	£0				(£1,465,000)
Building Safety Levy	(£529,915)	£0	£0	£0	£0	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£72,167)	(£24,743)	£0	£0	£0	£0	(£529,915)
CIL	(£3,131,348)	(£782,837)	(£782,837)	(£782,837)	(£782,837)	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	£0	(£3,131,348)
BLV	(£15,655,000)	(£15,655,000)																(£15,655,000)
SDLT	(£772,250)	(£772,250)																(£772,250)
Agency / Legals	(£234,825)	(£234,825)																(£234,825)
TOTAL EXPENDITURE	(£109,068,266)	(£34,086,383)	(£13,463,454)	(£9,303,086)	(£9,303,086)	(£9,184,490)	(£4,972,663)	(£5,024,123)	(£4,972,663)	(£4,841,554)	(£4,773,149)	(£4,773,149)	(£4,370,464)	£0	£0	£0	£0	(£109,068,266)
Net Position		(£34,086,383)	(£13,463,454)	(£9,303,086)	(£9,303,086)	£9,266,269	£11,419,710	£13,426,636	£11,419,710	£11,550,819	£11,619,224	£11,619,224	£1,249,778	£0	£0	£0	£0	
Rolling Balance		(£34,086,383)	(£48,188,957)	(£58,395,586)	(£68,793,590)	(£60,817,201)	(£50,537,813)	(£38,058,761)	(£27,352,653)	(£16,314,696)	(£5,001,372)	£6,524,076	£7,773,853	£7,773,853	£7,773,853	£7,773,853	£7,773,853	
Finance Rate	7.5%	(£639,120)	(£903,543)	(£1,094,917)	(£1,289,880)	(£1,140,323)	(£947,584)	(£713,602)	(£512,862)	(£305,901)	(£93,776)	£0	£0	£0	£0	£0	£0	(£7,641,506)

Turner Morum
Chase Homes - Potters Bar

Land Budget Tab 7

Description	Hectares	Acres
Gross Area	1.63	4.03
Net Area		0.00

Net to Gross	0%
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APPENDIX 3

Canada Life, Potters Bar - SUMMARY

	No. of Units	Tenure	Sq Ft	Barnfields / Sequence	£ PSF	Hamptons	£ PSF	Lanes	£ PSF
Block A	124	Private	85,741	£50,399,000	£588	£50,399,000	£588	£42,267,000	£493
Block B	79	Private	57,592	£33,321,500	£579	£33,321,500	£579	£28,091,000	£488
Block C	96	Private	62,755	£37,328,000	£595	£37,328,000	£595	£31,518,500	£502
Block D	36	Social							
Block E	52	Private	38,023	£21,629,500	£569	£21,629,500	£569	£18,166,000	£478
Totals	387		244,111	£142,678,000	£584	£142,678,000	£584	£120,042,500	£492

351 Private Units

Average £554

Block A

BLOCK	LEVEL	NUMBER	BEDS	AREA (SQM)	AREA SQ FT	DUAL ASPECT	EXTERNAL AMENITY TYPE	PRICE	£ PSF
BA	L01	01	1B2P	51.31	552	FALSE	P	£345,000	£625
BA	L01	02	2B3P	63.26	681	TRUE	P	£420,000	£617
BA	L01	03	1B2P	51.38	553	FALSE	J	£342,500	£620
BA	L01	04	2B3P	70.08	754	TRUE	P	£430,000	£570
BA	L01	05	Studio	42.99	463	FALSE	P	£258,500	£559
BA	L01	06	1B2P	51.31	552	FALSE	P	£345,000	£625
BA	L01	07	2B3P	63.26	681	TRUE	P	£405,000	£595
BA	L01	08	1B2P	51.44	553	FALSE	J	£325,000	£587
BA	L01	09	2B4P	70.08	754	TRUE	P	£415,000	£550
BA	L01	10	Studio	42.99	463	FALSE	P	£258,500	£559
BA	L02	01	1B2P	51.31	552	FALSE	P	£346,000	£627
BA	L02	02	2B3P	63.26	681	TRUE	P	£421,000	£619
BA	L02	03	1B2P	51.38	553	FALSE	J	£343,500	£621
BA	L02	04	2B3P	70.08	754	TRUE	P	£431,000	£572
BA	L02	05	Studio	42.99	463	FALSE	P	£259,500	£561
BA	L02	06	1B2P	51.31	552	FALSE	P	£346,000	£627
BA	L02	07	2B3P	63.26	681	TRUE	P	£406,000	£596
BA	L02	08	1B2P	51.44	553	FALSE	J	£326,000	£589
BA	L02	09	2B4P	70.08	754	TRUE	P	£416,000	£552
BA	L02	10	Studio	42.99	463	FALSE	P	£259,500	£561
BA	L03	01	1B2P	51.31	552	FALSE	P	£347,000	£629
BA	L03	02	2B3P	63.26	681	TRUE	P	£422,000	£620
BA	L03	03	1B2P	51.38	553	FALSE	J	£344,500	£623
BA	L03	04	2B3P	70.08	754	TRUE	P	£432,000	£573
BA	L03	05	Studio	42.99	463	FALSE	P	£260,500	£563
BA	L03	06	1B2P	51.31	552	FALSE	P	£347,000	£629
BA	L03	07	2B3P	63.26	681	TRUE	P	£407,000	£598
BA	L03	08	1B2P	51.44	553	FALSE	J	£327,000	£591
BA	L03	09	2B4P	70.08	754	TRUE	P	£417,000	£553
BA	L03	10	Studio	42.99	463	FALSE	P	£260,500	£563
BA	L04	01	1B2P	51.31	552	FALSE	P	£348,000	£630
BA	L04	02	2B3P	63.26	681	TRUE	P	£423,000	£621
BA	L04	03	1B2P	51.38	553	FALSE	J	£345,500	£625
BA	L04	04	2B3P	70.08	754	TRUE	P	£433,000	£574
BA	L04	05	Studio	42.99	463	FALSE	P	£261,500	£565
BA	L04	06	1B2P	51.31	552	FALSE	P	£348,000	£630
BA	L04	07	2B3P	63.26	681	TRUE	P	£408,000	£599
BA	L04	08	1B2P	51.44	553	FALSE	J	£328,000	£593
BA	L04	09	2B4P	70.08	754	TRUE	P	£418,000	£554
BA	L04	10	Studio	42.99	463	FALSE	P	£261,500	£565
BA	L05	01	1B2P	51.31	552	FALSE	P	£349,000	£632

BA	L05	02	2B3P	63.26	681	TRUE	P	£424,000	£623
BA	L05	03	1B2P	51.38	553	FALSE	J	£346,500	£627
BA	L05	04	2B3P	70.08	754	TRUE	P	£434,000	£576
BA	L05	05	Studio	42.99	463	FALSE	P	£262,500	£567
BA	L05	06	1B2P	51.31	552	FALSE	P	£349,000	£632
BA	L05	07	2B3P	63.26	681	TRUE	P	£409,000	£601
BA	L05	08	1B2P	51.44	553	FALSE	J	£329,000	£594
BA	L05	09	2B4P	70.08	754	TRUE	P	£419,000	£556
BA	L05	10	Studio	42.99	463	FALSE	P	£262,500	£567
BA	L06	01	1B2P	51.31	552	FALSE	P	£350,000	£634
BA	L06	02	2B3P	63.26	681	TRUE	P	£425,000	£624
BA	L06	03	1B2P	51.38	553	FALSE	J	£347,500	£629
BA	L06	04	2B3P	70.08	754	TRUE	P	£435,000	£577
BA	L06	05	Studio	42.99	463	FALSE	P	£263,500	£570
BA	L06	06	1B2P	51.31	552	FALSE	P	£350,000	£634
BA	L06	07	2B3P	63.26	681	TRUE	P	£410,000	£602
BA	L06	08	1B2P	51.44	553	FALSE	J	£330,000	£596
BA	L06	09	2B4P	70.08	754	TRUE	P	£420,000	£557
BA	L06	10	Studio	42.99	463	FALSE	P	£263,500	£570
BA	L07	01	1B2P	54.36	585	FALSE	P	£351,000	£600
BA	L07	02	3B5P	88.77	955	TRUE	P	£506,000	£530
BA	L07	03	2B4P	70.16	755	TRUE	P	£415,000	£550
BA	L07	04	2B4P	73.87	795	FALSE	P	£416,000	£523
BA	L07	05	1B2P	54.36	585	FALSE	P	£351,000	£600
BA	L07	06	3B5P	88.77	955	TRUE	P	£500,000	£523
BA	L07	07	2B4P	70.16	755	TRUE	P	£415,000	£550
BA	L07	08	2B4P	73.87	795	FALSE	P	£416,000	£523
BA	L08	01	1B2P	54.36	585	FALSE	P	£352,000	£602
BA	L08	02	3B5P	88.77	955	TRUE	P	£507,000	£531
BA	L08	03	2B4P	70.16	755	TRUE	P	£416,000	£551
BA	L08	04	2B4P	73.87	795	FALSE	P	£417,000	£525
BA	L08	05	1B2P	54.36	585	FALSE	P	£352,000	£602
BA	L08	06	3B5P	88.77	955	TRUE	P	£501,000	£525
BA	L08	07	2B4P	70.16	755	TRUE	P	£416,000	£551
BA	L08	08	2B4P	73.87	795	FALSE	P	£417,000	£525
BA	L09	01	1B2P	54.36	585	FALSE	P	£353,000	£604
BA	L09	02	3B5P	88.77	955	TRUE	P	£508,000	£532
BA	L09	03	2B4P	70.16	755	TRUE	P	£417,000	£552
BA	L09	04	2B4P	73.87	795	FALSE	P	£418,000	£526
BA	L09	05	1B2P	54.36	585	FALSE	P	£353,000	£604
BA	L09	06	3B5P	88.77	955	TRUE	P	£502,000	£526
BA	L09	07	2B4P	70.16	755	TRUE	P	£417,000	£552
BA	L09	08	2B4P	73.87	795	FALSE	P	£418,000	£526
BA	L10	01	1B2P	54.36	585	FALSE	P	£354,000	£605
BA	L10	02	3B5P	88.77	955	TRUE	P	£509,000	£533
BA	L10	03	2B4P	70.16	755	TRUE	P	£418,000	£554
BA	L10	04	2B4P	73.87	795	FALSE	P	£419,000	£527
BA	L10	05	1B2P	54.36	585	FALSE	P	£354,000	£605

BA	L10	06	3B5P	88.77	955	TRUE	P	£503,000	£527
BA	L10	07	2B4P	70.16	755	TRUE	P	£418,000	£554
BA	L10	08	2B4P	73.87	795	FALSE	P	£419,000	£527
BA	L11	01	1B2P	54.36	585	FALSE	P	£355,000	£607
BA	L11	02	3B5P	88.77	955	TRUE	P	£510,000	£534
BA	L11	03	2B4P	70.16	755	TRUE	P	£419,000	£555
BA	L11	04	2B4P	73.87	795	FALSE	P	£420,000	£528
BA	L11	05	1B2P	54.36	585	FALSE	P	£355,000	£607
BA	L11	06	3B5P	88.77	955	TRUE	P	£504,000	£528
BA	L11	07	2B4P	70.16	755	TRUE	P	£419,000	£555
BA	L11	08	2B4P	73.87	795	FALSE	P	£420,000	£528
BA	L12	01	1B2P	54.36	585	FALSE	P	£356,000	£609
BA	L12	02	3B5P	88.77	955	TRUE	P	£511,000	£535
BA	L12	03	2B4P	70.16	755	TRUE	P	£420,000	£556
BA	L12	04	2B4P	73.87	795	FALSE	P	£421,000	£530
BA	L12	05	1B2P	54.36	585	FALSE	P	£356,000	£609
BA	L12	06	3B5P	88.77	955	TRUE	P	£505,000	£529
BA	L12	07	2B4P	70.16	755	TRUE	P	£420,000	£556
BA	L12	08	2B4P	73.87	795	FALSE	P	£421,000	£530
BA	L13	01	1B2P	54.36	585	FALSE	P	£357,000	£610
BA	L13	02	3B5P	88.77	955	TRUE	P	£512,000	£536
BA	L13	03	2B4P	70.16	755	TRUE	P	£421,000	£558
BA	L13	04	2B4P	73.87	795	FALSE	P	£422,000	£531
BA	L13	05	1B2P	54.36	585	FALSE	P	£357,000	£610
BA	L13	06	3B5P	88.77	955	TRUE	P	£506,000	£530
BA	L13	07	2B4P	70.16	755	TRUE	P	£421,000	£558
BA	L13	08	2B4P	73.87	795	FALSE	P	£422,000	£531
BA	L14	01	1B2P	67.24	724	FALSE	P	£358,000	£495
BA	L14	02	3B5P	88.77	955	TRUE	P	£513,000	£537
BA	L14	03	2B4P	70.16	755	TRUE	P	£422,000	£559
BA	L14	04	2B4P	73.87	795	FALSE	P	£423,000	£532
BA	L14	05	1B2P	66.95	720	FALSE	P	£358,000	£497
BA	L14	06	3B5P	88.77	955	TRUE	P	£507,000	£531
BA	L14	07	2B4P	70.16	755	TRUE	P	£422,000	£559
BA	L14	08	2B4P	73.87	795	FALSE	P	£423,000	£532
					85,741			£48,601,000	£567

Block B

BLOCK	LEVEL	NUMBER	BED	AREA (SQM)	AREA SQ FT	DUAL ASPECT	EXTERNAL AMENITY TYPE	PRICE	£ PSF
BB	L01	01	2B3P	71.25	767	FALSE	P	£450,000	£587
BB	L01	02	2B4P	70.35	757	TRUE	R	£450,000	£595
BB	L01	03	2B3P	68.86	741	TRUE	R	£445,000	£601
BB	L01	04	1B2P	50.52	544	FALSE	R	£340,000	£626
BB	L01	05	1B2P	50.53	544	FALSE	R	£340,000	£625
BB	L01	06	2B4P	71.17	766	TRUE	P	£445,000	£581
BB	L01	07	2B4P	72.78	783	FALSE	R	£445,000	£568
BB	L01	08	2B4P	72.59	781	FALSE	R	£445,000	£570
BB	L01	09	1B2P	50.67	545	FALSE	R	£340,000	£624
BB	L01	10	2B4P	72.79	783	FALSE	R	£445,000	£568
BB	L01	11	1B2P	50.52	544	FALSE	J	£340,000	£625
BB	L01	12	3B5P	85.41	919	TRUE	P	£495,000	£539
BB	L01	13	3B5P	86.73	933	TRUE	P	£500,000	£536
BB	L01	14	2B3P	70.99	764	FALSE	P	£450,000	£589
BB	L01	15	2B3P	70.95	763	FALSE	P	£450,000	£589
BB	L01	16	2B3P	70.95	763	FALSE	P	£450,000	£589
BB	L01	17	2B4P	72.33	778	FALSE	P	£450,000	£578
BB	L02	01	2B3P	71.25	767	FALSE	P	£451,000	£588
BB	L02	02	2B4P	70.35	757	TRUE	R	£451,000	£596
BB	L02	03	2B3P	68.86	741	TRUE	R	£446,000	£602
BB	L02	04	1B2P	50.52	544	FALSE	R	£341,000	£627
BB	L02	05	1B2P	50.53	544	FALSE	R	£341,000	£627
BB	L02	06	2B4P	71.17	766	TRUE	P	£446,000	£582
BB	L02	07	2B4P	72.78	783	FALSE	R	£446,000	£570
BB	L02	08	2B4P	72.59	781	FALSE	R	£446,000	£571
BB	L02	09	1B2P	50.67	545	FALSE	R	£341,000	£625
BB	L02	10	2B4P	72.79	783	FALSE	R	£446,000	£569
BB	L02	11	1B2P	50.52	544	FALSE	J	£341,000	£627
BB	L02	12	3B5P	85.41	919	TRUE	P	£496,000	£540
BB	L02	13	3B5P	86.73	933	TRUE	P	£501,000	£537
BB	L02	14	2B3P	70.99	764	FALSE	P	£451,000	£590
BB	L02	15	2B3P	70.95	763	FALSE	P	£451,000	£591
BB	L02	16	2B3P	70.95	763	FALSE	P	£451,000	£591
BB	L02	17	2B4P	72.33	778	FALSE	P	£451,000	£579
BB	L03	01	2B3P	71.25	767	FALSE	P	£452,000	£590
BB	L03	02	2B4P	70.35	757	TRUE	R	£452,000	£597
BB	L03	03	2B3P	68.86	741	TRUE	R	£447,000	£603
BB	L03	04	1B2P	50.52	544	FALSE	R	£342,000	£629
BB	L03	05	1B2P	50.53	544	FALSE	R	£342,000	£629
BB	L03	06	2B4P	71.17	766	TRUE	P	£447,000	£584
BB	L03	07	2B4P	72.78	783	FALSE	R	£447,000	£571

BB	L03	08	2B4P	72.59	781	FALSE	R	£447,000	£572
BB	L03	09	1B2P	50.67	545	FALSE	R	£342,000	£627
BB	L03	10	2B4P	72.79	783	FALSE	R	£447,000	£571
BB	L03	11	1B2P	50.52	544	FALSE	J	£342,000	£629
BB	L03	12	3B5P	85.41	919	TRUE	P	£497,000	£541
BB	L03	13	3B5P	86.73	933	TRUE	P	£502,000	£538
BB	L03	14	2B3P	70.99	764	FALSE	P	£452,000	£592
BB	L03	15	2B3P	70.95	763	FALSE	P	£452,000	£592
BB	L03	16	2B3P	70.95	763	FALSE	P	£452,000	£592
BB	L03	17	2B4P	72.33	778	FALSE	P	£452,000	£581
BB	L04	01	2B3P	71.25	767	FALSE	P	£453,000	£591
BB	L04	02	2B4P	70.35	757	TRUE	R	£453,000	£598
BB	L04	03	2B3P	68.86	741	TRUE	R	£448,000	£605
BB	L04	04	1B2P	50.52	544	FALSE	R	£343,000	£631
BB	L04	05	1B2P	50.53	544	FALSE	R	£343,000	£631
BB	L04	06	2B4P	71.17	766	TRUE	P	£448,000	£585
BB	L04	07	2B4P	72.78	783	FALSE	R	£448,000	£572
BB	L04	08	2B4P	72.59	781	FALSE	R	£448,000	£574
BB	L04	09	1B2P	50.67	545	FALSE	R	£343,000	£629
BB	L04	10	2B4P	72.79	783	FALSE	R	£448,000	£572
BB	L04	11	1B2P	50.52	544	FALSE	J	£343,000	£631
BB	L04	12	3B5P	85.41	919	TRUE	P	£498,000	£542
BB	L04	13	3B5P	86.73	933	TRUE	P	£503,000	£539
BB	L04	14	2B3P	70.99	764	FALSE	P	£453,000	£593
BB	L04	15	2B3P	70.95	763	FALSE	P	£453,000	£593
BB	L04	16	2B3P	70.95	763	FALSE	P	£453,000	£593
BB	L04	17	2B4P	72.33	778	FALSE	P	£453,000	£582
BB	L05	01	2B3P	71.26	767	FALSE	P	£458,000	£597
BB	L05	02	2B4P	70.37	757	TRUE	R	£458,000	£605
BB	L05	03	2B3P	69.10	743	TRUE	R	£458,000	£616
BB	L05	04	1B2P	50.53	544	FALSE	R	£348,000	£640
BB	L05	05	1B2P	50.53	544	FALSE	R	£348,000	£640
BB	L05	06	2B4P	71.17	766	TRUE	P	£458,000	£598
BB	L05	07	2B4P	72.79	783	FALSE	R	£458,000	£585
BB	L05	08	1B2P	50.67	545	FALSE	R	£348,000	£638
BB	L05	09	2B3P	67.01	721	TRUE	T	£458,000	£635
BB	L05	10	2B3P	70.17	755	TRUE	T	£458,000	£607
BB	L05	11	2B4P	71.21	766	FALSE	P	£458,000	£598
					57,592			£33,930,000	£589

Block C

BLOCK	LEVEL	NUMBER	BED	AREA (SQM)	AREA SQ FT	DUAL ASPECT	EXTERNAL AMENITY TYPE	PRICE	£ PSF
BC	L00	01	1B2P	54.63	588	FALSE	T	£340,000	£578
BC	L00	02	Studio	42.99	463	FALSE	T	£257,500	£557
BC	L00	03	Studio	39.93	430	TRUE	T	£255,000	£594
BC	L00	04	1B2P	49.86	536	TRUE	T	£340,000	£634
BC	L01	01	1B2P	51.31	552	FALSE	P	£345,000	£625
BC	L01	02	2B3P	63.20	680	TRUE	P	£445,000	£654
BC	L01	03	1B2P	51.44	553	FALSE	J	£342,500	£619
BC	L01	04	2B3P	70.08	754	TRUE	P	£450,000	£597
BC	L01	05	Studio	42.99	463	FALSE	P	£260,000	£562
BC	L01	06	1B2P	51.31	552	FALSE	P	£345,000	£625
BC	L01	07	2B3P	63.20	680	TRUE	P	£445,000	£654
BC	L01	08	1B2P	51.44	553	FALSE	J	£342,500	£619
BC	L01	09	2B4P	70.08	754	TRUE	P	£450,000	£597
BC	L01	10	Studio	42.99	463	FALSE	P	£260,000	£562
BC	L02	01	1B2P	51.31	552	FALSE	P	£346,000	£627
BC	L02	02	2B3P	63.20	680	TRUE	P	£446,000	£656
BC	L02	03	1B2P	51.44	553	FALSE	J	£343,500	£621
BC	L02	04	2B3P	70.08	754	TRUE	P	£451,000	£598
BC	L02	05	Studio	42.99	463	FALSE	P	£261,000	£564
BC	L02	06	1B2P	51.31	552	FALSE	P	£346,000	£627
BC	L02	07	2B3P	63.20	680	TRUE	P	£446,000	£656
BC	L02	08	1B2P	51.44	553	FALSE	J	£343,500	£621
BC	L02	09	2B4P	70.08	754	TRUE	P	£451,000	£598
BC	L02	10	Studio	42.99	463	FALSE	P	£261,000	£564
BC	L03	01	1B2P	51.31	552	FALSE	P	£347,000	£629
BC	L03	02	2B3P	63.20	680	TRUE	P	£447,000	£657
BC	L03	03	1B2P	51.44	553	FALSE	J	£344,500	£622
BC	L03	04	2B3P	70.08	754	TRUE	P	£452,000	£599
BC	L03	05	Studio	42.99	463	FALSE	P	£262,000	£566
BC	L03	06	1B2P	51.31	552	FALSE	P	£347,000	£629
BC	L03	07	2B3P	63.20	680	TRUE	P	£447,000	£657
BC	L03	08	1B2P	51.44	553	FALSE	J	£344,500	£622
BC	L03	09	2B4P	70.08	754	TRUE	P	£452,000	£599
BC	L03	10	Studio	42.99	463	FALSE	P	£262,000	£566
BC	L04	01	1B2P	51.31	552	FALSE	P	£348,000	£630
BC	L04	02	2B3P	63.20	680	TRUE	P	£448,000	£659
BC	L04	03	1B2P	51.44	553	FALSE	J	£345,500	£624
BC	L04	04	2B3P	70.08	754	TRUE	P	£453,000	£601
BC	L04	05	Studio	42.99	463	FALSE	P	£263,000	£569
BC	L04	06	1B2P	51.31	552	FALSE	P	£348,000	£630
BC	L04	07	2B3P	63.20	680	TRUE	P	£448,000	£659

BC	L04	08	1B2P	51.44	553	FALSE	J	£345,500	£624
BC	L04	09	2B4P	70.08	754	TRUE	P	£453,000	£601
BC	L04	10	Studio	42.99	463	FALSE	P	£263,000	£569
BC	L05	01	1B2P	51.31	552	FALSE	P	£349,000	£632
BC	L05	02	2B3P	63.20	680	TRUE	P	£449,000	£660
BC	L05	03	1B2P	51.44	553	FALSE	J	£346,500	£626
BC	L05	04	2B3P	70.08	754	TRUE	P	£454,000	£602
BC	L05	05	Studio	42.99	463	FALSE	P	£264,000	£571
BC	L05	06	1B2P	51.31	552	FALSE	P	£349,000	£632
BC	L05	07	2B3P	63.20	680	TRUE	P	£449,000	£660
BC	L05	08	1B2P	51.44	553	FALSE	J	£346,500	£626
BC	L05	09	2B4P	70.08	754	TRUE	P	£455,500	£604
BC	L05	10	Studio	42.99	463	FALSE	P	£264,000	£571
BC	L06	01	1B2P	51.31	552	FALSE	P	£350,000	£634
BC	L06	02	2B3P	63.20	680	TRUE	P	£450,000	£662
BC	L06	03	1B2P	51.44	553	FALSE	J	£347,500	£628
BC	L06	04	2B3P	70.08	754	TRUE	P	£455,000	£603
BC	L06	05	Studio	42.99	463	FALSE	P	£265,000	£573
BC	L06	06	1B2P	51.31	552	FALSE	P	£350,000	£634
BC	L06	07	2B3P	63.20	680	TRUE	P	£450,000	£662
BC	L06	08	1B2P	51.44	553	FALSE	J	£347,500	£628
BC	L06	09	2B4P	70.08	754	TRUE	P	£456,500	£605
BC	L06	10	Studio	42.99	463	FALSE	P	£265,000	£573
BC	L07	01	1B2P	54.36	585	TRUE	P	£351,000	£600
BC	L07	02	3B5P	88.71	955	FALSE	P	£506,000	£530
BC	L07	03	2B4P	70.16	755	FALSE	P	£456,000	£604
BC	L07	04	2B3P	73.87	795	FALSE	P	£456,000	£574
BC	L07	05	1B2P	54.36	585	TRUE	P	£351,000	£600
BC	L07	06	3B5P	88.71	955	FALSE	P	£506,000	£530
BC	L07	07	2B4P	70.16	755	FALSE	P	£457,500	£606
BC	L07	08	2B3P	73.87	795	FALSE	P	£456,000	£574
BC	L08	01	1B2P	54.36	585	TRUE	P	£352,000	£602
BC	L08	02	3B5P	88.71	955	FALSE	P	£507,000	£531
BC	L08	03	2B4P	70.16	755	FALSE	P	£457,000	£605
BC	L08	04	2B3P	73.87	795	FALSE	P	£457,000	£575
BC	L08	05	1B2P	54.36	585	TRUE	P	£352,000	£602
BC	L08	06	3B5P	88.71	955	FALSE	P	£507,000	£531
BC	L08	07	2B4P	70.16	755	FALSE	P	£458,500	£607
BC	L08	08	2B3P	73.87	795	FALSE	P	£457,000	£575
BC	L09	01	1B2P	54.36	585	TRUE	P	£353,000	£604
BC	L09	02	3B5P	88.71	955	FALSE	P	£508,000	£532
BC	L09	03	2B4P	70.16	755	FALSE	P	£458,000	£607
BC	L09	04	2B3P	73.87	795	FALSE	P	£458,000	£576
BC	L09	05	1B2P	54.36	585	TRUE	P	£353,000	£604
BC	L09	06	3B5P	88.71	955	FALSE	P	£508,000	£532
BC	L09	07	2B4P	70.16	755	FALSE	P	£459,500	£609
BC	L09	08	2B3P	73.87	795	FALSE	P	£458,000	£576
BC	L10	01	1B2P	54.36	585	TRUE	P	£354,000	£605

BC	L10	02	3B5P	88.71	955	FALSE	P	£509,000	£533
BC	L10	03	2B4P	70.16	755	FALSE	P	£459,000	£608
BC	L10	04	2B3P	73.87	795	FALSE	P	£459,000	£577
BC	L10	05	1B2P	54.36	585	TRUE	P	£354,000	£605
BC	L10	06	3B5P	88.71	955	FALSE	P	£509,000	£533
BC	L10	07	2B4P	70.16	755	FALSE	P	£460,500	£610
BC	L10	08	2B3P	73.87	795	FALSE	P	£459,000	£577
					62,755			£37,661,500	£600

Block D - SOCIAL BLOCK

BLOCK	LEVEL	NUMBER	BED	AREA (SQM)	AREA SQ FT	DUAL ASPECT	EXTERNAL AMENITY TYPE
BD	L01	01	3B5P	86.14	927	FALSE	R
BD	L01	02	3B5P	86.32	929	FALSE	R
BD	L01	03	2B4P	69.84	751	TRUE	R
BD	L01	04	1B2P	50.40	542	FALSE	R
BD	L01	05	2B3P	71.36	768	FALSE	R
BD	L01	06	1B2P	50.37	542	FALSE	R
BD	L01	07	2B4P	70.61	760	FALSE	R
BD	L01	08	3B5P	86.80	934	TRUE	R
BD	L01	09	3B5P	86.46	930	FALSE	R
BD	L02	01	3B5P	86.14	927	FALSE	R
BD	L02	02	3B5P	86.32	929	FALSE	R
BD	L02	03	2B4P	69.84	751	TRUE	R
BD	L02	04	1B2P	50.40	542	FALSE	R
BD	L02	05	2B3P	71.36	768	FALSE	R
BD	L02	06	1B2P	50.37	542	FALSE	R
BD	L02	07	2B4P	70.61	760	FALSE	R
BD	L02	08	3B5P	86.80	934	TRUE	R
BD	L02	09	3B5P	86.46	930	FALSE	R
BD	L03	01	3B5P	86.14	927	FALSE	R
BD	L03	02	3B5P	86.32	929	FALSE	R
BD	L03	03	2B4P	69.84	751	TRUE	R
BD	L03	04	1B2P	50.40	542	FALSE	R
BD	L03	05	2B3P	71.36	768	FALSE	R
BD	L03	06	1B2P	50.37	542	FALSE	R
BD	L03	07	2B4P	70.61	760	FALSE	R
BD	L03	08	3B5P	86.80	934	TRUE	R
BD	L03	09	3B5P	86.46	930	FALSE	R
BD	L04	01	3B5P	86.14	927	FALSE	R
BD	L04	02	3B5P	86.32	929	FALSE	R
BD	L04	03	2B4P	69.84	751	TRUE	R
BD	L04	04	1B2P	50.40	542	FALSE	R
BD	L04	05	2B3P	71.36	768	FALSE	R
BD	L04	06	1B2P	50.37	542	FALSE	R
BD	L04	07	2B4P	70.61	760	FALSE	R
BD	L04	08	3B5P	86.80	934	TRUE	R
BD	L04	09	3B5P	86.46	930	FALSE	R
					28,333		

Block E

BLOCK	LEVEL	NUMBER	BED	AREA (SQM)	ARE SQ FT	DUAL ASPECT	EXTERNAL AMENITY TYPE	PRICE	£ PSF
BE	L00	01	2B4P	70.79	762	FALSE	P	£425,000	£558
BE	L00	02	3B5P	85.72	922	TRUE	P	£485,000	£526
BE	L00	03	2B4P	70.25	756	TRUE	P	£425,000	£562
BE	L00	04	Studio	41.36	445	FALSE	T	£250,000	£562
BE	L00	05	2B4P	73.13	787	FALSE	P	£425,000	£540
BE	L00	06	2B4P	73.13	787	FALSE	P	£425,000	£540
BE	L00	07	Studio	41.36	445	FALSE	J	£250,000	£562
BE	L00	08	2B4P	70.23	756	TRUE	P	£425,000	£562
BE	L00	09	3B5P	85.70	922	TRUE	P	£485,000	£526
BE	L00	10	2B4P	70.79	762	FALSE	P	£425,000	£558
BE	L01	01	1B2P	49.96	538	FALSE	P	£340,000	£633
BE	L01	02	3B5P	85.72	922	TRUE	P	£495,000	£537
BE	L01	03	2B4P	70.25	756	TRUE	P	£440,000	£582
BE	L01	04	1B2P	51.61	555	FALSE	P	£340,000	£612
BE	L01	05	2B4P	73.13	787	FALSE	P	£440,000	£559
BE	L01	06	2B4P	73.02	786	TRUE	P	£440,000	£560
BE	L01	07	2B4P	71.53	770	FALSE	P	£440,000	£572
BE	L01	08	2B4P	71.59	770	FALSE	P	£440,000	£571
BE	L01	09	2B4P	73.02	786	TRUE	P	£440,000	£560
BE	L01	10	2B4P	73.13	787	FALSE	P	£440,000	£559
BE	L01	11	1B2P	51.61	555	FALSE	P	£340,000	£612
BE	L01	12	2B4P	70.23	756	TRUE	P	£440,000	£582
BE	L01	13	3B5P	85.70	922	TRUE	P	£495,000	£537
BE	L01	14	1B2P	49.90	537	FALSE	P	£340,000	£633
BE	L02	01	1B2P	49.96	538	FALSE	P	£341,000	£634
BE	L02	02	3B5P	85.72	922	TRUE	P	£496,000	£538
BE	L02	03	2B4P	70.25	756	TRUE	P	£441,000	£583
BE	L02	04	1B2P	51.61	555	FALSE	P	£341,000	£614
BE	L02	05	2B4P	73.13	787	FALSE	P	£441,000	£560
BE	L02	06	2B4P	73.02	786	TRUE	P	£441,000	£561
BE	L02	07	2B4P	71.53	770	FALSE	P	£441,000	£573
BE	L02	08	2B4P	71.59	770	FALSE	P	£441,000	£573
BE	L02	09	2B4P	73.02	786	TRUE	P	£441,000	£561
BE	L02	10	2B4P	73.13	787	FALSE	P	£441,000	£560
BE	L02	11	1B2P	51.61	555	FALSE	P	£341,000	£614
BE	L02	12	2B4P	70.23	756	TRUE	P	£441,000	£584
BE	L02	13	3B5P	85.70	922	TRUE	P	£496,000	£538
BE	L02	14	1B2P	49.90	537	FALSE	P	£341,000	£635
BE	L03	01	1B2P	49.96	538	FALSE	P	£342,000	£636
BE	L03	02	3B5P	85.72	922	TRUE	P	£497,000	£539
BE	L03	03	2B4P	70.25	756	TRUE	P	£442,000	£585
BE	L03	04	1B2P	51.61	555	FALSE	P	£342,000	£616
BE	L03	05	2B4P	73.13	787	FALSE	P	£442,000	£562
BE	L03	06	2B4P	73.02	786	TRUE	P	£442,000	£563
BE	L03	07	2B4P	71.53	770	FALSE	P	£442,000	£574
BE	L03	08	2B4P	71.59	770	FALSE	P	£442,000	£574
BE	L03	09	2B4P	73.02	786	TRUE	P	£442,000	£563
BE	L03	10	2B4P	73.13	787	FALSE	P	£442,000	£562
BE	L03	11	1B2P	51.61	555	FALSE	P	£342,000	£616
BE	L03	12	2B4P	70.23	756	TRUE	P	£442,000	£585
BE	L03	13	3B5P	85.70	922	TRUE	P	£497,000	£539
BE	L03	14	1B2P	49.90	537	FALSE	P	£342,000	£637
					38,023			£21,672,000	£570

APPENDIX 4



Stage 2 Cost Plan
for
Development
at
High Street, Potters Bar
for
Chase New Homes

1st July 2026

HIGH STREET, POTTERS BAR CHASE NEW HOMES

STAGE 2 COST PLAN

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HIGH STREET, POTTERS BAR

Chase New Homes
Stage 2 Cost Plan
June 2026
Revision 3



Section 1

Executive Summary

This Stage 2 Cost Plan has been prepared by Academy Consulting on behalf of Chase New Homes to advise on the anticipated construction cost of the proposed residential development at High Street, Potters Bar, Herts.

The cost plan has been prepared using the design information issued by AFK Architects in June 2026.

All design information or changes received after June 2026 is not included in this Stage 2 Cost Plan.

The proposed development comprises a new-build residential estate of low and high-rise apartments, with retail units at ground floor level, following demolition of the existing buildings.

Forecast Construction Costs

Based on the design information issued at the date of this report, the estimated construction cost of the proposed development is approximately £78,980,000, excluding VAT and demolition.

The Stage 2 Cost Plan identifies a total estimated construction cost of £78,977,074, together with a separate demolition allowance of £1,030,000, resulting in an overall estimated project cost of £80,007,074, excluding VAT.

Main Contractor's Preliminaries, equivalent to approximately 14.8% of the base construction cost, add £9,337,815. Main Contractor's Overheads and Profit have been allowed separately within the cost plan at £3,616,166. Following inclusion of preliminaries and overheads and profit, the estimated construction cost before contingency is £75,939,493.

No allowance has been included at this stage for project/design team fees, other development costs or inflation, all of which remain excluded.

The cost plan includes Risk and Contingency allowances totalling £3,037,580. Following inclusion of these allowances, the resulting Total Construction Cost is £78,977,074. Including the separate demolition allowance of £1,030,000, the overall Total Project Cost is therefore assessed at £80,007,074, excluding VAT. Design and professional fees, together with inflation beyond the stated cost base date, are excluded.

Cost Summary		Block A		Block B		Block D		Block E		External Works		Total Construction (A)			Demolition (B)	Total (A + B)
		10,743m2		8,189m2		4,107m2		4,501m2		27,540m2		27,540m2				
		£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	£	£/GIA	%		
0	Facilitating Works	-	-	-	-	-	-	-	-	367,500	13	367,500	13	0%	1,030,000	1,397,500
1	Substructure	1,055,869	98	1,270,252	155	476,478	116	621,655	138	-	-	3,424,254	124	4%	-	3,424,254
2	Superstructure	11,008,189	1,025	9,846,775	1,202	4,581,291	1,115	5,179,242	1,151	-	-	30,615,496	1,112	39%	-	30,615,496
3	Finishes	2,209,044	206	1,565,872	191	740,988	180	905,732	201	-	-	5,421,636	197	7%	-	5,421,636
4	Fittings, Furnishings and Equipment	1,907,630	178	1,204,120	147	518,450	126	785,445	175	-	-	4,415,645	160	6%	-	4,415,645
5	Services	5,707,116	531	4,251,019	519	2,270,909	553	2,500,754	556	-	-	14,729,799	535	19%	-	14,729,799
6	Prefabricated Buildings and Building Units	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-
7	Work to existing buildings	-	-	-	-	-	-	-	-	-	-	-	-	0%	-	-
8	External Works	-	-	-	-	-	-	-	-	4,011,183	146	4,011,183	146	5%	-	4,011,183
	Sub-total	21,887,848	2,037	18,138,038	2,215	8,588,116	2,091	9,992,828	2,220	4,378,683	159	62,985,512	2,287	80%	1,030,000	64,015,512
9	Main Contractor's Preliminaries	3,244,947	302	2,689,025	328	1,273,217	310	1,481,470	329	649,154	24	9,337,815	339	12%	Included	9,337,815
	Sub-total	25,132,795	2,339	20,827,063	2,543	9,861,333	2,401	11,474,298	2,549	5,027,837	183	72,323,327	2,626	92%	1,030,000	73,353,327
10	Main contractor's overheads and profit	1,256,640	117	1,041,353	127	493,067	120	573,715	127	251,392	9	3,616,166	131	5%	Included	3,616,166
	Sub-total	26,389,435	2,456	21,868,416	2,670	10,354,400	2,521	12,048,013	2,677	5,279,229	192	75,939,493	2,757	96%	1,030,000	76,969,493
11	Project/design team fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
	Sub-total	26,389,435	2,456	21,868,416	2,670	10,354,400	2,521	12,048,013	2,677	5,279,229	192	75,939,493	2,757	96%	1,030,000	76,969,493
12	Other development/project costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
	Sub-total	26,389,435	2,456	21,868,416	2,670	10,354,400	2,521	12,048,013	2,677	5,279,229	192	75,939,493	2,757	96%	1,030,000	76,969,493
13	Risks (Contingencies)	1,055,578	98	874,737	107	414,176	101	481,921	107	211,169	8	3,037,580	110	4%	Included	3,037,580
	Sub-total	27,445,013	2,555	22,743,153	2,777	10,768,576	2,622	12,529,934	2,784	5,490,398	199	78,977,074	2,868	100%	1,030,000	80,007,074
14	Inflation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
	TOTAL	£ 27,445,013	£ 2,555	£ 22,743,153	£ 2,777	£ 10,768,576	£ 2,622	£ 12,529,934	£ 2,784	£ 5,490,398	£ 199	£ 78,977,074	£ 2,868	100%	£ 1,030,000	£ 80,007,074
	SAY	£ 27,455,000	£ 2,556	£ 22,745,000	£ 2,778	£ 10,770,000	£ 2,622	£ 12,530,000	£ 2,784	£ 5,490,000	£ 199	£ 78,980,000	£ 2,868	100%	£ 1,030,000	£ 80,010,000

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Section 2

Assumptions and Exclusions

Assumptions

1	This cost plan reflects a mid-range rental specification appropriate to the proposed development and its location in Potters Bar. This is accounted for within the allowances for finishes and the building services provisions, which have been adjusted where necessary to suit the intended quality and rental specification. All residential units are assumed to be private rental accommodation.
2	Preliminaries have been allowed on the basis of a total combined project duration of approximately 192 weeks, comprising 12 weeks for pre-construction planning and 180 weeks for contract works, including demolition, enabling works, main construction and external works. This reflects the current project scope and programme assumptions adopted for cost planning purposes. For the purposes of this estimate, these costs have been apportioned across the document relative to the value and nature of each work element.
3	The estimate is prepared on the basis of a single-stage procurement route, with design developed to RIBA Stage 4 by the client's appointed team prior to tender. It is recognised that certain enabling works may be procured as an early works package. However, this remains subject to confirmation of the overall procurement strategy and has not materially affected the basis of this estimate.
4	A number of design development allowances have been included, particularly in relation to the structural and mechanical and electrical services design, where information remains subject to further design development and specialist input. These allowances are identified throughout the cost plan and should be reviewed as the design progresses.
5	Works are assumed to be completed in a single phase, with no sectional or phased handover.
6	Internal finishes are assumed to be of a mid-range residential rental specification appropriate to the Potters Bar area, with floor, wall and tiling finishes allowed accordingly to reflect the quality of the proposed development. A consistent specification and standard of finish has been assumed across all residential units.
7	Building services are assumed to be in accordance with a typical residential developer specification and the current requirements of the Building Regulations. Allowances for sprinkler installations have been included within Blocks A, B and D, as these blocks are assumed to exceed the 11 m height threshold requiring sprinkler protection under the Building Regulations. No allowance has been included for Block E on the basis that it is understood to fall below the 11 m threshold. The applicability of sprinkler requirements should be confirmed with Building Control and the Fire Authority as the design progresses.
Demolition	
8	Demolition works have been allowed as a separate enabling package, including all associated preliminaries, temporary works, site establishment and ancillary works necessary to complete the demolition package.
External Works	
9	External works are assumed to comprise site-wide drainage, paving, roads, landscaping and boundary treatments, together with allowances for an electrical substation and water attenuation systems, and have been priced separately from the individual block cost plans.
Construction Assumed	
10	Piled foundations have been assumed throughout, with Block A allowed on the basis of 25 m deep piles and Blocks B, D and E allowed on the basis of 15 m deep piles. The allowances are assumed to include excavation and disposal, piling works, reinforced concrete pile caps and ground beams, together with associated piling design and testing, all subject to confirmation by the ground investigation reports and the Structural Engineer's foundation design.
11	Ground floor construction has been assumed to comprise suspended insulated floor construction throughout, including lift pits, reinforced concrete slab, reinforcement, formwork, slab thickenings, upstands, insulation, damp proof membrane and all associated ancillary items for a complete installation.
12	The frame to the apartment blocks has been assumed to comprise an in situ reinforced concrete frame, including blade columns, structural walls, beams and associated structural elements, complete with concrete, reinforcement, formwork and all associated ancillary works.
13	Upper floors to the apartment blocks have been assumed as reinforced concrete floor slabs with screed, trimming to openings, in situ concrete beams and perimeter cavity fire barriers.
14	Roof construction to the apartment blocks has been assumed as flat roof construction throughout, including insulation, waterproofing, parapets, rainwater goods, roof access provisions and green roof areas as detailed by the Architect, following allowance for other roof-mounted services and equipment.
15	Stairs to the apartment blocks have been assumed as precast reinforced concrete stair flights and landings complete with balustrades, handrails, finishes, nosings and fixings.
16	External walls to the apartment blocks have been assumed as metal SFS backing walls with sheathing board, breather membrane, insulation and cavity barriers, with facing brick outer leaf, brick support angles and local render to window surrounds and reveals.

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Assumptions and Exclusions

17	Windows and external doors to the apartment blocks have been assumed as double-glazed aluminium windows, sliding glazed doors and powder-coated aluminium entrance doors complete with frames, glazing, ironmongery and seals.
18	Heating to the apartment blocks has been assumed to comprise individual air source heat pump installations serving space heating and domestic hot water to each apartment. A separate allowance has been included for pre-cooling infrastructure only. No allowance has been included for full comfort cooling unless specifically identified elsewhere within this cost plan.
	Programme
19	A programme period of 12 weeks for pre-construction activities and 180 weeks for the main construction works has been allowed for cost planning purposes. Demolition is assumed to be undertaken as a separate package and is included within the demolition allowance. All works have been assumed to be undertaken during normal working hours in accordance with local authority requirements. No allowance has been included for out-of-hours working, weekend working or acceleration measures unless specifically identified elsewhere within this cost plan. This programme remains subject to review as the design, procurement strategy and construction phasing are further developed.

Exclusions

1	Professional fees, including legal fees, planning fees, Building Regulations fees and other statutory charges.
2	Third-party rights and Party Wall Awards.
3	Client insurances.
4	Loose FF&E, blinds, white goods (other than fitted kitchen appliances), client equipment and tenant-specific fit-out works.
5	Out-of-hours working or acceleration measures.
6	Specialist security, audio-visual and IT installations.
7	Abnormal ground conditions, archaeology, contamination, asbestos, unexploded ordnance (UXO) and other unforeseen ground risks.
8	Utility diversions, statutory authority reinforcement works, drainage diversions and all off-site works beyond the site boundary.
9	Flood mitigation works.
10	Post-completion maintenance, marketing and sales costs.
11	Tender inflation (Item 14.1) and construction inflation (Item 14.2) beyond today's date.
12	Value Added Tax (VAT) and any capital allowance recoveries.
13	Breaking out and removal of unforeseen underground obstructions, hard materials, redundant services and similar items.
14	Precautionary treatment or removal of invasive species should these be encountered during the works.
15	Planning obligations, including Community Infrastructure Levy (CIL) and Section 106 / Section 278 contributions.
16	Land acquisition and associated purchase costs.
17	Finance charges, borrowing costs, interest and lender fees.
18	Asbestos removal pending confirmation from intrusive surveys.
19	Statutory utility connection charges and supplier fees.
20	Show apartments, marketing suites and sales office costs.
21	Photovoltaics.

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Section 3
Elemental Cost Summary

Ref	Description	Block A (£)	Block B (£)	Block D (£)	Block E (£)	External Works (£)	TOTAL (A) (£)	Demolition (B) (£)	Total (A + B)
0	Facilitating Works								
0.1	Toxic/Hazardous/Contaminated Material Treatment	-	-	-	-	367,500	367,500	-	367,500
0.2	Major Demolition Work	-	-	-	-	-	-	1,030,000	1,030,000
0.3	Temporary Supports to Adjacent Structures	-	-	-	-	-	-	-	-
0.4	Specialist Groundworks	-	-	-	-	-	-	-	-
0.5	Temporary Diversion Works	-	-	-	-	-	-	-	-
0.6	Extraordinary Site Investigation Works	-	-	-	-	-	-	-	-
1	Substructure								
1.1	Substructure	1,055,869	1,270,252	476,478	621,655	-	3,424,254	-	3,424,254
2	Superstructure								
2.1	Frame	2,899,426	2,643,545	864,781	1,194,086	-	7,601,838	-	7,601,838
2.2	Upper Floors	1,933,693	1,475,656	764,634	841,755	-	5,015,738	-	5,015,738
2.3	Roof	322,960	482,440	309,880	423,640	-	1,538,920	-	1,538,920
2.4	Stairs and ramps	316,250	97,325	45,200	66,050	-	524,825	-	524,825
2.5	External Walls	2,075,565	1,960,144	1,302,110	1,178,035	-	6,515,854	-	6,515,854
2.6	Windows and External Doors	1,140,750	1,022,000	444,546	471,700	-	3,078,996	-	3,078,996
2.7	Internal Walls and Partitions	1,488,345	1,592,740	610,990	635,525	-	4,327,600	-	4,327,600
2.8	Internal Doors	831,200	572,925	239,150	368,450	-	2,011,725	-	2,011,725
3	Finishes								
3.1	Wall Finishes	760,615	639,686	225,208	301,974	-	1,927,483	-	1,927,483
3.2	Floor Finishes	918,367	575,058	325,412	376,396	-	2,195,233	-	2,195,233
3.3	Ceiling Finishes	530,062	351,128	190,368	227,362	-	1,298,920	-	1,298,920
4	Fittings, Furnishings and Equipment								
4.1	Fittings, Furnishings and Equipment	1,907,630	1,204,120	518,450	785,445	-	4,415,645	-	4,415,645
4.2	Special Fittings, Furnishings and Equipment	-	-	-	-	-	-	-	-
4.3	Internal planting	-	-	-	-	-	-	-	-
4.4	Bird and vermin control	-	-	-	-	-	-	-	-
5	Services								
5.1	Sanitary Installations	392,980	274,685	112,280	180,450	-	960,395	-	960,395
5.2	Services Equipment	-	-	-	-	-	-	-	-
5.3	Disposal Installations	520,706	402,138	212,694	230,942	-	1,366,480	-	1,366,480
5.4	Water Installations	494,290	370,970	235,610	248,630	-	1,349,500	-	1,349,500
5.5	Heat Source (ASHP & DHW Generation)	652,965	497,695	249,585	273,555	-	1,673,800	-	1,673,800
5.6	Space Heating Distribution System	474,820	361,960	181,480	198,940	-	1,217,200	-	1,217,200
5.7	Ventilation Systems	407,217	309,463	155,159	170,034	-	1,041,874	-	1,041,874
5.8	Electrical Installations	998,695	760,075	381,188	417,784	-	2,557,742	-	2,557,742
5.9	Fuel Installations/Systems	-	-	-	-	-	-	-	-
5.10	Lift Installations	320,500	211,350	100,400	100,400	-	732,650	-	732,650
5.11	Fire Protection and Lightning Protection	947,135	679,995	420,885	455,855	-	2,503,870	-	2,503,870
5.12	Communications, Security and Control Systems	358,610	279,005	166,240	163,170	-	967,025	-	967,025
5.13	Special Installations	-	-	-	-	-	-	-	-
5.14	Builders' Work in Connection with Services	139,198	103,683	55,388	60,994	-	359,263	-	359,263
6	Prefabricated Buildings and Building Units								
6.1	Prefabricated Buildings and Building Units	-	-	-	-	-	-	-	-
7	Work to existing buildings								
7.1	Minor demolition works and alteration works	-	-	-	-	-	-	-	-
7.2	Repairs to existing services	-	-	-	-	-	-	-	-
7.3	Damp-proof courses/fungus and beetle eradication	-	-	-	-	-	-	-	-
7.4	Facade retention	-	-	-	-	-	-	-	-
7.5	Cleaning existing surfaces	-	-	-	-	-	-	-	-
7.6	Renovation works	-	-	-	-	-	-	-	-
Sub-Total		£ 21,887,848	£ 18,138,038	£ 8,588,116	£ 9,992,828	£ 367,500	£ 58,974,330	£ 1,030,000	£ 60,004,330
8	External Works								



Section 3									
Elemental Cost Summary									
Ref	Description	Block A (£)	Block B (£)	Block D (£)	Block E (£)	External Works (£)	TOTAL (A) (£)	Demolition (B) (£)	Total (A + B)
8.1	Site preparation works	-	-	-	-	-	-	-	-
8.2	Roads, paths, pavings and surfacing	-	-	-	-	1,166,375	1,166,375	-	1,166,375
8.3	Soft landscaping, planting and irrigation systems	-	-	-	-	230,850	230,850	-	230,850
8.4	Fencing, railings and walls	-	-	-	-	80,140	80,140	-	80,140
8.5	External fixtures	-	-	-	-	197,900	197,900	-	197,900
8.6	External drainage	-	-	-	-	911,618	911,618	-	911,618
8.7	External services	-	-	-	-	1,424,300	1,424,300	-	1,424,300
8.8	Minor building works and ancillary buildings	-	-	-	-	-	-	-	-
Sub-Total		£ 21,887,848	£ 18,138,038	£ 8,588,116	£ 9,992,828	£ 4,378,683	£ 62,985,512	£ 1,030,000	£ 64,015,512
9	Main Contractor's Preliminaries								
9.1	Main Contractor's pre-construction preliminaries	154,650	128,155	60,680	70,605	30,938	445,028	Included	445,028
9.2	Main Contractor's fixed on-site preliminaries	137,417	113,875	53,918	62,737	27,490	395,438	Included	395,438
9.3	Main Contractor's time related on-site preliminaries	1,617,311	1,340,234	634,583	738,378	323,544	4,654,050	Included	4,654,050
9.4	Allowance for plant, scaffolding, hoists and other access equipment	1,176,586	975,014	461,656	537,167	235,377	3,385,800	Included	3,385,800
9.5	Risk / provisional preliminaries	158,984	131,747	62,380	72,584	31,805	457,500		457,500
Sub-Total		£ 25,132,795	£ 20,827,063	£ 9,861,333	£ 11,474,298	£ 5,027,837	£ 72,323,327	£ 1,030,000	£ 73,353,327
10	Main contractor's overheads and profit								
10.1	Main contractor's overheads	753,984	624,812	295,840	344,229	150,835	2,169,700	Included	2,169,700
10.2	Main contractor's profit	502,656	416,541	197,227	229,486	100,557	1,446,467	Included	1,446,467
Sub-Total		£ 26,389,435	£ 21,868,416	£ 10,354,400	£ 12,048,013	£ 5,279,229	£ 75,939,493	£ 1,030,000	£ 76,969,493
11	Project/design team fees								
11.1	Main contractor's pre-construction fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
11.2	Main contractor's design fees	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Sub-Total		£ 26,389,435	£ 21,868,416	£ 10,354,400	£ 12,048,013	£ 5,279,229	£ 75,939,493	£ 1,030,000	£ 76,969,493
12	Other development/project costs								
12.1	Other costs development/project costs	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Sub-Total		£ 26,389,435	£ 21,868,416	£ 10,354,400	£ 12,048,013	£ 5,279,229	£ 75,939,493	£ 1,030,000	£ 76,969,493
13	Risks (Contingencies)								
13.1	Design Risk @ 1.50%	395,842	328,026	155,316	180,720	79,188	1,139,093	Included	1,139,093
13.2	Construction Risks @ 1.50%	395,842	328,026	155,316	180,720	79,188	1,139,093	Included	1,139,093
13.3	Client Contingency Allowance @ 1.00%	263,894	218,684	103,544	120,480	52,792	759,395	Included	759,395
Sub-Total		£ 27,445,013	£ 22,743,153	£ 10,768,576	£ 12,529,934	£ 5,490,398	£ 78,977,074	£ 1,030,000	£ 80,007,074
14	Inflation								
14.1	Tender inflation	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
14.2	Construction inflation allowance	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
Total Estimated Sum		£ 27,445,013	£ 22,743,153	£ 10,768,576	£ 12,529,934	£ 5,490,398	£ 78,977,074	£ 1,030,000	£ 80,007,074

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Section 4

Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Toxic hazardous and contaminated material treatment including asbestos removal, excavation of PAH contaminated made ground, cart away, disposal, testing and validation	1	item		See External works Section
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				1,055,869
	Temporary piling mat and working platform including preparation, fill, compaction, trimming and maintenance for piling operations	862	m2	32	27,584
	Bored cast in situ reinforced concrete piles, assumed 600mm diameter, including boring, disposal of arisings, concrete, reinforcement, and all associated works, average depth 25m.	3,000	m	140	420,000
	Pile testing including preliminary tests, working tests, integrity tests, records and certification, say 10%	12	no	700	8,400
	Crop pile heads including cutting down to cut off level, exposing reinforcement, removing arisings and preparing for pile caps and ground beams	120	no	100	12,000
	Reinforced concrete pile caps including reinforcement, formwork and in situ concrete complete, average size assumed 3.0m x 3.0m x 1.2m, based on approximately 35 pile caps.	378	m3	700	264,600
	Reinforced concrete ground beams including reinforcement, formwork and in situ concrete.	86	m3	300	25,800
	Local excavation to pile caps and ground beams including trimming, temporary support as required and disposal of surplus spoil, based on average 3.5m x 3.5m x 1.5m excavation to pile caps and associated excavation to ground beams.	473	m3	45	21,263
	Blinding concrete beneath pile caps and ground beams only.	236	m2	10	2,363
	Allowance for piling design	1	item	5,000	5,000
	Preparation and reduced dig below slab including excavation to reduce levels, trimming formation and disposal of surplus spoil. 250mm depth	200	m3	40	8,000
	Sub base and hardcore below ground floor slab including placing, levelling and compaction. 150mm thick	118	m2	14	1,652
	Insulation below ground floor slab including joints, laps, sealing and associated sundries	784	m2	10	7,840
	Lift pits including excavation, disposal of arisings, blinding, reinforced concrete base and walls, waterproofing, sump, drainage connections and associated ancillary items.	2	no	25,000	50,000
	In situ concrete to ground floor slab including concrete supply, placing, vibrating, finishing, curing and all associated sundries. Reinforcement and formwork measured separately.	784	m2	115	90,160
	Reinforcement and formwork to ground floor slab including edge formwork, stop ends and supports.	1	item	10,000	10,000
	Slab thickenings and upstands to ground floor slab including additional concrete, reinforcement, formwork and associated cast-in items not included within the general slab allowance.	1	item	8,000	8,000
	Damp proof membrane to ground floor slab including joints, laps, sealing and associated sundries	784	m2	22	17,248
	Below-ground drainage installation including pipework, fittings, connections, bedding, surrounds, testing and associated ancillary items (GFA rate)	784	m2	45	35,280
	75mm thick sand and cement screed to ground floor slab including levelling, finishing, curing and associated sundries.	784	m2	20	15,680
	Provision for reinforced concrete bases to support the vertical and dynamic loads of an external or internal climb tower crane, including all necessary localized bulk excavation, disposal of arisings, high-strength concrete	1	no	25,000	25,000
2	Superstructure				
2.1	Frame				2,899,426
	In situ reinforced concrete columns including reinforcement formwork and concrete.	331	m3	1,250	413,750
	In situ reinforced concrete core walls and structural walls including reinforcement, formwork and concrete. 300mm thick, High rise rate.	2,462	m3	900	2,216,160

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Section 4

Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	In situ reinforced concrete beams including reinforcement formwork and concrete.	158	m3	1,000	158,000
	Frame sundries and ancillary works including cast-in items, starter bars, couplers, inserts, trimming to openings, Builders' Work to risers and penetrations, temporary propping/backpropping, concrete pumping, placing logistics, testing, QA records and other ancillary structural items.	1	item	111,516	111,516
2.2	Upper Floors				1,933,693
	Upper floor reinforced concrete slabs including in situ concrete, reinforcement, formwork, finishing and curing, levels 1 to 14	10,976	m2	140	1,536,640
	Reinforced concrete roof slab including in situ concrete, reinforcement, formwork, finishing, curing and associated structural sundries. level 15	784	m2	145	113,680
	Balconies in reinforced concrete including balcony slabs, upstands, edge thickenings and structural ancillaries.	836	m2	250	209,000
	Upper floor sundries including cast in items, trimming to openings, edge formers and ancillary structural items.	1	item	74,373	74,373
2.3	Roof				322,960
	Roof insulation and falls to non-green flat roof areas including tapered insulation / firrings, vapour control layer and associated sundries	384	m2	90	34,560
	Roof waterproofing to non-green flat roof areas including membrane, upstands, flashings, terminations, outlets and weathering	384	m2	110	42,240
	Green roof edge restraint and gravel margin to perimeter of planted roof areas, including perforated retention trim, filter fleece, drainage layer continuation and 300-500 mm washed gravel margin. Extra Over rate	143	m	40	5,720
	Green roof build-up including root barrier, protection layer, drainage layer, filter fleece, growing medium, vegetation blanket, perimeter gravel margins and fire breaks	400	m2	160	64,000
	Roof edge trims, copings, cappings, parapet weathering, perimeter flashings and associated edge details	109	m	160	17,440
	Roof drainage including outlets, overflows, sumps, leaf guards, connections and associated weathering	1	item	15,000	15,000
	AOVs to roof including frames, kerbs, flashings, controls, Builders' Work and ancillary items	2	item	5,500	11,000
	Smoke extract fans to roof including supports, kerbs, weathering, Builders' Work, fixings and ancillary items	2	nr	12,000	24,000
	ATS units to roof including supports, plinths, fixings, weathering, Builders' Work and ancillary items.	2	nr	10,000	20,000
	Structural supports, plant plinths, support steelwork, anti-vibration bases and local strengthening for roof plant	1	item	10,000	10,000
	Builders' Work in connection with roof plant and penetrations including openings, trimming, curbs, upstands, flashings and making good.	1	item	15,000	15,000
	Allowance for roof access hatches including frames, upstands, ironmongery, weathering and ancillary items.	2	nr	4,500	9,000
	Access walkways, paving pads and local protection zones for plant maintenance routes	1	item	10,000	10,000
	Roof safety systems including mansafe lines, guardrails, fixings and ancillary items.	1	item	20,000	20,000
	Acoustic screens / plant screening / enclosures to roof plant areas, subject to acoustic requirement/design confirmation.	1	item	15,000	15,000
	Testing, commissioning support, warranties and specialist subcontract preliminaries for roof systems	1	item	10,000	10,000
2.4	Stairs				316,250
	Reinforced concrete stair flights and landings to standard repeated stair cores including in situ concrete, reinforcement, formwork, finishing and normal ancillary items.	30	nr	7,500	225,000
	Standard painted mild steel stair handrails and guarding to stair flights and landings only, including brackets, fixings and normal ancillary items. Excludes feature balustrades and specialist guarding.	390	m	225	87,750
	Permanent metal roof access ladders including supports, fixings and fall protection where required.	2	no	1,750	3,500
2.5	External Walls				2,075,565
	Metal SFS framing system including studs, tracks, sheathing board and associated framing components.	5,335	m2	110	586,850
	Insulation within / over SFS backing wall construction, including insulation slabs/boards, breather membrane where applicable, retaining fixings, washers, tapes and associated ancillary components.	5,335	m2	55	293,425
	External cladding finish over SFS backing wall including support rails, outer cladding finish, flashings, trims, fixings and associated ancillary items.	4,977	m2	195	970,515
	Brick-slip feature panels above window openings, including carrier board/system, brick slips, adhesives/mechanical fixings, trims, movement joints and associated ancillary components.	358	m2	175	62,650

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Stainless steel brick support channels / shelf angles including brackets, fixings and associated support components	250	m	150	37,500
	Cavity trays, DPCs and weep vents to brick-faced external walls including trays over openings and support angles, stop ends, outlets and associated ancillary components	250	m	20	5,000
	Perimeter fire stopping between slab edges and external wall / façade construction including fire seal materials, smoke barriers, support systems, fixings and associated ancillary components	1,575	m	55	86,625
	Cavity closers to window and external door openings including insulated closers, damp protection, fixings, sealants and associated ancillary components	2,200	m	15	33,000
2.6	Windows and External Doors / External Envelope				1,140,750
	Composite window units including aluminium framing double glazed vision panels spandrel panels opening lights ironmongery sealants and making good.	714	m2	650	464,100
	Composite glazed screens including aluminium framing double glazed vision panels spandrel panels single balcony doors opening lights ironmongery sealants and making good.	536	m2	750	402,000
	Single entrance doors with glazing including doorsets, frames, ironmongery, closers, seals and making good.	3	nr	3,000	9,000
	Single external doors to service rooms, refuse stores and cycle stores including doorsets, frames, ironmongery and making good	18	nr	2,500	45,000
	Double entrance doors with glazing and spandrel panels including doorsets, frames, ironmongery, closers, seals and making good.	7	nr	5,500	38,500
	Glazed entrance screen and doorset assembly including single and double entrance doors, aluminium framing, glazing, spandrel panels, ironmongery, closers, seals and making good	1	nr	8,750	8,750
	External door and window sundries including thresholds cills flashings cavity closers trims interfaces fire stopping and ancillary items.	1	item	10,000	10,000
	Balustrading to balconies including a combination of half-height balconies and full-height balconies, together with metal guarding, handrails, fixings and associated ancillary items.	817	m	200	163,400
2.7	Internal Walls and Partitions				1,488,345
	Internal plasterboard lining to external walls including window reveals, boards, supports where required, framing, plasterboard, trims, beads, tape and joint finish and associated ancillary items	4,555	m2	55	250,525
	Metal stud partitions including plasterboard linings insulation framing and associated ancillary items, assumed 80%	9,660	m2	65	627,900
	Acoustic/Fire rated partitions including metal stud framing plasterboard linings insulation fire stopping and associated ancillary items complete, assumed 20%	2,415	m2	75	181,125
	Shaft walls and service riser enclosures including framing linings insulation fire stopping and associated ancillary items complete	888	m2	110	97,680
	Plasterboard wall linings to internal blockwork walls including plasterboard, dabs or framing supports as required, trims, beads, jointing and associated ancillary items to apartment party walls and cores. Allowed 80% of blockwork walls	9,586	m2	28	268,415
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	122	no	350	42,700
	Internal wall sundries including pattresses supports fire stopping and ancillary items.	1	item	20,000	20,000
2.8	Internal Doors				831,200
	Apartment entrance doors including doorsets frames ironmongery seals thresholds and associated ancillary items.	126	nr	1,750	220,500
	Internal apartment doors including doorsets frames ironmongery stops architraves and associated ancillary items.	355	nr	400	142,000
	Cupboard doors to hallways and living rooms including doorsets frames ironmongery stops architraves and associated ancillary items.	363	nr	300	108,900
	Wardrobe doors to bedrooms within plasterboard partitions including doorsets frames ironmongery stops architraves and associated ancillary items.	562	nr	300	168,600
	Riser cupboard and service access doors including doorsets frames ironmongery and associated ancillary items.	224	nr	275	61,600
	Fire rated service doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	2	nr	1,450	2,900
	Single fire rated communal corridor doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	76	nr	1,450	110,200
	Double fire rated lobby doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	2	nr	3,250	6,500

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Internal door sundries including trims, stops, ironmongery interfaces, fire stopping and ancillary items.	1	item	10,000	10,000
3	Finishes				
3.1	Wall Finishes				760,615
	Wall tiling to staff WC and shower room including adhesive, grout, trims and ancillary items complete	28	m2	75	2,100
	Painted fair-faced concrete and/or blockwork walls to ground floor refuse store, cycle stores and service areas including surface preparation, making good, primer, sealer coats and durable washable paint finish	745	m2	14	10,430
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	25,755	m2	13	334,815
	Porcelain wall tiling to bathrooms, allowed to approximately 75% of wall areas, including shower enclosures, bath surrounds, basin splashbacks and associated sundries.	3,606	m2	100	360,600
	Allowance for ceramic wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	488	m2	90	43,920
	Softwood window boards, 25mm thick, with bullnose front edge, primed and painted, fixed complete with sundry trims	250	m	35	8,750
3.2	Floor Finishes				918,367
	Timber / boarded floor finish to apartment living, kitchen and circulation areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay or adhesive as required, trims, thresholds, perimeter finishes, fitting, protection and making good.	4317	m2	90	388,530
	Carpet floor finish to bedrooms and associated apartment areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay, trims, thresholds, fitting, protection and making good	2520	m2	55	138,600
	Carpet floor finish to communal corridors, landings and stair cores including preparation of new concrete slab, primer, local smoothing / levelling, underlay, stair nosings where required, trims, thresholds, fitting, protection and making good	1211	m2	60	72,660
	Tiled floor finish to bathrooms and wet areas including preparation of new concrete slab, primer, local levelling, waterproofing where required, adhesive, grout, trims, sealant, fitting, protection and making good	434	m2	90	39,060
	External tiled floor finish to balconies including preparation to slab, support system where required, trims, thresholds, fitting around outlets and edges, protection and making good	812	m2	130	105,560
	Skirtings to apartments including perimeter skirtings to rooms and circulation areas, finished ready for installation and including mastic seal at floor junction	6424	m	13	83,512
	Skirtings to communal areas including preparation to background, fixing, joints, sealant, fitting and making good	1475	m	13	19,175
	Heavy duty concrete floor finish to refuse store including surface treatment, falls where formed in finish and associated ancillary items complete	209	m2	45	9,405
	Painted epoxy floor finish to cycle store including surface preparation, primer, epoxy coating and associated ancillary items complete	158	m2	65	10,270
	Carpet floor finish to entrance lobby, office, post room and communal corridors including underlay, adhesives, threshold strips and associated ancillary items complete	194	m2	60	11,640
	Proprietary threshold strips, transition trims and edge profiles between differing floor finishes	1710	m	12	20,520
	Proprietary stair nosings, inserts and associated trims to communal stair flights and landings	756	m	20	15,120
	Power floated concrete floor finish to retail unit for tenant fit-out including finishing and associated ancillary items complete	68	m2	50	3,400
	Painted concrete floor finish to electrical rooms including surface preparation and associated ancillary items complete	27	m2	20	540
	Floor tiling to staff WC and shower room including shower area, adhesive, grout, trims, sealants and associated ancillary items complete	5	m2	75	375
3.3	Ceiling Finishes				530,062
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	8,242	m2	48	395,616
	Moisture resistant plasterboard ceilings to bathrooms including taped joints and decoration complete	439	m2	58	25,462
	Extra over base plasterboard ceilings for localised decorative ceiling features to apartments, including simple bulkheads, recessed lighting features, modest shadow gaps and associated detailing.	122	no	600	73,200
	Allowance for ceiling access hatches to bathrooms and kitchens in apartments including frames, hatch doors, ironmongery, trims and associated ancillary items for access to roof voids and services	244	no	105	25,620

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Painted concrete soffit finish to cycle stores, refuse areas and retail unit including surface preparation and associated ancillary items complete	462	m2	22	10,164
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				1,907,630
	Fitted kitchens to dwellings including base and wall units, tall units, laminate or stone effect worktops, upstands, sinks and taps, integrated bin units, ironmongery, internal drawer and cupboard fittings, end panels, plinths, trims, fillers, sealants and associated ancillary items	126	no	9,250	1,165,500
	Built in kitchen appliances including oven, hob, extractor, fridge freezer, dishwasher, washer dryer and associated fittings	126	no	2,000	252,000
	Bathroom fittings; illuminated branded vanity mirrors	196	no	175	34,300
	Bathroom fittings; Branded WC roll holders	196	no	35	6,860
	Bathroom fittings; Electric heated towel radiator, including controls	196	no	325	63,700
	Bathroom fittings including vanity units with laminate worktops and associated ancillary items	196	no	550	107,800
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	126	no	300	37,800
	Cycle racks to cycle stores including proprietary cycle stands/racks, supports, fixings and associated ancillary items complete, using a double stack system	150	no	1,250	187,500
	Euro type refuse bins to refuse stores including proprietary wheeled bins, lids, castors and associated ancillary items	58	no	425	24,650
	Bins 600 litre	6	no	255	1,530
	Apartment number signage including proprietary door number plates, fixings and associated ancillary items	126	no	25	3,150
	Wayfinding and building name signage including communal directional signage, level signage, building name signage, fixings and associated ancillary items	1	no	3,000	3,000
	Post boxes to apartment entrance lobby including proprietary mailbox units for apartments, support framing, numbering, labels, fixings and associated ancillary items	126	no	140	17,640
	Cleaner's sink including tap, supports, waste fittings, pipework connections, valves, fixings	2	no	1,100	2,200
4.2	Special Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				392,980
	Standard close-coupled WC suite with exposed cistern, push-button flush, toilet seat, fixings and all associated fittings.	196	no	325	63,700
	Wash basin with mixer tap, wastes, traps, fixings and all associated fittings	196	no	280	54,880
	Shower enclosure including tray, mixer valve, glass screen, shower head, handset, hose, riser rail, wastes, traps and associated ancillary items	70	no	900	63,000
	Bath with mixer tap, bath screen, wastes, traps, fixings and all associated fittings	126	no	900	113,400
	Extra over bath and shower installations for M4(2) compliant dwellings including accessible bath set-out, adjusted fittings layout, improved circulation space, strengthened walls for future grab rails and associated ancillary items. (Based on all apartment as architects details)	196	no	150	29,400
	Services connections to bathroom equipment including pipework, wastes, traps, valves, fixings, testing, commissioning and associated installation items complete	196	no	350	68,600
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				520,706
	Allowance for disposal installations, including soil and waste systems, with enhanced acoustic performance and increased specification to reflect the requirements of a higher-specification residential development (GIA)	10,743	m2	42	451,206
	Rainwater and roof drainage installation to apartment block including rainwater outlets, gutters where applicable, rainwater pipework, roof drainage connections, overflows, supports, connections, testing, commissioning and associated ancillary items complete	1	no	20,000	20,000
	Allowance for testing & commissioning @ 2.5%	1	item	11,800	11,800
	Allowance for MEP preliminaries @ 8%	1	item	37,700	37,700
5.4	Water Installations				494,290
	Hot and cold water distribution services within apartments and landlord areas including distribution pipework, branches, valves, insulation and associated ancillary items (GIA rate)	10,743	m2	19	204,117
	Incoming mains water supply and distribution including incoming mains, meters, valves and associated ancillary items (GIA rate)	10,743	m2	11	118,173

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Booster tanks, pumps, break tanks where required, metering and associated water services equipment	1	item	125,000	125,000
	Allowance for testing & commissioning @ 2.5%	1	item	11,200	11,200
	Allowance for MEP preliminaries @ 8%	1	item	35,800	35,800
5.5	Heat Source — ASHP & DHW Generation				652,965
	Cover the ASHP units, hot water generation, cylinders/thermal stores, refrigerant pipework, controls, supports, condensate, power connections and commissioning.	10,743	m2	55	590,865
	Allowance for testing & commissioning @ 2.5%	1	item	14,800	14,800
	Allowance for MEP preliminaries @ 8%	1	item	47,300	47,300
5.6	Space Heating Distribution System				474,820
	Cover radiators or underfloor heating, heating pipework, manifolds, TRVs, controls, insulation, valves and final connections from the ASHP system.	10,743	m2	40	429,720
	Allowance for testing & commissioning @ 2.5%	1	item	10,700	10,700
	Allowance for MEP preliminaries @ 8%	1	item	34,400	34,400
5.7	Ventilation Systems				407,217
	Mechanical Extract Ventilation (MEV) system serving apartments, including continuously running extract fans, ductwork, terminals, controls, roof terminals, insulation, testing, commissioning and all associated ancillary items complete.	8,871	m2	35	310,485
	Landlord ventilation installation to stores, plant rooms and service rooms including supply and extract fans, ductwork, grilles, louvres, controls, attenuators, insulation, supports, testing, commissioning and associated ancillary items complete	1,872	m2	31	58,032
	Allowance for testing & commissioning @ 2.5%	1	item	9,200	9,200
	Allowance for MEP preliminaries @ 8%	1	item	29,500	29,500
5.8	Electrical Installations				998,695
	Electrical installations to apartments including consumer units, lighting, power, containment, wiring, distribution boards, final connections, testing, commissioning and associated ancillary items complete.	8,871	m2	85	754,035
	Electrical installations to landlord areas including lighting, small power, distribution, containment, emergency lighting, wiring, testing, commissioning and associated ancillary items complete	1,872	m2	80	149,760
	Allowance for testing & commissioning @ 2.5%	1	item	22,600	22,600
	Allowance for MEP preliminaries @ 8%	1	item	72,300	72,300
5.9	Fuel Installations/Systems				-
	Note: Not applicable				-
5.10	Lift Installations				320,500
	Passenger lift serving Ground to Level 14 inclusive including lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items complete (13 person)	1	item	125,000	125,000
	Passenger/service lift serving Ground to Level 15 inclusive including larger lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items complete (21 person)	1	item	165,000	165,000
	Allowance for testing & commissioning @ 2.5%	1	item	7,300	7,300
	Allowance for MEP preliminaries @ 8%	1	item	23,200	23,200
5.11	Fire Protection and Lightning Protection				947,135
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	7,276	m2	14	101,864
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	1,772	m2	14	24,808
	Smoke ventilation / smoke control installation to apartment block including smoke shafts, corridor ventilation, automatic opening vents, smoke extract fans, actuators, dampers, control panels, detectors, wiring, interfaces, testing, commissioning and certification complete, in accordance with Fire Strategy and Building Control requirements	1	item	175,000	175,000
	Wet riser / fire main installation to apartment block including riser pipework, landing valves, inlet connections, outlets, booster connection, pumps, water storage where required, controls, supports, testing, commissioning and certification complete, in accordance with Fire Strategy and statutory requirements	1	item	90,000	90,000
	Building management system installation to apartment block including control panels, meters, sensors, outstations, software interfaces, wiring, power supplies, integration with central plant and landlord services, testing, commissioning and associated ancillary items complete	1	item	25,000	25,000

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for automatic sprinkler installation to apartment block, including associated sprinkler tank, pump set, distribution pipework, valves, sprinkler heads, controls, power supplies, testing, commissioning and certification complete, subject to confirmation of statutory requirements, Fire Strategy and Building Control requirements (Ground plus 14 storeys) (GIA)	10,743	m2	38	408,234
	Lightning protection system to apartment block including air termination tape/conductors, down conductors, earthing, bonding, supports, connections, testing and certification complete	10,743	m2	3	32,229
	Allowance for testing & commissioning @ 2.5%	1	item	21,400	21,400
	Allowance for MEP preliminaries @ 8%	1	item	68,600	68,600
5.12	Communications, Security and Control Systems				358,610
	Telephone, broadband, Wi-Fi and TV infrastructure including outlets, containment, cabling and associated fittings complete.	10,743	m2	15	161,145
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	10,743	m2	5	53,715
	Audio/video door entry system to apartments including main entrance panel, apartment handsets/monitors, wiring, controls, power supplies, locking interface, testing, commissioning and associated fittings complete (per flat)	124	no	475	58,900
	CCTV and landlord security installation to apartment building including cameras, recording equipment, monitors, containment, cabling, power supplies, controls, associated security equipment, testing, commissioning and ancillary items	1	item	18,000	18,000
	Refuge call / disabled alarm installation to apartment building including master stations, outstations, disabled alarm indicators, cabling, power supplies, controls, interfaces, testing, commissioning and ancillary items	1	item	20,000	20,000
	Allowance for access control installation to main entrance lobbies, cycle stores, refuse areas and service room doors including proximity readers, fob access controls, electronic locking, release equipment, wiring, power supplies, controls, testing, commissioning and associated ancillary items complete	15	no	850	12,750
	Allowance for testing & commissioning @ 2.5%	1	item	8,100	8,100
	Allowance for MEP preliminaries @ 8%	1	item	26,000	26,000
5.13	Special Installations				-
	Note: Not applicable				-
5.14	Builders' Work in Connection with Services				139,198
	Allowance for Builders' Work in Connection with Services	2.5%		5,567,918	139,198
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	21,887,848
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable			-	-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-
	Note: Not applicable				-
8.6	External drainage				-
	Note: Not applicable				-
8.7	External services				-
	Note: Not applicable				-
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	21,887,848

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Cost Breakdown - Block A

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries (Pro Rata/Value)	12	wks	12,887	154,650
9.2	Main Contractor's fixed on-site preliminaries (Pro Rata/Value)	180	wks	763	137,417
9.3	Main Contractor's time related on-site preliminaries (Pro Rata/Value)	180	wks	8,985	1,617,311
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment (Pro Rata/Value)	180	wks	6,537	1,176,586
9.5	Risk / provisional preliminaries	180	wks	883	158,984
	Sub-Total				£ 25,132,795
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	753,984
10.2	Main contractor's profit		@	2.00%	502,656
	Sub-Total				£ 26,389,435
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total				£ 26,389,435
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total				£ 26,389,435
13	Risks (Client's Contingencies)				
13.1	Design Risk		@	1.5%	395,842
13.2	Construction Risks		@	1.5%	395,842
13.3	Client Contingency Allowance		@	1.0%	263,894
	Sub-Total				£ 27,445,013
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum				£ 27,445,013

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Toxic hazardous and contaminated material treatment including asbestos removal, excavation of PAH contaminated made ground, cart away, disposal, testing and validation	1	item		See External works
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				1,270,252
	Temporary piling mat and working platform including preparation, fill, compaction, trimming and maintenance for piling operations	1,790	m2	32	57,280
	Bored cast in situ reinforced concrete piles including boring, disposal of arisings, concrete, reinforcement, assumed depth 15m	3,300	m	140	462,000
	Pile testing including preliminary tests, working tests, integrity tests, records and certification, say 10%	22	no	700	15,400
	Crop pile heads including cutting down to cut off level, exposing reinforcement, removing arisings and preparing for pile caps and ground beams	220	no	100	22,000
	Reinforced concrete pile caps including reinforcement, formwork and in situ concrete complete, 2m x 2m x .75m size assumed	324	m3	700	226,800
	Reinforced concrete ground beams including reinforcement, formwork and in situ concrete.	76	m3	300	22,800
	Local excavation to pile caps and ground beams including trimming, temporary support as required and disposal of surplus spoil	400	m3	45	18,000
	Blinding concrete beneath pile caps and ground beams only.	814	m2	10	8,140
	Allowance for piling design	1	item	5,000	5,000
	Preparation and reduced dig below slab including excavation to reduce levels, trimming formation and disposal of surplus spoil. 250mm depth	407	m3	40	16,280
	Sub base and hardcore below ground floor slab including placing, levelling and compaction. 150mm thick	244	m3	14	3,416
	Insulation below ground floor slab including joints, laps, sealing and associated sundries	1,628	m2	10	16,280
	Lift pits including excavation, disposal of arisings, blinding, reinforced concrete base and walls, waterproofing, sump, drainage connections and associated ancillary items.	2	no	25,000	50,000
	In situ concrete to ground floor slab including concrete supply, placing, vibrating, finishing, curing and all associated sundries. Reinforcement and formwork measured separately.	1,628	m2	115	187,220
	Reinforcement and formwork to ground floor slab including edge formwork, stop ends and supports.	1	item	10,000	10,000
	Slab thickenings upstands and sundries including cast in items and all ancillary items for complete ground floor slab construction.	1	item	8,000	8,000
	Damp proof membrane only to ground floor slab including joints, laps, sealing and associated sundries	1,628	m2	22	35,816
	Below-ground drainage installation including pipework, fittings, connections, bedding, surrounds, testing and associated ancillary items (GFA rate)	1,628	m2	45	73,260
	75mm thick sand and cement screed to ground floor slab including levelling, finishing, curing and associated sundries.	1,628	m2	20	32,560
2	Superstructure				
2.1	Frame				2,643,545
	In situ reinforced concrete columns including reinforcement formwork and concrete.	255	m3	1,250	318,750
	In situ reinforced concrete core walls and structural walls including reinforcement, formwork and concrete. 300mm thick	2,237	m3	900	2,013,120
	In situ reinforced concrete beams including reinforcement formwork and concrete.	210	m3	1,000	210,000
	Frame sundries and ancillary works including cast-in items, starter bars, couplers, inserts, trimming to openings, Builders' Work to risers and penetrations, temporary propping/backpropping, concrete pumping, placing logistics, testing, QA records and other ancillary structural items.	1	item	101,675	101,675
2.2	Upper Floors				1,475,656
	Upper floor reinforced concrete slabs including in situ concrete, reinforcement, formwork, finishing and curing. levels 1 to 4	7,506	m2	140	1,050,840
	Reinforced concrete roof slab including in situ concrete, reinforcement, formwork, finishing, curing and associated structural sundries. level 5	1,628	m2	145	236,060
	Balconies in reinforced concrete including balcony slabs, upstands, edge thickenings and structural ancillaries.	528	m2	250	132,000

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Upper floor sundries including cast in items, trimming to openings, edge formers and ancillary structural items.	1	item	56,756	56,756
2.3	Roof				482,440
	Roof insulation and falls to non-green flat roof areas including tapered insulation or firrings.	486	m2	90	43,740
	Roof waterproofing to non-green flat roof areas including membrane upstands and weathering.	486	m2	110	53,460
	Green roof build-up including waterproofing protection layer drainage layer filter fleece growing medium and vegetation.	913	m2	160	146,080
	Green roof edge restraint and gravel margin to perimeter of planted roof areas, including perforated retention trim, filter fleece, drainage layer continuation and 300–500 mm washed gravel margin. Extra Over rate	269	m	40	10,760
	Roof edge trims copings and perimeter weathering including flashings cappings and associated edge details.	240	m	160	38,400
	Roof drainage including outlets, overflows, sumps, leaf guards, connections and associated weathering	1	item	15,000	15,000
	Automatic opening vent (AOVs) to roof including frame, kerbs, flashings, controls, Builders' Work and all ancillary items.	4	no	5,500	22,000
	Smoke extract fans to roof including supports, kerbs, weathering, Builders' Work, fixings and ancillary items.	2	no	12,000	24,000
	ATS units to roof including supports, plinths, fixings, weathering, Builders' Work and ancillary items.	2	no	10,000	20,000
	Structural supports, plant plinths, support steelwork, anti-vibration bases and local strengthening for roof plant	1	item	10,000	10,000
	Builders' Work in connection with roof plant and penetrations including openings, trimming, curbs, upstands, flashings and making good.	1	item	15,000	15,000
	Allowance for roof access hatches including frames, upstands, ironmongery, weathering and ancillary items.	2	no	4,500	9,000
	Access walkways, paving pads and local protection zones for plant maintenance routes	1	item	10,000	10,000
	Roof safety systems including mansafe lines, guardrails, fixings and ancillary items.	2	no	20,000	40,000
	Acoustic screens / plant screening / enclosures to roof plant areas, subject to acoustic requirement/design confirmation.	1	item	15,000	15,000
	Testing, commissioning support, warranties and specialist subcontract preliminaries for roof systems	1	item	10,000	10,000
2.4	Stairs				97,325
	Reinforced concrete stair flights and landings to standard repeated stair cores including in situ concrete, reinforcement, formwork, finishing and normal ancillary items.	9	no	7,500	67,500
	Standard painted mild steel stair handrails and guarding to stair flights and landings only, including brackets, fixings and normal ancillary items. Excludes feature balustrades and specialist guarding.	117	m	225	26,325
	Permanent metal roof access ladders including supports, fixings and fall protection where required.	2	no	1,750	3,500
2.5	External Walls				1,960,144
	Metal SFS inner backing wall system, including studs, tracks, sheathing board and associated framing components.	4,512	m2	110	496,320
	Insulation within / over SFS inner backing wall construction, including insulation slabs/boards, breather membrane where applicable, retaining fixings, washers, tapes and ancillary components.	4,512	m2	55	248,160
	Facing brick external outer leaf fixed back to insulated SFS backing wall, including wall ties, DPCs, flashings and movement joints.	4,512	m2	195	879,840
	Cavity trays, DPCs and weep vents to brick-faced external walls including trays over openings and support angles, stop ends, outlets and associated ancillary components	705	m	20	14,094
	Stainless steel brick support channels / shelf angles including brackets, fixings and associated support components	705	m	150	105,705
	External cladding finish over SFS backing wall including support rails, outer cladding finish, flashings, trims, fixings and associated ancillary items.	435	m2	275	119,625
	Perimeter fire stopping between slab edges and external wall / façade construction including fire seal materials, smoke barriers, support systems, fixings and associated ancillary components	880	m	55	48,400
	Cavity closers to window and external door openings including insulated closers, damp protection, fixings, sealants and associated ancillary components	3,200	m	15	48,000
2.6	Windows and External Doors / External Envelope				1,022,000
	Composite window units including aluminium framing double glazed vision panels spandrel panels opening lights ironmongery sealants and making good.	358	m2	650	232,700
	Composite glazed screens including aluminium framing double glazed vision panels spandrel panels single balcony doors opening lights ironmongery sealants and making good.	374	m2	750	280,500
	Ground floor retail unit shopfront glazing and entrance doors, including glazed screens, glazed doorsets, frames, ironmongery, fixings, seals and making good	476	m2	850	404,600

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Cost Breakdown - Block B

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	External door and window sundries including thresholds cills flashings cavity closers trims interfaces fire stopping and ancillary items.	1	item	10,000	10,000
	Balustrading to balconies including a combination of half-height balconies and full-height balconies, together with metal guarding, handrails, fixings and associated ancillary items.	471	m	200	94,200
2.7	Internal Walls and Partitions				1,592,740
	Internal plasterboard lining to external walls including window reveals, boards, supports where required, framing, plasterboard, trims, beads, tape and joint finish and associated ancillary items	9,024	m2	55	496,320
	Metal stud partitions including plasterboard linings insulation framing and associated ancillary items, assumed 80%	6,392	m2	65	415,480
	Acoustic/Fire rated partitions including metal stud framing plasterboard linings insulation fire stopping and associated ancillary items complete, assumed 20%	1,598	m2	75	119,850
	Shaft walls and service riser enclosures including framing linings insulation fire stopping and associated ancillary items complete	600	m2	110	66,000
	Plasterboard wall linings to internal blockwork walls including plasterboard, dabs or framing supports as required, trims, beads, jointing and associated ancillary items to apartment party walls and cores.	15,980	m2	28	447,440
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	79	no	350	27,650
	Internal wall sundries including pattresses supports fire stopping and ancillary items.	1	item	20,000	20,000
2.8	Internal Doors				572,925
	Apartment entrance doors including doorsets frames ironmongery seals thresholds and associated ancillary items.	79	nr	1,750	138,250
	Internal apartment doors including doorsets frames ironmongery stops architraves and associated ancillary items.	271	nr	400	108,400
	Cupboard doors to hallways and living rooms including doorsets frames ironmongery stops architraves and associated ancillary items.	260	nr	300	78,000
	Wardrobe doors to bedrooms within plasterboard partitions including doorsets frames ironmongery stops architraves and associated ancillary items.	388	nr	300	116,400
	Riser cupboard and service access doors including doorsets frames ironmongery and associated ancillary items.	269	nr	275	73,975
	Fire rated service doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	2	nr	1,450	2,900
	Single fire rated communal corridor doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	30	nr	1,450	43,500
	Double fire rated lobby doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	2	nr	3,250	6,500
	Internal door sundries including trims, stops, ironmongery interfaces, fire stopping and ancillary items.	1	item	5,000	5,000
3	Finishes				
3.1	Wall Finishes				639,686
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	19,895	m2	13	258,635
	Porcelain wall tiling to bathrooms, allowed to approximately 75% of wall areas, including shower enclosures, bath surrounds, basin splashbacks and associated sundries.	2,644	m2	100	264,400
	Allowance for ceramic wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	708	m2	90	63,720
	Painted fair-faced concrete and/or blockwork walls to ground floor refuse store, cycle stores and service areas including surface preparation, making good, primer, sealer coats and durable washable paint finish	2,019	m2	14	28,266
	Softwood window boards, 25mm thick, with bullnose front edge, primed and painted, fixed complete with sundry trims	705	m	35	24,665
3.2	Floor Finishes				575,058
	Timber / boarded floor finish to apartment living, kitchen and circulation areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay or adhesive as required, trims, thresholds, perimeter finishes, fitting, protection and making good.	2828	m2	90	254,520
	Carpet floor finish to bedrooms and associated apartment areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay, trims, thresholds, fitting, protection and making good	1873	m2	55	103,015
	Carpet floor finish to communal corridors, landings and stair cores including preparation of new concrete slab, primer, local smoothing / levelling, underlay, stair nosings where required, trims, thresholds, fitting, protection and making good	742	m2	60	44,520
	Tiled floor finish to bathrooms and wet areas including preparation of new concrete slab, primer, local levelling, waterproofing where required, adhesive, grout, trims, sealant, fitting, protection and making good	316	m2	90	28,440
	External tiled floor finish to balconies including preparation to slab, support system where required, trims, thresholds, fitting around outlets and edges, protection and making good	489	m2	130	63,570

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Skirtings to apartments including perimeter skirtings to rooms and circulation areas, finished ready for installation and including mastic seal at floor junction	2708	m	13	35,204
	Skirtings to communal areas including perimeter skirtings to corridors, lobbies and associated shared circulation areas, finished ready for installation and including mastic seal at floor junction	1332	m	13	17,316
	Proprietary threshold strips, transition trims and edge profiles between differing floor finishes	644	m	12	7,728
	Proprietary stair nosings, inserts and associated trims to communal stair flights and landings	189	m	20	3,780
	Heavy duty concrete floor finish to refuse store including surface treatment, falls where formed in finish and associated ancillary items complete	151	m2	45	6,795
	Painted epoxy floor finish to cycle store including surface preparation, primer, epoxy coating and associated ancillary items complete	114	m2	65	7,410
	Power floated concrete floor finish to cold water storage	40	m2	50	2,000
	Painted concrete floor finish to electrical rooms including surface preparation and associated ancillary items complete	38	m2	20	760
3.3	Ceiling Finishes				351,128
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	5,443	m2	48	261,264
	Moisture resistant plasterboard ceilings to bathrooms including taped joints and decoration complete	316	m2	58	18,328
	Extra over base plasterboard ceilings for localised decorative ceiling features to apartments, including simple bulkheads, recessed lighting features, modest shadow gaps and associated detailing.	79	no	600	47,400
	Allowance for ceiling access hatches to bathrooms and kitchens in apartments including frames, hatch doors, ironmongery, trims and associated ancillary items for access to roof voids and services	158	no	105	16,590
	Painted concrete soffit finish to cycle stores, refuse areas and retail unit including surface preparation and associated ancillary items complete	343	m2	22	7,546
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				1,204,120
	Fitted kitchens to dwellings including base and wall units, tall units, laminate or stone effect worktops, upstands, sinks and taps, integrated bin units, ironmongery, internal drawer and cupboard fittings, end panels, plinths, trims, fillers, sealants and associated ancillary items	79	no	9,250	730,750
	Built in kitchen appliances including oven, hob, extractor, fridge freezer, dishwasher, washer dryer and associated fittings	79	no	2,000	158,000
	Bathroom fittings; illuminated branded vanity mirrors	141	no	175	24,675
	Bathroom fittings; Branded WC roll holders	141	no	35	4,935
	Bathroom fittings; Electric heated towel radiator, including controls	141	no	325	45,825
	Bathroom fittings including vanity units with laminate worktops and associated ancillary items	141	no	550	77,550
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	79	no	300	23,700
	Cycle racks to cycle stores including proprietary cycle stands/racks, supports, fixings and associated ancillary items complete, using a double stack system	78	no	1,250	97,500
	Euro type refuse bins to refuse stores, 1100 litre capacity, including proprietary heavy-duty wheeled bins, hinged lids, castors, handles and associated ancillary items	54	no	425	22,950
	Apartment number signage including proprietary door number plates, fixings and associated ancillary items	79	no	25	1,975
	Wayfinding and building name signage including communal directional signage, level signage, building name signage, fixings and associated ancillary items	2	no	1,500	3,000
	Post boxes to apartment entrance lobby including proprietary mailbox units for 79 apartments, support framing, numbering, labels, fixings and associated ancillary items	79	no	140	11,060
	Cleaner's sink including tap, supports, waste fittings, pipework connections, valves, fixings	2	no	1,100	2,200
4.2	Special Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				274,685
	Standard close-coupled WC suite with exposed cistern, push-button flush, toilet seat, fixings and all associated fittings.	137	no	325	44,525
	Wash basin with mixer tap, wastes, traps, fixings and all associated fittings	137	no	280	38,360
	Shower enclosure including tray, mixer valve, glass screen, shower head, handset, hose, riser rail, wastes, traps and associated ancillary items	60	no	900	54,000
	Bath with mixer tap, bath screen, wastes, traps, fixings and all associated fittings	77	no	900	69,300
	Extra over bath and shower installations for M4(2) compliant dwellings including accessible bath set-out, adjusted fittings layout, improved circulation space, strengthened walls for future grab rails and associated ancillary items	137	no	150	20,550

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Services connections to bathroom equipment including pipework, wastes, traps, valves, fixings, testing, commissioning and associated installation items complete	137	no	350	47,950
5.2	Services Equipment				-
	<i>Note: Not applicable</i>				-
5.3	Disposal Installations				402,138
	Allowance for disposal installations, including soil and waste systems, with enhanced acoustic performance and increased specification to reflect the requirements of a higher-specification residential development (GIA)	8,189	m2	42	343,938
	Rainwater and roof drainage installation to apartment block including rainwater outlets, gutters where applicable, rainwater pipework, roof drainage connections, overflows, supports, connections, testing, commissioning and associated ancillary items complete	1	no	20,000	20,000
	Allowance for testing & commissioning @ 2.5%	1	item	9,100	9,100
	Allowance for MEP preliminaries @ 8%	1	item	29,100	29,100
5.4	Water Installations				370,970
	Hot and cold water distribution services within apartments and landlord areas including distribution pipework, branches, valves, insulation and associated ancillary items (GIA rate)	8,189	m2	19	155,591
	Incoming mains water supply and distribution including incoming mains, meters, valves and associated ancillary items (GIA rate)	8,189	m2	11	90,079
	Booster tanks, pumps, break tanks where required, metering and associated water services equipment	1	item	90,000	90,000
	Allowance for testing & commissioning @ 2.5%	1	item	8,400	8,400
	Allowance for MEP preliminaries @ 8%	1	item	26,900	26,900
5.5	Heat Source — ASHP & DHW Generation				497,695
	Cover the ASHP units, hot water generation, cylinders/thermal stores, refrigerant pipework, controls, supports, condensate, power connections and commissioning.	8,189	m2	55	450,395
	Allowance for testing & commissioning @ 2.5%	1	item	11,300	11,300
	Allowance for MEP preliminaries @ 8%	1	item	36,000	36,000
5.6	Space Heating Distribution System				361,960
	Cover radiators or underfloor heating, heating pipework, manifolds, TRVs, controls, insulation, valves and final connections from the ASHP system.	8,189	m2	40	327,560
	Allowance for testing & commissioning @ 2.5%	1	item	8,200	8,200
	Allowance for MEP preliminaries @ 8%	1	item	26,200	26,200
5.7	Ventilation Systems				309,463
	Mechanical Extract Ventilation (MEV) system serving apartments, including continuously running extract fans, ductwork, terminals, controls, roof terminals, insulation, testing, commissioning and all associated ancillary items complete.	6,551	m2	35	229,285
	Landlord ventilation installation to stores, plant rooms and service rooms including supply and extract fans, ductwork, grilles, louvres, controls, attenuators, insulation, supports, testing, commissioning and associated ancillary items complete	1,638	m2	31	50,778
	Allowance for testing & commissioning @ 2.5%	1	item	7,000	7,000
	Allowance for MEP preliminaries @ 8%	1	item	22,400	22,400
5.8	Electrical Installations				760,075
	Electrical installations to apartments including consumer units, lighting, power, containment, wiring, distribution boards, final connections, testing, commissioning and associated ancillary items complete.	6,551	m2	85	556,835
	Electrical installations to landlord areas including lighting, small power, distribution, containment, emergency lighting, wiring, testing, commissioning and associated ancillary items complete	1,638	m2	80	131,040
	Allowance for testing & commissioning @ 2.5%	1	item	17,200	17,200
	Allowance for MEP preliminaries @ 8%	1	item	55,000	55,000
5.9	Fuel Installations/Systems				-
	<i>Note: Not applicable</i>				-
5.10	Lift Installations				211,350
	8-person passenger lift serving Ground to Level 04 inclusive including lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items	1	item	53,550	53,550
	13-person passenger / accessible lift serving Ground to Level 05 inclusive including lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items	2	item	68,850	137,700
	Allowance for testing & commissioning @ 2.5%	1	item	4,800	4,800
	Allowance for MEP preliminaries @ 8%	1	item	15,300	15,300
5.11	Fire Protection and Lightning Protection				679,995
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	6,551	m2	14	91,714
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	1,638	m2	14	22,932

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Smoke ventilation / smoke control installation to apartment block including smoke shafts, corridor ventilation, automatic opening vents, smoke extract fans, actuators, dampers, control panels, detectors, wiring, interfaces, testing, commissioning and certification complete, in accordance with Fire Strategy and Building Control requirements	1	item	90,000	90,000
	Wet riser / fire main installation to apartment block including riser pipework, landing valves, inlet connections, outlets, booster connection, pumps, water storage where required, controls, supports, testing, commissioning and certification complete, in accordance with Fire Strategy and statutory requirements	1	item	60,000	60,000
	Building management system, metering and monitoring installation to apartment block including control panels, meters, sensors, outstations, software interfaces, wiring, power supplies, integration with central plant and landlord services, testing, commissioning and associated ancillary items complete	1	item	15,000	15,000
	Allowance for automatic sprinkler installation to apartment block, including associated sprinkler tank, pump set, distribution pipework, valves, sprinkler heads, controls, power supplies, testing, commissioning and certification complete, subject to confirmation of statutory requirements, Fire Strategy and Building Control requirements (Ground plus 5 storeys) (GIA)	8,189	m2	38	311,182
	Lightning protection system to apartment block including air termination tape/conductors, down conductors, earthing, bonding, supports, connections, testing and certification complete (GIA)	8,189	m2	3	24,567
	Allowance for testing & commissioning @ 2.5%	1	item	15,400	15,400
	Allowance for MEP preliminaries @ 8%	1	item	49,200	49,200
5.12	Communications, Security and Control Systems				279,005
	Telephone, broadband, Wi-Fi and TV infrastructure including outlets, containment, cabling and associated fittings complete.	8,189	m2	15	122,835
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	8,189	m2	5	40,945
	Audio/video door entry system to apartments including main entrance panel, apartment handsets/monitors, wiring, controls, power supplies, locking interface, testing, commissioning and associated fittings complete (per flat)	79	no	475	37,525
	CCTV and landlord security installation to apartment building including cameras, recording equipment, monitors, containment, cabling, power supplies, controls, associated security equipment, testing, commissioning and ancillary items	1	item	12,000	12,000
	Refuge call / disabled alarm installation to apartment building including master stations, outstations, disabled alarm indicators, cabling, power supplies, controls, interfaces, testing, commissioning and ancillary items	1	item	12,000	12,000
	Allowance for access control installation to main entrance lobbies, cycle stores, refuse areas and service room doors including proximity readers, fob access controls, electronic locking, release equipment, wiring, power supplies, controls, testing, commissioning and associated ancillary items complete	32	no	850	27,200
	Allowance for testing & commissioning @ 2.5%	1	item	6,300	6,300
	Allowance for MEP preliminaries @ 8%	1	item	20,200	20,200
5.13	Special Installations				-
	Note: Not applicable				-
5.14	Builders' Work in Connection with Services				103,683
	Allowance for Builders' Work in Connection with Services	2.5%		4,147,336	103,683
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	18,138,038
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable			-	-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-

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**Section 5****Cost Breakdown - Block B**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
8.4	Fencing, railings and walls				-
	<i>Note: Not applicable</i>				-
8.5	External fixtures				-
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£ 18,138,038	
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries (Pro Rata/Value)	12	wks	10,680	128,155
9.2	Main Contractor's fixed on-site preliminaries (Pro Rata/Value)	180	wks	633	113,875
9.3	Main Contractor's time related on-site preliminaries (Pro Rata/Value)	180	wks	7,446	1,340,234
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment (Pro Rata/Value)	180	wks	5,417	975,014
9.5	Risk / provisional preliminaries	180	wks	732	131,747
Sub-Total				£ 20,827,063	
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	624,812
10.2	Main contractor's profit		@	2.00%	416,541
Sub-Total				£ 21,868,416	
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£ 21,868,416	
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£ 21,868,416	
13	Risks (Client's Contingencies)				
13.1	Design Risk		@	1.5%	328,026
13.2	Construction Risks		@	1.5%	328,026
13.3	Client Contingency Allowance		@	1.0%	218,684
Sub-Total				£ 22,743,153	
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£ 22,743,153	

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Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	Toxic hazardous and contaminated material treatment including asbestos removal, excavation of PAH contaminated made ground, cart away, disposal, testing and validation	1	item		See External works Section
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				476,478
	Temporary piling mat and working platform including preparation, fill, compaction, trimming and maintenance for piling operations	1,040	m2	32	33,280
	Bored cast in situ reinforced concrete piles including boring, disposal of arisings, concrete, reinforcement, assumed depth 15m	750	m3	140	105,000
	Pile testing including preliminary tests, working tests, integrity tests, records and certification, say 10%	5	no	700	3,500
	Crop pile heads including cutting down to cut off level, exposing reinforcement, removing arisings and preparing for pile caps and ground beams	50	no	100	5,000
	Reinforced concrete pile caps including reinforcement, formwork and in situ concrete complete, 2m x 2m x .75m size assumed	26	no	700	18,200
	Reinforced concrete ground beams including reinforcement, formwork and in situ concrete.	72	m3	300	21,600
	Local excavation to pile caps and ground beams including trimming, temporary support as required and disposal of surplus spoil	120	m3	45	5,400
	Blinding concrete beneath pile caps and ground beams only.	160	m2	10	1,600
	Allowance for piling design	1	item	5,000	5,000
	Preparation and reduced dig below slab including excavation to reduce levels, trimming formation and disposal of surplus spoil	141	m3	40	5,640
	Sub base and hardcore below ground floor slab including placing, levelling and compaction	137	m3	14	1,918
	Insulation below ground floor slab including joints, laps, sealing and associated sundries	945	m2	10	9,450
	Lift pits including excavation, disposal of arisings, blinding, reinforced concrete base and walls, waterproofing, sump, drainage connections and associated ancillary items.	2	no	25,000	50,000
	In situ concrete to ground floor slab including concrete supply, placing, vibrating, finishing, curing and all associated sundries. Reinforcement and formwork measured separately.	945	m2	115	108,675
	Reinforcement and formwork to ground floor slab including edge formwork, stop ends and supports.	1	item	12,000	12,000
	Slab thickenings upstands and sundries including cast in items and all ancillary items for complete ground floor slab construction.	1	item	8,000	8,000
	Damp proof membrane only to ground floor slab including joints, laps, sealing and associated sundries	945	m2	22	20,790
	Below-ground drainage installation including pipework, fittings, connections, bedding, surrounds, testing and associated ancillary items (GFA rate)	945	m2	45	42,525
	75mm thick sand and cement screed to ground floor slab including levelling, finishing, curing and associated sundries.	945	m2	20	18,900
2	Superstructure				
2.1	Frame				864,781
	In situ reinforced concrete columns including reinforcement formwork and concrete.	176	m3	1,250	220,000
	In situ reinforced concrete core walls and structural walls including reinforcement, formwork and concrete. 300mm thick	653	m3	900	587,520
	In situ reinforced concrete beams including reinforcement formwork and concrete.	24	m3	1,000	24,000
	Frame sundries and ancillary works including cast-in items, starter bars, couplers, inserts, trimming to openings, Builders' Work to risers and penetrations, temporary propping/backpropping, concrete pumping, placing logistics, testing, QA records and other ancillary structural items.	1	item	33,261	33,261
2.2	Upper Floors				764,634
	Upper floor reinforced concrete slabs including in situ concrete, reinforcement, formwork, finishing and curing. levels 1 to 4	3,780	m2	140	529,200
	Reinforced concrete roof slab including in situ concrete, reinforcement, formwork, finishing, curing and associated structural sundries. level 5	945	m2	145	137,025
	Balconies in reinforced concrete including balcony slabs, upstands, edge thickenings and structural ancillaries.	276	m2	250	69,000

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Upper floor sundries including cast in items, trimming to openings, edge formers and ancillary structural items.	1	item	29,409	29,409
2.3	Roof				309,880
	Roof insulation and falls to non-green flat roof areas including tapered insulation or firrings.	266	m2	90	23,940
	Roof waterproofing to non-green flat roof areas including membrane upstands and weathering.	266	m2	110	29,260
	Green roof build-up including waterproofing protection layer drainage layer filter fleece growing medium and vegetation.	444	m2	160	71,040
	Green roof edge restraint and gravel margin to perimeter of planted roof areas, including perforated retention trim, filter fleece, drainage layer continuation and 300–500 mm washed gravel margin. Extra Over rate	151	m	40	6,040
	Roof edge trims copings and perimeter weathering including flashings cappings and associated edge details.	160	m	160	25,600
	Roof drainage including outlets, overflows, sumps, leaf guards, connections and associated weathering	1	item	20,000	20,000
	Smoke extract fans to roof including supports, kerbs, weathering, Builders' Work, fixings and ancillary items.	2	no	12,000	24,000
	AOVs to roof including frames, kerbs, flashings, controls, Builders' Work and ancillary items	2	no	5,500	11,000
	ATS units to roof including supports, plinths, fixings, weathering, Builders' Work and ancillary items.	1	no	10,000	10,000
	Structural supports, plant plinths, support steelwork, anti-vibration bases and local strengthening for roof plant	1	item	10,000	10,000
	Builders' Work in connection with roof plant and penetrations including openings, trimming, curbs, upstands, flashings and making good.	1	item	15,000	15,000
	Allowance for roof access hatches including frames, upstands, ironmongery, weathering and ancillary items.	2	no	4,500	9,000
	Access walkways, paving pads and local protection zones for plant maintenance routes	1	item	10,000	10,000
	Acoustic screens / plant screening / enclosures to roof plant areas, including supports, fixings and ancillary items	1	item	20,000	20,000
	Roof safety systems including mansafe lines, guardrails, fixings and ancillary items.	1	item	15,000	15,000
	Testing, commissioning support, warranties and specialist subcontract preliminaries for roof systems	1	item	10,000	10,000
2.4	Stairs				45,200
	Reinforced concrete stair flights and landings to standard repeated stair cores including in situ concrete, reinforcement, formwork, finishing and normal ancillary items.	4	no	7,500	30,000
	Standard painted mild steel stair handrails and guarding to stair flights and landings only, including brackets, fixings and normal ancillary items. Excludes feature balustrades and specialist guarding.	52	m	225	11,700
	Permanent metal roof access ladders including supports, fixings and fall protection where required.	2	no	1,750	3,500
2.5	External Walls				1,302,110
	Metal SFS inner backing wall system, including studs, tracks, sheathing board and associated framing components.	2,891	m2	110	318,010
	Insulation within / over SFS inner backing wall construction, including insulation slabs/boards, breather membrane where applicable, retaining fixings, washers, tapes and ancillary components.	2,891	m2	55	159,005
	Facing brick external outer leaf fixed back to insulated SFS backing wall, including wall ties, DPCs, flashings and movement joints.	2,891	m2	195	563,745
	Stainless steel brick support channels / shelf angles including brackets, fixings and associated support components	550	m	175	96,250
	Cavity trays, DPCs and weep vents to brick-faced external walls including trays over openings and support angles, stop ends, outlets and associated ancillary components	550	m	20	11,000
	External cladding finish over SFS backing wall including support rails, outer cladding finish, flashings, trims, fixings and associated ancillary items.	269	m2	275	73,975
	Perimeter fire stopping between slab edges and external wall / façade construction including fire seal materials, smoke barriers, support systems, fixings and associated ancillary components	775	m	55	42,625
	Cavity closers to window and external door openings including insulated closers, damp protection, fixings, sealants and associated ancillary components	2,500	m	15	37,500
2.6	Windows and External Doors / External Envelope				444,546
	Composite window units including aluminium framing double glazed vision panels opening lights ironmongery sealants and making good.	169	m2	650	109,746
	Composite glazed screens including aluminium framing double glazed vision panels spandrel panels single balcony doors opening lights ironmongery sealants and making good.	205	m2	750	153,900
	Single entrance doors with glazing including doorsets, frames, ironmongery, closers, seals and making good.	1	nr	3,000	3,000

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Cost Breakdown - Block D

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Single external rear entrance doors to retail units, including doorsets, frames, ironmongery, locks, seals, fixings and making good	2	nr	2,500	5,000
	Double external rear entrance doors to retail units, including doorsets, frames, ironmongery, locks, seals, fixings and making good	7	nr	5,500	38,500
	Ground floor retail unit shopfront glazing and entrance doors, including glazed screens, glazed doorsets, frames, ironmongery, fixings, seals and making good	104	m2	850	88,400
	External door and window sundries including thresholds cills flashings cavity closers trims interfaces fire stopping and ancillary items.	1	item	10,000	10,000
	Balustrading to balconies including a combination of half-height balconies and full-height balconies, together with metal guarding, handrails, fixings and associated ancillary items.	180	m	200	36,000
2.7	Internal Walls and Partitions				610,990
	Internal plasterboard lining to external walls including window reveals, boards, supports where required, framing, plasterboard, trims, beads, tape and joint finish and associated ancillary items	2,294	m2	55	126,170
	Metal stud partitions including plasterboard linings insulation framing and associated ancillary items, assumed 80%	3,024	m2	65	196,560
	Acoustic/Fire rated partitions including metal stud framing plasterboard linings insulation fire stopping and associated ancillary items complete, assumed 20%	756	m2	75	56,700
	Shaft walls and service riser enclosures including framing linings insulation fire stopping and associated ancillary items complete	424	m2	110	46,640
	Plasterboard wall linings to internal blockwork walls including plasterboard, dabs or framing supports as required, trims, beads, jointing and associated ancillary items to apartment party walls and cores.	5,440	m2	28	152,320
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	36	no	350	12,600
	Internal wall sundries including pattresses supports fire stopping and ancillary items.	1	item	20,000	20,000
2.8	Internal Doors				239,150
	Apartment entrance doors including doorsets frames ironmongery seals thresholds and associated ancillary items.	36	nr	1,750	63,000
	Internal apartment doors including doorsets frames ironmongery stops architraves and associated ancillary items.	121	nr	400	48,400
	Cupboard doors to hallways and living rooms including doorsets frames ironmongery stops architraves and associated ancillary items.	88	nr	300	26,400
	Wardrobe doors to bedrooms within plasterboard partitions including doorsets frames ironmongery stops architraves and associated ancillary items.	160	nr	300	48,000
	Riser cupboard and service access doors including doorsets frames ironmongery and associated ancillary items.	72	nr	275	19,800
	Fire rated service doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	1	nr	1,450	1,450
	Single fire rated communal corridor doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	13	nr	1,450	18,850
	Double fire rated lobby doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	1	nr	3,250	3,250
	Internal door sundries including trims, stops, ironmongery interfaces, fire stopping and ancillary items.	1	item	10,000	10,000
3	Finishes				
3.1	Wall Finishes				225,208
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	8,322	m2	13	108,186
	Porcelain wall tiling to bathrooms, allowed to approximately 75% of wall areas, including shower enclosures, bath surrounds, basin splashbacks and associated sundries.	700	m2	100	70,000
	Allowance for ceramic wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	144	m2	90	12,960
	Painted fair-faced concrete and/or blockwork walls to ground floor refuse store, cycle stores and service areas including surface preparation, making good, primer, sealer coats and durable washable paint finish	1,058	m2	14	14,812
	Softwood window boards, 25mm thick, with bullnose front edge, primed and painted, fixed complete with sundry trims	550	m	35	19,250
3.2	Floor Finishes				325,412
	Timber / boarded floor finish to apartment living, kitchen and circulation areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay or adhesive as required, trims, thresholds, perimeter finishes, fitting, protection and making good.	1432	m2	90	128,880
	Carpet floor finish to bedrooms and associated apartment areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay, trims, thresholds, fitting, protection and making good	936	m2	55	51,480
	Carpet floor finish to communal corridors, landings and stair cores including preparation of new concrete slab, primer, local smoothing / levelling, underlay, stair nosings where required, trims, thresholds, fitting, protection and making good	452	m2	60	27,120
	Tiled floor finish to bathrooms and wet areas including preparation of new concrete slab, primer, local levelling, waterproofing where required, adhesive, grout, trims, sealant, fitting, protection and making good	124	m2	90	11,160

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	External tiled floor finish to balconies including preparation to slab, support system where required, trims, thresholds, fitting around outlets and edges, protection and making good	276	m2	130	35,880
	Skirtings to apartments including perimeter skirtings to rooms and circulation areas, finished ready for installation and including mastic seal at floor junction	1532	m	13	19,916
	Skirtings to communal areas including perimeter skirtings to corridors, lobbies and associated shared circulation areas, finished ready for installation and including mastic seal at floor junction	500	m	13	6,500
	Proprietary threshold strips, transition trims and edge profiles between differing floor finishes	260	m	12	3,120
	Proprietary stair nosings, inserts and associated trims to communal stair flights and landings	101	m	20	2,016
	Heavy duty concrete floor finish to refuse store including surface treatment, falls where formed in finish and associated ancillary items complete	78	m2	45	3,510
	Heavy-duty slip-resistant epoxy resin floor finish to combined cycle store and cold water storage area, including surface preparation, primer, epoxy coating and associated ancillary items complete.	42	m2	65	2,730
	Power floated concrete floor finish to retail units, left as shell finish for future tenant fit out.	618	m2	50	30,900
	Painted concrete floor finish to electrical rooms including surface preparation and associated ancillary items complete	110	m2	20	2,200
3.3	Ceiling Finishes				190,368
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	2,820	m2	48	135,360
	Moisture resistant plasterboard ceilings to bathrooms including taped joints and decoration complete	124	m2	58	7,192
	Extra over base plasterboard ceilings for localised decorative ceiling features to apartments, including simple bulkheads, recessed lighting features, modest shadow gaps and associated detailing.	36	no	600	21,600
	Allowance for ceiling access hatches to bathrooms and kitchens in apartments including frames, hatch doors, ironmongery, trims and associated ancillary items for access to roof voids and services	72	no	105	7,560
	Painted concrete soffit finish to cycle stores, refuse areas and retail unit including surface preparation and associated ancillary items complete	848	m2	22	18,656
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				518,450
	Fitted kitchens to dwellings including base and wall units, tall units, laminate or stone effect worktops, upstands, sinks and taps, integrated bin units, ironmongery, internal drawer and cupboard fittings, end panels, plinths, trims, fillers, sealants and associated ancillary items	36	no	9,250	333,000
	Built in kitchen appliances including oven, hob, extractor, fridge freezer, dishwasher, washer dryer and associated fittings	36	no	2,000	72,000
	Bathroom fittings; illuminated branded vanity mirrors	56	no	175	9,800
	Bathroom fittings; Branded WC roll holders	56	no	35	1,960
	Bathroom fittings; Electric heated towel radiator, including controls	56	no	325	18,200
	Bathroom fittings including vanity units with laminate worktops and associated ancillary items	56	no	550	30,800
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	36	no	300	10,800
	Cycle racks to cycle stores including proprietary cycle stands/racks, supports, fixings and associated ancillary items complete, using a double stack system	18	no	1,250	22,500
	Euro type refuse bins to refuse stores, 1100 litre capacity, including proprietary heavy-duty wheeled bins, hinged lids, castors, handles and associated ancillary items	22	no	425	9,350
	Apartment number signage including proprietary door number plates, fixings and associated ancillary items	36	no	25	900
	Wayfinding and building name signage including communal directional signage, level signage, building name signage, fixings and associated ancillary items	1	no	3,000	3,000
	Post boxes to apartment entrance lobby including proprietary mailbox units for 36 apartments, support framing, numbering, labels, fixings and associated ancillary items	36	no	140	5,040
	Cleaner's sink including tap, supports, waste fittings, pipework connections, valves, fixings	1	no	1,100	1,100
4.2	Special Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				112,280
	Standard close-coupled WC suite with exposed cistern, push-button flush, toilet seat, fixings and all associated fittings.	56	no	325	18,200
	Wash basin with mixer tap, wastes, traps, fixings and all associated fittings	56	no	280	15,680
	Bath with mixer tap, bath screen, wastes, traps, fixings and all associated fittings	28	no	900	25,200

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Shower enclosure including tray, mixer valve, glass screen, shower head, handset, hose, riser rail, wastes, traps and associated ancillary items	28	no	900	25,200
	Extra over bath and shower installations for M4(2) compliant dwellings including accessible bath set-out, adjusted fittings layout, improved circulation space, strengthened walls for future grab rails and associated ancillary items	56	no	150	8,400
	Services connections to bathroom equipment including pipework, wastes, traps, valves, fixings, testing, commissioning and associated installation items complete	56	no	350	19,600
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				212,694
	Allowance for disposal installations, including soil and waste systems, with enhanced acoustic performance and increased specification to reflect the requirements of a higher-specification residential development (GIA)	4,107	m2	42	172,494
	Rainwater and roof drainage installation to apartment block including rainwater outlets, gutters where applicable, rainwater pipework, roof drainage connections, overflows, supports, connections, testing, commissioning and associated ancillary items complete	1	no	20,000	20,000
	Allowance for testing & commissioning @ 2.5%	1	item	4,800	4,800
	Allowance for MEP preliminaries @ 8%	1	item	15,400	15,400
5.4	Water Installations				235,610
	Hot and cold water distribution services within apartments and landlord areas including distribution pipework, branches, valves, insulation and associated ancillary items (GIA rate)	4,107	m2	19	78,033
	Incoming mains water supply and distribution including incoming mains, meters, valves and associated ancillary items (GIA rate)	4,107	m2	11	45,177
	Booster tanks, pumps, break tanks where required, metering and associated water services equipment	1	item	90,000	90,000
	Allowance for testing & commissioning @ 2.5%	1	item	5,300	5,300
	Allowance for MEP preliminaries @ 8%	1	item	17,100	17,100
5.5	Heat Source — ASHP & DHW Generation				249,585
	Cover the ASHP units, hot water generation, cylinders/thermal stores, refrigerant pipework, controls, supports, condensate, power connections and commissioning.	4,107	m2	55	225,885
	Allowance for testing & commissioning @ 2.5%	1	item	5,600	5,600
	Allowance for MEP preliminaries @ 8%	1	item	18,100	18,100
5.6	Space Heating Distribution System				181,480
	Cover radiators or underfloor heating, heating pipework, manifolds, TRVs, controls, insulation, valves and final connections from the ASHP system.	4,107	m2	40	164,280
	Allowance for testing & commissioning @ 2.5%	1	item	4,100	4,100
	Allowance for MEP preliminaries @ 8%	1	item	13,100	13,100
5.7	Ventilation Systems				155,159
	Mechanical Extract Ventilation (MEV) system serving apartments, including continuously running extract fans, ductwork, terminals, controls, roof terminals, insulation, testing, commissioning and all associated ancillary items complete.	3,286	m2	35	114,996
	Landlord ventilation installation to stores, plant rooms and service rooms including supply and extract fans, ductwork, grilles, louvres, controls, attenuators, insulation, supports, testing, commissioning and associated ancillary items complete	821	m2	31	25,463
	Allowance for testing & commissioning @ 2.5%	1	item	3,500	3,500
	Allowance for MEP preliminaries @ 8%	1	item	11,200	11,200
5.8	Electrical Installations				381,188
	Electrical installations to apartments including consumer units, lighting, power, containment, wiring, distribution boards, final connections, testing, commissioning and associated ancillary items complete.	3,286	m2	85	279,276
	Electrical installations to landlord areas including lighting, small power, distribution, containment, emergency lighting, wiring, testing, commissioning and associated ancillary items complete	821	m2	80	65,712
	Allowance for testing & commissioning @ 2.5%	1	item	8,600	8,600
	Allowance for MEP preliminaries @ 8%	1	item	27,600	27,600
5.9	Fuel Installations/Systems				-
	Note: Not applicable				-
5.10	Lift Installations				100,400
	8-person passenger lift serving Ground to Level 04 inclusive, based on a shared ownership residential specification, including lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items.	2	item	45,400	90,800
	Allowance for testing & commissioning @ 2.5%	1	item	2,300	2,300
	Allowance for MEP preliminaries @ 8%	1	item	7,300	7,300
5.11	Fire Protection and Lightning Protection				420,885
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	3,286	m2	14	45,998
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	821	m2	14	11,500

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Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Smoke ventilation / smoke control installation to apartment block including smoke shafts, corridor ventilation, automatic opening vents, smoke extract fans, actuators, dampers, control panels, detectors, wiring, interfaces, testing, commissioning and certification complete, in accordance with Fire Strategy and Building Control requirements	1	item	80,000	80,000
	Wet riser / fire main installation to apartment block including riser pipework, landing valves, inlet connections, outlets, booster connection, pumps, water storage where required, controls, supports, testing, commissioning and certification complete, in accordance with Fire Strategy and statutory requirements	1	item	60,000	60,000
	Building management system, metering and monitoring installation to apartment block including control panels, meters, sensors, outstations, software interfaces, wiring, power supplies, integration with central plant and landlord services, testing, commissioning and associated ancillary items complete	1	item	15,000	15,000
	Allowance for automatic sprinkler installation to apartment block, including associated sprinkler tank, pump set, distribution pipework, valves, sprinkler heads, controls, power supplies, testing, commissioning and certification complete, subject to confirmation of statutory requirements, Fire Strategy and Building Control requirements (GIA)	4,107	m2	38	156,066
	Lightning protection system to apartment block including air termination tape/conductors, down conductors, earthing, bonding, supports, connections, testing and certification complete (GIA)	4,107	m2	3	12,321
	Allowance for testing & commissioning @ 2.5%	1	item	9,500	9,500
	Allowance for MEP preliminaries @ 8%	1	item	30,500	30,500
5.12	Communications, Security and Control Systems				166,240
	Telephone, broadband, Wi-Fi and TV infrastructure including outlets, containment, cabling and associated fittings complete.	4,107	m2	15	61,605
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	4,107	m2	5	20,535
	Audio/video door entry system to apartments including main entrance panel, apartment handsets/monitors, wiring, controls, power supplies, locking interface, testing, commissioning and associated fittings complete (per flat)	36	no	475	17,100
	CCTV and landlord security installation to apartment building including cameras, recording equipment, monitors, containment, cabling, power supplies, controls, associated security equipment, testing, commissioning and ancillary items	1	item	12,000	12,000
	Refuge call / disabled alarm installation to apartment building including master stations, outstations, disabled alarm indicators, cabling, power supplies, controls, interfaces, testing, commissioning and ancillary items	1	item	12,000	12,000
	Allowance for access control installation to main entrance lobbies, cycle stores, refuse areas and service room doors including proximity readers, fob access controls, electronic locking, release equipment, wiring, power supplies, controls, testing, commissioning and associated ancillary items complete	32	no	850	27,200
	Allowance for testing & commissioning @ 2.5%	1	item	3,800	3,800
	Allowance for MEP preliminaries @ 8%	1	item	12,000	12,000
5.13	Special Installations				-
	Note: Not applicable				-
5.14	Builders' Work in Connection with Services				55,388
	Allowance for Builders' Work in Connection with Services	2.5%		2,215,521	55,388
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	8,588,116
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable			-	-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-

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**Section 6****Cost Breakdown - Block D**

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Note: Not applicable</i>				-
8.6	External drainage				-
	<i>Note: Not applicable</i>				-
8.7	External services				-
	<i>Note: Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Note: Not applicable</i>				-
Sub-Total				£	8,588,116
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries (Pro Rata/Value)	12	wks	5,057	60,680
9.2	Main Contractor's fixed on-site preliminaries (Pro Rata/Value)	180	wks	300	53,918
9.3	Main Contractor's time related on-site preliminaries (Pro Rata/Value)	180	wks	3,525	634,583
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment (Pro Rata/Value)	180	wks	2,565	461,656
9.5	Risk / provisional preliminaries	180	wks	347	62,380
Sub-Total				£	9,861,333
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	295,840
10.2	Main contractor's profit		@	2.00%	197,227
Sub-Total				£	10,354,400
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
Sub-Total				£	10,354,400
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
Sub-Total				£	10,354,400
13	Risks (Client's Contingencies)				
13.1	Design Risk		@	1.5%	155,316
13.2	Construction Risks		@	1.5%	155,316
13.3	Client Contingency Allowance		@	1.0%	103,544
Sub-Total				£	10,768,576
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
Total Estimated Sum				£	10,768,576

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Section 7

Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)	
0	Facilitating Works					
0.1	Toxic/Hazardous/Contaminated Material Treatment					-
	Toxic hazardous and contaminated material treatment including asbestos removal, excavation of PAH contaminated made ground, cart away, disposal, testing and validation	1	item		See External works Section	
0.2	Major Demolition Work					-
	Excluded				-	
0.3	Temporary Supports to Adjacent Structures					-
	Excluded				-	
0.4	Specialist Groundworks					-
	Excluded				-	
0.5	Temporary Diversion Works					-
	Excluded				-	
0.6	Extraordinary Site Investigation Works					-
	Excluded				-	
1	Substructure					
1.1	Substructure					621,655
	Temporary piling mat and working platform including preparation, fill, compaction, trimming and maintenance for piling operations	1,377	m2	32	44,064	
	Bored cast in situ reinforced concrete piles including boring, disposal of arisings, concrete, reinforcement, assumed depth 15m	1,125	no	140	157,500	
	Pile testing including preliminary tests, working tests, integrity tests, records and certification, say 10%	8	no	700	5,600	
	Crop pile heads including cutting down to cut off level, exposing reinforcement, removing arisings and preparing for pile caps and ground beams	75	no	100	7,500	
	Reinforced concrete pile caps including reinforcement, formwork and in situ concrete complete, 2m x 2m x .75m size assumed	30	no	700	21,000	
	Reinforced concrete ground beams including reinforcement, formwork and in situ concrete.	95	m3	300	28,500	
	Local excavation to pile caps and ground beams including trimming, temporary support as required and disposal of surplus spoil	185	m3	45	8,325	
	Blinding concrete beneath pile caps and ground beams only.	185	m2	10	1,850	
	Allowance for piling design	1	item	5,000	5,000	
	Preparation and reduced dig below slab including excavation to reduce levels, trimming formation and disposal of surplus spoil. 250mm depth	313	m3	40	12,520	
	Sub base and hardcore below ground floor slab including placing, levelling and compaction. 150mm thick	188	m3	14	2,632	
	Insulation below ground floor slab including joints, laps, sealing and associated sundries	626	m2	10	6,260	
	Lift pits including excavation, disposal of arisings, blinding, reinforced concrete base and walls, waterproofing, sump, drainage connections and associated ancillary items.	2	no	25,000	50,000	
	In situ concrete to ground floor slab including concrete supply, placing, vibrating, finishing, curing and all associated sundries. Reinforcement and formwork measured separately.	1,252	m2	115	143,980	
	Reinforcement and formwork to ground floor slab including edge formwork, stop ends and supports.	1	item	10,000	10,000	
	Slab thickenings upstands and sundries including cast in items and all ancillary items for complete ground floor slab construction.	1	item	8,000	8,000	
	Damp proof membrane only to ground floor slab including joints, laps, sealing and associated sundries	1,252	m2	22	27,544	
	Below-ground drainage installation including pipework, fittings, connections, bedding, surrounds, testing and associated ancillary items (GFA rate)	1,252	m2	45	56,340	
	75mm thick sand and cement screed to ground floor slab including levelling, finishing, curing and associated sundries.	1,252	m2	20	25,040	
2	Superstructure					
2.1	Frame					1,194,086
	In situ reinforced concrete columns including reinforcement formwork and concrete.	174	m3	1,250	217,600	
	In situ reinforced concrete core walls and structural walls including reinforcement, formwork and concrete. 300mm thick	998	m3	900	898,560	
	In situ reinforced concrete beams including reinforcement formwork and concrete.	32	m3	1,000	32,000	
	Frame sundries and ancillary works including cast-in items, starter bars, couplers, inserts, trimming to openings, Builders' Work to risers and penetrations, temporary propping/backpropping, concrete pumping, placing logistics, testing, QA records and other ancillary structural items.	1	item	45,926	45,926	
2.2	Upper Floors					841,755
	Upper floor reinforced concrete slabs including in situ concrete, reinforcement, formwork, finishing and curing. levels 1 to 4	3,756	m2	140	525,840	
	Reinforced concrete roof slab including in situ concrete, reinforcement, formwork, finishing, curing and associated structural sundries. level 5	1,252	m2	145	181,540	
	Balconies in reinforced concrete including balcony slabs, upstands, edge thickenings and structural ancillaries.	408	m2	250	102,000	

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Upper floor sundries including cast in items, trimming to openings, edge formers and ancillary structural items.	1	item	32,375	32,375
2.3	Roof				423,640
	Roof insulation and falls to non-green flat roof areas including tapered insulation or firrings.	467	m2	90	42,030
	Roof waterproofing to non-green flat roof areas including membrane upstands and weathering.	467	m2	110	51,370
	Green roof build-up including waterproofing protection layer drainage layer filter fleece growing medium and vegetation.	785	m2	160	125,600
	Green roof edge restraint and gravel margin to perimeter of planted roof areas, including perforated retention trim, filter fleece, drainage layer continuation and 300–500 mm washed gravel margin. Extra Over rate	223	m	40	8,920
	Roof edge trims copings and perimeter weathering including flashings cappings and associated edge details.	192	m	160	30,720
	Roof drainage including outlets, overflows, sumps, leaf guards, connections and associated weathering	1	item	20,000	20,000
	Automatic opening vent (AOVs) to roof including frame, kerbs, flashings, controls, Builders' Work and all ancillary items.	4	no	5,500	22,000
	Smoke extract fans to roof including supports, kerbs, weathering, Builders' Work, fixings and ancillary items.	2	no	12,000	24,000
	ATS units to roof including supports, plinths, fixings, weathering, Builders' Work and ancillary items.	2	no	10,000	20,000
	Builders' Work in connection with roof plant and penetrations including openings, trimming, curbs, upstands, flashings and making good.	1	item	15,000	15,000
	Allowance for roof access hatches including frames, upstands, ironmongery, weathering and ancillary items.	2	no	4,500	9,000
	Access walkways, paving pads and local protection zones for plant maintenance routes	1	item	10,000	10,000
	Roof safety systems including mansafe lines, guardrails, fixings and ancillary items.	1	item	20,000	20,000
	Acoustic screens / plant screening / enclosures to roof plant areas	1	item	15,000	15,000
	Testing, commissioning support, warranties and specialist subcontract preliminaries for roof systems	1	item	10,000	10,000
2.4	Stairs				66,050
	Reinforced concrete stair flights and landings to standard repeated stair cores including in situ concrete, reinforcement, formwork, finishing and normal ancillary items.	6	no	7,500	45,000
	Standard painted mild steel stair handrails and guarding to stair flights and landings only, including brackets, fixings and normal ancillary items. Excludes feature balustrades and specialist guarding.	78	m	225	17,550
	Permanent metal roof access ladders including supports, fixings and fall protection where required.	2	no	1,750	3,500
2.5	External Walls				1,178,035
	Metal SFS inner backing wall system, including studs, tracks, sheathing board and associated framing components.	2,756	m2	110	303,160
	Insulation within / over SFS inner backing wall construction, including insulation slabs/boards, breather membrane where applicable, retaining fixings, washers, tapes and ancillary components.	2,756	m2	55	151,580
	Facing brick external outer leaf fixed back to insulated SFS backing wall, including wall ties, DPCs, flashings and movement joints.	2,756	m2	195	537,420
	Stainless steel brick support channels / shelf angles including brackets, fixings and associated support components	500	m	175	87,500
	Cavity trays, DPCs and weep vents to brick-faced external walls including trays over openings and support angles, stop ends, outlets and associated ancillary components	500	m	20	10,000
	Perimeter fire stopping between slab edges and external wall / façade construction including fire seal materials, smoke barriers, support systems, fixings and associated ancillary components	925	m	55	50,875
	Cavity closers to window and external door openings including insulated closers, damp protection, fixings, sealants and associated ancillary components	2,500	m	15	37,500
2.6	Windows and External Doors / External Envelope				471,700
	Composite window units including aluminium framing double glazed vision panels spandrel panels opening lights ironmongery sealants and making good.	243	m2	650	157,950
	Composite glazed screens including aluminium framing double glazed vision panels spandrel panels single balcony doors opening lights ironmongery sealants and making good.	285	m2	750	213,750
	Single entrance doors with glazing including doorsets, frames, ironmongery, closers, seals and making good.	2	nr	3,000	6,000
	Single external doors to service rooms, refuse stores and cycle stores including doorsets, frames, ironmongery and making good	3	nr	2,500	7,500
	Double entrance doors with glazing and spandrel panels including doorsets, frames, ironmongery, closers, seals and making good.	3	nr	5,500	16,500

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	External door and window sundries including thresholds cills flashings cavity closers trims interfaces fire stopping and ancillary items.	1	item	10,000	10,000
	Balustrading to balconies including a combination of half-height balconies and full-height balconies, together with metal guarding, handrails, fixings and associated ancillary items.	300	m	200	60,000
2.7	Internal Walls and Partitions				635,525
	Internal plasterboard lining to external walls including window reveals, boards, supports where required, framing, plasterboard, trims, beads, tape and joint finish and associated ancillary items	2,553	m2	55	140,415
	Metal stud partitions including plasterboard linings insulation framing and associated ancillary items, assumed 80%	3,080	m2	65	200,200
	Acoustic/Fire rated partitions including metal stud framing plasterboard linings insulation fire stopping and associated ancillary items complete, assumed 20%	770	m2	75	57,750
	Shaft walls and service riser enclosures including framing linings insulation fire stopping and associated ancillary items complete	424	m2	110	46,640
	Plasterboard wall linings to internal blockwork walls including plasterboard, dabs or framing supports as required, trims, beads, jointing and associated ancillary items to apartment party walls and cores.	5,440	m2	28	152,320
	Boxing-in to concealed pipes and services in kitchens, bathrooms and service voids, including timber/metal framing, plasterboard lining, access hatches, trims, supports and all necessary fixings	52	no	350	18,200
	Internal wall sundries including pattresses supports fire stopping and ancillary items.	1	item	20,000	20,000
2.8	Internal Doors				368,450
	Apartment entrance doors including doorsets frames ironmongery seals thresholds and associated ancillary items.	52	nr	1,750	91,000
	Internal apartment doors including doorsets frames ironmongery stops architraves and associated ancillary items.	232	nr	400	92,800
	Cupboard doors to hallways and living rooms including doorsets frames ironmongery stops architraves and associated ancillary items.	150	nr	300	45,000
	Wardrobe doors to bedrooms within plasterboard partitions including doorsets frames ironmongery stops architraves and associated ancillary items.	243	nr	300	72,900
	Riser cupboard and service access doors including doorsets frames ironmongery and associated ancillary items.	98	nr	275	26,950
	Single fire rated communal corridor doors including doorsets, frames, ironmongery, closers, seals, fire stopping and associated ancillary items.	24	nr	1,450	34,800
	Internal door sundries including trims, stops, ironmongery interfaces, fire stopping and ancillary items.	1	item	5,000	5,000
3	Finishes				
3.1	Wall Finishes				301,974
	Emulsion paint finish to plasterboard walls; plasterboard taped and jointed; one mist coat and two coats emulsion	9,896	m2	13	128,648
	Porcelain wall tiling to bathrooms, allowed to approximately 75% of wall areas, including shower enclosures, bath surrounds, basin splashbacks and associated sundries.	1,416	m2	100	141,600
	Allowance for ceramic wall tiling to walls and glass splashbacks to kitchen area, including trims, adhesive, grout, sealants and associated fixings	96	m2	90	8,640
	Painted fair-faced concrete and/or blockwork walls to ground floor refuse store, cycle stores and service areas including surface preparation, making good, primer, sealer coats and durable washable paint finish	399	m2	14	5,586
	Softwood window boards, 25mm thick, with bullnose front edge, primed and painted, fixed complete with sundry trims	500	m	35	17,500
3.2	Floor Finishes				376,396
	Timber / boarded floor finish to apartment living, kitchen and circulation areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay or adhesive as required, trims, thresholds, perimeter finishes, fitting, protection and making good.	1829	m2	90	164,610
	Carpet floor finish to bedrooms and associated apartment areas including preparation of new concrete slab, primer, local smoothing / levelling, underlay, trims, thresholds, fitting, protection and making good	1264	m2	55	69,520
	Carpet floor finish to communal corridors, landings and stair cores including preparation of new concrete slab, primer, local smoothing / levelling, underlay, stair nosings where required, trims, thresholds, fitting, protection and making good	458	m2	60	27,480
	Tiled floor finish to bathrooms and wet areas including preparation of new concrete slab, primer, local levelling, waterproofing where required, adhesive, grout, trims, sealant, fitting, protection and making good	194	m2	90	17,460
	External tiled floor finish to balconies including preparation to slab, support system where required, trims, thresholds, fitting around outlets and edges, protection and making good	331	m2	130	43,030
	Skirtings to apartments including perimeter skirtings to rooms and circulation areas, finished ready for installation and including mastic seal at floor junction	2083	m	13	27,079
	Skirtings to communal areas including perimeter skirtings to corridors, lobbies and associated shared circulation areas, finished ready for installation and including mastic seal at floor junction	596	m	13	7,748

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Proprietary threshold strips, transition trims and edge profiles between differing floor finishes	677	m	12	8,124
	Proprietary stair nosings, inserts and associated trims to communal stair flights and landings	126	m	20	2,520
	Heavy duty concrete floor finish to refuse store including surface treatment, falls where formed in finish and associated ancillary items complete	70	m2	45	3,150
	Painted epoxy floor finish to cycle store including surface preparation, primer, epoxy coating and associated ancillary items complete	75	m2	65	4,875
	Power floated concrete floor finish to cold water storage	16	m2	50	800
3.3	Ceiling Finishes				227,362
	Plasterboard ceiling to dwellings; plasterboard to underside of joists, taped and jointed and finished with two coats emulsion paint	3,551	m2	48	170,448
	Moisture resistant plasterboard ceilings to bathrooms including taped joints and decoration complete	194	m2	58	11,252
	Extra over base plasterboard ceilings for localised decorative ceiling features to apartments, including simple bulkheads, recessed lighting features, modest shadow gaps and associated detailing.	52	no	600	31,200
	Allowance for ceiling access hatches to bathrooms and kitchens in apartments including frames, hatch doors, ironmongery, trims and associated ancillary items for access to roof voids and services	104	no	105	10,920
	Painted concrete soffit finish to cycle stores, refuse areas and retail unit including surface preparation and associated ancillary items complete	161	m2	22	3,542
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				785,445
	Fitted kitchens to dwellings including base and wall units, tall units, laminate or stone effect worktops, upstands, sinks and taps, integrated bin units, ironmongery, internal drawer and cupboard fittings, end panels, plinths, trims, fillers, sealants and associated ancillary items	52	no	9,250	481,000
	Built in kitchen appliances including oven, hob, extractor, fridge freezer, dishwasher, washer dryer and associated fittings	52	no	2,000	104,000
	Bathroom fittings; illuminated branded vanity mirrors	90	no	175	15,750
	Bathroom fittings; Branded WC roll holders	90	no	35	3,150
	Bathroom fittings; Electric heated towel radiator, including controls	90	no	325	29,250
	Bathroom fittings including vanity units with laminate worktops and associated ancillary items	90	no	550	49,500
	General dwelling fittings allowance; shelving, coat hooks and rail, curtain battens	52	no	300	15,600
	Cycle racks to cycle stores including proprietary cycle stands/racks, supports, fixings and associated ancillary items complete, using a double stack system	52	no	1,250	65,000
	Euro type refuse bins to refuse stores, 1100 litre capacity, including proprietary heavy-duty wheeled bins, hinged lids, castors, handles and associated ancillary items	18	no	425	7,650
	Bins 600 litre	3	no	255	765
	Apartment number signage including proprietary door number plates, fixings and associated ancillary items	52	no	25	1,300
	Wayfinding and building name signage including communal directional signage, level signage, building name signage, fixings and associated ancillary items	1	no	3,000	3,000
	Post boxes to apartment entrance lobby including proprietary mailbox units for 52 apartments, support framing, numbering, labels, fixings and associated ancillary items	52	no	140	7,280
	Cleaner's sink including tap, supports, waste fittings, pipework connections, valves, fixings	2	no	1,100	2,200
4.2	Special Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				180,450
	Standard close-coupled WC suite with exposed cistern, push-button flush, toilet seat, fixings and all associated fittings.	90	no	325	29,250
	Wash basin with mixer tap, wastes, traps, fixings and all associated fittings	90	no	280	25,200
	Bath with mixer tap, bath screen, wastes, traps, fixings and all associated fittings	52	no	900	46,800
	Shower enclosure including tray, mixer valve, glass screen, shower head, handset, hose, riser rail, wastes, traps and associated ancillary items	38	no	900	34,200
	Extra over bath and shower installations for M4(2) compliant dwellings including accessible bath set-out, adjusted fittings layout, improved circulation space, strengthened walls for future grab rails and associated ancillary items	90	no	150	13,500
	Services connections to bathroom equipment including pipework, wastes, traps, valves, fixings, testing, commissioning and associated installation items complete	90	no	350	31,500
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				230,942

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Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for disposal installations, including soil and waste systems, with enhanced acoustic performance and increased specification to reflect the requirements of a higher-specification residential development (GIA)	4,501	m2	42	189,042
	Rainwater and roof drainage installation to apartment block including rainwater outlets, gutters where applicable, rainwater pipework, roof drainage connections, overflows, supports, connections, testing, commissioning and associated ancillary items complete	1	no	20,000	20,000
	Allowance for testing & commissioning @ 2.5%	1	item	5,200	5,200
	Allowance for MEP preliminaries @ 8%	1	item	16,700	16,700
5.4	Water Installations				248,630
	Hot and cold water distribution services within apartments and landlord areas including distribution pipework, branches, valves, insulation and associated ancillary items (GIA rate)	4,501	m2	19	85,519
	Incoming mains water supply and distribution including incoming mains, meters, valves and associated ancillary items (GIA rate)	4,501	m2	11	49,511
	Booster tanks, pumps, break tanks where required, metering and associated water services equipment	1	item	90,000	90,000
	Allowance for testing & commissioning @ 2.5%	1	item	5,600	5,600
	Allowance for MEP preliminaries @ 8%	1	item	18,000	18,000
5.5	Heat Source — ASHP & DHW Generation				273,555
	Cover the ASHP units, hot water generation, cylinders/thermal stores, refrigerant pipework, controls, supports, condensate, power connections and commissioning.	4,501	m2	55	247,555
	Allowance for testing & commissioning @ 2.5%	1	item	6,200	6,200
	Allowance for MEP preliminaries @ 8%	1	item	19,800	19,800
5.6	Space Heating Distribution System				198,940
	Cover radiators or underfloor heating, heating pipework, manifolds, TRVs, controls, insulation, valves and final connections from the ASHP system.	4,501	m2	40	180,040
	Allowance for testing & commissioning @ 2.5%	1	item	4,500	4,500
	Allowance for MEP preliminaries @ 8%	1	item	14,400	14,400
5.7	Ventilation Systems				170,034
	Mechanical Extract Ventilation (MEV) system serving apartments, including continuously running extract fans, ductwork, terminals, controls, roof terminals, insulation, testing, commissioning and all associated ancillary items complete.	3,601	m2	35	126,028
	Landlord ventilation installation to stores, plant rooms and service rooms including supply and extract fans, ductwork, grilles, louvres, controls, attenuators, insulation, supports, testing, commissioning and associated ancillary items complete	900	m2	31	27,906
	Allowance for testing & commissioning @ 2.5%	1	item	3,800	3,800
	Allowance for MEP preliminaries @ 8%	1	item	12,300	12,300
5.8	Electrical Installations				417,784
	Electrical installations to apartments including consumer units, lighting, power, containment, wiring, distribution boards, final connections, testing, commissioning and associated ancillary items complete.	3,601	m2	85	306,068
	Electrical installations to landlord areas including lighting, small power, distribution, containment, emergency lighting, wiring, testing, commissioning and associated ancillary items complete	900	m2	80	72,016
	Allowance for testing & commissioning @ 2.5%	1	item	9,500	9,500
	Allowance for MEP preliminaries @ 8%	1	item	30,200	30,200
5.9	Fuel Installations/Systems				-
	Note: Not applicable				-
5.10	Lift Installations				100,400
	8-person passenger lift serving Ground to Level 03 inclusive including lift car, automatic doors, guide rails, drive equipment, controls, landing furniture, shaft equipment, testing, commissioning and ancillary items	2	item	45,400	90,800
	Allowance for testing & commissioning @ 2.5%	1	item	2,300	2,300
	Allowance for MEP preliminaries @ 8%	1	item	7,300	7,300
5.11	Fire Protection and Lightning Protection				455,855
	Fire and smoke detection systems including smoke and heat detectors, alarms, wiring and associated fittings (GIA rate)	3,601	m2	14	50,411
	Fire and smoke detection systems to communal areas including smoke and heat detectors, alarms, wiring, controls and associated fittings (GIA rate).	900	m2	14	12,603
	Smoke ventilation / smoke control installation to apartment block including smoke shafts, corridor ventilation, automatic opening vents, smoke extract fans, actuators, dampers, control panels, detectors, wiring, interfaces, testing, commissioning and certification complete, in accordance with Fire Strategy and Building Control requirements	1	item	90,000	90,000
	Wet riser / fire main installation to apartment block including riser pipework, landing valves, inlet connections, outlets, booster connection, pumps, water storage where required, controls, supports, testing, commissioning and certification complete, in accordance with Fire Strategy and statutory requirements	1	item	60,000	60,000
	Building management controls to landlord MEP services including plant monitoring, metering interfaces and controls complete.	1	item	15,000	15,000

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Section 7

Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Allowance for automatic sprinkler installation to apartment block, including associated sprinkler tank, pump set, distribution pipework, valves, sprinkler heads, controls, power supplies, testing, commissioning and certification complete, subject to confirmation of statutory requirements, Fire Strategy and Building Control requirements (GIA)	4,501	m2	38	171,038
	Lightning protection system to apartment block including air termination tape/conductors, down conductors, earthing, bonding, supports, connections, testing and certification complete (GIA)	4,501	m2	3	13,503
	Allowance for testing & commissioning @ 2.5%	1	item	10,300	10,300
	Allowance for MEP preliminaries @ 8%	1	item	33,000	33,000
5.12	Communications, Security and Control Systems				163,170
	Telephone, broadband, Wi-Fi and TV infrastructure including outlets, containment, cabling and associated fittings complete.	4,501	m2	15	67,515
	Intruder alarm installations, including control equipment, detectors, keypads, cabling and associated fittings, complete (GIA).	4,501	m2	5	22,505
	Audio/video door entry system to apartments including main entrance panel, apartment handsets/monitors, wiring, controls, power supplies, locking interface, testing, commissioning and associated fittings complete (per flat)	52	no	475	24,700
	CCTV installation to main entrances, lift lobbies, refuse stores, cycle stores and external entrance areas including cameras, recording equipment, containment, cabling, testing and commissioning complete.	1	item	12,000	12,000
	Refuge call / disabled alarm installation to apartment building including master stations, outstations, disabled alarm indicators, cabling, power supplies, controls, interfaces, testing, commissioning and ancillary items	1	item	15,000	15,000
	Access control installation to principal entrances and landlord service areas including proximity readers, electronic locks, controllers, power supplies, testing and commissioning complete.	7	no	850	5,950
	Allowance for testing & commissioning @ 2.5%	1	item	3,700	3,700
	Allowance for MEP preliminaries @ 8%	1	item	11,800	11,800
5.13	Special Installations				-
	Note: Not applicable				-
5.14	Builders' Work in Connection with Services				60,994
	Allowance for Builders' Work in Connection with Services	2.5%		2,439,760	60,994
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	9,992,828
8	External Works				
8.1	Site preparation works				-
	Note: Not applicable			-	-
8.2	Roads, paths, pavings and surfacing				-
	Note: Not applicable				-
8.3	Soft landscaping, planting and irrigation systems				-
	Note: Not applicable				-
8.4	Fencing, railings and walls				-
	Note: Not applicable				-
8.5	External fixtures				-
	Note: Not applicable				-
8.6	External drainage				-
	Note: Not applicable				-
8.7	External services				-
	Note: Not applicable				-
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	9,992,828
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries (Pro Rata/Value)	12	wks	5,884	70,605
9.2	Main Contractor's fixed on-site preliminaries (Pro Rata/Value)	180	wks	349	62,737
9.3	Main Contractor's time related on-site preliminaries (Pro Rata/Value)	180	wks	4,102	738,378
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment (Pro Rata/Value)	180	wks	2,984	537,167
9.5	Risk / provisional preliminaries	180	wks	403	72,584
	Sub-Total			£	11,474,298

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Section 7

Cost Breakdown - Block E

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	344,229
10.2	Main contractor's profit		@	2.00%	229,486
	Sub-Total				£ 12,048,013
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total				£ 12,048,013
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total				£ 12,048,013
13	Risks (Client's Contingencies)				
13.1	Design Risk		@	1.5%	180,720
13.2	Construction Risks		@	1.5%	180,720
13.3	Client Contingency Allowance		@	1.0%	120,480
	Sub-Total				£ 12,529,934
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum				£ 12,529,934

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Section 8

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				367,500
	Excavation of PAH Contaminated Made Ground: Selective excavation of soils containing elevated Polycyclic Aromatic Hydrocarbons (PAHs) associated with the former car park and historical fill, including environmental "hotspot" tagging and temporary bunding. 1.5m depth, assume 50% of site	7,500	m3	9	67,500
	Cart Away and Disposal: Loading and off-site transportation of all excavated hazardous, non-hazardous, and inert materials to suitably licensed waste management facilities, including all haulage, WAC testing, and Landfill Tax. 45% assumed	2,250	m3	130	292,500
	Testing and Validation: Professional laboratory fees and independent environmental consultancy required to perform post-excavation sampling and produce a Final Validation Report to discharge planning conditions.	1	item	7,500	7,500
0.2	Major Demolition Work				-
	Excluded				-
0.3	Temporary Supports to Adjacent Structures				-
	Excluded				-
0.4	Specialist Groundworks				-
	Excluded				-
0.5	Temporary Diversion Works				-
	Excluded				-
0.6	Extraordinary Site Investigation Works				-
	Excluded				-
1	Substructure				
1.1	Substructure				-
	Excluded				-
2	Superstructure				
2.1	Frame				-
	Note: Not applicable				-
2.2	Upper Floors				-
	Note: Not applicable				-
2.3	Roof				-
	Note: Not applicable				-
2.4	Stairs and Ramps				-
	Note: Not applicable				-
2.5	External Walls				-
	Note: Not applicable				-
2.6	Windows and External Doors				-
	Note: Not applicable				-
2.7	Internal Walls and Partitions				-
	Note: Not applicable				-
2.8	Internal Doors				-
	Note: Not applicable				-
3	Finishes				
3.1	Wall Finishes				-
	Note: Not applicable				-
3.2	Floor Finishes				-
	Note: Not applicable				-
3.3	Ceiling Finishes				-
	Note: Not applicable				-
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.2	Special Fittings, Furnishings and Equipment				-
	Note: Not applicable				-
4.3	Internal planting				-
	Note: Not applicable				-
4.4	Bird and vermin control				-
	Note: Not applicable				-
5	Services				
5.1	Sanitary Installations				-
	Note: Not applicable				-
5.2	Services Equipment				-
	Note: Not applicable				-
5.3	Disposal Installations				-
	Note: Not applicable				-
5.4	Water Installations				-
	Note: Not applicable				-
5.5	Heat Source				-
	Note: Not applicable				-
5.6	Space Heating Distribution System				-
	Note: Not applicable				-
5.7	Ventilation Systems				-
	Note: Not applicable				-

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Section 8

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
5.8	Electrical Installations				-
	Note: Not applicable				-
5.9	Fuel Installations/Systems				-
	Note: Not applicable				-
5.10	Lift Installations				-
	Note: Not applicable				-
5.11	Fire Protection and Lightning Protection				-
	Note: Not applicable				-
5.12	Communications, Security and Control Systems				-
	Note: Not applicable				-
5.13	Special Installations				-
	Note: Not applicable				-
5.14	Builders' Work in Connection with Services				-
	Note: Not applicable			-	-
5.15	Testing and Commissioning				-
	Note: Not applicable			-	-
5.16	MEP Preliminaries inc Design Fees				-
	Note: Not applicable			-	-
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	Note: Not applicable				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	Note: Not applicable				-
7.2	Repairs to existing services				-
	Note: Not applicable				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	Note: Not applicable				-
7.4	Facade retention				-
	Note: Not applicable				-
7.5	Cleaning existing surfaces				-
	Note: Not applicable				-
7.6	Renovation works				-
	Note: Not applicable				-
	Sub-Total			£	367,500
8	External Works				
8.1	Site preparation works				-
	See External Works			-	-
8.2	Roads, paths, pavings and surfacing				1,166,375
	External roads and vehicular access surfaces. Include pavement build-up, kerbs, edges and associated ancillary works.	1,865	m2	135	251,775
	Resurfacing of existing car park to upper and lower levels including local preparation, regulating and new surface treatment. Include making good, edges, line markings and associated ancillary works.	2,426	m2	35	84,910
	Road markings to service roads and car parking areas at both levels, including parking bay lines, directional arrows, hatch markings, pedestrian markings, symbols, traffic control markings, surface preparation and all associated ancillary items.	1	item	15,000	15,000
	External paved footpaths and shared pedestrian surfaces. Include sub-base, paving, edgings and tactile paving where required.	4,597	m2	95	436,715
	External parking areas in permeable / grass paver finish. Include sub-base, surfacing, edging and associated works.	348	m2	75	26,100
	Play surface to external play areas in bonded rubber safety surfacing, including base preparation, sub-base, edgings and all associated ancillary works.	140	m2	120	16,800
	Plant bases	47	m2	475	22,325
	Ground stabilisation capping layer, average 600mm thick, below external roads, paving and hardstanding.	6,950	m2	45	312,750
8.3	Soft landscaping, planting and irrigation systems				230,850
	Raingarden / basin areas including excavation, soil build-up, planting and associated drainage interfaces. Complete with all necessary preparation and ancillary works.	415	m2	95	39,425
	Bio-retention planted area, including excavation, engineered filter media, drainage layer, geotextile, underdrain/overflow connections, suitable planting, mulch and edging complete, to provide surface water attenuation and treatment as part of the SuDS strategy.	190	m2	95	18,050
	Soft landscape planting beds with shrubs, perennials and bulbs. Include soil preparation, planting and establishment.	4,667	m2	25	116,675
	Private garden soft landscape areas. Include topsoil, cultivation, grass / planting and associated works.	340	m2	30	10,200
	Allowance for supply and planting of native tree (12-14 cm girth), including excavation of tree pits, imported topsoil, mulch, watering provision and staking	155	no	300	46,500
8.4	Fencing, railings and walls				80,140

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Section 8

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	Provisional allowance for low boundary walls and entrance / access gates, including foundations, wall construction, gate posts, ironmongery, finishes and associated ancillary works	100	m	195	19,500
	Provisional allowance for steps	4	item	1,850	7,400
	Allowance for perimeter fencing to site boundaries, including posts, fencing panels or mesh, foundations, fittings, gates where applicable, and all necessary fixing and making good.	440	m	85	37,400
	Ground stabilisation capping layer below external paving, steps and associated external works, average 600mm thick.	352	m2	45	15,840
8.5	External fixtures				197,900
	Allowance for external stainless steel cycle racks, including supply and installation of stainless steel bicycle stands securely fixed to prepared foundations / paving, with all necessary base plates, anchors, fittings, setting out and making good	37	no	600	22,200
	Cycle racks to cycle stores, including proprietary double-stack cycle storage system, support frames, fixings and all associated ancillary items, installed within the existing car park area.	37	no	1,850	68,450
	Children's playground including natural timber play elements, stone/timber stepping features, excavation, local foundations, secure ground fixings, ground preparation, safety surfacing/landscaped play treatment, and all associated installation works.	21	Item	1,500	31,500
	Allowance for supply and installation of benches, timber construction, including foundations and fixings	14	nr	1,750	24,500
	Allowance for street signage	6	item	1,500	9,000
	Allowance for bird nest boxes	6	nr	250	1,500
	Allowance for bat boxes	4	nr	350	1,400
	Allowance for bollards	100	nr	200	20,000
	Allowance for external tables	19	nr	450	8,550
	Allowance for external chairs	72	nr	150	10,800
8.6	External drainage				911,618
	Allowance for excavation works to enable installation of the attenuation system, including reduced level excavation, disposal of arisings, and preparation of formation, pending confirmation of tank size, depth, ground conditions and working space requirements.	1,620	m3	140	226,800
	Provisional allowance for SuDS attenuation storage based on an approximate provision of 3.15m³ per residential dwelling GIA, pending detailed drainage design and confirmation of the final attenuation requirements.	1,200	m3	450	540,068
	Allowance for road / footway surface water drainage; allow pre-cast concrete kerb gulleys; n.e. 1.5m deep; including frame/grate, excavation, backfill and muckaway (inert), granular beds and surrounds, including connections into surface water drainage sewer (approximate quantity - allowed 1 per 10m of road)	20	no	950	19,000
	Allowance for precast concrete manholes up to 3m deep	5	nr	2,500	12,500
	Allowance for polypropylene inspection chambers up to 3m deep,	15	nr	650	9,750
	Allowance for surface water sewer; 100–225 mm dia. pipework	276	m	225	62,100
	Allowance for foul water sewer; 100–225 mm dia. pipework	184	m	225	41,400
8.7	External services				1,424,300
	Allowance for statutory water connections to residential dwellings; incoming water mains including metering etc. (per dwelling rate)	381	no	1,150	438,150
	Builders' work and trenching for mains water supply	460	m	90	41,400
	Allowance for statutory electrical connections to residential dwellings; incoming electrical mains including metering etc. (per dwelling rate)	381	no	950	361,950
	Builders' work and trenching for LV/HV electrical services	460	m	90	41,400
	Allowance for telecommunication connections to dwellings (per dwelling rate)	381	no	250	95,250
	Allowance for telecommunication connections - non-residential	6	item	7,500	45,000
	Builders' work and trenching for telecommunications services	276	m	90	24,840
	Extra over builders work and trenching for excavating in hardcore crush material	276	m	10	2,760
	Allowance for cable television connections to residential dwellings (per dwelling rate)	381	no	50	19,050
	Allowance for substation upgrades / connections	1	item	250,000	250,000
	Allowance for external lighting	38	item	2,750	104,500
8.8	Minor building works and ancillary buildings				-
	Note: Not applicable				-
	Sub-Total			£	4,378,683
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries (Pro Rata/Value)	12	wks	2,578	30,938
9.2	Main Contractor's fixed on-site preliminaries (Pro Rata/Value)	180	wks	153	27,490
9.3	Main Contractor's time related on-site preliminaries (Pro Rata/Value)	180	wks	1,797	323,544
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment (Pro Rata/Value)	180	wks	1,308	235,377
9.5	Risk / provisional preliminaries	180	wks	177	31,805
	Sub-Total			£	5,027,837
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads		@	3.00%	150,835
10.2	Main contractor's profit		@	2.00%	100,557
	Sub-Total			£	5,279,229

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Section 8

Cost Breakdown - External Works

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£	5,279,229
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£	5,279,229
13	Risks (Client's Contingencies)				
13.1	Design Risk		@	1.5%	79,188
13.2	Construction Risks		@	1.5%	79,188
13.3	Client Contingency Allowance		@	1.0%	52,792
	Sub-Total			£	5,490,398
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum			£	5,490,398

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Section 9

Cost Breakdown - Demolition

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
0	Facilitating Works				
0.1	Toxic/Hazardous/Contaminated Material Treatment				-
	<i>Note: Not applicable</i>				-
0.2	Major Demolition Work				1,030,000
	Demolition of existing buildings	1	no	1,030,000	1,030,000
0.3	Temporary Supports to Adjacent Structures				-
	<i>Note: Not applicable</i>				-
0.4	Specialist Groundworks				-
	<i>Note: Not applicable</i>				-
0.5	Temporary Diversion Works				-
	<i>Note: Not applicable</i>				-
0.6	Extraordinary Site Investigation Works				-
	<i>Note: Not applicable</i>				-
1	Substructure				
1.1	Substructure				-
	<i>Note: Not applicable</i>				-
2	Superstructure				
2.1	Frame				-
	<i>Not applicable</i>				-
2.2	Upper Floors				-
	<i>Not applicable</i>				-
2.3	Roof				-
	<i>Not applicable</i>				-
2.4	Stairs and Ramps				-
	<i>Not applicable</i>				-
2.5	External Walls				-
	<i>Not applicable</i>				-
2.6	Windows and External Doors				-
	<i>Not applicable</i>				-
2.7	Internal Walls and Partitions				-
	<i>Not applicable</i>				-
2.8	Internal Doors				-
	<i>Not applicable</i>				-
3	Finishes				
3.1	Wall Finishes				-
	<i>Not applicable</i>				-
3.2	Floor Finishes				-
	<i>Not applicable</i>				-
3.3	Ceiling Finishes				-
	<i>Not applicable</i>				-
4	Fittings, Furnishings and Equipment				
4.1	Fittings, Furnishings and Equipment				-
	<i>Not applicable</i>				-
4.2	Special Fittings, Furnishings and Equipment				-
	<i>Not applicable</i>				-
4.3	Internal planting				-
	<i>Not applicable</i>				-
4.4	Bird and vermin control				-
	<i>Not applicable</i>				-
5	Services				
5.1	Sanitary Installations				-
	<i>Not applicable</i>				-
5.2	Services Equipment				-
	<i>Not applicable</i>				-
5.3	Disposal Installations				-
	<i>Not applicable</i>				-
5.4	Water Installations				-
	<i>Not applicable</i>				-
5.5	Heat Source				-
	<i>Not applicable</i>				-
5.6	Space Heating and air treatment				-
	<i>Not applicable</i>				-
5.7	Ventilation Systems				-
	<i>Not applicable</i>				-
5.8	Electrical Installations				-
	<i>Not applicable</i>				-
5.9	Fuel Installations/Systems				-
	<i>Not applicable</i>				-
5.10	Lift Installations				-
	<i>Not applicable</i>				-
5.11	Fire Protection and Lightning Protection				-
	<i>Not applicable</i>				-
5.12	Communications, Security and Control Systems				-
	<i>Not applicable</i>				-
5.13	Special Installations				-

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Section 9

Cost Breakdown - Demolition

Ref	Description	Quantity	Unit	Rate (£)	Total (£)
	<i>Not applicable</i>				-
5.14	Builders' Work in Connection with Services				-
	<i>Not applicable</i>				-
6	Prefabricated Buildings and Building Units				
6.1	Prefabricated Buildings and Building Units				-
	<i>Not applicable</i>				-
7	Work to existing buildings				
7.1	Minor demolition works and alteration works				-
	<i>Not applicable</i>				-
7.2	Repairs to existing services				-
	<i>Not applicable</i>				-
7.3	Damp-proof courses/fungus and beetle eradication				-
	<i>Not applicable</i>				-
7.4	Facade retention				-
	<i>Not applicable</i>				-
7.5	Cleaning existing surfaces				-
	<i>Not applicable</i>				-
7.6	Renovation works				-
	<i>Not applicable</i>				-
	Sub-Total			£ 1,030,000	
8	External Works				
8.1	Site preparation works				-
	<i>Included</i>				-
8.2	Roads, paths, pavings and surfacing				-
	<i>Not applicable</i>				-
8.3	Soft landscaping, planting and irrigation systems				-
	<i>Not applicable</i>				-
8.4	Fencing, railings and walls				-
	<i>Not applicable</i>				-
8.5	External fixtures				-
	<i>Not applicable</i>				-
8.6	External drainage				-
	<i>Not applicable</i>				-
8.7	External services				-
	<i>Not applicable</i>				-
8.8	Minor building works and ancillary buildings				-
	<i>Not applicable</i>				-
	Sub-Total			£ 1,030,000	
9	Main Contractor's Preliminaries				
9.1	Main Contractor's pre-construction preliminaries				Included
9.2	Main Contractor's fixed on-site preliminaries				Included
9.3	Main Contractor's time related on-site preliminaries				Included
9.4	Allowance for plant, scaffolding, hoists and other access / lifting equipment				Included
	Sub-Total			£ 1,030,000	
10	Main contractor's overheads and profit				
10.1	Main contractor's overheads				Included
10.2	Main contractor's profit				Included
	Sub-Total			£ 1,030,000	
11	Project/design team fees				
11.1	Main contractor's pre-construction fees				Excluded
11.2	Main contractor's design fees				Excluded
	Sub-Total			£ 1,030,000	
12	Other development/project costs				
12.1	Other costs development/project costs				Excluded
	Sub-Total			£ 1,030,000	
13	Risks (Client's Contingencies)				
13.1	Design Risk Transfer allowance				Included
13.2	Design Reserve allowance				Included
13.3	Client Contingency Allowance				Included
	Sub-Total			£ 1,030,000	
14	Inflation				
14.1	Tender inflation				Excluded
14.2	Construction inflation allowance				Excluded
	Total Estimated Sum			£ 1,030,000	