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A3004 Manor Road Richmond

Drawing title

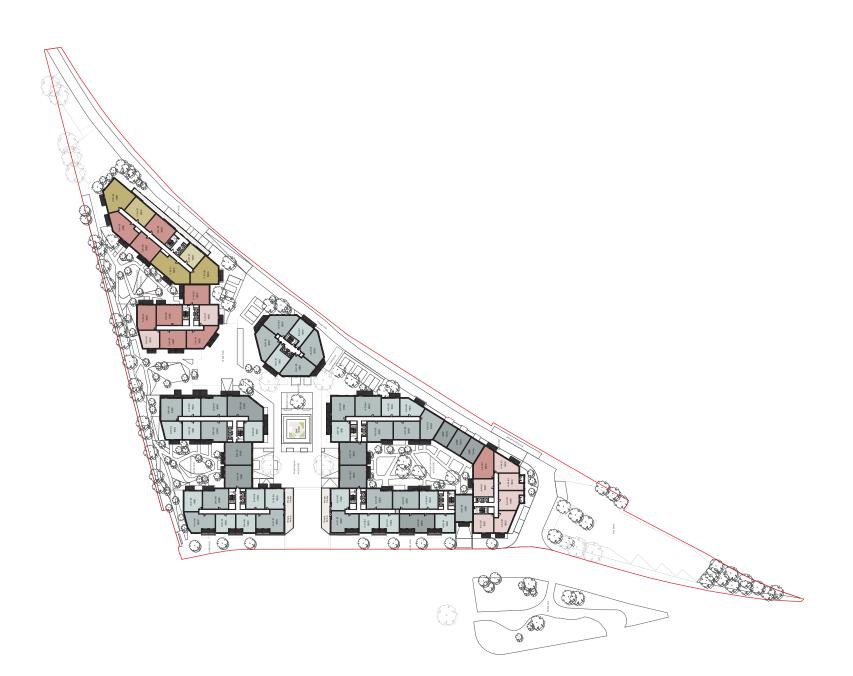
GA Plans Proposed First Floor

Scale @ A1 size 1:500 Feb '19

MNR-AA-ALL-01-DR-A-2001

Status & Revision

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Status R:	Revision	Date	DRN	СНК
	Planning Draft	4000000		



Plant/Refuse/Bike Store

Purpose of information		
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A3004 Manor Road Richmond

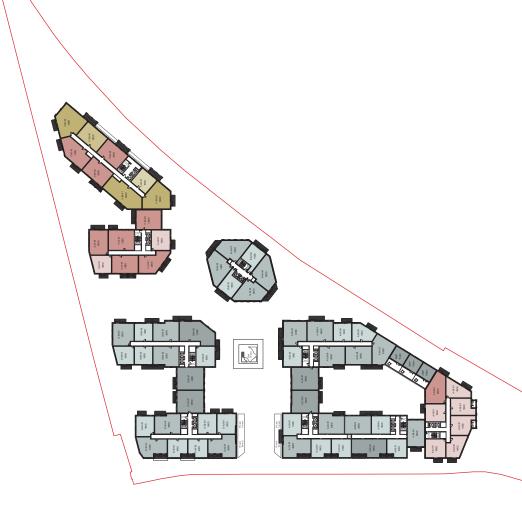
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GA Plans Proposed Second Floor

Scale @ A1 size 1:500 Feb '19

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General notes

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A3004 Manor Road Richmond

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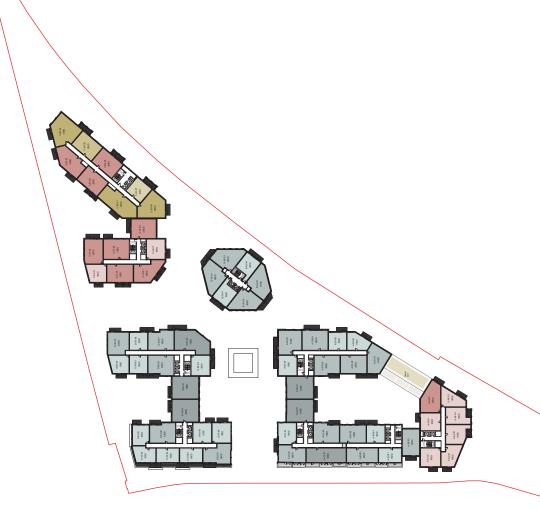
GA Plans Proposed Third Floor

Scale @ A1 size

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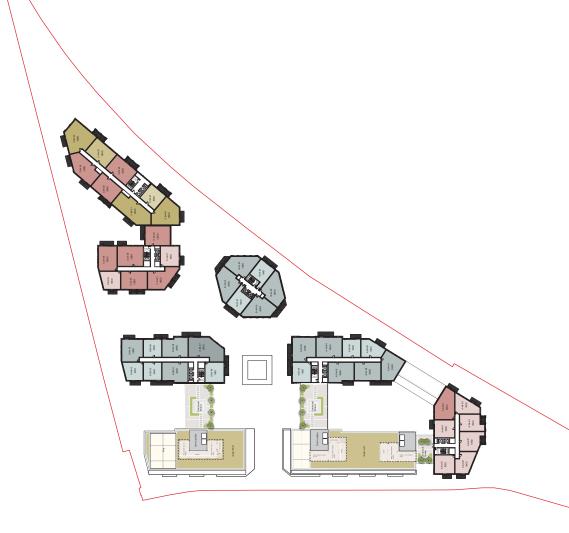
GA Plans Proposed Fourth Floor

Scale @ A1 size

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Manor Road Richmond

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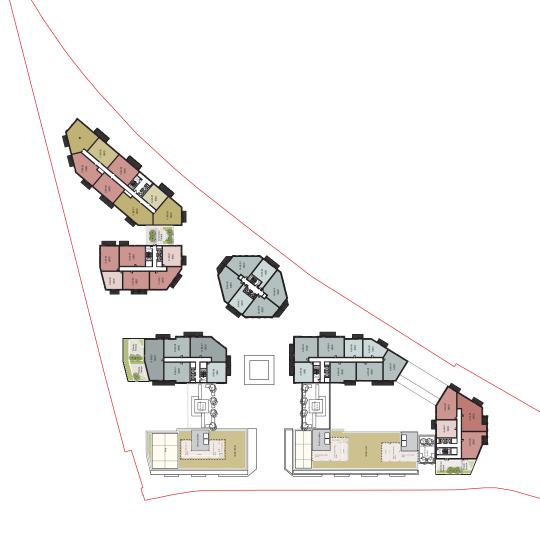
GA Plans Proposed Fifth Floor

Scale @ A1 size 1:500 Feb '19

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Status & Revision

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A3004 Manor Road Richmond

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GA Plans Proposed Sixth Floor

Scale @ A1 size 1:500 Feb '19

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Drawing title GA Plans Proposed

Seventh Floor Scale @ A1 size

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A3004 Manor Road Richmond

Drawing title

GA Plans Proposed Eighth Floor

Scale @ A1 size 1:500 Feb '19

MNR-AA-ALL-08-DR-A-2008

Status & Revision

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A3004 Manor Road Richmond

GA Plans Proposed Roof Plan

1:500 Feb '19

MNR-AA-ALL-09-DR-A-2009

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Appendix 2 Accommodation schedule

PROJECT TITLE: SCHEDULE TITLE: MEASURED FROM DOWN

Manor Road, Richmond A3004 700 P19 A3004 700 P19

Retitional Annual Conference Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the Second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the second Color of Measuring Practice published by the WGC with the Second Color of Measuring Practice published by the WGC with the Second Color of Measuring Practice published by the WGC with the

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February 7, 2019

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*Tenure Mix Market Affordable Shared Ownership

		DE	SCRIPTION		NET	AREA	GROS	SAREA	GROSS	AREA					JNIT MIX				occu	IPANCY	Т	TENURE M	IX
Floo	or	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)		GEA (sq.m)	GEA	Balcony	Studio	1 Bed	2 Bed	2 Bed	3 Bed	3 Bed		Hab	Max	Market	Affordable	Shared
	G	A-AG-01	Shared Ownership	1 Bed - 2p	55.2	594	402.0	4,327	430.0	(sq.ft) 4,629	(sqm) 5	1p 0	2p 1	3p 0	4p	5p 0	6p	Units 1	Rooms 2	Occupants 2	2 0	0	Ownership 1
	G	A-AG-02	Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.2	626					7	0	1	0	0	0	0	1	2	2	2 0	0	1
	G	A-AG-04	Shared Ownership Shared Ownership	1 Bed - 2p	62.4 53.7	672 578					5	0	1	0	0	0	0	1	2	2	2 0	0	1
	G	A-AG-05 A-BG-01	Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.4 55.0	629 592	886.7	9.545	751.6	8.090	5	0	1	0			0		2	2	2 0	0	0
	G	A-BG-02	Market	3 Bed - 6p	101.3	1,090	000.7	0,040	731.0	0,000	9	0	Ö	0		0	1	1	4	6	3 1	0	0
	G	A-BG-03 A-BG-04		2 Bed - 4p 1 Bed - 2p	73.1 50.0	787 538					7	0	0	0	1	0	0		3	4 4	1 1	0	0
	G	A-CG-01	Market	1 Bed - 2p	55.0	592				-	5	0	1	0	_	0	0		2	2	2 1	0	0
	G	A-CG-02 A-CG-03		1 Bed - 2p 2 Bed - 4p	55.0 76.4	592 822					5 7	0	1	0			0		2	2	1 1	0	0
	G	A-DG-01	Market	1 Bed - 2p	58.2	626	588.3	6,333	629.1	6,772	5	0	1	0			0	1	2	2	2 1	0	0
	G	A-DG-02 A-DG-03	Market Market	2 Bed - 4p 2 Bed - 4p	83.4 80.6	898 868					7	0	0	0	1	0	0		3	4	1 1	0	0
	G	A-DG-04	Market	1 Bed - 2p	50.1	539					5	0	1	0	0	0	0	1	2	2	2 1	0	0
	G G	A-DG-05 A-DG-06	Market Market	2 Bed - 4p 2 Bed - 4p	73.1 76.4	787 822					7	0	0	0		0	0		3	4	1 1	0	0
	Ŭ				1,175.5	12,653.4	1,877.0	20,204.5	1,810.7	19,490.9	108.0	0	11	Ö		0	1	18	44	52	2 13	0	
	1			1 Bed - 2p 2 Bed - 4p	55.2 81.4	594 876	520.5	5,603	560.6	6,034	5 7	0	1	0	0	0	0		2	2	0	0	1
	1	A-A1-03	Shared Ownership Shared Ownership	1 Bed - 2p	52.4	564					5	Ö	1	0	Ö	ő	0) 1	2	2	2 0	0	1
	1	A-A1-04 A-A1-05	Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.2 62.4	626 672						0	1	0	0	0	0	1	2	2	2 0	0	1
	1	A-A1-06	Shared Ownership	1 Bed - 2p	53.7	578					5	0	1	0	0	0	0		2	2	2 0	0	1
	1	A-A1-07 A-B1-01	Shared Ownership Market	1 Bed - 2p 1 Bed - 2p	58.4 51.7	629 557	963.0	10,366	1,033.5	11,125	5	0	1	0	0	0	0		2	2	2 0	0	1 0
	1	A-B1-02		3 Bed - 5p	85.9	925					9	0	0	0		1	0		4	5	5 1	0	0
	1	A-B1-03 A-B1-04		2 Bed - 4p 1 Bed - 2p	73.1 50.0	787 538						0	0 1	0		0	0		2	4 2	1 1	0	0
	1	A-B1-05		2 Bed - 4p	70.9	763					7	0	0	0	_	0	0		3	1 4	1	0	0
	1	A-C1-01 A-C1-02		1 Bed - 2p 1 Bed - 2p	51.7 51.7	557 557	1	-		-	5 5	0	1	0		0	0		2	2 2	2 1	0	0
	1	A-C1-03	Market	2 Bed - 4p	77.6	835					7	0	0	0	1		0) 1	3	4	1	0	0
	1	A-C1-04 A-C1-05	market Market	1 Bed - 2p 3 Bed - 6p	59.7 93.6	643 1,008	 				5 9	0	0	0	0	0	1	1	4	, 2 €	2 1	0	0
	1	A-C1-06 A-D1-01	Market	2 Bed - 4p	76.4 93.6	822 1.008	782.3	8.421	836.6	0.000	7 9	0	0	0	1	0	0		3	4	1 1	0	0
	1	A-D1-02	Market	3 Bed - 6p 1 Bed - 2p	58.2	626	782.3	8,421	636.6	9,005	5	0	1	0			0		2	2	2 1	0	0
	1	A-D1-03	Market	2 Bed - 4p	83.4	898 868					7	0	0	0		0	0		3	4	1 1	0	0
	1	A-D1-04 A-D1-05		2 Bed - 4p 1 Bed - 2p	80.6 50.1	539					5	0	1	0	_	0	0		2	2	1 1	0	0
	1	A-D1-06	Market	1 Bed - 2p	52.5 76.0	565					5	0	1	0		0	0) 1	2	2	2 1	0	0
	1	A-D1-07 A-D1-08	Market	2 Bed - 4p 2 Bed - 4p	73.1	818 787					7	0	0	0		0	0		3	4	1	0	0
	1	A-D1-09		2 Bed - 4p	76.4	822 18,638.3	2 205 2	24 200 7	2,430.7	26 164 7	7	0	0	0	1	0	0	1	3	7 81	1 10	Ö	0
	2			1 Bed - 2p	1,731.5 55.2	594	2,265.8 520.5	24,389.7 5,603	2,430.7 560.6	26,164.7 6,034	160.0 5	0	14	0	0	0	0	1	67 2	81	2 0	0	1
	2	A-A2-02	Shared Ownership	2 Bed - 4p	81.4	876 564					7	0	0	0	1	0	0		3	4	1 0	0	1
	2	A-A2-04	Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	52.4 58.2	626					5	0	1	0	0	0	0		2	2	2 0	0	1
	2		Shared Ownership	1 Bed - 2p	62.4	672 578					5	0	1	0	0	0	0		2	2	2 0	0	1
	2		Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	53.7 58.4	629					5	0	1	0	0	0	0		2	2	2 0	0	1
	2	A-B2-01		1 Bed - 2p	51.7	557 925	963.0	10,366	1,033.5	11,125	5	0	1	0			0		2	2	1	0	0
	2	A-B2-02 A-B2-03	Market	3 Bed - 5p 2 Bed - 4p	85.9 73.1	787					7	0	0	0	1 1	0	0		3	3 4	1 1	0	0
	2	A-B2-04 A-B2-05	Market	1 Bed - 2p	50.0 70.9	538 763					5	0	1	0	0	0	0		2	2	1 1	0	0
	2	A-G2-01	Market	2 Bed - 4p 1 Bed - 2p	51.7	557				-	5	0	1	0	Ö	0	0		2	2	2 1	0	0
	2	A-C2-02	Market	1 Bed - 2p 2 Bed - 4p	51.7	557 835					5	0	1	0		0	0		2	2	1 1	0	0
	2	A-C2-03 A-C2-04	Market	1 Bed - 2p	77.6 59.7	643					5	0	1	0		0	0		2	2	2 1	0	0
	2	A-C2-05		3 Bed - 6p	93.6	1,008 822					9	0	0	0	_	0	1		4	6	1	0	0
	2	A-C2-06 A-D2-01	Market	2 Bed - 4p 3 Bed - 6p	76.4 93.6	1,008	782.3	8,421	836.6	9,005	9	0	0	0		0	1		4	, 4 6	1 1	0	0
	2	A-D2-02		1 Bed - 2p	58.2	626 898					5	0	1	0		0	0		2	2	1	0	0
	2	A-D2-03 A-D2-04	Market	2 Bed - 4p 2 Bed - 4p	83.4 80.6	868					7	0	0	0	1	0	0	1	3	4	1 1	0	0
	2	A-D2-05	Market	1 Bed - 2p	50.1	539 565					5	0	1	0	0	0	0		2	2	2 1	0	0
	2	A-D2-06 A-D2-07	Market	1 Bed - 2p 2 Bed - 4p	52.5 76.0	818					7	0	0	0	1	0	0		3	1 4	1 1	0	0
	2	A-D2-08	Market	2 Bed - 4p	73.1 76.4	787 822					7	0	0	0		0	0		3	4	1 1	0	0
		A-D2-09	Mdiket	2 Bed - 4p	1,807.9	19,460.7	2,265.8	24,389.7	2,430.7	26,164.7	167.0	0	14	0		1	2		70	85	5 20	0) ;
	3	A-A3-01	Shared Ownership	1 Bed - 2p	55.2	594	520.5	5,603	560.6	6,034	5	0	1	0		0	0		2	2	2 0	0	1
	3	A-A3-02 A-A3-03	Shared Ownership Shared Ownership	2 Bed - 4p 1 Bed - 2p	81.4 52.4	876 564						0	0	0		0	0		3	4	0 0	0	1
	3		Shared Ownership	1 Bed - 2p	58.2	626					5	0	1	0		0	0		2	2	2 0	0	1
	3	A-A3-05	Shared Ownership	1 Bed - 2p	62.4	672					5	0	1	0					2	2	2 0	0	1
	3	A-A3-06 A-A3-07	Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	53.7 58.4	578 629	 				5	0	1	0		0	0		2	2 2	2 0	0	1
	3	A-B3-01	Market	1 Bed - 2p	51.3	552	963.0	10,366	986.8	10,622	5	0	1	0	0		0) 1	2	2	2 1	0	0
	3	A-B3-02 A-B3-03		2 Bed - 4p 2 Bed - 4p	71.2 73.1	766 787	l				7	0	0	0		v	0		3	4	1 1	0	0
	3	A-B3-04	Market	1 Bed - 2p	73.1 50.0	538					5	0	1	0	0		0) 1	2	2	2 1	0	0
	3	A-B3-05 A-C3-01		2 Bed - 4p 3 Bed - 5p	70.9 89.6	763 964	<u> </u>				7	0	0	0		0	0		3	4	1 1	0	0
	3	A-C3-02	Market	2 Bed - 3p	68.0	732					7	ő	0	1	0	Ö	0	1	3	3	3 1	0	0
	3	A-C3-03 A-C3-04	market Market	1 Bed - 2p 3 Bed - 6p	59.7 93.6	643 1,008	 				5 9	0	0	0			1		4	, 2 €	2 1	0	0
	3	A-C3-05	Market	2 Bed - 4p	76.4	822					7	0	0	0	1	0	0	1	3	4	1 1	0	0
	3	A-D1-01 A-D1-02		3 Bed - 6p 1 Bed - 2p	93.6 58.2	1,008 626	782.3	8,421	836.6	9,005	9	0	0	0	0	0	1 0	1	4	6	5 1 2 1	0	0
	3	A-D1-03	Market	2 Bed - 4p	83.4	898					7	ő	Ö	0	1	0	0	1	3	4	1	0	0
	3	A-D1-04 A-D1-05	Market Market	2 Bed - 4p 1 Bed - 2p	80.6 50.1	868 539	-				7	0	0	0	1 0	0	0	1	3	4 4	1 1	0	0
	3	A-D1-06	Market	1 Bed - 2p	52.5	565					5	ő	1	0	0	0	0	1	2	2	2 1	0	0
	3	A-D1-07 A-D1-08		2 Bed - 4p 2 Bed - 4p	76.0 73.1	818 787	1				7	0	0	0		0	0		3	4	1 1	0	0
	3	A-D1-09		2 Bed - 4p	73.1 76.4	822	0.000	046	0.55	05.0	7	0	.0	0	1	0	0	1	3	4	1	Ö	0
	4	A-A4-01	Shared Ownership	1 Bed - 2p	1,769.4 55.2	19,046.3 594	2,265.8 520.5	24,389.7 5,603	2,384.0 560.6	25,662.0 6,034	164.0	0	12	0			0		69		19	0	1
	4	A-A4-02	Shared Ownership	2 Bed - 4p	81.4	876	520.0	3,000	300.0	2,004	7	0	0	0	1	0	0	1	3	1 4	4 0	0	1
	4	A-A4-03	Shared Ownership	1 Bed - 2p	52.4 58.2	564 626					5	0		0			0		2	2	2 0	0	1
	4		Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.2 62.4		 				5	0	1	0					2		2 0	0	1
	4	A-A4-06	Shared Ownership	1 Bed - 2p	53.7	578					5	0	1	0	0	0	0	1	2	2	2 0	0	1
	4	A-A4-07 A-D4-01	Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.4 58.2	629 626	682.4	7,346	733.4	7,895	5	0	1	0			0		2	, 2	2 0	0	1 0
	4	A-D4-02	Market	2 Bed - 4p	83.4	898	002.4	7,540	733.4	,,033	7	0	0	0		0	0	1	3	4	1	0	0
	4	A-D4-03	Market	2 Bed - 4p	80.6	868 539	l —				7	0	0	0	1	0	0	1	3	4 4	1 1	0	0
	4	A-D4-04 A-D4-05	Market	1 Bed - 2p 1 Bed - 2p	50.1 52.5	565					5	0	1	0	0		0	1	2	2	2 1	0	0
	4	A-D4-06 A-D4-07	Market	2 Bed - 4p 2 Bed - 4p	76.0 73.1	818 787	l —				7	0	0	0		0		1	3	4 4	1 1	0	0
	4	A-D4-07 A-D4-08		2 Bed - 4p 2 Bed - 4p	76.4	822					7	0	0	0	1	0	0	1	3	1 4	1 1	0	0
		A-A5-01		1 Bed - 2p	972.0 55.2	10,462.9 594	1,202.9 432.0	12,948.3 4.650	1,294.0 467.6	13,929.0 5.033	87.0 5	0	9	0			0		36		2 8	0	0
	-			1 Bed - 2p 2 Bed - 4p		594 876	432.0	4,000	467.6	0,033	7	0	0	0			0		3	1 4	1 1	0	0
	5 5		Market																				
	5 5	A-A5-02 A-A5-03	Market	3 Bed - 6p	108.7	1,170					9	0	0	0			1		4	1 6	5 1	0	0
	5	A-A5-02 A-A5-03 A-A5-04	Market Market	3 Bed - 6p 2 Bed - 4p	108.7 80.6	1,170 868 626	682.3	7,344	733.4	7.895	9 7 5	0	0 0 1	0	1	Ö	0	1	3 2	3 4	5 1 4 1 2 1	0	0
	5 5 5	A-A5-02 A-A5-03 A-A5-04 A-D5-01 A-D5-02	Market Market Market Market	3 Bed - 6p	108.7	868 626 898	682.3	7,344	733.4	7,895	7		1 0	0	0	0 0	0) 1) 1	3	3 4 2 2 3 4	1 1	0 0 0 0	0 0 0 0

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February 7, 2019

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* Tenure Mix	Market	Affordable	Shared Ownership

	Di	SCRIPTION		NET.	AREA	GROS	SAREA	GROSS	AREA					JNIT MIX				occu	PANCY		TENURE M	IX
Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Balcony (sqm)	Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
5	A-D5-04	Market	1 Bed - 2p	50.1	539					5	0	- 1	(0	0	0	1	2	2	1	0	0
5	A-D5-05	Market	1 Bed - 2p	52.5	565					5	0	1	(0	0	0	1	2	2	1	0	0
5	A-D5-06		2 Bed - 4p	76.0	818					7	0	0	(1	0	0	1	3	4	1	0	0
5	A-D5-07		2 Bed - 4p	73.1	787					7	0	0		1	0	0	1	3	4	1	0	0
5	A-D5-08	Market	2 Bed - 4p	76.4	822					7	0	0		1	0	0	1	3	4	1	0	0
				876.2	9,431.6	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4		7	0	1	12	33	42	12	0	
6	A-A6-01		1 Bed - 2p	55.2	594	432.0	4,650	467.6	5,033	5	0	1	(0	0	0	1	2	2	1	0	0
6	A-A6-02		2 Bed - 4p	81.4	876	1				7	0	0	- (1	- 0	0	1	3	4	1	0	0
6	A-A6-03		3 Bed - 6p	103.7	1,116					9	0	0		0	0	1	1	4	6	1	0	0
6	A-A6-04		2 Bed - 4p	77.4	833					7	0	0	(1	0	0	1	3	4	1	0	0
6	A-D6-01		1 Bed - 2p	58.2	626	682.3	7,344	733.4	7,895	5	0	1	(0	0	0	1	2	2	1	0	0
6	A-D6-02		2 Bed - 4p	83.4	898					7	0	0		1	0	0	1	(1)	4	1	0	0
6	A-D6-03		2 Bed - 4p	80.6	868					7	0	0		1	0	0	- 1	3	4	1	0	0
6	A-D6-04		1 Bed - 2p	50.1	539					5	0	1	(0	0	0	- 1	2	2	1	0	0
6	A-D6-05		1 Bed - 2p	52.5	565					5	0	1	(0	0	0	1	2	2	1	0	0
6	A-D6-06		2 Bed - 4p	76.0	818					7	0	0		1	0	0	- 1	3	4	1	0	0
6	A-D6-07		2 Bed - 4p	73.1	787					7	0	0		1	0	0	- 1	3	4	1	0	0
6	A-D6-08	Market	2 Bed - 4p	76.4	822					7	0	0		1	0	0	- 1	3	4	1	0	0
				868.0	9,343.4	1,114.3	11,994.6	1,201.0	12,927.9	78.0	0	4	(7	0	1	12	33	42	12	0	
7	A-D7-01		3 Bed - 6p	106.9	1,151	354.4	3,815	389.1	4,188	9	0	0		0	0	1	- 1	4	6	1	0	0
7	A-D7-02		1 Bed - 2p	58.4	629					5	0	1	(0	0	0	- 1	2	2	1	0	0
7	A-D7-03	Market	2 Bed - 4p	81.0	872					7	0	0		1	0	0	- 1	3	4	1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,188.4	21.0	0	1	(1	0	1	3	6	12	3	0	
8	A-D8-01		3 Bed - 6p	106.9	1,151	354.4	3,815	389.1	4,188	9	0	0		0	0	1	1	4	6	1	0	0
8	A-D8-02		1 Bed - 2p	58.4	629	1				5	0	1	(0	0	0	1	2	2	1	0	0
8	A-D8-03	Market	2 Bed - 4p	81.0	872					7	0	0		1	0	0	1	(1)		1	0	0
				246.3	2,651.2	354.4	3,814.9	389.1	4,188.4	21.0	0	1	(1	0	1	3	ú	12	3	0	0
Triplex		Market	3 Bed - 6p	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0	- (- 0	0	1	1	4	6	1	0	0
Triplex		Market	3 Bed - 6p	134.6	1,449	157.9	1,700	178.6	1,922	9	0	0		0	0	1	1	4	6	1	0	0
Triplex	3	Market	3 Bed - 6p	134.6	1,449	101.1	1,088	122.4	1,318	9	0	0		- 0	0	1	1	4	6	1	0	0
			· ·	403.8	4,346.6	416.9	4,487.6	479.6	5,162.5	27.0	0	0	(0	0	3	3	12			0	0
Building A Tot	tals			10,173	109,508	13,232	142,428	14,010	150,806	918	0	70	1	58	3	14	146	385	474	113	0	33

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* Tenure Mix Market Affordable Shared Ownership

		DE	SCRIPTION		NET /	AREA	GROSS	SAREA	GROSS						UNIT MIX					PANCY	1	TENURE MI	
1	Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Balcony (sam)	Studio						Total	Hab	Max	Market	Affordable	Shared
0 3 40 50 60 60 70 70 70 70 70 7	G	B-AG-01	Market	1 Bed - 2p	52.2	562	358.0	3,854	381.7		(sym) 5	1p 0	2p	3D (4p	5p 0	- БР	Units 1	Rouns 2	Occupants 2	1	0	Ownership 0
1	G					846		0.050.0	004.7	4.400.7	7	0	0	() 1	0	0	1	3	4	1	0	0
A.A.O. Dente 150.0.6 150. 160 16	1	B-A1-01	Market	1 Bed - 2p	130.8 54.9	1,408.0			381.7 532.2	4,108.7 5,729	12.0	0	1		0 0	0	0	1	2	2	1	0	0
A-0-0 Market 19-0-10 Mar	1	B-A1-02	Market	2 Bed - 4p	78.6	846					7	0) 1	0	0	1	3	4		0	0
\$1.00 \$1.0	1										7	0	0		0 1	0	0	1					0
1.		B-A1-05	Market	2 Bed - 4p	78.5	845					7	ő) 1	ő	Ö	1	3	4	1	0	0
Body	1	B-A1-06	Market	2 Bed - 4p			409.0	E 270 2	622.2	6 720 7		0	0		1	0	0	1			1 6	0	0
A. C.	2	B-A2-01	Market	1 Bed - 2p				5,370.3		5,729		0	1	(0 0	0	0	1	2	2	1	0	0
Decorporation Decorporatio	2										7	0			1	0	0	1					0
B. Accidentary Publish	2	B-A2-04	Market	2 Bed - 4p	78.6 54.9	591					5	0	1		0 0	0	0	1					0
Section Sect	2	B-A2-05	Market			845					7	0	_	() 1	0	0	1	3	4			0
BASS Board 1	2	B-A2-06	Market	2 Bed - 4p		4 564 O	498.9	5 370 3	532.2	5 728 7	38.0	0	0) 1	0	0	1 6	16	20	1 6	0 0	0
3.64-30 Mart 1.50-4.5 1.5	3				54.9	591						0	1	(0	0	0	1	2	2			0
BASC September 180-29 Mode	3					846 846					7	0			1	0	0	1					0
BASA March San Carlo S	3					591					5	0	1	(0 0	0	0	1					0
Second Column	3					845					7	0	0	(1	0	0	1			1		0
A	3			2 Bed - 4p	78.5 424.0		498.9	5,370.3	532.2	5,728.7	38.0	0	2		0 4	0	0	6			1 6	0	0
RANGE MANUAL PROCESS	4				54.9	591	498.9	5,370	532.2	5,729		0	1	(0	0	0	1	2	2			0
BASC Debut The Color T	4	B-A4-02 B-A4-03	Market Market	2 Bed - 4p	78.6 78.6						7	0) 1	0	0	1					0
BAAC Debut	4	B-A4-04	Market	1 Bed - 2p	54.9	591					5	Ö	1	(0	0	0	1	2	2		0	0
Section Sect	4	B-A4-05	Market Market		78.5						7	0			1	0	0	1			1		0
B. Accol Market					424.0	4,564.0		5,370.3			38.0	0	2		4	0	0	6	16	20	6	0	(
B B B B B B B B B B	5						498.9	5,370	532.2	5,729	5	0			0	0	0	1	2	2			0
BASS MASS MARKER 1 March M	5	B-A5-02 B-A5-03	Market	2 Bed - 4p	78.6 78.6	846			-		7	0			1	0	0	1	3	4			0
B. A. Gold Manual Part of Part Part of Part Part of Part Part of Par	5	B-A5-04	Market	1 Bed - 2p	54.9						5	0	1	(0	Ö	0	1				0	0
Color Colo	5				78.5 78.5				-		7 7	0			1	0	0	1	3	4			0
B. DAGOS Manual Figure 19 Figure 1					424.0	4,564.0						0	2	(4	-	-	6	16	20	6	0	(
B B B B B B B B B B	6						498.9	5,370	532.2	5,729	5	0			0	0	0	1					0
6 But coll plantal 1 bot 29 5-10 507 1 1 0 0 0 1 1 2 2 3 1 1 0 0 1 1 0 0 0 1 1 2 2 3 1 1 0 0 1 0 0 1 1 2 2 3 1 1 0 0 1 0 0 1 1 2 2 3 1 1 0 0 1 0 0 1 1 2 2 3 1 1 0 0 1 0 0 1 1 2 2 3 1 1 0 0 0 1 1 2 2 3 1 1 0 0 0 1 1 1 2 1 1 1 0 0 1 1 1 1 1 1	6					846			-		7	0			1	0	0	1					0
8 B.4C Ollaster 1 St. 14 C. 15 C. 1	6	B-A6-04	Market	1 Bed - 2p	54.9	591						0	1	(0		0	1	2	2	1	0	0
9 BA 20 Internal 1802 2 440. 4460. 4690. 5770. 522 5787 380. 61 2 0 4 5 6 6 9 9 9 9 9 1 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5 7 5												0			1	0		1					0
7 8-A-C Mantal 1-8-1-28 1-40 500 49.0 5.770 5.92 5.790 5.0 0 0 0 0 1 2 3 1 0 0 1 7 7 1 0 0 0 0 1 2 3 1 0 0 7 7 0 0 0 0 0 0	ь			∠ Deu - 4p		4,564.0	498.9	5,370.3	532.2	5,728.7		0	2		0 4	0	0	6			6	0	
7 B-37-C0 Market	7	B-A7-01	Market		54.9	591		5,370		5,729		0	1	(0	0	0	1	2	2			0
7 B. 27 Cell Industry 1 1 Bed - 27 Cell - 27 C	7				78.6 78.6	846 846					7	0	0	() 1	0	0	1				0	0
Part	7	B-A7-04	Market	1 Bed - 2p	54.9	591					5	0	1	(0	0	0	1	2	2		0	0
B. B. B. A. C. Martel B. B. B. A. C. Martel B. B. B. A. C. Martel B. B. B. B. B. C. Martel B. B. B. B. B. C. Martel B. B. B. B. B. B. B. C. Martel B.	7										7	0			1	0	0	1					0
B	· '	D-A7-00	INDIKEL	2 Deu - 4p			498.9	5,370.3	532.2	5,728.7		0	2		4	0	0	6			6	0	
BASKO Market 1864 - 15							498.9	5,370	532.2	5,729	5	0			0	0	0	1	2	2			0
B	8										7	0) 1	0	0	1					0
Melling B Tool	_	B-A8-04	Market	1 Bed - 2p	54.9						5	Ö	1	(0 0	Ö	0	1				0	0
Description Communication	8					845 845					7	0) 1	0	0	1	3	4	1	0	0
C. AGO Search Contenting 2 Bed - 46 710 770 48962 5.461 700 700 100 1 3 4 0 0 0 0 0 0 0 0 0			manot	2 500 45	424.0	4,564.0	498.9					ŏ	2	Ċ	4	Ö	Ŏ	6			. 6	0	Ŭ
C			Shared Ownership	2 Bed - 4n							316 7	0			33	0	0	50 1		166	0 50	0	1
C C C C C C C C C C	G	C-AG-04	Shared Ownership	2 Bed - 4p	75.7	815					7	Ö	0	() 1	Ö	0	1	3	4	0	0	1
G C-GGCA Affordable 2 Bed-4e 73.1 797		C-RG-05	Shared Ownership		58.4 106.4		734 0	7 011	780.3	8 406		0	1 1		0 0	0	0	1			0		0
G C-G-GC-G-Abrocables 3 Bed - GP 10.19 1.007		C-BG-03	Affordable	2 Bed - 4p	73.1	787	704.0	7,071	700.0	0,400	7	0) 1	0	0	1	3	4	0	1	0
G. C. G. C. G. C. Michaelbane 2. Bad. 46	G	C-BG-04	Affordable		70.9	763 1.007					7	0	0	(1	0	0	1			0	1	0
CA1-01 Shared Ownership 2 Bed - 49 73.6 72.0 50.0 6.0 6.0 7.7 0.0 0.0 1.0 0.0 1.3 3.4 0.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.0 1.0 0.	G	C-BG-06	Affordable	2 Bed - 4p	72.0	775					7	0) 1	0	Ö	1	3	4	0	1	0
CA-14G Shared Ownership 2 Bed -5g 73.0 786 7 0 0 0 1 0 0 1 3 4 0 0 0 1 1 CA-14G Shared Ownership 2 Bed -5g 70.0	G	C-BG-07	Affordable	2 Bed - 4p	96.1		4 222	12 272	4 245	11 177		0	0	(1	0	0	1			0	1	0
1 C.A1-05 Shared Ownership 1 Bed - 2p 51-31 552	1	C-A1-01	Shared Ownership	2 Bed - 4p	73.6	7,000	594.0	6,394			7	0	0	-	1	0	0	1			0	0	1
1 C.A1-06 Shared Ownership 2 Bed - 4p 70.9 763 7 0 0 1 0 0 1 3 4 0 0 0 1 1 C.A1-06 Shared Ownership 2 Bed - 4p 60.6 866 866 7 0 0 1 0 0 1 3 4 0 0 0 1 1 C.A1-06 Shared Ownership 2 Bed - 4p 675 7 67		C-A1-02	Shared Ownership		73.0						7	0	0		1	0	0	1					1
CA1-66 Shared Ownership 2 Bed - 46 806 808 7 0 0 0 1 1 0 0 1 3 3 4 0 0 0	1	C-A1-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0			1	0	0	_ 1	3	4	0	0	1
C-A1-07 Shared Connenting 1 8ed - 2g 57.0 614 6 1 1 1 1 1 2 2 0 0 1 2 2 0 0 1 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 1 2 2 2 0 0 1 2 2 2 2 2 2 2 2 2	1	C-A1-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0			1	0	0	1	3	4	0	0	1
1 C-81-01 Altordable 3 Bed6p 106.4 1,145 535.6 5,765 559.0 6,006 9 0 0 0 0 1 1 4 6 0 1 1 1 1 4 6 0 1 1 1 1 1 1 1 1 1	1	C-A1-07	Shared Ownership	1 Bed - 2p	57.0	614			-		5	0	1		0 0	0	0	1	2	2	0	0	1
1 C-81-04 Alfordable 3 Bed - 6p 102.0 1.096 9 0 0 0 1 0 0 1 3 4 0 0 0 1 1 C-81-04 Alfordable 3 Bed - 6p 102.0 1.096 9 0 0 0 0 0 1 1 1 4 4 6 0 1 1 1 C-81-05 Alfordable 2 Bed - 4p 73.0 786 9 7 0 0 0 0 1 1 0 0 0 1 3 4 0 1 1 1 1 4 6 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	C-B1-01	Affordable	3 Bed - 6p	106.4	1,145		5,765		6,006	9	0			0	Ö	1	1	4	6	0	1	0
1 C-81-06 Affordable 3 Bed6p 102.0 1.098 9 0 0 0 0 0 1 1 1 4 6 0 1 1 1 C-81-06 Storate Ownership 2 Bed6p 73.0 789 9 77.0 0 0 0 1 1 0 0 1 3 4 0 0 0 1 1 1 C-81-06 Storate Ownership 2 Bed6p 73.0 789 9 77.0 0 0 0 1 0 0 1 1 0 0 1 3 4 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1	C-B1-02 C-B1-03	Shared Ownership	∠ Bed - 4p 2 Bed - 4p	73.1 81.1		2/2.7	2,935	311.2	3,300	7	0			1	0	0	1					1
1 C810 C81	1	C-B1-04	Affordable								9	0			0	0	1	1					0
1 C-81-07 Altotrobable 18 ed - 2p 50.2 540	1	C-B1-06	Shared Ownership	2 Bed - 4p	73.1	787					7	0			1	0	0	_ 1	3	4			1
2 C-A2-01 Shared Ownership 2 Bed - 49 736 736 792 594.0 6.594 641.2 6.902 7 0 0 0 1 1 0 0 1 1 3 4 0 0 0 1 2 C-A2-02 Shared Ownership 2 Bed - 49 736 792 594.0 6.594 641.2 6.902 7 0 0 0 0 1 0 0 0 1 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1	C-B1-07	Affordable			540						0	1	(0	0	0	1					0
2 C-A2-Q1 Shared Ownership 2 Bed - 4p 73.6 780 594.0 6.394 641.2 6.902 7 7 0 0 0 1 0 0 1 3 4 0 0 0 1 2 C-A2-Q1 Shared Ownership 1 Bed - 2p 51.3 502 50 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1			з Bed - 6р		12,240.0	1,402.3	15,094.7	1,510.4			0	3		9	0	1 3	15			0	1 5	0 10
2 C-24-20 Shared Ownership 1 Bed-2p 51-3 552	2				73.6	792		6,394			7	0			1	0	0	1	3	4			1
2 C-2-2-04 Shared Ownership 2 Bed - 4e 70.9 763 77 0 0 1 0 0 1 3 4 0 0 0 1 2 2 C-2-05	2	C-A2-02 C-A2-03	Shared Ownership		73.0 51.3	786 552			-		7 5	0	1	1 6	0 0	0	0	1			0	0	1
2 C-82-05 Shared Ownership 2 Bed - 49 75.7 815 7.0 0 0 0 1 0 0 1 3 4 0 0 0 1 2 C-82-05 Shared Ownership 1 Bed - 29 57.0 614 55.5 55.0 6.06 6 0 0 0 0 0 0 1 1 0 0 1 3 4 0 0 0 1 2 C-82-05 Shared Ownership 2 Bed - 49 73.1 787 272.7 2.935 311.2 350.7 0 0 0 1 1 0 0 1 1 3 4 0 0 0 0 1 1 2 C-82-05 Shared Ownership 2 Bed - 49 11 1 873 72.7 2.935 311.2 350.7 0 0 0 0 1 0 0 1 1 0 0 1 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2	C-A2-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	C	1	Ö	0	1	3	4	0	0	1
2 C-24.20f Shared Ownership 1 Bed - 2p 57.0 614 1 4 535.6 5.765 558.0 6.006 5 0 1 1 0 0 0 0 1 1 2 2 0 0 0 1 1 2 2 0 0 0 1 1 4 4 6 0 0 1 1 1 4 4 6 0 0 1 1 1 4 4 6 0 0 1 1 1 1 4 4 6 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 0 1 1 1 1 4 4 6 0 0 1 1 1 1 1 4 1 1 1 1 1 1 1 1 1 1 1 1	2	C-A2-05 C-A2-06	Shared Ownership	2 Bed - 4p 2 Bed - 4p	80.6 75.7				-		7 7	0	0	1	1	0	0	1					1
2 C-82-02 (Shared Ownership) 2 Bed-4-9 73.1 787 2727 2,935 311.2 3,360 7 0 0 0 1 0 0 1 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	2	C-A2-07	Shared Ownership	1 Bed - 2p	57.0	614				0.00-		Ö	1	(0	0	0	1	2	2	0	0	1
2 C-82-03 (Shared Ownership) 2 Bed - 4p 81-1 873 7 0 0 0 1 0 0 1 3 4 0 0 0 1 2 2 C-82-04 (Altrotable 8 Bed - 6p 102.0 1 1.099 9 0 0 0 0 0 1 1 0 0 1 1 3 4 0 0 0 1 1 0 0 1 1 3 4 0 0 1 1 1 1 4 6 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2	C-B2-01 C-B2-02	Shared Ownership	3 Bed - 6p 2 Bed - 4p	106.4 73.1	787	535.6 272.7		558.0 311.2		7	0			0		0	1					0 1
2 C-82-04 Alfordable 3 Bed69 102.0 1.098 9 0 0 0 0 0 1 1 1 4 6 0 1 1 2 C-82-05 Alfordable 2 Bed49 73.0 796 7 7 0 0 0 1 1 0 0 1 3 4 0 0 0 1 2 C-82-05 Alfordable 3 Bed69 102.0 1 2 Bed49 73.1 797 9 7 0 0 0 0 1 0 0 1 1 0 0 1 3 4 0 0 0 1 2 C-82-05 Alfordable 3 Bed69 108.0 1 2 C-82-05 Alfordable 3 Bed69 108.0 1 2 C-82-05 Alfordable 3 Bed69 108.0 1 2 Bed80 108.0 1 1 0 0 0 1 1 0 0 1 1 3 4 0 0 0 1 1 0 0 1 1 3 1 0 0 1 1 0 0 1 1 3 1 0 0 1 1 0 0	2	C-B2-03	Shared Ownership	2 Bed - 4p				2,230		,,,,,,	7	Ö			1	-	_	1					1
2 C-82-06 Shared Ownership 2 Bed - 4e 73.1 787 70 0 0 1 0 0 1 3 4 0 0 0 1 2 C-82-06 Alfordable 1 Bed - 2e 50.2 540 50.2 540 5 0 0 0 0 0 0 0 1 1 2 2 0 0 1 1 2 2 0 0 1 1 2 2 C-82-08 Alfordable 3 Bed - 6e 96 1 1,034 5 0 0 0 0 0 0 0 0 0 1 1 1 4 6 0 0 1 1 5 0 0 1 1 1 4 6 0 0 1 1 1 4 6 0 0 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 4 6 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	2				102.0 73.0	1,098 786			-		9 7	0	0	-	0	0	1 0	1	3	6	0	1	0
2 C-82-08 Alfordable 3 Bed - 6p 96.1 1,034 1 1	2	C-B2-06	Shared Ownership	2 Bed - 4p	73.1	787					7				1	0	0	1	3	4	0	Ö	1
C-A3-01 Shared Ownership 2 Bed - 49 73.6 79.6 59.4 6.904 7.0 0 0 1 0 0 1 3 4 0 0 0 0 0 0 0 0 0	2	C-B2-07 C-R2-08	Attordable Affordable		50.2 96.1	1 0.34			ļ		5 a	0	1	() 0) n	0	1 1	1	2	2	0	1 1	0
3 C-3-30 Shared Ownership 2 Bed - 4p 73.0 786 7 0 0 0 1 0 0 1 3 4 0 0 0					1,137.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	(9	0	3	15	45	60	0	. 5	10
3 C-34-33 (Shared Ownership 1 Bed - 2p 51-3 652 52 5 5 0 1 0 0 0 0 1 2 2 2 0 0 0 0 0 0 0 0 0 0	3	C-A3-01 C-A3-02	Shared Ownership Shared Ownership	2 Bed - 4p 2 Bed - 4p	73.6		594.0	6,394	641.2	6,902	7	0			1	0	0	1					1
3 C-3-3-05 Shared Ownership 2 Bed - 4p 80.6 868 7, 0 0 0 1 0 0 1 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3	C-A3-03	Shared Ownership	1 Bed - 2p	51.3	552					5	Ö			0		0	1			0	Ö	1
3 C-3-36 (Shared Ownership 2 Bed - 4p 75.7 81.5 7 0 0 0 1 0 0 1 3 4 0 0	3	C-A3-04	Shared Ownership	2 Bed - 4p							7	0			1	-	_	1					1
3 C-3-307 Shared Ownership 1 Bed - 2p 57.0 614 3 C-83-07 Shared Ownership 1 Bed - 2p 57.0 614 3 C-83-07 Shared Ownership 2 Bed - 4p 73.1 787 272.7 2.935 311.2 3.350 7 0 0 0 1 0 0 1 1 2 2 0 0 0 3 C-83-02 Shared Ownership 2 Bed - 4p 73.1 787 272.7 2.935 311.2 3.350 7 0 0 0 1 0 0 1 3 4 0 0 0 3 C-83-03 Shared Ownership 2 Bed - 4p 81.1 873 272.7 2.935 311.2 3.350 7 0 0 0 1 0 0 1 3 4 0 0 0 3 C-83-04 Alfordable 3 Bed - 6p 102.0 1.098 9 0 0 0 0 0 1 1 0 0 1 3 4 0 0 0 3 C-83-05 Shared Ownership 2 Bed - 4p 73.1 786 7 7 0 0 0 0 1 1 0 0 1 1 4 6 0 1 1 4 6 0 1 1 5 C-83-05 Shared Ownership 2 Bed - 4p 73.1 787 786 7 7 0 0 0 1 0 0 1 1 3 4 0 0 1 5 C-83-05 Shared Ownership 2 Bed - 4p 73.1 787 786 7 0 0 0 1 1 0 0 1 3 4 0 0 1 5 C-83-05 Shared Ownership 2 Bed - 4p 73.1 787 7 7 0 0 0 1 1 0 0 1 3 4 0 0 0	3	C-A3-05	Shared Ownership	2 Bed - 4p	75.7	815					7	0			1	0	0	1	3	4	0	0	1
3 C-83-02 Shared Ownership 2 Bed - 4p 73.1 787 272.7 2.935 311.2 3.350 7 7 0 0 0 1 0 0 1 3 4 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3	C-A3-07	Shared Ownership		57.0 106.4		535.6	5.765	559.0	6.006				(0	0	0	1	2	2		0	0
3 C-33-03 Shared Ownership 2 Bed - 4p 81.1 873 7 0 0 1 0 0 1 3 4 0 0	3	C-B3-02	Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0			1	0	0		3	4	0		1
3 C-83-05 Shared Ownership 2 Bed - 4p 73.0 786 7 0 0 1 0 0 1 3 4 0 1 3 C-83-06 Shared Ownership 2 Bed - 4p 73.1 787 7 0 0 0 1 0 0 1 3 4 0 0 3 C-83-07 Aftoriable 1 Bed - 2p 50.2 540 5 0 1 0 0 0 0 1 2 2 0 1	3	C-B3-03	Shared Ownership	2 Bed - 4p	81.1	873					7	0	0	-	1	0	0	1			0	0	1 0
3 C-83-06 Shared Ownership 2 Bed - 4p 73.1 787 7 0 0 0 1 1 0 0 1 3 4 0 0 0 1 3 C-83-07 Bhordable 1 Bed - 2p 50.2 540 5 5 0 1 0 0 0 0 1 2 2 0 1	3	C-B3-05	Affordable	2 Bed - 4p	73.0	786					7	0	0	(1	0	0		3	4	0	1	0
3 C-B3-08 Alfordable 3 Bed-6p 96.1 1,034 5 9 0 0 0 0 0 0 1 1 2 2 0 1 1 0 0 0 0 1 1 4 6 0 1 1 0 0 0 0 1 1 1 4 6 0 0 1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	3	C-B3-06	Shared Ownership	2 Bed - 4p	73.1								0	(1	-		1			0		1
1,137.1 12,240.0 1,402.3 15,094.7 1,510.4 16,258.3 105.0 0 3 0 9 0 3 15 45 60 0 5	3				50.2 96.1	1,034					9	0			0	0	1 1	_ 1	4	6			0
					1,137.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	(9	0	3	15	45	60	0	5	10

Manor Road, Richmond

SCHEDULE TITLE: MEASURED FROM DRAV
A3004 700 P19 A3004 700 P19 Definition of Areas for Schedule of Areas Floor areas are generally calculated in accordance with the nesidential property when the following definitions are used:

Ancillary otion of Total area of all enclosed or rooms and storage rooms el

Consideration from Consideration (Consideration Consideration) and the same billing on the same billing on the Consideration (Consideration According to Consideration According to Con

February 7, 2019

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February 7, 2019

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* Tenure Mix	Market	Affordable	Shared Ownership

	DE	SCRIPTION		NET.	AREA	GROSS	SAREA	GROSS	AREA					JNIT MIX				occu	PANCY		TENURE M	х
Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sa.ft)	Balcony (sam)	Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4n	3 Bed 5n	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownership
4	C-A4-01	Shared Ownership	2 Bed - 4p	73.6	792	594.0	6.394	641.2	6.902	7	0	0	Op (1	0	0	1	3		0	0	1
4		Shared Ownership	2 Bed - 4p	73.0	786		9,00		0,000	7	0	0		1	0	0	1	3	4	Ö	0	1
4	C-A4-03	Shared Ownership	1 Bed - 2p	51.3	552					5	0	- 1		0	0	0	1	2	2	0	0	1
4	C-A4-04	Shared Ownership	2 Bed - 4p	70.9	763					7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-05	Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-06	Shared Ownership	2 Bed - 4p	75.7	815					7	0	0	0	1	0	0	1	3	4	0	0	1
4	C-A4-07	Shared Ownership	1 Bed - 2p	57.0	614					5	0	1	0	0	0	0	1	2	2	0	0	1
4		Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0	0	0	0	1	1	4	6	0	1	0
4		Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0	0	1	0	0	1	3		0	0	1
4		Shared Ownership	2 Bed - 4p	81.1	873					7	0	0		1	0	0	1	3		0	0	1
4		Affordable	3 Bed - 6p	102.0	1,098					9	0	0		0	0	1	1	4		0	1	0
4		Affordable	2 Bed - 4p	73.0	786					7	0	0		1	0	0	1	3		0	1	0
4		Shared Ownership	2 Bed - 4p	73.1	787					7	0	0	0	1	0	0	1	3		0	0	1
4		Affordable	1 Bed - 2p	50.2	540					5	0	1		0	0	0	1	2		0	1	0
4	C-B4-08	Affordable	3 Bed - 6p	96.1	1,034					9	0	0		0	0	1	1	4		0	1	0
				1,137.1	12,240.0	1,402.3	15,094.7	1,510.4	16,258.3	105.0	0	3	0	9	0	3	15	45			5	10
5		Shared Ownership	2 Bed - 4p	73.6	792	513.8	5,531	556.2	5,987	7	0	0		1	0	0	1	3		0	0	1
5		Shared Ownership	2 Bed - 4p	73.0	786					7	0	0	C	1	0	0	1	3		0	0	1
5		Shared Ownership	1 Bed - 2p	51.3	552					5	0	1		0	0	0	1	2		0	0	1
5		Shared Ownership	2 Bed - 4p	70.9	763					7	0	0		1	0	0	1	3		0	0	1
5		Shared Ownership	2 Bed - 4p	80.6	868					7	0	0	C	1	0	0	1	3		0	0	1
5		Shared Ownership	1 Bed - 2p	57.0	614					5	0	- 1		- 0	0	0	1	2		0	0	1
5		Affordable	3 Bed - 6p	106.4	1,145	535.6	5,765	558.0	6,006	9	0	0		0	0	1	1	4		0	1	0
5		Shared Ownership	2 Bed - 4p	73.1	787	272.7	2,935	311.2	3,350	7	0	0		1	0	0	1	3		0	0	1
5		Shared Ownership	2 Bed - 4p	81.1	873					7	0	0		1	0	0	1	3		0	0	1
5		Affordable	3 Bed - 6p	102.0	1,098					9	0	0		0	0	1	1			0	1	0
		Affordable	2 Bed - 4p	73.0	786					7	0	0		1	0	0	1	3		0	1	0
5		Shared Ownership	2 Bed - 4p	73.1	787					7	0	0		1	0	0	1			0	0	1
5		Affordable	1 Bed - 2p	50.2	540 1.034					5	0	1		0	0	0		2		0	1	0
5	C-B5-08	Affordable	3 Bed - 6p	96.1 1.061.4	11.425.2	1.322.1	14.231.4	1.425.4	15.343.4	98.0	0	0		0	0	1	14	42			1	U
6	0.10.01	01 10 1:-	4.0.1.0.		11,425.2	421.5	4.537	1,425.4 459.0	4.941	98.0	0	3		8	0	3	14	42		0	0	
6		Shared Ownership Shared Ownership	1 Bed - 2p 1 Bed - 2p	58.6 50.1	539	421.5	4,337	459.0	4,941	5	0	- 1		0	0	0		2		0	0	1
6		Shared Ownership	1 Bed - 2p	51.3	552			_		5	0	- !			0	0		2		0	0	
6		Shared Ownership	1 Bed - 2p	51.3	546			-		5	0	- 1		- 0	0	0	- 1	2		0	0	1
6		Shared Ownership	1 Bed - 2p	55.2	594			1		5	0	1		0	0	0	- 1	2		0	0	1
6		Shared Ownership	1 Bed - 2p	57.0	614			1		5	0	- 1	- 0	0		0	-	2		0	0	1
6		Affordable	3 Bed - 6p	106.4	1.145	659.2	7.096	714.0	7.686	9	0	- 0	- 0	- 0	0	1	-	4		0	1	0
6		Affordable	2 Bed - 4p	73.0	786	039.2	7,090	7 14.0	7,000	7	0	0		1	0	0	- 1	3		0	1	0
6		Affordable	2 Bed - 4p	70.3	757			l -		7	0	0		1	0	0	- 1	3		0	1	0
6		Affordable	2 Bed - 4p	80.3	864			l -		7	0	0		1	0	0	- 1	3		0	1	0
6		Affordable	3 Bed - 5p	86.4	930					9	0	0	-		1	0	- 1	4		0	1	0
6		Affordable	1 Bed - 2p	51.8	558		l	t		5	0	1		1 0	1 0	0	- 1	2		0	1 i	0
6		Affordable	2 Bed - 4p	70.6	760			l -		7	0	0		1	0	0	- 1	3		0	1	0
	C-D0-07	riioidabio	2 Ded - 4p	862	9.276	1.081	11.633	1.173	12.626	81	0	7		4	1	1	13	34			7	- 6
Duplex	C-AG-01	Shared Ownership	2 Bed - 4p	105.9	1,140	155.9	1,678	259.9	2,798	15	0	n		1	0	0	1	3		0	0	1
Duplex		Shared Ownership	2 Bed - 4p	93.3	1,004	.00.8	.,570	200.8	_,. 50	15	0	0	-	1	0	0	- 1	3		0	0	1
Duplex		Shared Ownership	2 Bed - 4p	108.4	1,167			1		14	0	0		1	0	0	1	3		0	0	1
Баріах	2710 00		_ D00 4p	308	3.311	156	1 678	260	2 798	44	0	0		3	0	0	3	9			0	
Building C Tot	ale			7,505	80.780		101.195		110.278	708	o o	23		57	1	18	99	293			38	61

Manor Road, Richmond
A3004 700 P19
A3004 700 * Tenure Mix Market Affordable Shared Ownership

	DE	SCRIPTION		NET	AREA	GROSS	SAREA	GROSS	SAREA					UNIT MIX	1			occu	JPANCY	η .	TENURE MI	x
Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sa.m)	GEA	Balcony	Studio		2 Bed	2 Bed	3 Bed		Total	Hab	Max	Market	Affordable	Shared
G	D-AG-01	Market	1 Bed - 2p	53.8		271.5	2,922	289.5	(sq.ft) 3,116	(sqm)	1p	2p	Зр (4p	5p	6p	Units 1	Rooms	Occupants	1	0	Ownership 0
G	D-AG-02	Market	1 Bed - 2p	53.8	579 579		-,,		9,1.10	5	() 1		0 0		,	1	2	2 2	1	0	0
G G	D-AG-03 D-AG-04		1 Bed - 2p 2 Bed - 4p	56.1 76.9	604 828					5 7	(0 1		0 1	0		1	- 2	2 2	1 1	0	0
G	D-BG-01	Market	2 Bed - 4p	76.1	819	649.8	6,995	716.6	7,714	7		0 0) 1	C	0	1	1 3	3 4	i	0	0
G G	D-BG-02	Market	1 Bed - 2p	50.1	539 553					5		1	- (0 0	0	0 0	1	2	2 2	1 1	0	0
G	D-BG-03 D-BG-07	Market	1 Bed - 2p 1 Bed - 2p	51.4 55.0	592 629					5		0 1		0 0		0 0	1	2	2 2	1	0	0
G	D-BG-08	Market	1 Bed - 2p	58.4						5	() 1	(0 0			1	2	2 2	1	0	0
1	D-A1-01	Market	2 Bed - 4p	531.6 80.6	5,722.3 868	921.3 739.5	9,917.1 7,960	1,006.1 798.0	10,829.9 8,590	49.0		0 7			0		1	20	0 22	1 1	0	0
1	D-A1-02	Market	1 Bed - 2p	51.8	558	700.0	7,000	700.0	0,000	5	Č	1					1	2	2 2	1	0	0
1	D-A1-03 D-A1-04	Market	1 Bed - 2p 2 Bed - 4p	51.8 76.2	558 820					5 7	- 5) 1		0 0	0	0 0	1	2	2 2	1 1	0	0
1	D-A1-05		1 Bed - 2p	56.1	604					5) 1		0 0			1	- 2	2 2	1	0	0
1	D-A1-06 D-A1-07	Market	2 Bed - 4p		827 1,008					7 9		0 0		1		0 0	1	- 3	3 4	1	0	0
1	D-A1-07	Market	3 Bed - 6p 1 Bed - 2p	58.4	629					5) 1		0 0		0 0	1	2	? 2	1	0	0
1	D-A1-09		1 Bed - 2p	58.4	629			825.0		5) 1		0 0			1	2	2 2	1	0	0
1	D-B1-01 D-B1-02	Market	3 Bed - 6p 2 Bed - 4p	93.6 76.3	1,008 821	770.7	8,296	825.0	8,881	9	- 2	0 0) 1	0		1	1 3	3 4	1 1	0	0
1	D-B1-03	Market	1 Bed - 2p	50.1	539 552					5	() 1	(0 0		0	1	2	2 2	1	0	0
1	D-B1-04 D-B1-05	Market	1 Bed - 2p 2 Bed - 4p	51.3 70.9	763					5) 1) 0		0 0	1		2 2	1 1	0	0
1	D-B1-06	Market	1 Bed - 2p	50.1	539					5	C) 1	(0	C	0 0	1		2 2	1	0	0
1	D-B1-07 D-B1-08		2 Bed - 4p 3 Bed - 6p	76.4 107.8	822 1,160			 		7 9	-	0 0			0		1 1	3	5 4 4 6	1 1	0	0
1	D-B1-08	Market	1 Bed - 2p	58.3	628					5		1	- (0		0		- 2	2 2	1	0	0
2	D-A2-01		2 Bed - 4p	1,238.5 80.6	13,331.5 868	1,510.2 739.5	16,256.2 7,960	1,623.0 798.0	17,470.4 8,590	114.0		9	9	6		3	18	48	B 60	18	0	0
2	D-A2-02	Market	1 Bed - 2p	51.8	558	7.39.5	7,300	796.0	0,390	5		1		0 0				2	2 2	1	Ö	Ö
2	D-A2-03	Market	1 Bed - 2p	51.8	558 820					5		1		0	0	0	1	- 2	2 2	1	0	0
2	D-A2-04 D-A2-05	Market	2 Bed - 4p 1 Bed - 2p	76.2 56.1	604					5	- 0	0	1	0 0	0	0 0	1	1 2	2 2	1	0	0
2	D-A2-06	Market	2 Bed - 4p	76.8	827					7	Ċ	0 0		1	C		1	3	3 4	1	0	0
2	D-A2-07 D-A2-08		3 Bed - 6p 1 Bed - 2p	93.6 58.4	1,008 629			l	l	9 5	0	0 1		0 0	0		1 1	1 1	2 2	1 1	0	0
2	D-A2-09	Market	1 Bed - 2p	58.4	629					5		1		0		0	1	2	2 2	1	0	0
2	D-B2-01 D-B2-02		3 Bed - 6p 2 Bed - 4p	93.6 76.3	1,008 821	770.7	8,296	825.0	8,881	9 7	-	0	1 7	0 4	0	1	1	1	3 4	1 1	0	0
2	D-B2-03	Market	1 Bed - 2p	50.1	539					5) 1		0 0		0 0	1	1 2	2 2	1	0	0
2	D-B2-04 D-B2-05	Market	1 Bed - 2p 2 Bed - 4p	51.3 70.9	552 763			l .	 	5	0	1		0 0	0	0 0	1	- 2	2 2	1 1	0	0
2	D-B2-06	Market	1 Bed - 2p	50.1	763 539			<u> </u>		5		1		0 0		0			2 2	1	0	0
2	D-B2-07	Market	2 Bed - 4p	76.4 107.8	822 1,160			<u> </u>		7 9	Ç	0 0		1	0		1	3	3 4	1	0	0
2	D-B2-08 D-B2-09	Market	3 Bed - 6p 1 Bed - 2p	107.8 58.3	1,160				-	5		0 1		0 0	0		1 1	2		1 1	0	0
				1,238.5	13,331.5	1,510.2	16,256.2	1,623.0	17,470.4	114.0		9		6	, C	3	18	48	B 60	18	0	
3	D-A3-01 D-A3-02	Market	2 Bed - 4p 1 Bed - 2p	74.5 51.3	802 552	707.6	7,617	760.9	8,191	7 5	- 0	0 1		1	0		1	1 3	2 2	1 1	0	0
3	D-A3-03	Market	1 Bed - 2p	51.3 51.3	552					5	Ò) 1	i	0 0	C	0	1	2	2 2	1	Ö	Ö
3	D-A3-04 D-A3-05	Market Market	1 Bed - 2p 1 Bed - 2p	52.4 51.8	564 558			 		. 5 E	-	1	-	0 0	0		1 1	2	2 2	1 1	0	0
3	D-A3-06	Market	2 Bed - 4p	76.8	827					7		0	() 1		0	1	3	3 4	1	0	0
3	D-A3-07 D-A3-08		3 Bed - 6p 1 Bed - 2p	93.6 58.4	1,008 629					9		0 0		-	0		1	4	4 6	1	0	0
3	D-A3-09	Market	1 Bed - 2p	58.4	629					5		1		0 0		0		2	2 2	1	0	0
3	D-B2-01	Market	3 Bed - 6p	93.6	1,008 821	770.7	8,296	825.0	8,881	9		0 0		0	0	1	1		# E	1 1	0	0
3	D-B2-02 D-B2-03	Market	2 Bed - 4p 1 Bed - 2p	76.3 50.1	539			l	1	5		1		0	0	0 0	1	2	2 2	1	0	0
3	D-B2-04	Market	1 Bed - 2p	51.3	552 763					5	(1		0 0		0	1	2	2 2	1	0	0
3	D-B2-05 D-B2-06		2 Bed - 4p 1 Bed - 2p	70.9 50.1	763 539				-	5	1	0 1		0 1	0	0 0	1 1	2	2 2	1 1	0	0
3	D-B2-07	Market	2 Bed - 4p	76.4	822					7	Ċ	0 0		1	C	0	1	3	3 4	1	0	0
3	D-B2-08 D-B2-09	market Market	3 Bed - 6p 1 Bed - 2p	107.8 58.3	1,160 628			 	<u> </u>	9 5	- 6	0	1 6	0	0	1	1 1	1 1	2 2	1 1	0	0
Ů				1,203	12,953	1,478	15,913	1,586	17,071	112	Ò	10	į į	5	C	3	18	47	7 58	18	0	(
4	D-B4-01 D-B4-02	Market Market	2 Bed - 4p 1 Bed - 2p	76.3 50.1	821 539	670.8	7,221	722.1	7,773	7 5	- 0	0	1	1	0) 0	1	1 3	2 2	1 1	0	0
4	D-B4-03	Market	1 Bed - 2p	51.3	552					5		1		0 0		0 0	1	2	2 2	1	0	0
4	D-B4-04 D-B4-05		2 Bed - 4p 1 Bed - 2p	70.9 50.1	763 539					7 5	-	0 0	1 /	1	0		1 1	1	3 4	1 1	0	0
4	D-B4-06	Market	2 Bed - 4p	76.4	822					7		0		1		0	1		3 4	1	0	0
4	D-B4-07 D-B4-08	Market	3 Bed - 6p 1 Bed - 2p	107.8 58.3	1,160 628				\vdash	9	- 0	0 0	-	0 0	0	1	1	1 1	# E	1	0	0
*		•		541.2	5,825.6	670.8	7,220.7	722.1		50.0		4		3		1		2	1 26	8	0	
5	D-B5-01	Market	2 Bed - 4p	76.3 112.8	821	535.9	5,769	579.7	6,240	7	- 5	0 0		1		0 0	1	1 3	3 4	1	0	0
5	D-B5-02 D-B5-03	Market	3 Bed - 6p 2 Bed - 4p	76.4	1,214 822			l	†	7		0		0 1	0	0 0	1 1	1 3	3 4	1 1	0	0
5	D-B5-04	Market	3 Bed - 6p	107.8	1,160					9		0 0		0 0		1	1	-	4 6	1	0	0
5	D-B5-05	market	1 Bed - 2p	58.3 431.6	628 4.645.9	535.9	5,768.6	579.7	6.240.0	5 37.0		1		0 2		0	1	16	6 22	1 5	0	0
6	D-B6-01	Market	2 Bed - 4p	76.3	821	535.9	5,769	579.7	6,240	7		0 0		1	0		1	3	3 4	1	0	0
6	D-B6-02 D-B6-03	Market Market	3 Bed - 6p 2 Bed - 4p	112.8 76.4	1,214 822					9 7	-	0 0		0 1	0	1	1 1	4	# 6 3 4	1 1	0	0
6	D-B6-04	Market	3 Bed - 6p	107.8	1,160					9	Ò	0 0	ì	o o			1	4	4 6	1	Ö	0
6	D-B6-05	Market	1 Bed - 2p	58.3 432	628 4,646	536	5,769	580	6,240	5 37		1		0	0	0	1	2 i 16	2 2	1 5	0	0
7	D-B7-01		2 Bed - 4p	81.0	872 629	341.3	3,674	374.6	4,032	7	\perp	ó		1		0		10	3 4	1 1	0	0
7	D-B7-02	Market	1 Bed - 2p	58.4	629 1,061					5 q	(1		0 0			1	- 2	2	1	0	0
7	D-B7-03		3 Bed - 6p	98.6 238	2,562	341	3,674	375	4,032	9 21		0 1		0 1	0	1	1 3	1 3	9 12	1 3	0 0	0
8	D-B8-01	Market	2 Bed - 4p	81.0	872	341.3	3,674	374.6	4,032	7		0 0		1	0	0	1	3	3 4	1	0	0
8	D-B8-02 D-B8-03	Market Market	1 Bed - 2p 3 Bed - 6p	58.4 98.6	629 1.061			-	-	5 9	-	1 1	-	0 0	0	0	1 1	1 2	4 6	1 1	0	0
•			3 Deu - 0p	238	2,562	341	3,674	375	4,032	21		1		1		1	3	9	9 12	3	0	
Duplex	D-BG-04	Market Affordable	3 Bed - 6p	135.9 108.3	1,463 1,166	58.6 114.1	631	97.4 152.6		14 15	Š	0 0		0 0	Č	1	1	-	4 6	1 0	0	0
Duplex Duplex	D-BG-05	Affordable	3 Bed - 6p 3 Bed - 6p	108.3	1,166	114.1	1,228 1,228	152.6	1,643	15		0		0		1			4 6	0	1	0
Building D Tota				353	3,794	287	3,087	403	4,334	44		0 0		0	0	3	3	12		1	2	
Building D Tota	ais			6,445	69,374	8,132	87,535	8,871	95,493	599		43		28		19	90	246	312	88	2	

Residential Totals	27,645	297,582	35,114	377,974	37,765	406,516	2,540		153	- 1	176	4	51	385	1,057	1,339
Market Totals (Buildings A, B, D)	17,950	193,214	23,001	247,584	24,543	264,186	1,628	-	101	1	115	3	31	251	686	866
Affordable Totals (Building C)	3,414	36,752	4,300	46,290	4,599	49,499	322		6		13	1	20	40	135	189
Shared Ownership Totals (Buildings C, A)	6.282	67,616	7.813	84,100	8.624	92,830	591		46		48			94	236	284

*Tenure Mix Market Affordable Shared Ownership

PROJECT TITLE: SCHEDULE TITLE: MEASURED FROM DOWN

Manor Road, Richmond A3004 700 P19 A3004 700 P19

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February 7, 2019

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second long resident to it by the couples for exercise cares (they are selected as presented to all the second secon

was unkning must not be used for land transfer purposes.

Cliniciated annes in accordance with Assaul Architectures Administra of Areas for Schedule of Area
Subject to survey, commission and approved from all statety subsetties.

Revision Status: P = Pleaning T = Standar

	DE	SCRIPTION		NET.	AREA	GROS	SAREA	GROSS	AREA					UNIT MIX				occu	PANCY		TENURE M	IX
Floor	Flat No	Unit Type	Unit Type	NIA (sq.m)	NIA (sq.ft)	GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)	Balcony (sqm)	Studio 1p	1 Bed 2p	2 Bed 3p	2 Bed 4p	3 Bed 5p	3 Bed 6p	Total Units	Hab Rooms	Max Occupants	Market	Affordable	Shared Ownersh
esidential Ar	ncillary					GIA (sq.m)	GIA (sq.ft)	GEA (sq.m)	GEA (sq.ft)													
Basemen	t Bike Store	720	720			684.6	7,369.2	713.2	7,677													
	t Bin Store	70	70			203.3	2,188.4	214.6	2,310													
Basemen	t Plant					161.3	1,736.3	168.1	1,809													
						1,049.2	11,293.9	1,095.9														
Building A	Core A Bins					34.2	368.1	39.8	428													
	Core A Plant					86.3	929.0	90.7	976													
	Core C Bins					32.6	350.9	33.5	361													
	Core D Bins					53.4	574.8	57.9	623													
	Core D Bikes					16.8	180.8	19.8	213													
	Core D Plant					66.5	715.8	70.7	761													
						289.8	3,119.5	312.4	3,362.8													
Building E	Core B Bins					59.0	635.1	61.9	666													
	Core B Plant					81.9	881.6	88.7 150.6	955 1.621.1													
B. 3 F 6	Core A Bins					140.9 25.9	1,516.7 278.8	29.1	313													
Building C	Core A Plant					69.7	750.3		775													
	Core B Bins					53.2	572.7	57.1	615													
	Core B Bikes					98.5	1.060.3	103.3	1.112													
	COIE D DIKES					247.3	2,662.0	261.5	2.814.9													
Building F	Core A Bins					42.6	458.6	44.6	480	ı												
building E	Core A Plant					129.5	1,394.0	140.9	1,517	ı												
	Core D Bins					24.6	264.8	26.0	280													
	OGIC D BIIIS					196.7	2.117.3	211.5	2,276,6													
ocidential A	ncillary Total					1.923.9	20,709,4	2.031.9	21.871.9	ł												

Commercial Office (B1) / Retail (A1) (A2)	GIA (sq.m)		GEA (sq.m)	(SQ.II)
G Building A	187.1	2,014.0	204.3	2,199
G Building D	201.8	2,172.2	220.7	2,376
G Courtyard Unit	91.2	981.7	109.2	1,175
Commercial (A1 / B1)	480.1	5,167.9	534.2	5,750.3
Total	37,518	403,851	40,331	434,138

thorties.			

Appendix 3 Existing Use Value appraisal

Homebase, Manor Road, Richmond

Report Date 12 February 2019 Valuation Date 12 November 2018

File/Ref No Region

Description / Notes <u>Assumptions</u>

Valuation Tables Annually in Arrears

Valuation

 Gross Valuation
 £28,213,768

 Capital Costs
 -£297,400

 Net Value Before Fees
 £27,916,368

 Less
 Acquisition Fee Stamp Duty
 Fixed Amount @ 4.96% of Net Value
 £0

 Agents Fee Legal Fee
 @ 1.00% of Net Value
 -£1,319,351

 William Stamp Duty Legal Fee
 @ 1.00% of Net Value
 -£265,970

 Legal Fee
 @ 0.75% of Net Value
 -£199,478

 Net Valuation
 £26,131,569

 Say
 £26,130,000

<u> 220, 100,00</u>

Equivalent Yield 4.5003% True Equivalent Yield 4.6221% Initial Yield (Deemed) 4.0388% Initial Yield (Contracted) 4.0388% Reversion Yield 4.8576%

Total Contracted Rent £1,127,430 Total Current Rent £1,127,430 Total Rental Value £1,356,000 No. Tenants 1

Capital value per ft² £577.98

Running Yields

Date	Gross Rent	Net Rent	Annual	Quarterly
13-Nov-2018	£1,127,430	£1,127,430	4.0388 %	4.1429 %
20-Dec-2020	£0	£0	0.0000 %	0.0000 %
20-Mar-2022	£1,356,000	£1,356,000	4.8576 %	5.0088 %

Yields based on £27,914,799

Homebase, Manor Road, Richmond

Report Date 12 February 2019 Valuation Date 12 November 2018

Freehold Tenure

Tenant - Homebase

Description

Status Occupied and Let
Lease 20 years from 20-Dec-2000

Expiring 19-Dec-2020

Rent Reviews every 5 years Upward only

Parent Tenure Freehold
Current Rent £1,127,430

Rental Value \$1,356,000 from Areas (Rounded) Valuation Method Term & Reversion (4.500 %, 4.500 %)

Notes

Areas

Areas pe	r ft²	ft²	% of ERV	+/-% adjust	Rent pa
£30	0.00	45,209	100.00 %	0.00	£1,356,270
		45,209			£1,356,270
*Rental Value using Rounded ERV					£1,356,000

Lease History

Date	Years	Months	Days	Event	Rent Paid
20-Dec-2015	5	0	0	Review	£1,127,430
20-Dec-2020	1	3	0	Post Void	£0
20-Mar-2022	0	0	0	Reversion	£1,356,000

Capital Costs/Income

Label	Timing	Initial Annual Amount		Discounted Value
Letting costs	13-Nov-2018	ERV £1,356,000 @ 15.00	000 % = -£203,400	-£203,400
Empty rates	13-Nov-2018	Fixed £94,000	= -£94,000	-£94,000
				-£297,400

Component Valuation

13-Nov-2018

Gross rent (Current) £1,127,430

 Valuation rent
 £1,127,430

 YP 2 Yrs 1 Month
 @ 4.50%
 1.9643 yp

£2,214,591

20-Mar-2022
Gross rent (Reversion) £1,356,000
Valuation rent £1,356,000

YP perp @ 4.50% 22.2222 yp PV 3 Yrs 4 Mths @ 4.50% x 0.8628

19.1734 yp <u>£25,999,177</u>

Gross Value <u>£28,213,768</u>

Appendix 4 EUV + appraisal

Homebase with premium, Manor Road, Richmond

Report Date 12 February 2019 Valuation Date 12 November 2018

File/Ref No Region

Description / Notes <u>Assumptions</u>

Valuation Tables Annually in Arrears

Valuation

 Gross Valuation
 £34,200,860

 Capital Costs
 -£297,400

 Net Value Before Fees
 £33,903,460

 Less
 Acquisition Fee Stamp Duty
 Fixed Amount @4.97% of Net Value
 £0

 Agents Fee Legal Fee
 @1.00% of Net Value
 -£1,604,450

 We are a constructed and the construction of the co

Net Valuation £31,733,777

Say <u>£31,730,000</u>

Equivalent Yield 3.7504% True Equivalent Yield 3.8354% Initial Yield (Deemed) 3.3258% Initial Yield (Contracted) 3.3258%

Reversion Yield 4.0000%

Total Contracted Rent £1,127,430 Total Current Rent £1,127,430 Total Rental Value £1,356,000 No. Tenants 1

Capital value per ft² £701.85

Running Yields

Date	Gross Rent	Net Rent	Annual	Quarterly
13-Nov-2018	£1,127,430	£1,127,430	3.3258 %	3.3961 %
20-Dec-2020	£0	£0	0.0000 %	0.0000 %
20-Mar-2022	£1,356,000	£1,356,000	4.0000 %	4.1021 %

Yields based on £33,899,683

Homebase with premium, Manor Road, Richmond

Report Date 12 February 2019 Valuation Date 12 November 2018

Freehold Tenure

Tenant - Homebase

Description

Status Occupied and Let
Lease 20 years from 20-Dec-2000
Expiring 19-Dec-2020

Rent Reviews every 5 years Upward only

Parent Tenure Freehold
Current Rent £1,127,430

Rental Value £1,356,000 from Areas (Rounded) Valuation Method Term & Reversion (3.750 %, 3.750 %)

Notes

Areas

Areas	per ft ²	ft²	% of ERV	+/-% adjust	Rent pa
	£30.00	45,209	100.00 %	0.00	£1,356,270
		45,209			£1,356,270
*Rental Value using R	Rounded ERV				£1,356,000

Lease History

Date	Years	Months	Days	Event	Rent Paid
20-Dec-2015	5	0	0	Review	£1,127,430
20-Dec-2020	1	3	0	Post Void	£0
20-Mar-2022	0	0	0	Reversion	£1,356,000

Capital Costs/Income

Label	Timing	Initial Annual Amount	Discounted Value
Letting costs	13-Nov-2018	ERV £1,356,000 @ 15.0000 % =	-£203,400 -£203,400
Empty rates	13-Nov-2018	Fixed £94,000 =	-£94,000 -£94,000
			-£297.400

Component Valuation

13-Nov-2018

Gross rent (Current) £1,127,430

Valuation rent £1,127,430

YP 2 Yrs 1 Month @ 3.75% 1.9862 yp

£2,239,289

20-Mar-2022

 $\begin{array}{lll} \text{Gross rent} & \text{(Reversion)} & \text{£1,356,000} \\ \text{Valuation rent} & \text{£1,356,000} \end{array}$

YP perp @ 3.75% 26.6667 yp PV 3 Yrs 4 Mths @ 3.75% x 0.8839

23.5705 yp

£31,961,571

Gross Value <u>£34,200,860</u>

Appendix 5 Sales comparables



No. Bedrooms	Ave	rage psf
1	£	765
2	£	728
3	£	722

Scheme	Property	No of Beds	sq ft	Sale Date	Price / £	Price PSF	Floor	Comments
Manor House,	Flat 2, 4	2	860	Jul-17	£ 560,000	£ 651	11001	Comments
Bardolph Road Manor House,	Bardolph Rd Flat 1, 4		800	Jul-17				
Bardolph Road	Bardolph rd	2	905	Sep-17	£ 600,000	£ 663		
Manor House, Bardolph Road	Flat 3, 4 Bardolph Rd	2	925	Sep-17	£ 600,000	£ 649		
Manor House,	Flat 1, 2	2	770	Jun-17	£ 510,000	£ 662		
Manor House,	Bardolph Rd Flat 5, 4							
Bardolph Road	Bardolph Rd.	2	861	Jul-17	£ 545,000	£ 633		
Manor House, Bardolph Road	Flat 3, 2 Bardolph	2	770	Jan-17	£ 485,000	£ 630		
Manor House,	2a Bardolph	2	940	Jun-17	£ 600,000	£ 638		
Manor House,	Rd,							
Bardolph Road	Plot 8	2	860	Jun-17	£ 545,000	£ 634		
Manor House, Bardolph Road	Flat 4, 4 Bardolph Rd	2	893	May-17	£ 630,000	£ 705		
Manor House,	Flat 6, 4	2	925	Aug-17	£ 595,000	£ 643		
Manor House,	Bardolph Rd Flat 7, 2		5.45			. 70/		
Bardolph Road	Bardolph Rd	1	545	Jul-17	£ 385,000	£ 706		
Manor House, Bardolph Road	Flat 2, 2 Bardolph Rd	1	545	Jun-17	£ 385,000	£ 706		
Manor House, Bardolph Road	Flat 6, 2	2	775	Jun-17	£ 575,000	£ 742		
Manor House,	Bardolph rd Flat 4, 2	2	865	Oct-17	£ 595,000	£ 688		
Bardolph Road Emerald	Bardolph Rd 7 Fuchsia	2	803	OCI-17	L 595,000	L 000		
Garden	House	1	697	Oct-18	£ 500,000	£ 717	GF	
Emerald	112 Lavender	2	860	Oct-18	£ 600,000	£ 698	GF	
Garden	House	2	000	001-10	1 000,000	L 070	Gi	
Emerald Garden	151 Rose House	2	816	Sep-18	£ 600,000	£ 735	3	
Emerald	142 Rose	2	847	Aug-18	£ 665,000	£ 785	2	
Garden Emerald	House 154 Rose			-				
Garden	House	2	872	Jul-18	£ 675,000	£ 774	3	
Emerald Garden	15 Fuchsia House	2	866	Jun-18	£ 655,000	£ 756	1	
Emerald	101 Jasmine	2	896	May-18	£ 640,000	£ 714	4	
Garden Emerald	House 52 Jasm,ine	2	896	-	£ 680,000	£ 759	C.F.	
Garden Emerald	House 88 Jasmine	2	896	May-18	£ 680,000	£ /59	GF	
Garden	House	2	896	May-18	£ 600,000	£ 670	3	
Emerald Garden	49 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald	76 Jasmine	2	896	Apr-18	£ 600,000	£ 670	2	
Garden Emerald	House 62 Jasmine			-				
Garden	House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald Garden	50 Jasmine House	2	896	Apr-18	£ 600,000	£ 670	GF	
Emerald	63 Jasmine	2	896	Apr-18	£ 600,000	£ 670	1	
Garden	House			<u> </u>	· ·			
Emerald Garden	108 Lavender House	2	782	Mar-18	£ 600,000	£ 767	GF	
Emerald	96 Jasmine	1	E74	Fob 10	£ 465,000	£ 810	4	
Garden	House	1	574	Feb-18	£ 465,000	£ 810	4	
Emerald Garden	113 Lavender House	1	565	Feb-18	£ 470,000	£ 832	1	
Emerald	72 Jasmine							
Garden	House	2	896	Feb-18	£ 705,000	£ 787	2	
Emerald	119 Lavender	1	565	Dec-17	£ 475,000	£ 841	2	
Garden	House	-	555	DCC-17	2 473,000	_ 041		
Emerald Garden	14 Fuchsia House	2	860	Dec-17	£ 588,000	£ 684	1	
Emerald	44 Jasmine	2	896	Sep-17	£ 685,000	£ 765	GF	
Garden Emerald	House 155 Rose							
Garden	House	1	625	Aug-17	£ 485,000	£ 776	3	
Emerald Garden	45 Jasmine House	1	574	Aug-17	£ 455,000	£ 793	GF	
Emerald	51 Jasmine	1	574	Jul-17	£ 500,000	£ 871	GF	
Garden	House				555,556	571		

Concident National 2 774	FI-I	1 F h . ! .	ı	ı	I	1			1	I
Femoral Garden House Carlot Signature Signatu	Emerald Garden	1 Fuchsia House	2	797	Jun-17	£	590,000	£ 740	GF	
Secretary Process 1 550			2	776	Mor 17	c	E0E 000	£ 767	2	
Constream House 1 500 Feb 17 C. 400,000 E. 727 4			2	770	IVIdI-17	L	343,000	L 707	3	
Emeral 37 Cuchia	I I		1	550	Feb-17	£	400,000	£ 727	4	
Cardon House 1 558 CC-10 E 440,000 E 789 CF			1	FFO	Oot 16	r	40E 000	000	4	
Carecton			'	550	OC1-16	E	465,000	L 002	4	
Emeral 61 Fuchs 2 797 Aug-16 E 634,605 E 786 4			1	558	Oct-16	£	440,000	£ 789	GF	
Casteller			2	707	Aug 16	c	424 42E	£ 794	4	
Cardon House 1 5/0 Aug-10 1 455,000 1 766 GF			2	777	Aug-10		024,023	L 704	"	
Emerald 17 Fuchisa 1 588	I I		1	570	Aug-16	£	455,000	£ 798	GF	
Leaded Floate Leaded L			1	550	Λυσ.16	t	455,000	f 915	GF	
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Garden			-	,,,,	3411.10	_	000,000			
Garden 106 2 860	I I		2	816	Apr-18	£	630,000	£ 772	2	
Casidon Canada Casidon Casid	I I	106	2	860	Available	f	645.000	f 750	GF	
Garden 107 2 860										
Garden 110 2 822		109	2	860	Available	£	600,000	£ 698	GF	
Emerard 115 2 860 Available £ 670,000 £ 779 1	Emerald	110	2	822	Available	£	645.000	£ 785	GF	
Garden										
Garden 116 2 822 Available E 660,000 E 803 1	I I	115	2	860	Available	£	670,000	£ 779	1	
Emeral 118 2 860		116	2	822	Available	£	660,000	£ 803	1	
Garden 118 2 860 Available E 67,000 E 785 2										
West F003	Garden	118	2	860	Available	£	675,000	£ 785	2	
West Front		F003	1	624	Jul-18	£	415,000	£ 665	GF	
West FOUZ 2 861										
West F105 2 904		F002	2	1003	Jul-18	£	600,000	£ 598	GF	
Benefitor Lock West F106 2 904 Jul-18 E 577,500 E 639 1		F103	2	861	Jul-18	£	545,000	£ 633	1	
West F106 2 Yu4 Jul-18 E 577,500 E 639 E F106 West We										
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Waterside 209 2 906 Mar-17 £ 600,000 £ 662 1	Station Point Waterside	4 5 6 7 8	1 2 2 1 2	890 817 672 854 919	Mar-17 Mar-16 Sep-16 Mar-16 Apr-17	££	590,000 450,000 760,000	£ 722 £ 670 £ 890 £ 707	2 2 2 1	

St Margrets									
Waterside	201	2	930	Jan-17	£ 600,000	£	645	1	
St Margrets		1	749	Nov-16		£	668	GF	
Waterside	202	'	747	140V-10	£ 500,000	L	000	Gr	
St Margrets		2	883	Nov-16		£	680	1	
Waterside	203				£ 600,000				
St Margrets	102	1	747	Nov-16	£ 495,000	£	663	GF	
Waterside St Margrets	102				E 495,000				
Waterside	303	2	956	Nov-16	£ 665,000	£	696	1	
St Margrets	000				2 000,000				
Waterside	211	1	607	Nov-16	£ 410,000	£	675	GF	
St Margrets		3	1076	Nov-16		r	799	2	
Waterside	302	3	1076	NOV-16	£ 859,500	£	799	2	
St Margrets		3	1024	Nov-16		£	786	2	
Waterside	301	J	1024	1404 10	£ 805,000	-	700		
St Margrets		3	1223	Oct-16		£	908	2	
Waterside	305				£ 1,110,000				
St Margrets Waterside	206	1	588	Oct-16	£ 425,000	£	723	1	
	200				L 425,000				
Clarence Court	Flat 2	1	538	Jan-18	£ 392,500	£	730	1	
0 0			F00	D 47		^	700		
Clarence Court	Flat 4	1	538	Dec-17	£ 425,000	£	790	1	
Clarence Court		2	682	Nov-17		£	762	1	
Clarence Court	Flat 3	2	002	NOV-17	£ 520,000	L	702	'	
Clarence Court		2	732	Nov-17		£	717	1	
	Flat 5	_			£ 525,000	_		•	
Clarence Court	Flat 6	1	532	Oct-17	£ 435,000	£	818	2	
Argyle House	Flat 4	2	754	Dec-17	£ 435,000 £ 555,000	£	736	GF	
Argyle House	Flat 14	2	750	Dec-17	£ 590,000	£	787	2	
Argyle House	Flat 11	1	565	Nov-17	£ 435,000	£	770	2	
Argyle House	Flat 2	2	652	Nov-17	£ 530,000	£	813	GF	
Argyle House		2	1065	Nov-17		£	767	2	This property has the benefit of a
	Flat 15				£ 817,000				terrace.
Argyle House	Flat 10	1	615	Nov-17	£ 470,000	£	764	2	
Argyle House	Flat 5	1	598	Nov-17	£ 525,000	£	878	1	
Argyle House	Flat 1	2	625	Oct-17	£ 512,000	£	819	GF	

Appendix 6 Build cost report



Manor Road, Richmond COST PLAN Nr 1

28 January 2019

for **Avanton**

PRIVATE AND CONFIDENTIAL

Quantem Consulting LLP Quality House 5 - 9 Quality Court Chancery Lane London, WC2A 1HP T: 020 7240 5800

CONTEN	NTS	Page
1.0	Executive Summary	2
2.0	Summary By Building	4
3.0	Summary of Costs	5
4.0	Key Risks and Opportunities	6
5.0	Basis of Estimate	7
6.0	Cost Build-ups	8 - 15
7.0	Exclusions	16

APPENDICES

Appendix A - Summary Area Schedule and Drawings

Appendix B - Brief Specification Basis of Estimate

Appendix C - Avanton Total Cost Breakdown by Block

Appendix D - Block A, B, C and D Estimates

1.0 Executive Summary

1.1 Summary of Costs

The overall project construction costs for the scheme as Assael Architecture Revision P14 for 385 nr apartments with heating and cooling by air source heat pumps and basement for bicycle storage and bins at Q1 2019 price levels is as follows:

Enabling works including demolition	£900,000	£2 ft² GIA	£3 ft² NIA	
Basement	£2,300,000	£6 ft² GIA	£8 ft² NIA	
Buildings	£95,300,000	£235 ft² GIA	£320 ft² NIA	
External Works and Services	£4,700,000	£12 ft² GIA	£16 ft² NIA	
External Works to Bus Station	£500,000	£1 ft² GIA	£2 ft² NIA	
Total Construction Cost	£103,700,000	£256 ft² GIA	£342 ft² NIA	

1.2 Other Project Costs (see Appendix C)

Design Fees	£2,593,000	
Non-Recoverable VAT	£263,000	
Carbon Offset 385 nr @ £2,200 based on air	C947 000	
source heat pumps (as advised by Hoare Lea)	£847,000	

There is a total cost breakdown by block as requested by Avanton in Appendix C

For the detailed breakdown please refer to Sections 2.0, 3.0, 4.0 and 5.0.

The costs include a Construction Contingency and Main Contractor's Design Risk of 5%.

1.3 Basis of Estimate

The estimate is based upon the information identified within Section 3.0.

1.4 Assumptions / Exclusions

A list of assumptions and exclusions are included within Sections 3.0 and 6.0.

Executive Summary (cont'd) 1.0

1.5 Reconciliation between Feasibility Estimate Nr 3 and Cost Plan Nr 1

1	Feasibility Estimate Nr 3		£108,000,000
2	Basement - more information and detailed measure for cores		(180,000)
3	Decrease in gross internal floor area 24,300ft ²		(1,930,000)
4	Increase in area of blue roof		640,000
5	Add wintergardens and balconies built in brickwork		560,000
6	Additional apartments with cooling (85nr) includes 48nr share ownership in Block A	d	990,000
7	Apartments - reduction due to more detailed measure and re-a of rates	appraisal	(4,080,000)
8	External Works - additional hard and soft landscaping due to re in building footprint and allowance for attenuation storage bel		240,000
9	External Works - allowance for attenuation storage below grou	ınd	260,000
10	Add external works to bus station		380,000
11	External services - reduction in number of apartments		(310,000)
12	Sub-Total		104,570,000
13	Main Contractor Preliminaries	14%	(470,000)
14	Main Contractor Overheads and Profit	5%	(195,000)
15	Construction Contingency and Main Contractor's Design Risk 5%	5%	(205,000)
16	Cost Plan Nr 1		£ 103,700,000
Prepare			

Checked by: Mick Rogan - Partner

2.0 Summary of Costs

2.1 Introduction

The overall project construction cost for the scheme under consideration is shown below. For the detailed breakdown please refer to Section 4.0 and 5.0.

The estimate is priced as an out turn cost at Q1 19.

2.2 Cost Summary

			Construction Cost			Area		
		Total £	Apartment £	£/ft² GIA £	£/ft² NIA £	GIA ft²	NIA ft²	
1	Enabling Works	900,000	2,000	2	3	405,402	303,112	
2	Basement	2,300,000	6,000	179	8	12,873	303,112	
3	Building A (Private & Shared Ownership)	36,200,000	248,000	245	324	147,552	111,598	
4	Building B (Private)	12,100,000	242,000	250	319	48,339	37,922	
5	Building C (Affordable)	24,200,000	244,000	233	299	103,841	80,871	
6	Building D (Private)	22,600,000	251,000	246	315	91,817	71,741	
7	Courtyard Building	200,000	1,000	204	204	980	980	
8	External Works	3,300,000	9,000	8	11	405,402	303,112	
9	External Works to Bus station	500,000	1,000	1	2	405,402	303,112	
10	External Services	1,400,000	4,000	3	5	405,402	303,112	
11	Total	£103,700,000	£269,000	£256	£342	405,402	303,112	

Quantem Consulting LLP Page 4

9	Sumi	mary of Costs			
			I	Residential NIA (ft²) GIA (ft²)	297,945 405,402
. (Cost	Build up		Total £	£/ft² GIA
<u>E</u>	Enab	ling Works			
	1	Demolition and site clearance		700,000	1.73
1	New Build Shell and Core Works		700,000	1.73	
_	1	Basement		1,860,000	4.59
	2	Building A		19,422,000	47.91
	3	Building B		6,390,000	15.76
	4	Building C		13,690,000	33.77
	5	Building D		11,988,000	29.57
	6	Courtyard Unit		160,000	0.39
				53,510,000	131.99
1	New	Build Fit Out Works			
	1	Building A - Private / Shared Ownership residential and Com	mercial	9,400,000	23.19
	2	Building B - Private residential		3,241,000	7.99
	3	Building C - Affordable residential		5,527,000	13.63
	4	Building D - Private residential and Commercial		5,954,000	14.69
				24,122,000	59.50
<u>E</u>	xter	rnal Works & Services			
	1	External Works		2,620,000	6.46
	2	External Works to bus station		380,000	0.94
	3	External Services		1,150,000	2.84
				4,150,000	10.24
9	Sub t	total		82,482,000	203.46
ſ	Main	Contractor Preliminaries	14%	á 11,550,000	28.49
ſ	Main	Contractor Overheads and Profit	5%	4,702,000	11.60
(Cons	truction Contingency and Main Contractor Design Risk	5%	4,937,000	12.18
(Construction Period Inflation		Included	Included	
F	Pre-Construction Inflation		Excluded	Excluded	
F	Roun	nding		29,000	0.07
1	Γota	<u> </u>		103,700,000	255.80

Quantem Consulting LLP

4.1 Key Risks

The key scope risks for this project include:

- 1 Ground remediation and removal of contaminated soil no allowance in estimate
- 2 TFL or Network Rail requirements
- 3 Specific acoustic and vibration treatments linked to the close proximity of the railway lines
- 4 Future planning led change to the scheme design
- 5 Upgrade or reinforcement to electrical infrastructure.
- 6 Pre construction inflation. (See Appendix C)
- 7 Surfacewater drainage trial holes to establish design principle

4.2 Opportunities

Currently cooling and MVHR have been allowed for in the following apartments: -

Block A - MVHR 66nr apartments and cooling 80nr apartments

Block B - MVHR 8nr apartments and cooling 42nr apartments

Block C - MVHR 13nr apartments and cooling 86nr apartments

Block D - MVHR 39nr apartments and cooling 51nr apartments

The extra cost for all apartments to have cooling is as follows: -

Total	£ 1,190,0	00
Block D	£ 370,0	00
Block C	£ 120,0	00
Block B	£ 80,0	00
Block A	£ 620,0	00

5.1 Basis of Estimate

- 1 Assael Architecture Floor Area Schedule P14 dated 20 December 2018
- 2 Assael Architecture Drawings draft planning issue by email on 16 January 2019
- 3 Hoare Lea's Energy and Sustainability Report and Acoustics and Overheating Report
- 4 Fairhurst's Geo-Environmental and Geotechnical Preliminary Risk Assessment
- 5 GVA Second London Wall programme ManRd-OMP-01 Rev 01 dated 23/07/2018

5.2 Assumptions

- 1 Works will be carried out in a multiple phases
- 2 Single stage competitive design and build procurement route
- 3 Enabling works will form part of the works
- 4 Exclusions are as noted in Section 6
- 5 36 months on site period

6.0 Cost Build Summaries 6.1 - 6.8

						GIA (ft²)	405,402
6.1	Enak	oling Works				Total £	£/ft² GIA
		Enabling Works					
	1	Demolition and site clearance	1	item	400,000	400,000	0.99
	2	Remove made up ground over whole site approximately 1m deep	15,365	m ³	45	Excluded	-
	3	Allowance for removing contaminated ground (Non Hazardous) say 5%	768	m ³	35	Excluded	-
	4	Allowance for fill to make up levels to level crossing end of site	7,299	m ³	35	255,465	0.63
	5	Allowance for temporary retaining structures (trench sheeting) to part of Manor Road frontage and south side of site by railway	165	m	250	41,250	0.10
	6	Allowance for temporary retaining structures during removing made up ground	1	item	50,000	Excluded	-
		Sub total				696,715	1.72
		Rounding				3,285	0.01
		Total - To Summary				700,000	1.73

6.0 Cost Build up

0001	24.14 dp			Basei	ment GIA (ft²)	12,873
Base	ement				Total £	£/ft² GIA
	<u>Basement</u>					
1	Excavate basement; remove from site	5,526	m^3	45	248,670	19.32
2	Allowance for hard material	1	item	20,000	20,000	1.55
3	Allowance for temporary dewatering	1	item	20,000	20,000	1.55
3	Allowance for temporary works	1	item	40,000	40,000	3.11
4	Allowance for piling mat	1,196	m^2	25	29,900	2.32
5	Allowance for piling to basement	1,196	m²	195	233,220	18.12
6	400mm thick reinforced concrete basement slab waterproof including integral ground beams and pile caps	1,196	m ²	200	239,200	18.58
7	Lift Pits including bin and cycle lifts	9	nr	5,000	45,000	3.50
8	Backfill to perimeter of basement	1,041	m^2	40	41,640	3.23
9	300mm thick reinforced waterproof concrete wall	651	m ²	270	175,770	13.65
10	Drainage below slab	1,196	m^2	35	41,860	3.25
11	Columns upto ground floor level	1,196	m^2	80	95,680	7.43
12	Suspended reinforced concrete slab	1,196	m^2	140	167,440	13.01
13	250mm thick reinforced concrete core walls to lift shafts and staircases	310	m ²	170	52,700	4.09
14	Blockwork walls fairfaced both sides	256	m^2	70	17,920	1.39
15	Staircases including balustrade	3	nr	10,000	30,000	2.33
16	Painted single door including frame and ironmongery	8	nr	1,000	8,000	0.62
17	Painted double door including frame and ironmongery	3	nr	1,600	4,800	0.37
18	Painted single doors to risers including frame and ironmongery	8	nr	1,000	8,000	0.62
19	Floor paint to all basement floor	1,196	m^2	20	23,920	1.86
20	Fittings to basement	1	item	5,000	5,000	0.39
21	Bicycle storage	720	nr	80	57,600	4.47
22	Mechanical and electrical installation	1,196	m²	112	133,952	10.41
23	Bin lift	1	nr	45,000	45,000	3.50
24	Cycle lifts	2	nr	35,000	70,000	5.44
25	BWIC to services	248,952	item	3% 	7,469	0.58
	Sub total				1,862,741	144.70
	Rounding				(2,741)	(0.21)
	Total - To Summary				1,860,000	144.49

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6.3 BUILDING A SUMMARY

Shell and Core	GIA		Notes
	147,552 ft ²		
	£/ft²	£	
Demolitions & Enabling Works		-	See summary of costs
Shell & Core Substructure	7.05	1,040,000	Piled foundations
Substructure	7.05	1,040,000	Filed foundations
Superstructure	7.03	1,040,000	
Frame & Upper Floors	29.07	4,290,000	Concrete frame
Roof	8.40	1,240,000	
Stairs	1.57	231,500	
	39.04	5,761,500	
External Cladding	27.00	F 4C0 000	Management by interest / December to the distance / december
External Walls, Windows & Doors	37.00	5,460,000	Masonry brickwork/Reconstituted stone /double glazed aluminium glazing/
	37.00	5,460,000	giazeu aiuminum giazing/
Internal Walls & Doors	37.00	3,400,000	
Internal Walls and Partitions	4.54	670,000	
Internal Doors	0.75	110,000	
	5.29	780,000	
Internal Finishes & Fittings			
Wall finishes	1.15	170,000	
Floor finishes	1.63	240,000	
Ceiling finishes	0.88	130,000	
Fittings and furnishings	0.34 4.00	50,000 590,000	
Services	4.00	390,000	
Mechanical and Electrical	27.58	4,070,000	
Sprinklers	1.29	190,000	
Cooling	3.80	560,000	
	32.67	4,820,000	
Lift & Conveyor Installations			
Passenger Lift	5.42	800,000	
	5.42	800,000	
BWIC	2.00	170,000	
	131.63		Fush discount like and house to
Total Shell & Core	131.63	19,422,000	Excluding demolition and basement
Fit Out Works	GIA		Notes
	147,552 ft ²		
	£/ft²	£	
Residential - Private			
1 Bed	14.03	2,070,000	
2 Bed	25.01	3,690,000	
3 Bed	9.69	1,430,000	
Residential - Shared Ownership			
1 Bed	9.28	1,370,000	
2 Bed	2.24	330,000	Cooling to 90pr apartments
Cooling	3.46 63.71	510,000 9,400,000	Cooling to 80nr apartments
Commercial	03.71	9,400,000	1
Fit-out		0	Excluded
300	0.00	0	
Total Fit Out Works	63.71	9,400,000	
Total	195.33	28,822,000	Excluding demolition and basement
	133.33	20,022,000	

6.4 BUILDING B SUMMARY

Shell and Core	GIA		Notes
	48,339 ft ² £/ft ²	£	
	£/IL	Ĺ	
Demolitions & Enabling Works		-	See summary of costs
Shell & Core			
Substructure	6.21	300,000	Piled foundations
	6.21	300,000	
Superstructure			
Frame & Upper Floors	30.41	1,470,000	Concrete frame
Roof	6.00	290,000	
Stairs	1.86	90,000	
	38.27	1,850,000	
External Cladding			
External Walls, Windows & Doors	37.65	1,820,000	Masonry brickwork/Reconstituted stone /double
			glazed aluminium glazing/
	37.65	1,820,000	
Internal Walls & Doors			
Internal Walls and Partitions	4.55	220,000	
Internal Doors	0.62	30,000	
lutamal Finishas O Fistings	5.17	250,000	
Internal Finishes & Fittings Wall finishes	1 24	CO 000	
Floor finishes	1.24 1.65	60,000 80,000	
Ceiling finishes	1.03	50,000	
Fittings and furnishings	0.41	20,000	
rittings and rurnishings	4.33	210,000	
Services	4.55	210,000	
Mechanical and Electrical	27.12	1,311,000	
Sprinklers	1.55	75,000	
Cooling	6.08	294,000	
33.56	34.75	1,680,000	
Lift & Conveyor Installations		, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
Passenger Lift	4.55	220,000	
, and the second	4.55	220,000	
BWIC	1.24	60,000	
Total Shell & Core	132.19	6,390,000	Excluding demolition and basement

Fit Out Works	GIA	
	48,339 ft ²	
	£/ft²	£
Residential - Private		
1 Bed	17.58	850,000
2 Bed	45.74	2,211,000
Cooling	3.72	180,000
	67.04	3,241,000
Total Fit Out Works	67.05	3,241,000
Total	199.24	9,631,000

Notes
Cooling to 42nr apartments
Excluding demolition and basement

6.5 BUILDING C SUMMARY

GIA		Notes
£/ft²	£	
	-	See summary of costs
		11
8.47	880,000	Piled foundations
8.47	880,000]
27.45	2,850,000	Concrete frame
8.38	870,000	
1.54	160,000	
37.37	3,880,000	
39.68	4,120,000	Masonry brickwork/Reconstituted stone /double
		glazed aluminium glazing/
39.68	4,120,000	
5.40	560,000	
3.18	330,000	-
25.64	2 650 500	
_		
32.04	3,410,000	1
3 85	400 000	
		1
3.03	+00,000	1
1.06	110 000	
1.00	110,000	1
131.84	13,690,000	Excluding demolition and basement
	8.47 27.45 8.38 1.54 37.37 39.68 39.68 4.82 0.58 5.40 0.96 1.44 0.39 0.39 3.18 25.61 1.43 5.80 32.84 3.85 3.85	£/ft² £ 8.47 880,000 8.47 880,000 27.45 2,850,000 8.38 870,000 1.54 160,000 37.37 3,880,000 39.68 4,120,000 4.82 500,000 0.58 60,000 5.40 560,000 1.44 150,000 0.39 40,000 3.18 330,000 25.61 2,659,500 1.43 148,500 5.80 602,000 32.84 3,410,000 3.85 400,000 1.06 110,000

Fit Out Works	GIA	
	103,841 ft ²	
	£/ft²	£
Residential - Affordable Rented		
1 Bed	1.93	200,000
2 Bed	11.56	1,200,000
3 Bed	9.70	1,007,000
Residential - Shared Ownership		
1 Bed	7.99	830,000
2 Bed	18.59	1,930,000
Cooling	3.47	360,000
	53.24	5,527,000
Total Fit Out Works	53.23	5,527,000
Total	185.06	19,217,000

Notes
Cooling to 86nr apartments
Excluding demolition and basement

6.6 BUILDING D SUMMARY

Shell and Core	GIA		Notes
	91,817 ft ² £/ft ²	£	
	£/IL	L	
Demolitions & Enabling Works		-	See summary of costs
Shell & Core			
Substructure	9.48	870,000	Piled foundations
	9.48	870,000	
Superstructure			
Frame & Upper Floors	28.54	2,620,000	Concrete frame
Roof	10.46	960,000	
Stairs	1.63	150,000	
External Cladding	40.63	3,730,000	
External Walls, Windows & Doors	37.44	3,438,000	Masonry brickwork/Reconstituted stone /double
External Walls, Willuows & Doors	37.44	3,436,000	glazed aluminium glazing/
	37.44	3,438,000	glazed alaminam glazing/
Internal Walls & Doors	37.44	3,430,000	
Internal Walls and Partitions	4.47	410,000	
Internal Doors	0.65	60,000	
	5.12	470,000	
Internal Finishes & Fittings		·	
Wall finishes	1.09	100,000	
Floor finishes	1.52	140,000	
Ceiling finishes	0.54	50,000	
Fittings and furnishings	0.44	40,000	
	3.59	330,000	
Services			
Mechanical and Electrical	23.61	2,168,000	
Sprinklers	1.47	135,000	
Cooling	3.89	357,000	Cooling to 51nr apartments
	28.97	2,660,000	
Lift & Conveyor Installations	4.26	400.000	
Passenger Lift	4.36 4.36	400,000	
	4.30	400,000	
BWIC	0.98	90,000	
	0.50	30,000	
Total Shell & Core	130.56	11,988,000	Excluding demolition and basement
	CIA		
Fit Out Works	GIA 91,817 ft ²		Notes
	£/ft²	£	
	£/IL	L	
Residential - Private			
1 Bed	23.42	2,150,000	
2 Bed	20.48	1,880,000	
3 Bed	17.53	1,610,000	
Cooling	3.42	314,000	Cooling to 51nr apartments
	64.85	5,954,000	
Commercial			
Fit-out	0.00	0	Excluded
	0.00	0	
Total Fit-Out	64.85	5,954,000	

6.7 External Works and External Services Cost Build Up

					GIA (ft²)	405,402
					Total £	£/ft² GIA
	External Works					
1	Allowance for works to existing	1	item	50,000	50,000	0.12
	entrance from Manor Road		_			
2	Road - block paving	1,329	m^2	150	199,350	0.49
3	Hard landscaping	4,310	m^2	130	560,300	1.38
4	Allowance for hard landscaping features	1	item	100,000	100,000	0.25
5	1m high facing brick wall to ground floor apartment terraces including	125	m	160	20,000	0.05
7	Allowance for works to existing footpath along Manor Road	325	m ²	120	39,000	0.10
8	Allowance for bollards, etc	1	item	50,000	50,000	0.12
8	Allowance for metal gates to Block	3	nr	10,000	30,000	0.07
9	Soft landscaping	5,018	m^2	100	501,800	1.24
LO	Streetscape and feature trees	14	nr	3,000	42,000	0.10
.0	Allowance for trees including pits	120	nr	1,500	180,000	0.44
.1	Street furniture	1	item	50,000	50,000	0.12
2	Allowance for play areas	1	item	50,000	50,000	0.12
L3	Works to edges of site adjoining railway lines	1	item	50,000	50,000	0.12
4	Allowance for acoustic screening to railway lines	460	m	200	92,000	0.23
5	Drainage to external works	5,639	m^2	20	112,780	0.28
.6	Allowance for 1.6m attenuation storage with unlined base for	720	m ³	500	360,000	0.89
7	infiltration Connection to existing foulwater drainage	1	item	25,000	25,000	0.06
.8	Allowance for external lighting	10,657	m^2	10	106,570	0.26
	Sub total			_	2,618,800	6.46
	Rounding				1,200	-
	Total - To Summary				2,620,000	6.46
	External Services					
1	Allowance for electrical substations	1	item	250,000	250,000	0.62
2	Electrical Mains	385	nr	1,250	481,250	1.19
3	Water Mains	385	nr	250	96,250	0.24
4	Telephone/Broadband connections	385	nr	250	96,250	0.24
5	BWIC	385	nr	500	192,500	0.47
6	Services to commercial units	1	PS	30,000	30,000	0.07
	Sub total			_	1,146,250	2.83
	Rounding				3,750	0.01
	Total - To Summary				1,150,000	2.84

6.8 External Works to Bus Station Build Up

					GIA (ft²)	405,402
					Total £	£/ft² GIA
	External Works					
1	Allowance for removing existing hard and soft landscaping as required	1	item	20,000	20,000	0.05
2	Bus hardstanding - block paving	1,457	m^2	150	218,550	0.54
5	Allowance for threshold crossing and forming traffic island	1	item	10,000	10,000	0.02
7	Allowance for works to existing footpath along Manor Road	120	m ²	120	14,400	0.04
9	Soft landscaping	433	m^2	90	38,970	0.10
10	Allowance for trees	4	nr	3,000	12,000	0.03
11	Street furniture				Excluded	
13	Works to edges of site adjoining railway lines	1	item	3,000	3,000	0.01
13	Allowance for new screen panel infill to existing wall along Manor Road	100	m	200	20,000	0.05
15	Drainage to external works	1,457	m^2	20	29,140	0.07
18	Allowance for external lighting	1,457	m^2	10	14,570	0.04
	Sub total				380,630	0.94
	Rounding				(630)	-
	Total - To Summary				380,000	0.94

7.0 Exclusions

The following items have been excluded from this estimate :-

7.1	Items for which separate provision should be made (within the Client Development
	Appraisal)

1	Finance charges
2	Out of hours working
3	Professional fees, Legal fees, Planning Application fees, Building Regulations etc
4	Value Added Tax
5	Site, building, asbestos or other surveys (including intrusive structural survey)
6	Ground investigations, testing existing materials (including contaminated ground conditions) and geo-technical surveys
7	Artwork, display / exhibition equipment or features
8	Developers Risk Allowance / Overall Project Contingency
9	Project Insurances
10	Provisions for abnormal ground conditions
11	Archeology
12	Section 106 or 278 Agreements
13	CIL Contributions
14	BREEAM assessment costs
15	Rights of light issues, under/oversail licences or other statutory fees
16	Loose FF&E
17	Services diversions/reinforcement
20	Works to existing substation
21	TFL or Network Rail requirements not currently identified
22	Pre construction inflation excluded from Q1 19 to start on site
23	Carbon offset payments
24	Cooling to affordable apartments
25	Removing made up ground and back filling
26	Contaminated ground
27	Blinds to windows
28	Costs due to Brexit



Summary Area Schedule

	Residential	Commercial	Circulation	Ancillary	Bike/Bin Store	Total
	NIA m ²	NIA m ²	GIA m ²	GIA m ²	GIA m ²	GIA m ²
Basement	-	-	147	161	888	1,196
Building A						
Ground Floor	1,176	187	701	290	-	2,354
First Floor	1,803	-	463	-	-	2,266
Second Floor	1,803	-	463	-	-	2,266
Third Floor	1,765	-	501	-	-	2,266
Fourth Floor	964	-	239	-	-	1,203
Fifth Floor	868	-	246	-	-	1,114
Sixth Floor	868	-	246	-	-	1,114
Seventh Floor	265	-	89	-	-	354
Eighth Floor	265		89			354
Triplexes	404		13			417
Total	10,181	187	3,050	290	-	13,708
Building B			2,222			
Ground Floor	131	-	227	141	-	499
First Floor	424	-	75		_	499
Second Floor	424		75	<u>-</u>	-	499
Third Floor	424	-	75		-	499
Fourth Floor	424		75		-	499
Fifth Floor	424		75		-	499
Sixth Floor	424		75		-	499
Seventh Floor	424	-	75		-	499
Eighth Floor	424		75			499
	3,523		827	141		
Total Building C	3,523	-	827	141	-	4,491
-	150		6			150
Lower Ground Ground Floor	882	-	351	247	-	156 1,480
First Floor				247	-	
Second Floor	1,140 1,140	-	262		-	1,402
Third Floor		-	262 262	-	-	1,402
Fourth Floor	1,140	-	262	-	-	1,402
Fifth Floor	1,140	-	258	-	-	1,402
	1,064 857	-		-	-	1,322
Sixth Floor		-	224	- 247	-	1,081
Total	7,513	-	1,887	247	-	9,647
Building D	464		-			460
Lower Ground	164	-	5	-	-	169
Ground Floor	716	202	323	197	-	1,438
First Floor	1,233	-	277	-	-	1,510
Second Floor	1,233	-	277	-	-	1,510
Third Floor	1,202	-	276	-	-	1,478
Fourth Floor	541	-	130	-	-	671
Fifth Floor	432	-	104	-	-	536
Sixth Floor	432	-	104	-	-	536
Seventh Floor	255	<u> </u>	86			341
Eighth Floor	255		86			341
Total	6,463	202	1,668	197	-	8,530
Courtyard Unit						
Ground Floor		91			-	91
Total	-	91	-	<u>-</u>	-	91
					<u>, </u>	
Total	27,680	480	7,579	1,036	888	37,663

Summary Area Schedule

	Residential	Commercial	Circulation	Ancillary	Car Park	Total
	NIA ft²	NIA ft²	GIA ft²	GIA ft²	GIA ft²	GIA ft²
Basement	-	-	1,582	1,733	9,558	12,873
Building A						
Ground Floor	12,658	2,013	7,546	3,122	-	25,339
First Floor	19,407	-	4,984	-	-	24,391
Second Floor	19,407	-	4,984	-	-	24,391
Third Floor	18,998	-	5,393	-	-	24,391
Fourth Floor	10,376	-	2,573	-	-	12,949
Fifth Floor	9,343	-	2,648	-	-	11,991
Sixth Floor	9,343	-	2,648	-	-	11,991
Seventh Floor	2,852	-	958	-	-	3,810
Eighth Floor	2,852	=	958	-	-	3,810
Triplexes	4,349	-	140	-	-	4,489
Total	109,585	2,013	32,832	3,122	-	147,552
Building B		, , ,	, , , ,	-,		,
Ground Floor	1,410	-	2,443	1,518	_	5,371
First Floor	4,564	-	807	-	_	5,371
Second Floor	4,564	-	807	_	-	5,371
Third Floor	4,564	-	807	_	_	5,371
Fourth Floor	4,564	_	807	_	_	5,371
Fifth Floor	4,564	_	807	_	_	5,371
Sixth Floor	4,564	-	807	_	_	5,371
Seventh Floor	4,564	_	807	_	-	5,371
Eighth Floor	4,564	-	807			5,371
Total	37,922	- -	8,899	1 510		
Building C	57,922	-	0,033	1,518	-	48,339
Lower Ground	1,615		65			1 690
Ground Floor	9,494		3,778	2,659	-	1,680 15,931
First Floor	12,271		2,820	2,039	-	15,931
Second Floor	12,271		2,820	-	-	15,091
Third Floor				-		
Fourth Floor	12,271	-	2,820	-	-	15,091
	12,271	-	2,820	-	-	15,091
Fifth Floor	11,453	-	2,777	-	-	14,230
Sixth Floor	9,225	-	2,411	2.650	-	11,636
Total	80,871	-	20,311	2,659	-	103,841
Building D	4.765		5.4			4.040
Lower Ground	1,765		54		-	1,819
Ground Floor	7,707	2,174	3,477	2,121	=	15,479
First Floor	13,272	-	2,982	-	-	16,254
Second Floor	13,272	-	2,982	-	-	16,254
Third Floor	12,938	=	2,971	-	-	15,909
Fourth Floor	5,823	=	1,399	-	-	7,222
Fifth Floor	4,650	-	1,119	-	-	5,769
Sixth Floor	4,650	-	1,119	-	-	5,769
Seventh Floor	2,745	-	926	-	-	3,671
Eighth Floor	2,745	-	926	-	-	3,671
Total	69,567	2,174	17,955	2,121	-	91,817
Courtyard Unit						
Ground Floor	-	980	-	-	-	980
Total	-	980	-	-	-	980
		<u>.</u>		<u>.</u>		
Total	297,945	5,167	81,579	11,153	9,558	405,402



Manor Road, Richmond Brief Specification

Enabling Works

Demolish existing building; disconnect services; remove existing paving areas and clear site

Basement

Construct basement with battered excavation; basement waterproof reinforced concrete slab; waterproof reinforced concrete walls; suspended concrete slab; cores with stairs; bike racks; cores fairfaced painted walls; painted ceilings and fair faced concrete floors and staircases; servcies comprising power, lighting, fire alarm, ventilation, smoke detection, no heating; lift for bins(1nr) and cycles (2nr)

Substructure

Piled foundations with reinforced concrete ground bearing slab; allowance for for piling including piling mat; pile caps; insulation;

Frame and Upper Floors

Reinforced concrete frame and reinforced concrete flat suspended slabs

Roof

Waterproof membrane on reinforced concrete slab; insulation; allowance for brown roof and blue roofs for attentuation

Balconies

Allowed for bolt balconies with timber floor, inset balconies and wintegardens formed from bricwork

Stairs

Reinforced concrete staircases with fair faced concrete finish and mild steel balustrade and handrails

Manor Road, Richmond Brief Specification Quantem Consulting LLP

External Walls, Windows and External Doors

External walls comprising mainly facing brickwork with some reconstituted stone details with SFS system behind; aluminium powder coated aluminium double glazed windows; powder coated aluminium doors

Internal Walls and Partitions

Stud partitions with plasterboard; reinforced concrete lift shafts and staircases

Internal Doors

Painted softwood doors

Wall Finishes

Generally painted walls; tiled walls to bathrooms and WCs; enhanced finish to apartment block entrances; fair faced blockwork to basement

Floor Finishes

Tiled/carpet to circulation areas; enhanced finishes to apartment block entrances; in apartments ceramic tiled finish to bathrooms and WCs; generally carpet to apartments; timber flooring to kitchen / living area; mdf painted skirting

Ceiling Finishes

Genrally painted plasterboard ceiling; enhanced finish to apartment block entrances; unfinished concrete soffit to car park

Fittings and Furnishings

Fitted kitchens to apartments; wardrobe to main bedroom; bathroom fittings to apartments; communal letter boxes to apartments in communal area; statutory and general signage

Manor Road, Richmond Brief Specification Quantem Consulting LLP

Quantem Consulting LLP

Mechanical and Electrical Installation

Mechanical Installation comprising air source heat pumps for heating and cooling; underfloor heating to apartments; sanitaryware to apartments; soil vent installation; mains water installation including boosters; hot and cold water distribution; ventilation to apartments; cooling to apartments as advised by Hoare Lea

Electrical installation comprising switchgear and distribution including meter for each apartment; power and lighting to partments and circulation areas; fire alarm and smoke detection; TV, telephone and data installation to apartments; apartment access control and CCTV

BWIC

Builder's work in connection with services installation including holes, patresses, etc

External Works

Hard landscaping comprising block paving or precast concrete slabs with some features; soft landscaping; allowance for bollards; allowance for trees and pits; allowance for street furniture; allowance for play areas; drainage to external works; connection to existing surface water aand mains drainage; external lighting; acoustic fencing along side of railway

Manor Road, Richmond Brief Specification Quantem Consulting LLP



Avanton Total Cost by Block

Elements	Description	Block A £	Block B £	Block C £	Block D £	Courtyard Building £	Total £
Enabling Works	Demolition & site clearance	263,000	86,000	185,000	164,000	2,000	700,000
Foundations	Piling	1,040,000	300,000	880,000	870,000	10,000	3,100,000
Basement	Structural Box	524,000	172,000	370,000	327,000	3,000	1,396,000
Basement	Fit Out	128,000	42,000	91,000	80,000	1,000	342,000
Commercial	Serviced watertight shell	153,000	0	0	170,000	150,000	473,000
Superstructure	Watertight shell & core above ground	11,185,000	3,670,000	8,030,000	7,028,000	0	29,913,000
Fit-Out	Full fit out within watertight shell	16,561,000	5,661,000	10,337,000	9,904,000	0	42,463,000
External Works	Proportional allocation	1,128,000	369,000	794,000	702,000	7,000	3,000,000
External Services	Proportional allocation	400,000	111,000	381,000	251,000	6,000	1,149,000
Preliminaries	14% allowance	4,377,000	1,458,000	2,945,000	2,725,000	25,000	11,530,000
Overhead & Profit	5% allowance	1,782,000	593,000	1,199,000	1,110,000	10,000	4,694,000
Contingency and Risk Allowance	5% allowance	1,882,000	623,000	1,259,000	1,165,000	11,000	4,940,000
Construction Costs		39,423,000	13,085,000	26,471,000	24,496,000	225,000	103,700,000
Bond	1% allowance	394,000	131,000	265,000	245,000	2,000	1,037,000
Design Fees	2.5% allowance	986,000	327,000	662,000	612,000	6,000	2,593,000
Carbon Offset	£2,200 per apartment	319,000	112,000	233,000	209,000	0	873,000
VAT Contingency	£660 per apartment - non-recoverable	96,000	34,000	70,000	63,000	0	263,000
Total Construction Cost		41,218,000	13,689,000	27,701,000	25,625,000	233,000	108,466,000
Firm price allowance to start on site	1% allowance to start on site 4th Quarter 2019	412,000	137,000	277,000	256,000	2,000	1,084,000
Cost per NIA sq ft		353	345	327	341	230	342
Cost per GIFA sq ft (GIFA	includes pro rata for basement area)	259	262	247	258	222	256
Cost per Unit		284,262	268,412	261,330	269,737	n/a	273,214

Notes:

1. An allowance of 1% has been included for bond but this amount can vary between contractors

2. An allowance for design fees of 2.5% has been allowed

3. We have included an allowance of £2,200 per apartment for carbon offset as advised by Hoare Lea

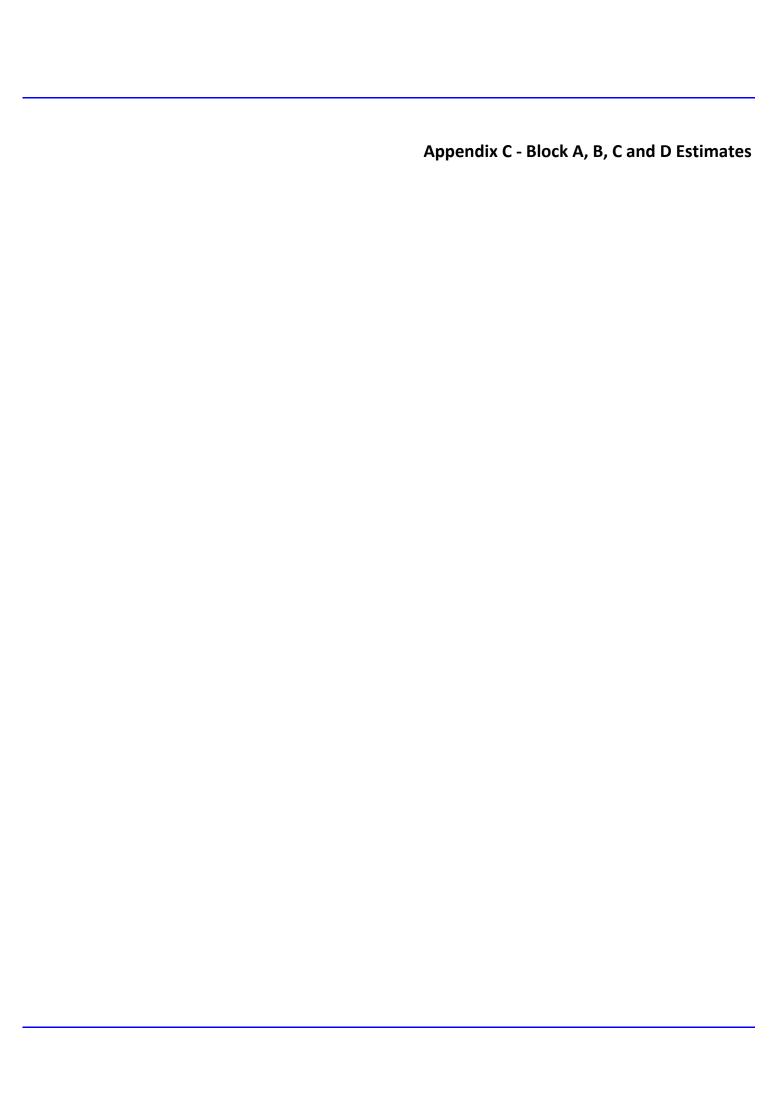
4. On non-recoverable VAT, we have assumed non-recoverable VAT on white goods and wardrobes

Prepared by:

Paul Mansell - Associate

Checked by:

Mick Rogan - Partner



2 2A 2B	1	SUBSTRUCTURE Piled foundation including pile caps; ground slab 300mm thick; insulation; membrane and screed;	1,994				1,036,880
2 2A	1	Piled foundation including pile caps; ground slab	1 994				
2A		underground drainage; cavity wall in facings upto DPC	1,55 .	m ²	520	1,036,880	2,000,000
		SUPERSTRUCTURE					
		-					
2B	2	Reinforced concrete frame including transfer structures	13,708	m ²	150	2,056,200	2,697,440
2В	3	250mm thick reinforced concrete walls to lift shafts and staircases	3,772	m ²	170	641,240	
		Upper Floors					1,589,560
	4	Reinforced concrete flat slabs; 250mm thick	11,354	m ²	140	1,589,560	, ,
2C		Roofs	2.254	2	150	252.400	1,244,445
	5 6	Reinforced concrete roof slab; 275mm thick Inverted roof finish to concrete slab incorporating attenuation(blue roof)	2,354	m ²	230	353,100 541,420	
$\overline{}$	7	Allowance for green roof	1,789	m ²	100	178,900	
	8	Allowance for paving to terraces	565	m ²	125	70,625	
	9	Allowance for mansafe system	1	item	20,000	20,000	
	10	Allowance for balustrades to terraces	164	m	350	57,400	
	11	Access hatch to roof	3	nr	1,000	3,000	
	12	Allowance for landscaping to communal roof terrace	1	item	20,000	20,000	
2D		Stairs					231,500
	13	Reinforced concrete staircase to include handrails and balustrade and finishes	20	nr	10,000	200,000	
	14	Stairs to porch 1.30m wide including balustrade and finish	3	nr	2,500	7,500	
	15	Stairs to porch 6m wide including balustrade and finish	3	nr	6,000	18,000	
	16	Plant access on roof - metal ladder	3	nr	2,000	6,000	
2E		External Walls					4,106,050
	17	Facing brickwork/reconstructed stone in cavity wall including plasterboard inner face, metsec, cavity with insulation and all brickwork support	8,811	m ²	280	2,467,080	,,
	18	Reconstructed stone banding	613	m	30	18,390	
	19	Allowance for reconstructed stone embellishment	1	item		included	
	20	Form brickwork arches to entrance between buildings at ground floor	2	nr	10,000	20,000	
	21	Reconstructed stone coping allowance	186	m	30	5,580	
	22	Allowance for brickwork porches	9	nr	5,000	45,000	
	23	Allowance for bolt on balconies including finish to balcony, balustrade and finish to soffit of balcony	93	nr	10,000	930,000	
	24	Allowance for inset balconies including finish to balcony, balustrade and finish to soffit of balcony	20	nr	15,000	300,000	
	25	Allowance for wintergarden including brickwork walls, finish to balcony, single glazed opening windows and finish to soffit	8	nr	40,000	320,000	
2F		Windows and External Doors					1,358,100

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	26	Aluminium powder coated double glazed windows	2,031	m ²	600	1,218,600	
		A name po mac. Source access Blazes innecess	2,031	'''		1,210,000	
	27	Aluminium powder coated double glazed and metal clad shop fronts	124	m ²	1,000	124,000	
	28	Allowance for main entrance double doors	2	nr	5,000	10,000	
	29	Allowance for single external doors	1	nr	2,000	2,000	
	30	Allowance for double external doors	1	nr	3,500	3,500	
2G		Internal Walls and Partitions					666,045
	31	Internal walls dividing apartments and common areas including plasterboard both sides	7,011	m ²	95	666,045	
2H		Internal Doors					109,600
	32	Painted single internal doors and frames; including	30	nr	1,000	30,000	
	33	Painted double internal doors and frames; including	1	nr	1,600	1,600	
	34	Doors to riser cupboards including frame and ironmongery	78	nr	1,000	78,000	
3		INTERNAL FINISHES					
24		Wall Finish or					167.000
3A	25	Wall Finishes Painting to walls and painted mdf skirtings to	2.050	2	ГО	152 500	167,900
	35 36	Enhanced finish to residential lobby area	3,050	m ²	50	152,500	
	30	Enhanced linish to residential lobby area	154	m ⁻	100	15,400	
3B		Floor Finishes					241,956
3D	37	Screed to common areas	3,527	m ¹	28	98,756	241,930
	38	Floor finish to common areas - carpet	3,050	m m ²	40	122,000	
	39	Enhanced finish to residential lobby area	154	m m ²	100	15,400	
	40	Floor finish to ancillary areas - floor paint	290	m m ²	20	5,800	
		rios mistro anomary areas most paint	230	- 111	20	3,000	
3C		Ceiling Finishes					134,320
	41	Painted plasterboard MF ceiling to common areas	3,050	m ²	40	122,000	
	42	Enhanced ceiling to residential lobby	154	m ²	80	12,320	
4		FITTINGS AND FURNISHINGS					
4A	40	Common Areas				10.000	49,350
	43 44	Communal postboxes Allowance general signage	129	nr item	150	19,350	
	44	Allowance general signage	1	пеш	30,000	30,000	
5		M&E INSTALLATION					
5A		Sanitary Appliances					1,000
	45	Allowance for cleaners sink	1	item	1,000	1,000	
5B		Services Equipment					0
						Excluded	
5C		Disposal Installation					356,408
	46	Soil and vent installation infrastructure	13,708	m ²	20	274,160	
	47	Rainwater installation	13,708	m ²	6	82,248	
5D		Water Installation					411,240
	48	Hot and cold water distribution infrastructure	13,708	m ²	30	411,240	
5E		Heat Source					837,440
J-					1		237,140

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	40	Common area heating	2 240	2	25	82.500	
	49	Common area heating	3,340	m ²	25	83,500	
	50	Air source heat pumps infrastructure	13,708	m ²	55	753,940	
5F		Space Heating and Air Treatment					560,000
	51	Cooling to apartments infrastructure	80	nr	7,000	560,000	
5G		<u>Ventilating System</u>		2			274,160
	52	Ventilation to WCs and kitchen	13,708	m ²	20	274,160	
		Flactuical Installation					1 150 000
5H	53	Electrical Installation HV/LV connection, transformers and switchgear	13,708	m ²	20	274,160	1,159,960
	54	Power, lighting and emergency lighting	13,708	m m ²	50	685,400	
	54	infrastructure to apartments	13,708	m	30	083,400	
	55	Power, lighting and emergency lighting to common	3,340	m ²	60	200,400	
	33	areas	3,3 10	""		200,100	
5I		Gas Installation					0
						Excluded	
5J		<u>Lifts and escalators</u>	_				800,000
	56	Passenger Lifts	8	nr	100,000	800,000	
5K		Protective Installation					650,490
JK	57	Smoke/heat detection	13,708	m ²	10	137,080	030,430
	58	Lightning protection	13,708	m ²	10	137,080	
	59	Earthing and bonding	13,708	m ²	10	137,080	
	60	Sprinkler installation	129	nr	1,500	193,500	
	61	Dry riser installation	3,050	m ²	15	45,750	
5L		Fire Alarm, Communications and Security					F49 220
JL	62	Fire Alarms	13,708	m ²	15	205,620	548,320
	63	Block Entry system / entry control	13,708	m ²	15	205,620	
	64	TV / Data / Telephone Installation	13,708	m ²	10	137,080	
	65	ссту	25,111			Excluded	
5M		Special Installations		2			24,500
	66	PV installation	98	m ²	250	24,500	
5N		Builders Work in Connection with Services					168,706
	67	BWIC	5,623,518	item	3%	168,706	
50		M&E Prelims, Profits and Overheads					0
	68	M&E Contractors Management, Profit and Overheads				Included	
		RESIDENTIAL FIT OUT					
		Private Fit Out				0.000.500	7,187,000
	69	One bedroom apartment	41	nr	50,000	2,050,000	
	70	Two bedroom apartment Three bedroom apartment	55 17	nr	67,000	3,685,000	
	72	Timber staircases within triplexes	6	nr nr	84,000 4,000	1,428,000 24,000	
	1,2	ci stancascs within triplexes		- 111	7,000	27,000	
		Shared Ownership Fit Out					1,702,000
	73	One bedroom apartment	28	nr	49,000	1,372,000	
	74	Two bedroom apartment	5	nr	66,000	330,000	
	75	Three bedroom apartment	-	nr		-	

Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	Rented Fit Out					
76	One bedroom apartment		- nr		-	
77	Two bedroom apartment		- nr		-	
78	Three bedroom apartment		- nr		-	
	Cooling Installation					507,20
79	Cooling to apartments excludes affordable	8	0 nr	3,700	296,000	
80	MVHR with boost fans	6	6 nr	3,200	211,200	

Total - To Summary	28,822,000	2,103
Rounding	430	0
Sub total	28,821,570	2,103

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
1	-	SUBSTRUCTURE		2			299,400
	1	Piled foundation including pile caps; ground slab	499	m ²	600	299,400	
		300mm thick; insulation; membrane and screed;					
		underground drainage; cavity wall in facings upto DPC					
2		SUPERSTRUCTURE					
2A		<u>Frame</u>					908,730
	2	Reinforced concrete frame	4,491	m ²	170	763,470	
	3	250mm thick reinforced concrete walls to lift shafts and staircases	807	m ²	180	145,260	
2B		Upper Floors					558,880
	4	Reinforced concrete flat slabs; 250mm thick	3,992	m ²	140	558,880	
2C		Roofs					292,020
	5	Reinforced concrete roof slab; 275mm thick	499	m ²	150	74,850	
	6	Allowance for blue roof	499	m ²	230	114,770	
	7	Allowance for green sedum on top of blue roof	345	m ²	100	34,500	
	8	Allowance for paving to roof areas	154	m ²	125	19,250	
	9	Allowance for mansafe system	1	item	10,000	10,000	
	10	Allowance for balustrades to terraces	39	m	350	13,650	
	11	Allowance for landscaping to communal roof terrace	1	item	25,000	25,000	
							22.222
2D	12	Stairs			10.000	22.222	90,000
	12	Reinforced concrete staircase to include handrails and balustrade and finishes	9	nr	10,000	90,000	
2E		External Walls					1,278,070
	13	Facing brickwork/reconstructed stone in cavity wall	2,821	m ²	280	789,880	_, , _, ,
		including plasterboard inner face, metsec, cavity with		'''			
		insulation and all brickwork support					
	14	Reconstructed stone banding	182	m	30	5,460	
	15	Reconstructed stone coping allowance	91	m	30	2,730	
	16	Allowance for reconstructed stone embellishment	1	item		included	
	17	Allowance for bolt on balconies including finish to balcony, balustrade and finish to soffit of balcony	48	nr	10,000	480,000	
2F		Windows and External Doors					543,400
	18	Aluminium powder coated double glazed windows	874	m ²	600	524,400	5-5,-00
	19	Allowance for main entrance double doors	2	nr	5,000	10,000	
	20	Allowance for single external doors	1	nr	2,000	2,000	
	21	Allowance for double external doors	2	nr	3,500	7,000	
2G		Internal Walls and Partitions					223,155
	22	Internal walls dividing apartments and common areas including plasterboard both sides	2,349	m ²	95	223,155	
2H	-	Internal Doors			-		22 600
<u> </u>	23	Painted single internal doors and frames; including	14	nr	1,000	14,000	33,600
	24	Painted double internal doors and frames; including	14	nr	1,600	1,600	
	25	Doors to riser cupboards including frame and	18	nr	1,000	18,000	
		ironmongery	10	"	1,000	10,000	

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
3		INTERNAL FINISHES					
3A		Wall Finishes					58,650
	26	Painting to walls and painted mdf skirtings to	827	m ²	50	41,350	
	27	Enhanced finish to residential lobby on ground floor	173	m ²	100	17,300	
3B		Floor Finishes					80,304
	28	Screed to common areas	968	m ¹	28	27,104	
	29	Floor finish to common areas - carpet	827	m ²	40	33,080	
	30	Enhanced finish to residential lobby on ground floor	173	m ²	100	17,300	
	31	Floor finish to ancillary areas - floor paint	141	m ²	20	2,820	
3C		Ceiling Finishes					46,920
	32	Painted plasterboard MF ceiling to common areas	827	m ²	40	33,080	,.
	33	Enhanced ceiling to residential lobby on ground floor	173	m ²	80	13,840	
4		FITTINGS AND FURNISHINGS					
4A		Common Areas					22,500
44	34	Communal postboxes	50	nr	150	7 500	22,300
	35	Allowance for statutory and general signage	1	item	15,000	7,500 15,000	
5		M&E INSTALLATION					
5A		Sanitary Appliances					3,000
	36	Allowance for WC and WHB for concierge and cleaners sink	1	item	3,000	3,000	
5B		Services Equipment					-
						-	
5C		Disposal Installation					116,766
	37	Soil and vent installation	4,491	m ²	20	89,820	
	38	Rainwater installation	4,491	m ²	6	26,946	
5D	-	Water Installation					134,730
	39	Hot and cold water distribution infrastructure	4,491	m ²	30	134,730	
5E		Heat Source					271,205
	40	Common area heating	968	m ²	25	24,200	
	41	Air source heat pumps infrastructure	4,491	m ²	55	247,005	
5F		Space Heating and Air Treatment					294,000
	42	Cooling to apartments infrastructure	42	nr	7,000	294,000	
5G		Ventilating System					89,820
	43	Ventilation to WCs and kitchen	4,491	m ²	20	89,820	,
5H		Electrical Installation					324,050
	44	HV/LV connection, transformers and switchgear	4,491	m ²	20	89,820	
	45	Power, lighting and emergency lighting to apartments	3,523	m ²	50	176,150	

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	-			2			
	46	Power, lighting and emergency lighting to common areas	968	m ²	60	58,080	
51		Gas Installation					-
						Excluded	
	-						
5J	47	Lifts and escalators	1		110,000	220,000	220,000
	47	Passenger Lifts	2	nr	110,000	220,000	
5K		Protective Installation					262,575
	48	Smoke/heat detection	4,491	m ²	10	44,910	
	49	Lightning protection	4,491	m ²	10	44,910	
	50	Earthing and bonding	4,491	m ²	10	44,910	
	51	Sprinkler installation	50	nr	1,500	75,000	
	52	Dry riser installation	3,523	m ²	15	52,845	
5L		Fire Alarm, Communications and Security		2	-		179,640
	53	Fire Alarms	4,491	m ²	15	67,365	
	54	Block Entry system /entry control	4,491	m ²	15	67,365	
	55	TV / Data / Telephone Installation	4,491	m ²	10	44,910	
	56	CCTV				Excluded	
5M		Special Installations					-
J.V.		<u> </u>				Excluded	
5N		Builders Work in Connection with Services					56,874
	57	BWIC	1,895,786	item	3%	56,874	
	-						
50		M&E Prelims, Profits and Overheads					-
	58	M&E Contractors Management, Profit and Overheads				Included	
	+	RESIDENTIAL FIT OUT					
		RESIDENTIAL TIT COT					
		Private Fit Out					3,061,000
	59	One bedroom apartment	17	nr	50,000	850,000	, ,
	60	Two bedroom apartment	33	nr	67,000	2,211,000	
	61	Three bedroom apartment	-	nr			
	62	Shared Ownership Fit Out					-
	62	One bedroom apartment	-	nr		-	
	63	Two bedroom apartment	-	nr			
	64	Three bedroom apartment	-	nr			
	+	Rented Fit Out			+		
	65	One bedroom apartment	_	nr	+	-	
	66	Two bedroom apartment	_	nr	+		
	67	Three bedroom apartment	-	nr	+		
	—	22.256.00m.apa.c			 		
		Cooling Installation			1		181,000
	68	Cooling to apartments	42	nr	3,700	155,400	
	69	MVHR with boost fans	8	nr	3,200	25,600	
			I				

Block B NIA (m²) 3,523

GIA (m²) 4,491

Item	Works	Qty	Unit	Rate	Sub Total	Group Total

Sub total	9,630,289	2,144
Rounding	- 289	-
Total - To Summary	9,630,000	2,144

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
L		SUBSTRUCTURE					875,850
	1	Piled foundation including pile caps; ground slab	1,480	m ²	520	769,600	
		300mm thick; insulation; membrane and screed;					
		underground drainage; cavity wall in facings upto					
		DPC					
	2	Excavate to form basement including temporary	650	m ²	70	45,500	
		works and backfill					
	3	Reinforced concrete waterproof walls	225	m ²	270	60,750	
2		SUPERSTRUCTURE					
2A		<u>Frame</u>					1,705,620
	4	Reinforced concrete frame including transfer	9,647	m ²	150	1,447,050	
		structures					
	5	250mm thick reinforced concrete walls to lift shafts	1,521	m ²	170	258,570	
		and staircases					
2B		Upper Floors					1,143,380
	6	Reinforced concrete flat slabs; 250mm thick	8,167	m ²	140	1,143,380	
2C		Roofs					869,650
	7	Reinforced concrete roof slab; 275mm thick	1,480	m ²	150	222,000	,
	8	Allowance for blue roof	1,480	m ²	230	340,400	
	9	Allowance for green sedum on top of blue roof		m ²	100	115,400	
	10	Allowance for paving to roof areas	1,154 326		125	40,750	
	-			m ²			
	11	Allowance for mansafe system	226	item	20,000	20,000	
	12	Allowance for balustrades to terraces	326	m	350	114,100	
	13	Access hatch to roof	2	nr	1,000	2,000	
	14	Allowance for landscaping to communal roof terrace	1	item	15,000	15,000	
2D		<u>Stairs</u>					160,000
	15	Reinforced concrete staircase to include handrails	12	nr	10,000	120,000	
		and balustrade and finishes					
	16	Stairs to basement 1.35m wide including balustrade	3	nr	8,000	24,000	
		and finish					
	17	Stairs to porch 6m wide including balustrade and	2	nr	6,000	12,000	
		finish					
	18	Plant access on roof - metal ladder	2	nr	2,000	4,000	
2E		External Walls					3,240,720
	19	Facing brickwork/reconstructed stone in cavity wall	6,311	m ²	280	1,767,080	0,2 :0,7 20
		including plasterboard inner face, metsec, cavity with		'''		_,,,,,,,,,	
		insulation and all brickwork support					
	20	Reconstructed stone banding	480	m	30	14,400	
	21	Facing brickwork half brick wall to basement	131	m ²	80	10,480	
		concrete retaining walls		'''		,	
	22	Reconstructed stone coping allowance	292	m	30	8,760	
	23	Allowance for reconstructed stone embellishment	1	item	1	included	
	24	Allowance for balconies including finish to balcony,	56	nr	10,000	560,000	
	- '	balustrade and finish to soffit of balcony				222,000	
	25	Allowance for balconies within brickwork structure	16	nr	25,000	400,000	
	-5	including finish to balcony, balustrade and finish to		""	25,000	.30,000	
	1	soffit of balcony					

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	26	Allowance for wintergarden including brickwork	16	nr	30,000	480,000	
		walls, finish to balcony, single glazed opening					
		windows and finish to soffit					
2F		Windows and External Doors					884,100
	27	Aluminium powder coated double glazed windows	1,426	m ²	600	855,600	30.,200
		That is a second of the second	2,120	""		033,000	
	28	Allowance for main entrance double doors	2	nr	5,000	10,000	
	29	Allowance for single external doors	4	nr	2,000	8,000	
	30	Allowance for double external doors	3	nr	3,500	10,500	
2G		Internal Walls and Partitions		2			501,885
	31	Internal walls dividing apartments and common	5,283	m ²	95	501,885	
		areas including plasterboard both sides					
2H		Internal Doors					58,600
	32	Painted single internal doors and frames; including	29	nr	1,000	29,000	30,000
	33	Painted double internal doors and frames; including	1	nr	1,600	1,600	
	34	Doors to riser cupboards including frame and	28	nr	1,000	28,000	
		ironmongery			,	,	
		INTERNAL FINISHE					
3		INTERNAL FINISHES					
3A		Wall Finishes					104,150
	35	Painting to walls and painted mdf skirtings to	1,887	m ²	50	94,350	
	36	Enhanced finish to residential lobby area	98	m ²	100	9,800	
20	-	Flace Flatibles					4.40.072
3B	27	Floor Finishes	2.124	1	20	F0.7F2	149,972
	37	Screed to common areas	2,134	m ¹	28	59,752	
	38	Floor finish to common areas - carpet Enhanced finish to residential lobby area	1,887	m ²	100	75,480 9,800	
	40	Floor finish to ancillary areas - floor paint	247	m m ²	20	4,940	
	10	Thos mish to unclidify dreas moor paint	247	111	20	4,540	
3C		Ceiling Finishes					40,920
	41	Painted plasterboard MF ceiling to common areas	827	m ²	40	33,080	
	42	Tubenced esiling to poside attellable.	00	2	00	7.040	
	42	Enhanced ceiling to residential lobby	98	m ²	80	7,840	
4		FITTINGS AND FURNISHINGS					
4.0		Communication Association					27 200
4A	42	Common Areas	F0.		150	7.500	37,300
	43	Communal postboxes Allowance general signage	50	nr	150	7,500	
	44	Cycle storage	60	item nr	25,000 80	25,000 4,800	
	73	cycle storage	00		30	4,000	
5		M&E INSTALLATION					
5A	46	Sanitary Appliances Allowance for cleaners sink	1	item	1,000	1,000	1,000
	40	Allowance for cleaners sink	1	item	1,000	1,000	
5B		Services Equipment					(
						-	
5C		<u>Disposal Installation</u>					250,822

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	47	Cail and continue lating	0.647	2	20	102.040	
	47	Soil and vent installation	9,647	m ²	20	192,940	
	48	Rainwater installation	9,647	m ²	6	57,882	
5D		Water Installation					289,410
	49	Hot and cold water distribution infrastructure	9,647	m ²	30	289,410	
5E		Heat Source		2	-		583,935
	50	Common area heating	2,134	m ²	25	53,350	
	51	Air source heat pumps infrastructure	9,647	m ²	55	530,585	
5F		Space Heating and Air Treatment					602,000
	52	Cooling to apartments	86	nr	7,000	602,000	,
5G		<u>Ventilating System</u>					192,940
	53	Ventilation to WCs and kitchen	9,647	m ²	20	192,940	
5H	-	Electrical Installation			+		696,630
эп	54	HV/LV connection, transformers and switchgear	9,647	m ²	20	192,940	090,030
	55	Power, lighting and emergency lighting to	7,513	m ²	50	375,650	
		apartments	,,515	'''		373,030	
	56	Power, lighting and emergency lighting to common	2,134	m ²	60	128,040	
		areas					
51		Gas Installation					0
						Excluded	
5J		Lifts and escalators					400,000
	57	Passenger Lifts	4	nr	100,000	400,000	,
5K		Protective Installation					405,900
	58	Smoke/heat detection	7,513	m ²	10	75,130	
	59	Lightning protection	7,513	m ²	10	75,130	
	60	Earthing and bonding	7,513	m ²	10	75,130	
	61	Sprinkler installation	99	nr	1,500	148,500	
	62	Dry riser installation	2,134	m ²	15	32,010	
5L		Fire Alarm, Communications and Security					385,880
JL	63	Fire Alarms	9,647	m ²	15	144,705	363,660
	64	Block Entry system /entry control	9,647	m ²	15	144,705	
	65	TV / Data / Telephone Installation	9,647	m ²	10	96,470	
	66	CCTV	3,0	- 111		Excluded	
5M		Special Installations					0
						Excluded	
5N	67	Builders Work in Connection with Services	2 000 547	:s.a	20/	111 250	114,256
	67	BWIC	3,808,517	item	3%	114,256	
50	+	M&E Prelims, Profits and Overheads					0
	68	M&E Contractors Management, Profit and			1	Included	
		Overheads					
		RESIDENTIAL FIT OUT					

Item	Works	Qty	Unit	Rate	Sub Total	Group Tota
	Private Fit Out					
69	One bedroom apartment	-	nr		-	
70	Two bedroom apartment	-	nr			
71	Three bedroom apartment	-	nr			
	Shared Ownership Fit Out					2,759,00
72	One bedroom apartment	17	nr	49,000	833,000	
73	Two bedroom apartment	29	nr	66,000	1,914,000	
74	Three bedroom apartment	-	nr			
75	Timber staircases within duplexes	3	nr	4,000	12,000	
	Rented Fit Out					2,415,00
76	One bedroom apartment	6	nr	34,000	204,000	
77	Two bedroom apartment	28	nr	43,000	1,204,000	
78	Three bedroom apartment	19	nr	53,000	1,007,000	
	Cooling Installation					359,80
79	Cooling to apartments	86	nr	3,700	318,200	
80	MVHR with boost fans	13	nr	3,200	41,600	

Sub total	19,228,720	1,993
Rounding	280	0
Total - To Summary	19,229,000	1,993

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
1		SUBSTRUCTURE					866,270
	1	Piled foundation including pile caps; ground slab	1,510	m ²	500	755,000	
		300mm thick; insulation; membrane and screed;					
		underground drainage; cavity wall in facings upto					
	2	DPC Excavate to form basement including temporary	687	m ²	70	48,090	
		works and backfill	087	m	70	48,030	
	3	Reinforced concrete waterproof walls	234	m ²	270	63,180	
		Remoreca concrete waterproof wans	254	111	270	03,100	
2		SUPERSTRUCTURE					
2A		Frame					1,604,370
_, .	4	Reinforced concrete frame including transfer	8,530	m ²	150	1,279,500	2,00 1,070
		structures	0,550	'''		1,273,300	
	5	250mm thick reinforced concrete walls to lift shafts	1,911	m ²	170	324,870	
		and staircases		'''		02 1,07 0	
2B		Upper Floors					1,016,540
	6	Reinforced concrete flat slabs; 250mm thick	7,261	m ²	140	1,016,540	
		·	,				
2C		Roofs					957,300
	7	Reinforced concrete roof slab; 275mm thick	1,510	m ²	150	226,500	,
	8	Allowance for blue roof	1,510	m ²	230	347,300	
	9	Allowance for green sedum on top of blue roof	1,002	m ²	100	100,200	
	10	Allowance for paving to roof areas	508	m ²	125	63,500	
	11	Allowance for mansafe system	1	item	20,000	20,000	
	12	Allowance for balustrades to terraces	508	m	350	177,800	
	13	Access hatch to roof	2	nr	1,000	2,000	
	14	Allowance for landscaping to communal roof terrace	1	item	20,000	20,000	
	1	Allowance for landscaping to communication terrace	-	item	20,000	20,000	
2D		Stairs					154,500
	15	Reinforced concrete staircase to include handrails	10	nr	10,000	100,000	
		and balustrade and finishes				, , , , , ,	
	16	Stairs to basement 1.35m wide including balustrade	3	nr	8.000	24,000	
		and finish				_ ,,,,,	
	17	Stairs to porch 6m wide including balustrade and	3	nr	6,000	18,000	
		finish					
	18	Stairs to porch 2.8m wide including balustrade and	1	nr	3,500	3,500	
		finish					
	19	Ramp to bin store including brickwork wall	1	item	5,000	5,000	
	20	Plant access on roof - metal ladder	2	nr	2,000	4,000	
2E		External Walls		Ì			2,609,140
	21	Facing brickwork/reconstructed stone in cavity wall	6,053	m ²	280	1,694,840	
		including plasterboard inner face, metsec, cavity with					
		insulation and all brickwork support					
	22	Reconstructed stone banding at bottom of first floor	461	m	30	13,830	
	23	Reconstructed stone coping allowance	357	m	30	10,710	
	24	Allowance for reconstructed stone embellishment	1	item		included	
	25	Allowance for brickwork porches	4	nr	5,000	20,000	
	26	Form brickwork arches to entrance between	1	nr	10,000	10,000	
		buildings at ground floor					
	27	Facing brickwork half brick wall to basement	122	m ²	80	9,760	
		concrete retaining walls					

 Block D
 NIA (m²)
 6,665

 GIA (m²)
 8,530

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
	20	Allowers for helessississis distributes for the helessy	C 4		10,000	640,000	
	28	Allowance for balconies including finish to balcony, balustrade and finish to soffit of balcony	64	nr	10,000	640,000	
	29	Allowance for inset balconies including finish to balcony, balustrade and finish to soffit of balcony	14	nr	15,000	210,000	
2F		Windows and External Doors					829,200
	30	Aluminium powder coated double glazed windows	1,247	m ²	600	748,200	
	31	Aluminium powder coated double glazed and metal clad shop fronts	47	m ²	1,000	47,000	
	32	Allowance for main entrance double doors	2	nr	5,000	10,000	
	33	Allowance for single external doors	5	nr	2,000	10,000	
	34	Allowance for double external doors	4	nr	3,500	14,000	
2G	25	Internal Walls and Partitions	4.226	2	0.5	110.070	410,970
	35	Internal walls dividing apartments and common areas including plasterboard both sides	4,326	m ²	95	410,970	
2H		Internal Doors					62,000
	36	Single internal doors and frames; including	23	nr	1,000	23,000	02,000
	37	Doors to riser cupboards including frame and	39	nr	1,000	39,000	
		ironmongery			,,,,,,		
3		INTERNAL FINISHES					
3A		Wall Finishes					99,800
	38	Painting to walls and painted mdf skirtings to	1,668	m ²	50	83,400	
	39	Enhanced finish to residential lobby area	164	m ²	100	16,400	
3B		Floor Finishes					144,936
	40	Screed to common areas	2,067	m ¹	28	57,876	
	41	Floor finish to common areas - carpet	1,668	m ²	40	66,720	
	42	Enhanced finish to residential lobby area	164	m ²	100	16,400	
	43	Floor finish to ancillary areas - floor paint	197	m ²	20	3,940	
3C		Ceiling Finishes					48,840
	44	Painted plasterboard MF ceiling to common areas	827	m ²	40	33,080	
	45	Enhanced ceiling to residential lobby	197	m ²	80	15,760	
4		FITTINGS AND FURNISHINGS					
4A		Common Areas					38,500
	46	Communal postboxes	90	nr	150	13,500	
	47	Allowance general signage	1	item	25,000	25,000	
5		M&E INSTALLATION					
5A		Sanitary Appliances					1,000
	48	Allowance for cleaners sink	1	item	1,000	1,000	_,,,,
5B	+	Services Equipment					0
	_		-				

	Item	Works	Qty	Unit	Rate	Sub Total	Group Total
5C		Disposal Installation					116 766
5 C	40	Disposal Installation	4 404	2	20	90,930	116,766
	49 50	Soil and vent installation Rainwater installation	4,491 4,491	m ²	20	89,820 26,946	
	30	raniwater installation	4,491	m_	0	20,940	
5D		Water Installation					134,730
	51	Hot and cold water distribution infrastructure	4,491	m ²	30	134,730	
5E		Heat Source					493,350
	52	Common area heating	968	m ²	25	24,200	
	53	Air source heat pumps infrastructure	8,530	m ²	55	469,150	
5F		Space Heating and Air Treatment					357,000
	54	Cooling to apartments	51	nr	7,000	357,000	
		Mandilatina Castana					470.000
5G		Ventilating System	0.520	2	20	170.000	170,600
	55	Ventilation to WCs and kitchen	8,530	m ²	20	170,600	
5H		Electrical Installation			_		615,750
J11	56	HV/LV connection, transformers and switchgear	8,530	m ²	20	170,600	013,730
	57	Power, lighting and emergency lighting to	6,665	m ²	50	333,250	
	3,	apartments	0,003	""		333,230	
	58	Power, lighting and emergency lighting to common	1,865	m ²	60	111,900	
		areas		""			
51		Gas Installation					0
						Excluded	
5J		Lifts and escalators					400,000
21	59	Passenger Lifts	4	nr	100,000	400,000	400,000
	33	rassenger Litts	4	111	100,000	400,000	
5K		Protective Installation					362,925
J.(60	Smoke/heat detection	6,665	m ²	10	66,650	332,323
	61	Lightning protection	6,665	m ²	10	66,650	
	62	Earthing and bonding	6,665	m ²	10	66,650	
	63	Sprinkler installation	90	nr	1,500	135,000	
	64	Dry riser installation	1,865	m ²	15	27,975	
5L		Fire Alarm, Communications and Security					341,200
	65	Fire Alarms	8,530	m ²	15	127,950	
	66	Block Entry system /entry control	8,530	m ²	15	127,950	
	67	TV / Data / Telephone Installation	8,530	m ²	10	85,300	
	68	CCTV				Excluded	
5M	-	Special Installations					70,750
JIVI	69	PV installation	283	m ²	250	70,750	70,730
	03	r v ilistaliation	203	m	230	70,730	
5N		Builders Work in Connection with Services					91,922
	70	BWIC	3,064,071	item	3%	91,922	
50	74	M&E Prelims, Profits and Overheads			+	ا - ا - ا	0
	71	M&E Contractors Management, Profit and				Included	
		Overheads			1		
	-	RESIDENTIAL FIT OUT					

Item	Works	Qty	Unit	Rate	Sub Total	Group Tota
	Private Fit Out					5,634,00
72	One bedroom apartment	43	nr	50,000	2,150,000	
73	Two bedroom apartment	28	nr	67,000	1,876,000	
74	Three bedroom apartment	19	nr	84,000	1,596,000	
75	Timber staircases within duplexes	3	nr	4,000	12,000	
	Shared Ownership Fit Out					
76	One bedroom apartment	-	nr		-	
77	Two bedroom apartment	-	nr		-	
78	Three bedroom apartment	-	nr		-	
	Rented Fit Out					
79	One bedroom apartment	-	nr		-	
80	Two bedroom apartment	-	nr		-	
81	Three bedroom apartment	-	nr			
	Cooling Installation					313,5
82	Cooling to apartments	51	nr	3,700	188,700	
83	MVHR with boost fans	39	nr	3,200	124,800	

Sub total	17,945,859	2,104
Rounding	141	0
Total - To Summary	17,946,000	2,104

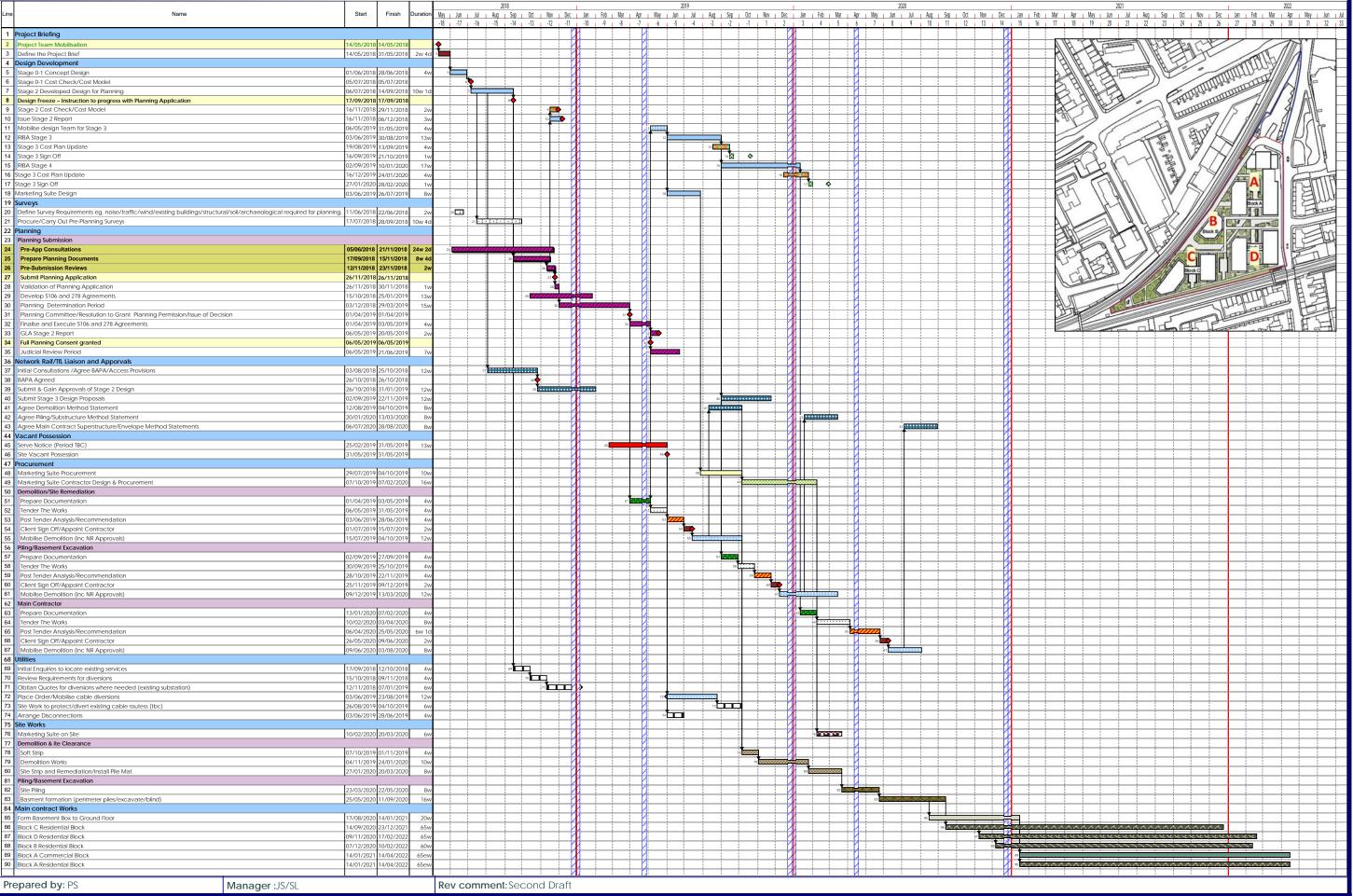
Appendix 7 Programme

GVA Second London Wall Prog No.: ManRd-OMP-01 Rev. date: 23/07/2018

Rev. date : 23/07/2018 Issue date : 23/07/2018

Manor Road, Richmond

Outline Master Programme



Page 1 of

Appendix 8 Appraisals

Manor Road Richmond Policy compliant Richmond

Manor Road Richmond Policy compliant Richmond

Rent Cover Profit Erosion (finance rate 6.000)

Summary Appraisal for Phase 1

Currency in £

REVENUE Sales Valuation Block A Block B Block C - Affordable blended Block D - Private Block A - Affordable blended Block D blended	Units 1 1 1 1 1 1 1	43,830 37,920 80,780 67,042 65,679 <u>2,332</u>	Sales Rate ft² 900.00 900.00 242.00 900.00 242.00 242.00 242.00	Unit Price 39,447,000 34,128,000 19,548,760 60,337,800 15,894,318 564,344	34,128,000 19,548,760 60,337,800 15,894,318 564,344	
Totals	6	297,583			169,920,222	
Rental Area Summary Block A commercial Block D commercial Pavilion Commercial Totals	Units 1 1 1 3	ft² 1,611 1,738 786 4,134	Rent Rate ft ² 30.00 30.00 30.00	Initial MRV/Unit 48,336 52,128 23,568	Net Rent at Sale 48,336 52,128 23,568 124,032	Initial MRV 48,336 52,128 23,568 124,032
Investment Valuation Block A commercial Market Rent (1yr Rent Free) Block D commercial	48,336	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	920,686	
Market Rent (1yr Rent Free)	52,128	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	992,914	
Pavilion Commercial Market Rent (1yr Rent Free)	23,568	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	448,914 2,362,514	
GROSS DEVELOPMENT VALUE				172,282,736		
Purchaser's Costs Effective Purchaser's Costs Rate		6.80%	(160,651)	(160,651)		
NET DEVELOPMENT VALUE		0.0070		172,122,085		
NET REALISATION				172,122,085		
OUTLAY						
ACQUISITION COSTS Fixed Price			31,750,000	24.750.000		
Stamp Duty		6.80%	2,159,000	31,750,000 2,159,000		
CONSTRUCTION COSTS Construction Pavilion Commercial Block A Block B Block C - Affordable blended Block D - Private Totals	982 142,428 46,816 101,195 87,535 383,142	Build Rate ft ² 203.67 254.16 258.46 239.14 258.18	Cost 200,000 36,200,000 12,100,000 24,200,000 22,600,000 95,300,000	95,300,000		
Developers Contingency Demolition and enabling LBRUT CiL Mayoral CiL		5.00%	4,925,000 900,000 6,557,326 1,727,733	14 110 050		
Other Construction Basement			2,300,000	14,110,059		
Other development costs			9,200,000	11,500,000		
PROFESSIONAL FEES Professional Fees MARKETING & LETTING		12.00%	11,820,000	11,820,000		
Letting Agent Fee Letting Legal Fee		10.00% 5.00%	12,403 6,202	18,605		
DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee		2.50% 1.00% 0.25%	3,347,820 383,699 430,707	4,162,226		
FINANCE Debit Rate 6.000%, Credit Rate 0.000% Land Construction Other Total Finance Cost	(Nominal)		6,433,501 3,784,948 4,236,257	14,454,705		
TOTAL COSTS				185,274,595		
PROFIT				(13,152,510)		
Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal) Equivalent Yield% (True)		(7.10)% (7.63)% (7.64)% 0.07% 5.00% 5.16%				
IRR		0.60%				
Rent Cover		-106 yrs 0 mths				

-106 yrs 0 mths

N/A

Manor Road Richmond Proposed scheme GLA compliant mix

Manor Road Richmond Proposed scheme GLA compliant mix

Summary Appraisal for Phase 1

Rent Cover Profit Erosion (finance rate 6.000)

Currency in £

DEVENUE						
REVENUE Sales Valuation	Units	ft²	Sales Rate ft ²	Unit Price	Gross Sales	
Block A Block B	1 1	88,252 37,920	900.00 900.00	79,426,800 34,128,000	79,426,800 34,128,000	
Block C - Affordable LAR	1	34,421	140.00	4,818,940	4,818,940	
Block D - Private Block A - Affordable SO	1 1	67,042 21,256	900.00 450.00	60,337,800 9,565,200	60,337,800 9,565,200	
Block C - Affordable SO	1	46,360	450.00	20,862,000	20,862,000	
Block D rented	<u>1</u>	2,332	140.00	326,480	326,480	
Totals	,	297,583			209,465,220	
Rental Area Summary	Unito	£42	Dont Data #2	Initial	Net Rent	Initial
Block A commercial	Units 1	ft² 1,611	Rent Rate ft ² 30.00	MRV/Unit 48,336	at Sale 48,336	MRV 48,336
Block D commercial	1	1,738	30.00	52,128	52,128	52,128
Pavilion Commercial Totals	1 3	786 4,134	30.00	23,568	23,568 124,032	<u>23,568</u> 124,032
Lorent Makestler		, -			,	,
Investment Valuation Block A commercial						
Market Rent	48,336	YP @	5.0000%	20.0000		
(1yr Rent Free) Block D commercial		PV 1yr @	5.0000%	0.9524	920,686	
Market Rent	52,128	YP @	5.0000%	20.0000		
(1yr Rent Free) Pavilion Commercial		PV 1yr @	5.0000%	0.9524	992,914	
Market Rent	23,568	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	448,914 2,362,514	
					2,302,314	
GROSS DEVELOPMENT VALUE				211,827,734		
Purchaser's Costs			(160,651)			
Effective Purchaser's Costs Rate		6.80%		(160,651)		
NET DEVELOPMENT VALUE				211,667,083		
NET REALISATION				211,667,083		
				211,007,000		
OUTLAY						
ACQUISITION COSTS						
Fixed Price			31,750,000	31,750,000		
Stamp Duty		6.80%	2,159,000			
CONSTRUCTION COSTS				2,159,000		
Construction	ft²	Build Rate ft ²	Cost			
Pavilion Commercial Block A	982 142,428	203.67	200,000			
Block B	46,816	254.16 258.46	36,200,000 12,100,000			
Block C - Affordable LAR	101,195	239.14	24,200,000			
Block D - Private Totals	87,535 383,142	258.18	<u>22,600,000</u> 95,300,000	95,300,000		
D 4 0 1	,	=	, ,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
Developers Contingency Demolition and enabling		5.00%	4,925,000 900,000			
LBRUT CiL			6,557,326			
Mayoral CiL			1,727,733	14,110,059		
Other Construction				, ,		
Basement Other development costs			2,300,000 9,200,000			
Curer development decid			0,200,000	11,500,000		
PROFESSIONAL FEES						
Professional Fees						
		12.00%	11,820,000			
MARKETING & LETTING		12.00%	11,820,000	11,820,000		
MARKETING & LETTING Letting Agent Fee		12.00% 10.00%	11,820,000 12,403	11,820,000		
Letting Agent Fee		10.00%	12,403	11,820,000 18,605		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential		10.00% 5.00% 2.50%	12,403 6,202 4,347,315			
Letting Agent Fee Letting Legal Fee DISPOSAL FEES		10.00% 5.00%	12,403 6,202			
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee		10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351			
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351	18,605		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501	18,605		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569	18,605		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS	Nominal)	10.00% 5.00% 2.50% 1.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT Performance Measures Profit on Cost% Profit on GDV%	Nominal)	10.00% 5.00% 2.50% 1.00% 0.25%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT Performance Measures Profit on Cost% Profit on GDV% Profit on NDV%	Nominal)	10.00% 5.00% 2.50% 1.00% 0.25% 15.55% 13.45% 13.46%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal)	Nominal)	10.00% 5.00% 2.50% 1.00% 0.25% 15.55% 13.45% 13.46% 0.07% 5.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent)	Nominal)	10.00% 5.00% 2.50% 1.00% 0.25% 15.55% 13.45% 13.46% 0.07%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		
Letting Agent Fee Letting Legal Fee DISPOSAL FEES Sale Agent fee private residential Sales Agent fee other Sales Legal Fee FINANCE Debit Rate 6.000%, Credit Rate 0.000% (Land Construction Other Total Finance Cost TOTAL COSTS PROFIT Performance Measures Profit on Cost% Profit on GDV% Profit on NDV% Development Yield% (on Rent) Equivalent Yield% (Nominal)	Nominal)	10.00% 5.00% 2.50% 1.00% 0.25% 15.55% 13.45% 13.46% 0.07% 5.00%	12,403 6,202 4,347,315 379,351 529,569 6,433,501 3,743,436	18,605 5,256,236 11,269,787 183,183,687		

229 yrs 8 mths 2 yrs 5 mths

Manor Road Richmond Proposed scheme GLA compliant mix

Date: 07/02/2019

Manor Road Richmond Proposed scheme 35%

Manor Road Richmond Proposed scheme 35%

Summary Appraisal for Phase 1

Currency in £

Rent Cover

Profit Erosion (finance rate 6.000)

DEVENUE						
REVENUE Sales Valuation	Units	ft²	Sales Rate ft ²	Unit Price	Gross Sales	
Block A	1	88,252	900.00	79,426,800	79,426,800	
Block B Block C - Affordable LAR	1 1	37,920 34,421	900.00 190.00	34,128,000 6,539,990	34,128,000 6,539,990	
Block D - Private	1	67,042	900.00	60,337,800	60,337,800	
Block A - Affordable SO	1	21,256	450.00	9,565,200	9,565,200	
Block C - Affordable SO Block D rented	1 1	46,360 <u>2,332</u>	450.00 190.00	20,862,000 443,080	20,862,000 443,080	
Totals	1 7	297,583		,	211,302,870	
Rental Area Summary				Initial	Net Rent	Initial
•	Units	ft²	Rent Rate ft ²	MRV/Unit	at Sale	MRV
Block A commercial Block D commercial	1 1	1,611 1,738	30.00 30.00	48,336 52,128	48,336 52,128	48,336 52,128
Pavilion Commercial	<u>1</u>	786	30.00	23,568	23,568	<u>23,568</u>
Totals	3	4,134			124,032	124,032
Investment Valuation						
Block A commercial Market Rent	40.006	YP @	5.0000%	20.0000		
(1yr Rent Free)	48,336	PV 1yr @	5.0000%	0.9524	920,686	
Block D commercial	50.400	VD @	F 00000/	00.0000		
Market Rent (1yr Rent Free)	52,128	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	992,914	
Pavilion Commercial	00.500		5 00000/		,	
Market Rent (1yr Rent Free)	23,568	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	448,914	
(1). 116.11. 1.00)		,	0.000070	0.002	2,362,514	
GROSS DEVELOPMENT VALUE				213,665,384		
CROSS BEVEES, IIIEM, VALSE				210,000,004		
Purchaser's Costs Effective Purchaser's Costs Rate		6.80%	(160,651)	(160,651)		
Ellective Furchaser's Costs Rate		0.00%		(160,651)		
NET DEVELOPMENT VALUE				213,504,733		
NET REALISATION				213,504,733		
OUTLAY						
OUTERT						
ACQUISITION COSTS Fixed Price			31,750,000			
			31,730,000	31,750,000		
Stamp Duty		6.80%	2,159,000	2,159,000		
CONSTRUCTION COSTS				2,139,000		
Construction		Build Rate ft ²	Cost			
Pavilion Commercial Block A	982 142,428	203.67 254.16	200,000 36,200,000			
Block B	46,816	258.46	12,100,000			
Block C - Affordable LAR Block D - Private	101,195 87,535	239.14 258.18	24,200,000 22,600,000			
Totals	383,142	200.10	95,300,000	95,300,000		
Developers Contingency		5.00%	4,925,000			
Demolition and enabling		0.0070	900,000			
LBRUT CiL Mayoral CiL			6,557,326 1,727,733			
Mayoral OiL			1,727,733	14,110,059		
Other Construction Basement			2,300,000			
Other development costs			9,200,000			
				11,500,000		
PROFESSIONAL FEES						
Professional Fees		12.00%	11,820,000	44 000 000		
MARKETING & LETTING				11,820,000		
Letting Agent Fee		10.00%	12,403			
Letting Legal Fee		5.00%	6,202	18,605		
DISPOSAL FEES						
Sale Agent fee private residential Sales Agent fee other		2.50% 1.00%	4,347,315 397,728			
Sales Legal Fee		0.25%	534,163			
FINANCE				5,279,206		
Debit Rate 6.000%, Credit Rate 0.000% (N	lominal)					
Land Construction			6,433,501 3,632,693			
Other			983,342			
Total Finance Cost				11,049,536		
TOTAL COSTS				182,986,406		
PROFIT						
				30,518,327		
Performance Measures						
Profit on Cost%		16.68%				
Profit on GDV% Profit on NDV%		14.28% 14.29%				
Development Yield% (on Rent)		0.07%				
Equivalent Yield% (Nominal)		5.00% 5.16%				
Equivalent Yield% (True)		5.16%				
IRR		17.33%				

246 yrs 1 mth 2 yrs 7 mths

Manor Road Richmond Proposed scheme 35%

Manor Road Richmond Maximum reasonable proposed mix

Manor Road Richmond Maximum reasonable proposed mix

Summary Appraisal for Phase 1

Currency in £

REVENUE						
Sales Valuation Block A	Units 1	ft² 96,508	Sales Rate ft ² 900.00		Gross Sales 86,857,200	
Block B Block C - Affordable	1 1	37,920 80,780	900.00 358.00			
Block D - Private Block A - Affordable	1	69,374	900.00 358.00	62,436,600 4,654,000	62,436,600	
Totals	1 5	13,000 297,582	330.00	4,054,000	<u>4,654,000</u> 216,995,040	
Rental Area Summary		4.0		Initial	Net Rent	Initial
Block A commercial	Units 1	ft² 1,611	Rent Rate ft ² 30.00	MRV/Unit 48,336	at Sale 48,336	MRV 48,336
Block D commercial Pavilion Commercial	1 <u>1</u>	1,738 786	30.00 30.00	52,128 23,568	52,128 23,568	52,128 23,568
Totals	3	4,134			124,032	124,032
Investment Valuation Block A commercial						
Market Rent	48,336	YP @ PV 1yr @	5.0000%	20.0000	020 606	
(1yr Rent Free) Block D commercial	50.400		5.0000%	0.9524	920,686	
Market Rent (1yr Rent Free)	52,128	YP @ PV 1yr @	5.0000% 5.0000%	20.0000 0.9524	992,914	
Pavilion Commercial Market Rent	23,568	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	448,914 2,362,514	
GROSS DEVELOPMENT VALUE				219,357,554		
Purchaser's Costs			(160,651)			
Effective Purchaser's Costs Rate		6.80%	(,,	(160,651)		
NET DEVELOPMENT VALUE				219,196,903		
NET REALISATION				219,196,903		
OUTLAY						
ACQUISITION COSTS Fixed Price			31,750,000			
Stamp Duty		6.80%	2,159,000	31,750,000		
		0.0076	2,139,000	2,159,000		
CONSTRUCTION COSTS Construction	ft²	Build Rate ft ²	Cost			
Pavilion Commercial Block A	982 142,428	203.67 254.16	200,000 36,200,000			
Block B Block C - Affordable	46,816 101,195	258.46 239.14	12,100,000 24,200,000			
Block D - Private Totals	<u>87,535</u> 383,142	258.18	22,600,000 95,300,000	95,300,000		
Developers Contingency	ŕ	5.00%	4,925,000			
Demolition and enabling LBRUT CiL		0.0070	900,000 6,557,326			
Mayoral CiL			1,727,733	44440.050		
Other Construction				14,110,059		
Basement Other development costs			2,300,000 9,200,000			
				11,500,000		
PROFESSIONAL FEES Professional Fees		12.00%	11,820,000			
MARKETING & LETTING				11,820,000		
Letting Agent Fee Letting Legal Fee		10.00% 5.00%	12,403 6,202			
DISPOSAL FEES			-,	18,605		
Sale Agent fee private residential Sales Agent fee other		2.50% 1.00%	4,701,895 312,818			
Sales Legal Fee		0.25%	548,394	E ECO 400		
FINANCE	N. 1 - 1 - 1 N			5,563,106		
Debit Rate 6.000%, Credit Rate 0.000% (Land	Nominal)		6,433,501			
Construction Other			3,871,940 853,438			
Total Finance Cost				11,158,879		
TOTAL COSTS				183,379,649		
PROFIT				35,817,254		
Performance Measures						
Profit on Cost% Profit on GDV%		19.53% 16.33%				
Profit on NDV%		16.34%				
Development Yield% (on Rent) Equivalent Yield% (Nominal)		0.07% 5.00%				
Equivalent Yield% (True)		5.16%				
IRR		18.97%				

288 yrs 9 mths 2 yrs 12 mths

Rent Cover Profit Erosion (finance rate 6.000) Manor Road Richmond Maximum reasonable Richmond mix

Manor Road Richmond Maximum reasonable Richmond mix

Summary Appraisal for Phase 1

Currency in £

Rent Cover

Profit Erosion (finance rate 6.000)

REVENUE						
Sales Valuation	Units		Sales Rate ft ²		Gross Sales	
Block A Block B	1 1	116,508 37,920	900.00	104,857,200 34,128,000		
Block C - Affordable	1	73,280	242.00	17,733,760	17,733,760	
Block D - Private Block C private	1 <u>1</u>	69,374 <u>500</u>	900.00 900.00	62,436,600 450,000	62,436,600 <u>450,000</u>	
Totals	5	297,582			219,605,560	
Rental Area Summary		***	D 1 D 1 60	Initial	Net Rent	Initial
Block A commercial	Units 1	ft² 1,611	Rent Rate ft ² 30.00	MRV/Unit 48,336	at Sale 48,336	MRV 48,336
Block D commercial Pavilion Commercial	1	1,738	30.00	52,128	52,128	52,128
Totals	<u>1</u> 3	<u>786</u> 4,134	30.00	23,568	23,568 124,032	23,568 124,032
Investment Valuation						
Block A commercial	48,336	YP @	5.0000%	20.0000		
Market Rent (1yr Rent Free)	40,330	PV 1yr @	5.0000%	0.9524	920,686	
Block D commercial Market Rent	52,128	YP @	5.0000%	20.0000		
(1yr Rent Free)	02,120	PV 1yr @	5.0000%	0.9524	992,914	
Pavilion Commercial Market Rent	23,568	YP @	5.0000%	20.0000		
(1yr Rent Free)		PV 1yr @	5.0000%	0.9524	448,914 2,362,514	
					2,302,314	
GROSS DEVELOPMENT VALUE				221,968,074		
Purchaser's Costs Effective Purchaser's Costs Rate		6.80%	(160,651)	(160,651)		
		0.0070		, , ,		
NET DEVELOPMENT VALUE				221,807,423		
NET REALISATION				221,807,423		
OUTLAY						
ACQUISITION COSTS			04 750 000			
Fixed Price			31,750,000	31,750,000		
Stamp Duty		6.80%	2,159,000	2,159,000		
CONSTRUCTION COSTS	640	D.: 11 I D.: 4 - 60	01	2,100,000		
Pavilion Commercial	ft² 982	Build Rate ft ² 203.67	Cost 200,000			
Block A Block B	142,428 46,816	254.16 258.46	36,200,000 12,100,000			
Block C - Affordable	101,195	239.14	24,200,000			
Block D - Private Totals	87,535 383,142	258.18	22,600,000 95,300,000	95,300,000		
Developers Contingency	·	5.00%	4,925,000	, ,		
Demolition and enabling		5.00%	900,000			
LBRUT CiL Mayoral CiL			6,557,326 1,727,733			
,			1,727,700	14,110,059		
Other Construction Basement			2,300,000			
Other development costs			9,200,000	11,500,000		
				11,000,000		
PROFESSIONAL FEES Professional Fees		12.00%	11,820,000			
MARKETING & LETTING				11,820,000		
Letting Agent Fee		10.00%	12,403			
Letting Legal Fee		5.00%	6,202	18,605		
DISPOSAL FEES Sale Agent fee private residential		2.50%	5,035,545			
Sales Agent fee other		1.00%	200,963			
Sales Legal Fee		0.25%	553,795	5,790,303		
FINANCE Debit Rate 6.000%, Credit Rate 0.000% (1)	Nominal)					
Land	vorninal)		6,433,501			
Construction Other			5,541,412 1,142,964			
Total Finance Cost			, ,==.	13,117,877		
TOTAL COSTS				185,565,844		
PROFIT						
				36,241,579		
Performance Measures Profit on Cost%		19.53%				
Profit on GDV%		16.33%				
Profit on NDV% Development Yield% (on Rent)		16.34% 0.07%				
Equivalent Yield% (Nominal)		5.00%				
Equivalent Yield% (True)		5.16%				
IRR		17.63%				

292 yrs 2 mths 2 yrs 12 mths

Appendix 9 Sensitivity Analysis

Manor Road Richmond Proposed scheme 35% Manor Road Richmond Proposed scheme 35%

Table of Gross Development Value and Profit on GDV%

Sales: Rate /ft²						
Construction: Rate /ft²	0.000%	+1.500%	+3.000%	+4.500%	+6.000%	
	900.00 /ft ²	913.50 /ft ²	927.00 /ft ²	940.50 /ft ²	954.00 /ft ²	
-5.000%	£213,665,384	£216,273,773	£218,882,162	£221,490,551	£224,098,940	
	17.137%	18.145%	19.125%	20.081%	21.010%	
-2.500%	£213,665,384	£216,273,773	£218,882,162	£221,490,551	£224,098,940	
	15.713%	16.743%	17.744%	18.719%	19.669%	
0.000%	£213,665,384	£216,273,773	£218,882,162	£221,490,551	£224,098,940	
	14.283%	15.334%	16.357%	17.352%	18.322%	
+2.500%	£213,665,384	£216,273,773	£218,882,162	£221,490,551	£224,098,940	
	12.847%	13.919%	14.964%	15.979%	16.969%	
+5.000%	£213,665,384	£216,273,773	£218,882,162	£221,490,551	£224,098,940	
	11.404%	12.498%	13.564%	14.600%	15.610%	

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft2

Original Values are varied by Steps of 1.500%.

Heading	Phase	Rate	No. of Steps
Block A	1	£900.00	5 Up only
Block B	1	£900.00	5 Up only
Block D - Private	1	£900.00	5 Up only

Construction: Rate /ft²

Original Values are varied by Steps of 2.500%.

Heading	Phase	Rate	No. of Steps
Pavilion Commercial	1	£203.67	2 Up & Down
Block A	1	£254.16	2 Up & Down
Block B	1	£258.46	2 Up & Down
Block C - Affordable LAR	1	£239.14	2 Up & Down
Block D - Private	1	£258.18	2 Up & Down

Contact Details

Enquiries

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