

Appendix 1: Terms of Engagement

DRAFT

June 2021



Duncan Trench
LS Estates
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Dear Mr. Trench,

Confirmation of Terms of Engagement

Site: Barnes Hospital

Introduction

Following on from our recent correspondence, we are grateful to you for your kind instructions. We now write to you to confirm the terms upon which Savills (UK) Limited (Savills, we or us) will provide LS Estates (you) with a Financial Viability Assessment (FVA) to support your pre-application in respect of the development of the above site (the Subject).

Scope of Services

As confirmed please see below our agreed scope of services for providing a FVA to accompany your pre-application.

Viability Assessment

In light of the potential planning obligations being sought in relation to the proposed redevelopment of the site, you require Savills to provide a FVA on the following bases:

- a) **Site Assessment** – to examine the development economics of the proposed scheme via the preparation of a FVA Report using Argus Developer so that the level of planning obligations can be considered, including;
 - Establishing the Site Value Benchmark;
 - Assessment of residential values and pricing (including input from wider Savills departments where appropriate/required) to be included within an individual Residential Comparables report;
 - Assessment of commercial values and pricing (including input from wider Savills departments where appropriate/required) to be included within an individual Commercial Comparables report; and
 - Economic modelling, including appraisals using Argus Developer software.

- b) Post Submission Advice** – to agree the final planning obligations with the Council/their appointed assessor.

The above includes engagement with the project team including attendance at project team meetings where required.

Timescales

We would expect to be able to issue a draft report 15 working days from receipt of the required information.

Any extensions to these agreed timeframes will be communicated and agreed with you prior to the issuance of our report and highlighted within, along with the reasons for why such an extension was required.

Conflicts of Interest

We can confirm that there are no conflicts of interest between Savills and either the Applicant, the Council or the Subject.

Fee Statement

We can confirm that in-line with the latest RICS Guidance our agreed fee for undertaking the above work is not performance related nor do we have any contingent fees agreed between Savills (UK) Limited and Far East Consortium.

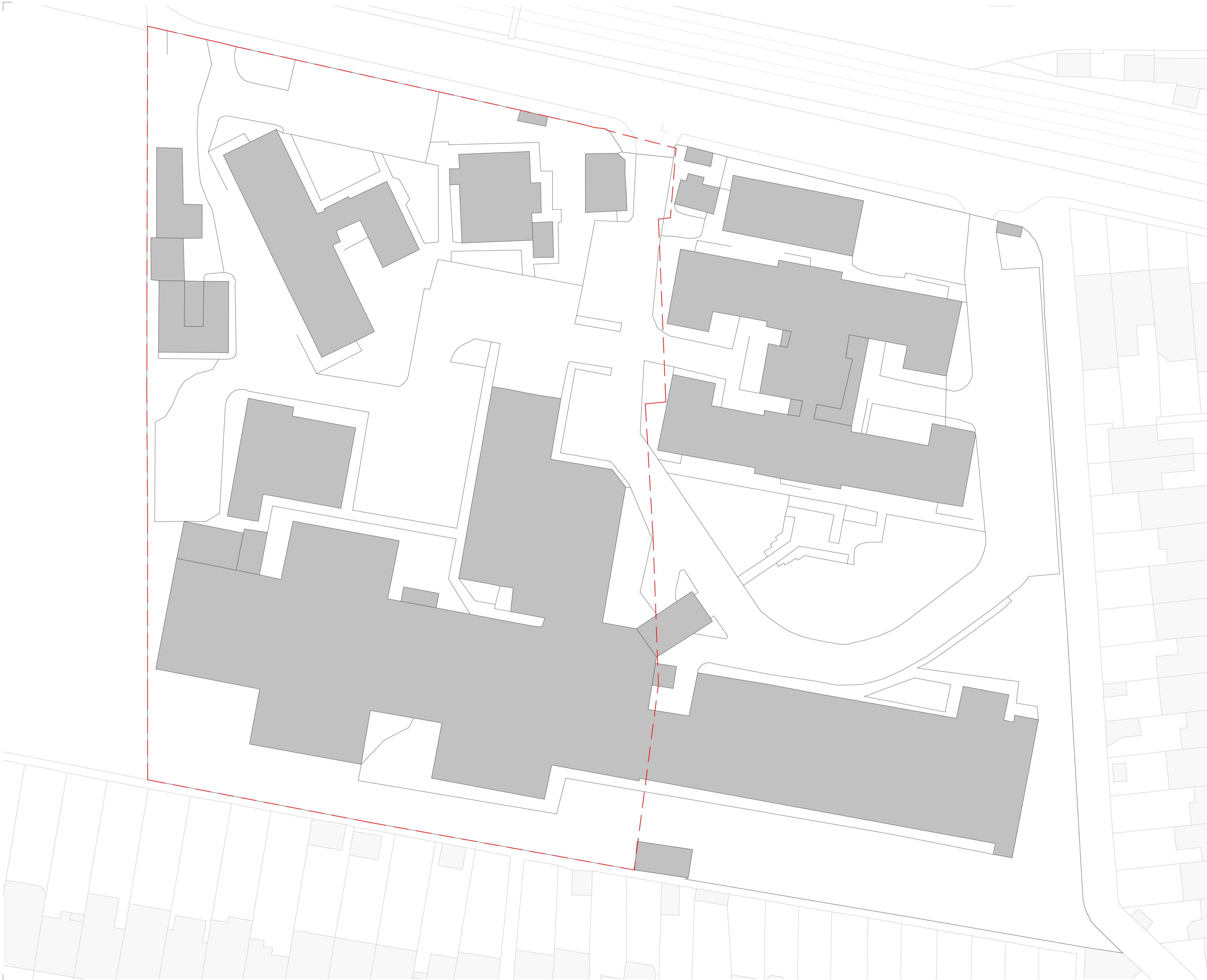
Yours sincerely,

A handwritten signature in black ink, appearing to read "Gareth Turner". The signature is written in a cursive, flowing style.

Gareth Turner
Director

Appendix 2: Site Area Plan

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Revision	Description	Date	Drawn	Checked
2	Draft Planning Submission	09/07/2021	FS	OM
1	Preliminary	24/03/2021	FS	OM

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Client's Name
Star Land Realty UK Ltd.

Job Title
Barnes Hospital Site

Drawing Title
Existing Site Plan

Scale
1 : 250 @A1

SBR Project No.
18387

SBR Project No. Originator Volume Level Type Role Number
18387-SBR- ZZ- 00-DR-A-81101

Subsidiary Code Status
SO - WORK IN PROGRESS

Rev
2

**Appendix 3: Proposed Scheme Accommodation
Schedule**

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Barnes Hospital
Accommodation Schedule

SBR-ZZ-XX-SC-A-0002
Rev. 5 02.07.2021

Block A			
Level	Apartment Number	Area (sqm)	Apartment Type
Level 00	A.00.01	80	2B4P
Level 00	A.00.02	80	2B4P
Level 00	A.00.03	71	2B4P
Level 00	A.00.04	50	1B2P
Level 00	A.00.05	95	3B6P
Level 00	A.00.06	103	3B6P
Level 00	A.00.07	56	1B2P
Level 00	A.00.08	56	1B2P
Level 00	A.00.09	52	1B2P
Total	9 Units	643	

Block B			
Level	Apartment Number	Area (sqm)	Apartment Type
Level 00	B.00.01	81	2B4P
Level 00	B.00.02	97	3B6P
Level 00	B.00.03	67	1B2P
Level 00	B.00.04	62	2B3P
Level 00	B.00.05	90	3B5P
Level 00	B.00.06	72	2B4P
Level 00	B.00.07	78	2B4P
Level 00	B.00.08	57	1B2P
Level 00	B.00.09	52	1B2P
Total	9 Units	656	

BlockC				
Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 00	C.00.01	72	2B4P	Private
Level 00	C.00.02	82	2B4P	Private
Level 00	C.00.03	50	1B2P	Private
Level 00	C.00.04	50	1B2P	S/O
Level 00	C.00.05	75	2B4P	SR
Level 00	C.00.06	73	2B4P	SR
Level 00	C.00.07	86	3B5P	SR
Level 00	C.00.08	54	1B2P	SR
Level 00	C.00.09	54	1B2P	SR
Level 00	C.00.10	56	1B2P	Private
Total	10 Units	652		

Level	Apartment Number	Area (sqm)	Apartment Type
Level 01	A.01.01	80	2B4P
Level 01	A.01.02	80	2B4P
Level 01	A.01.03	71	2B4P
Level 01	A.01.04	73	2B4P
Level 01	A.01.05	95	3B6P
Level 01	A.01.06	103	3B6P
Level 01	A.01.07	56	1B2P
Level 01	A.01.08	56	1B2P
Level 01	A.01.09	52	1B2P
Total	9 Units	666	

Level	Apartment Number	Area (sqm)	Apartment Type
Level 01	B.01.01	81	2B4P
Level 01	B.01.02	97	3B6P
Level 01	B.01.03	82	2B4P
Level 01	B.01.04	70	2B4P
Level 01	B.01.05	90	3B5P
Level 01	B.01.06	72	2B4P
Level 01	B.01.07	78	2B4P
Level 01	B.01.08	57	1B2P
Level 01	B.01.09	52	1B2P
Total	9 Units	679	

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 01	C.01.01	72	2B4P	Private
Level 01	C.01.02	82	2B4P	Private
Level 01	C.01.03	75	2B4P	Private
Level 01	C.01.04	50	1B2P	Private
Level 01	C.01.05	50	1B2P	S/O
Level 01	C.01.06	75	2B4P	SR
Level 01	C.01.07	73	2B4P	SR
Level 01	C.01.08	86	3B5P	SR
Level 01	C.01.09	60	1B2P	SR
Level 01	C.01.10	60	1B2P	SR
Level 01	C.01.11	56	1B2P	Private
Total	11 Units	739		

Level	Apartment Number	Area (sqm)	Apartment Type
Level 02	A.02.01	65	2B3P
Level 02	A.02.02	65	2B3P
Level 02	A.02.03	64	2B3P
Level 02	A.02.04	65	2B3P
Level 02	A.02.05	79	3B4P
Level 02	A.02.06	87	3B5P
Level 02	A.02.07	50	1B2P
Level 02	A.02.08	50	1B2P
Level 02	A.02.09	50	1B2P
Total	9 Units	575	

Level	Apartment Number	Area (sqm)	Apartment Type
Level 02	B.02.01	81	2B4P
Level 02	B.02.02	97	3B6P
Level 02	B.02.03	82	2B4P
Level 02	B.02.04	70	2B4P
Level 02	B.02.05	90	3B5P
Level 02	B.02.06	72	2B4P
Level 02	B.02.07	78	2B4P
Level 02	B.02.08	57	1B2P
Level 02	B.02.09	52	1B2P
Total	9 Units	679	

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 02	C.02.01	72	2B4P	Private
Level 02	C.02.02	82	2B4P	Private
Level 02	C.02.03	75	2B4P	Private
Level 02	C.02.04	50	1B2P	Private
Level 02	C.02.05	50	1B2P	S/O
Level 02	C.02.06	75	2B4P	SR
Level 02	C.02.07	73	2B4P	SR
Level 02	C.02.08	86	3B5P	SR
Level 02	C.02.09	60	1B2P	SR
Level 02	C.02.10	60	1B2P	SR
Level 02	C.02.11	56	1B2P	Private
Total	11 Units	739		

Block A Grand Total 1,884

Barnes Cottages			
Level	Apartment Number	Area (sqm)	Apartment Type
Level 00	D.00.01	69	2B4P
Level 00	D.00.02	57	2B3P
Level 01	D.00.01	12	2B4P
Level 01	D.00.02	13	2B3P
Total	2 Units	151	

France Lodge			
Level	Apartment Number	Area (sqm)	Apartment Type
Level 00	E.00.01	6	Studio
Level 01	E.00.01	34	Studio
Total	1 Unit	40	

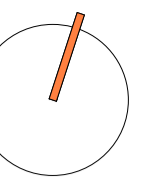
Level	Apartment Number	Area (sqm)	Apartment Type
Level 03	B.03.01	66	2B3P
Level 03	B.03.02	81	3B4P
Level 03	B.03.03	75	2B4P
Level 03	B.03.04	62	2B3P
Level 03	B.03.05	78	3B4P
Level 03	B.03.06	61	2B3P
Level 03	B.03.07	70	2B4P
Level 03	B.03.08	50	1B2P
Level 03	B.03.09	50	1B2P
Total	9 Units	593	

Block B Grand Total 2,607

Level	Apartment Number	Area (sqm)	Apartment Type	Tenure
Level 03	C.03.01	61	2B3P	Private
Level 03	C.03.02	66	2B3P	Private
Level 03	C.03.03	68	2B3P	Private
Level 03	C.03.04	50	1B2P	Private
Level 03	C.03.05	50	1B2P	S/O
Level 03	C.03.06	68	2B3P	SR
Level 03	C.03.07	61	2B3P	SR
Level 03	C.03.08	75	3B4P	SR
Level 03	C.03.09	54	1B2P	SR
Level 03	C.03.10	54	1B2P	S/O
Level 03	C.03.11	50	1B2P	Private
Total	11 Units	657		

Block C Grand Total 2,787

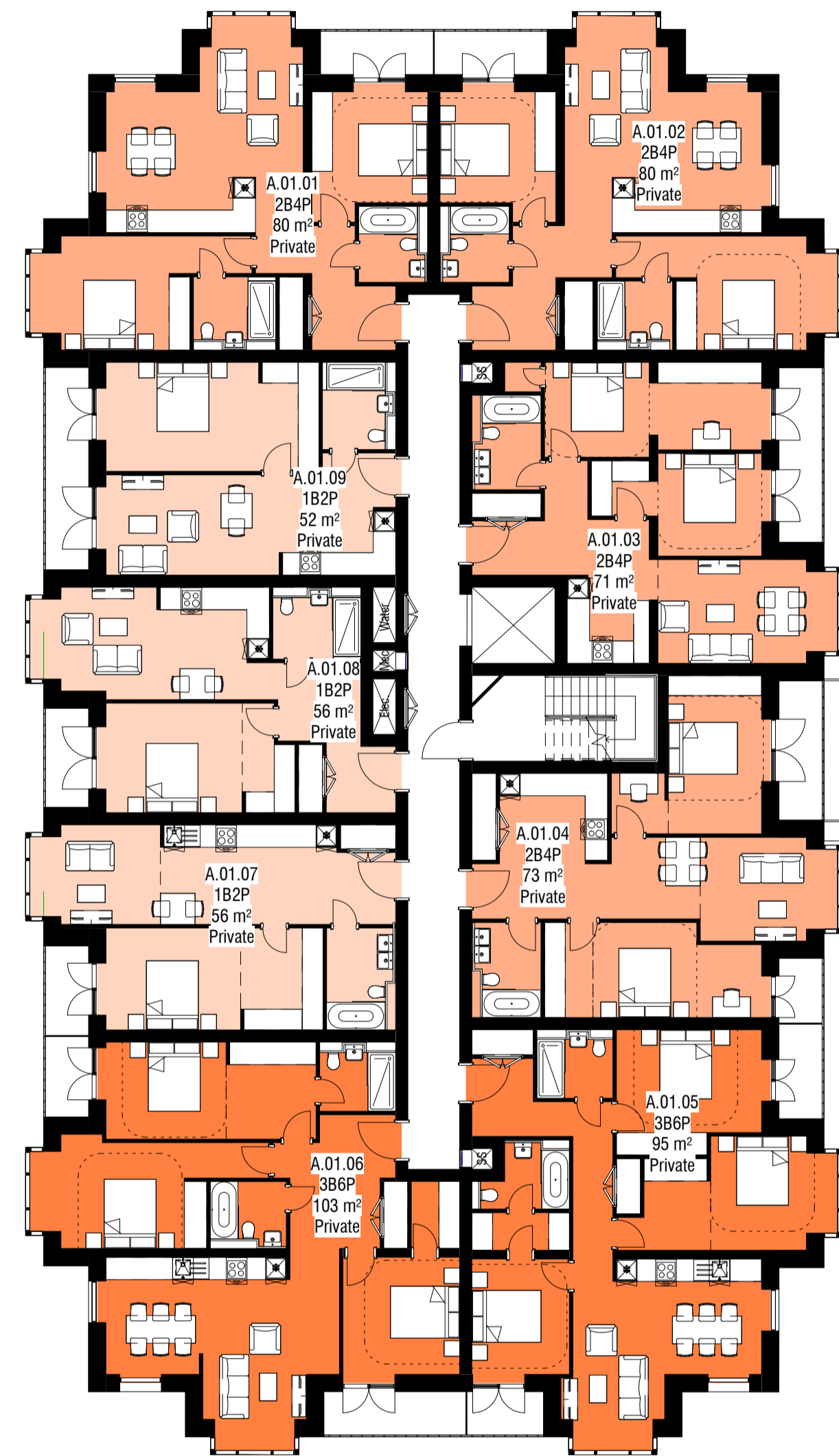
Total Newbuild Apartments NIA 7,469



- Private - 1 Bed
- Private - 2 Bed
- Private - 3 Bed
- Affordable - 1 Bed
- Affordable - 2 Bed
- Affordable - 3 Bed



Level 00



Level 01



Level 02

WIP

Revision	Description	Date	Drawn	Checked
7	For Information	05/07/2021	FS	OM
6	For Information	23/06/2021	FS	OM
5	For Information	04/06/2021	FS	OM
4	For Information	10/05/2021	FS	OM
3	Pre-App 2 Issue	25/02/2021	FS	OM
2	Building position update	08/02/2021	FS	OM
1	For Information	14/01/2021	FS	OM

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Client's Name
Star Land Realty UK Ltd.

Job Title
Barnes Hospital Site

Drawing Title
Block A Layouts

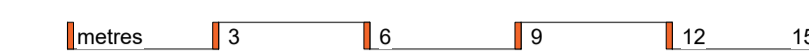
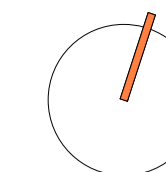
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SBR Project No.
18387

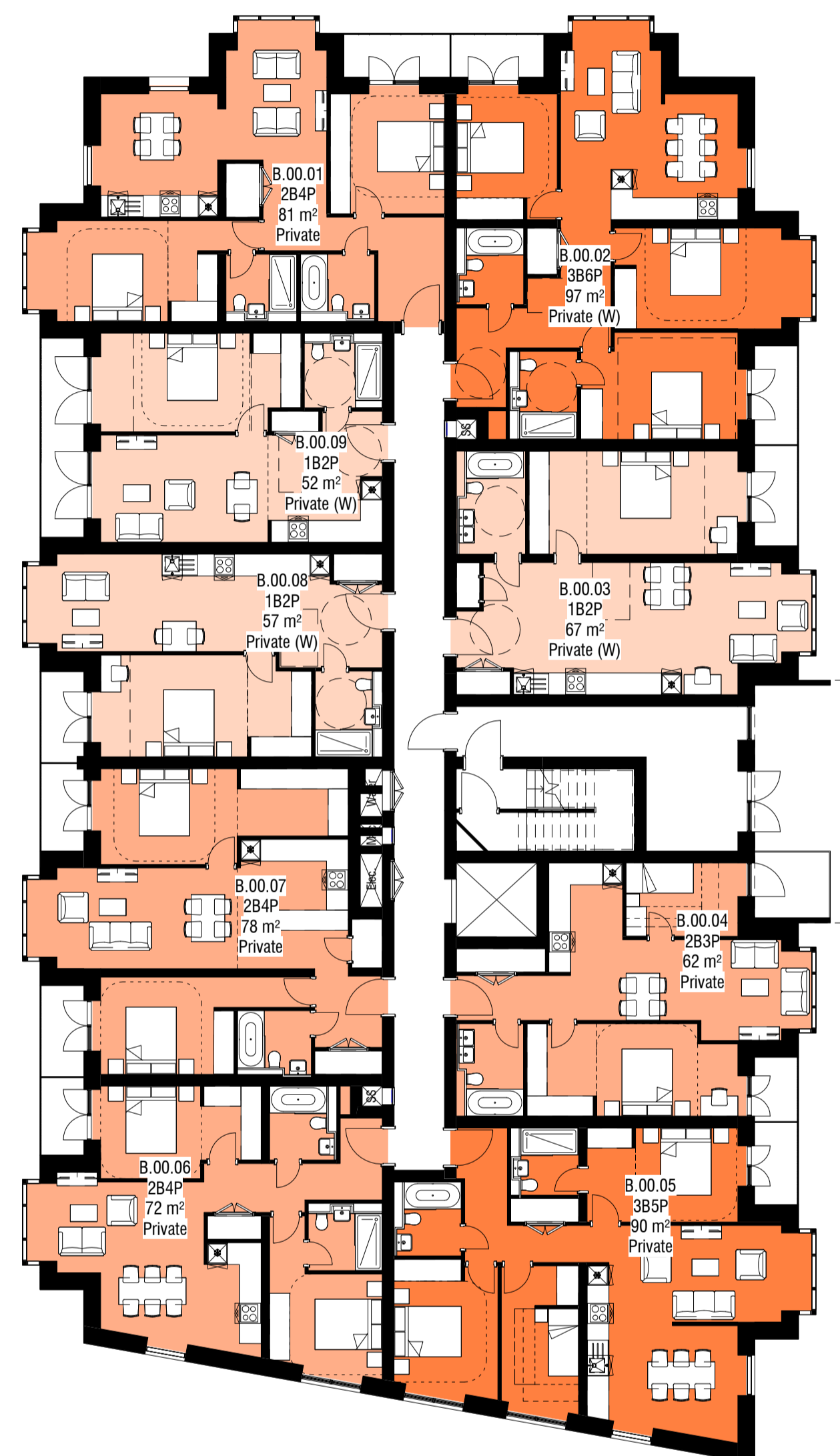
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Subsidiary Code Status
SO - WORK IN PROGRESS

Rev
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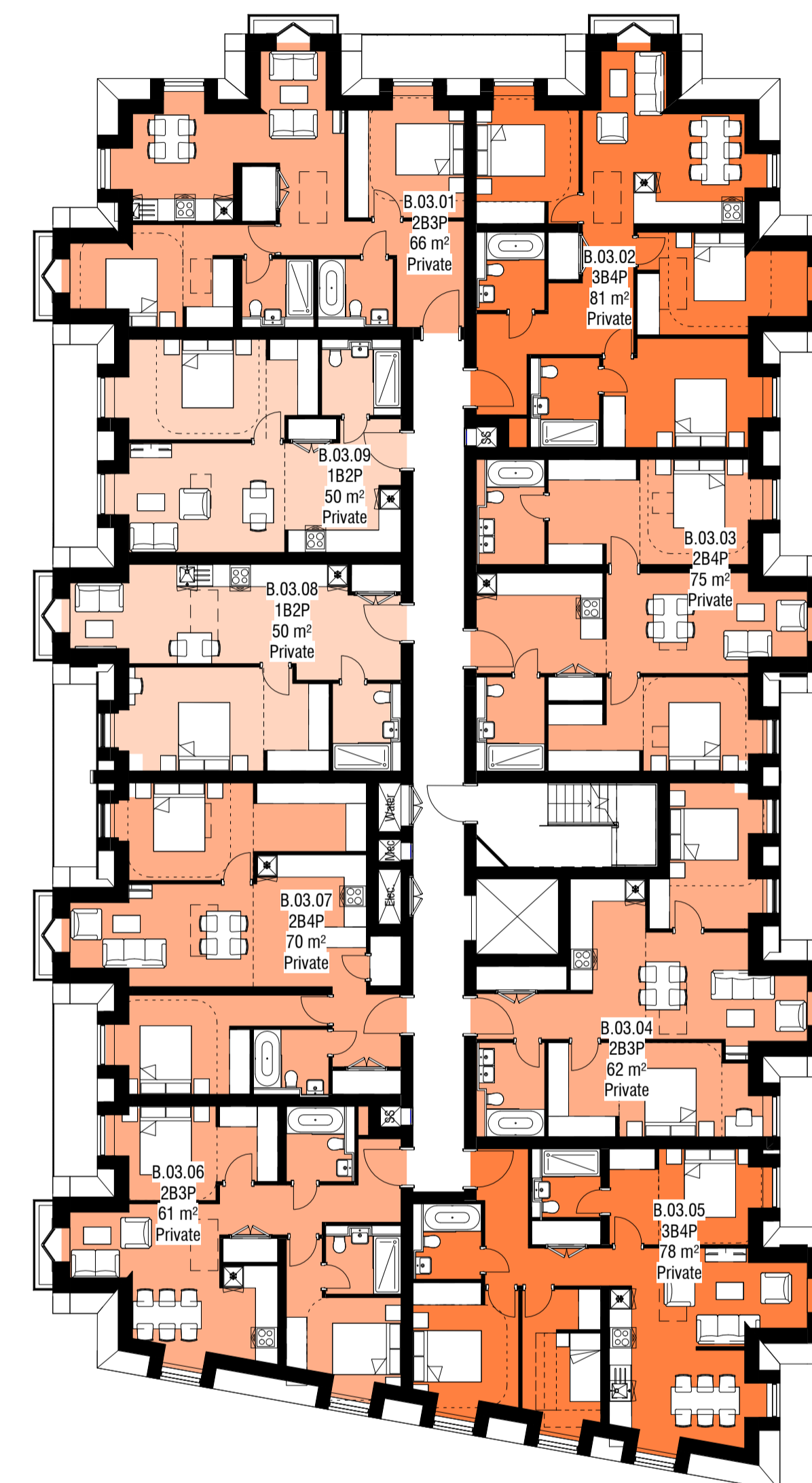
- Private - 1 Bed
- Private - 2 Bed
- Private - 3 Bed
- Affordable - 1 Bed
- Affordable - 2 Bed
- Affordable - 3 Bed



Level 00



Levels 01-02



Level 03

WIP

Revision	Description	Date	Drawn	Checked
7	For Information	05/07/2021	FS	OM
6	For Information	23/06/2021	FS	OM
5	For Information	04/06/2021	FS	OM
4	For Information	10/05/2021	FS	OM
3	Pre-App 2 Issue	25/02/2021	FS	OM
2	Building position update	08/02/2021	FS	OM
1	For Information	14/01/2021	FS	OM



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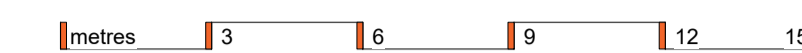
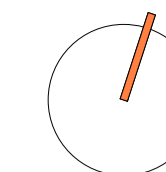
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SBR Project No.
18387

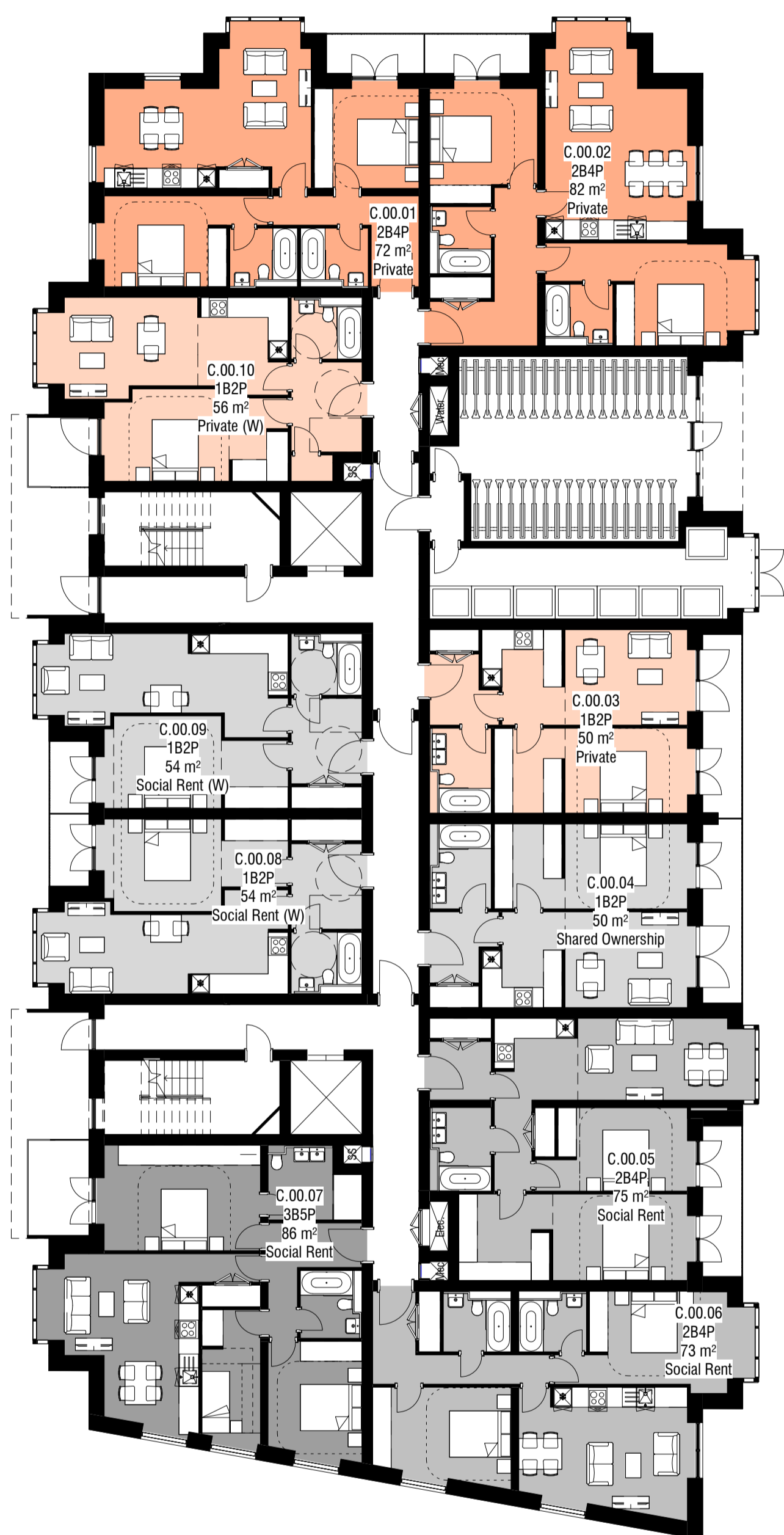
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Subsidiary Code Status
SO - WORK IN PROGRESS

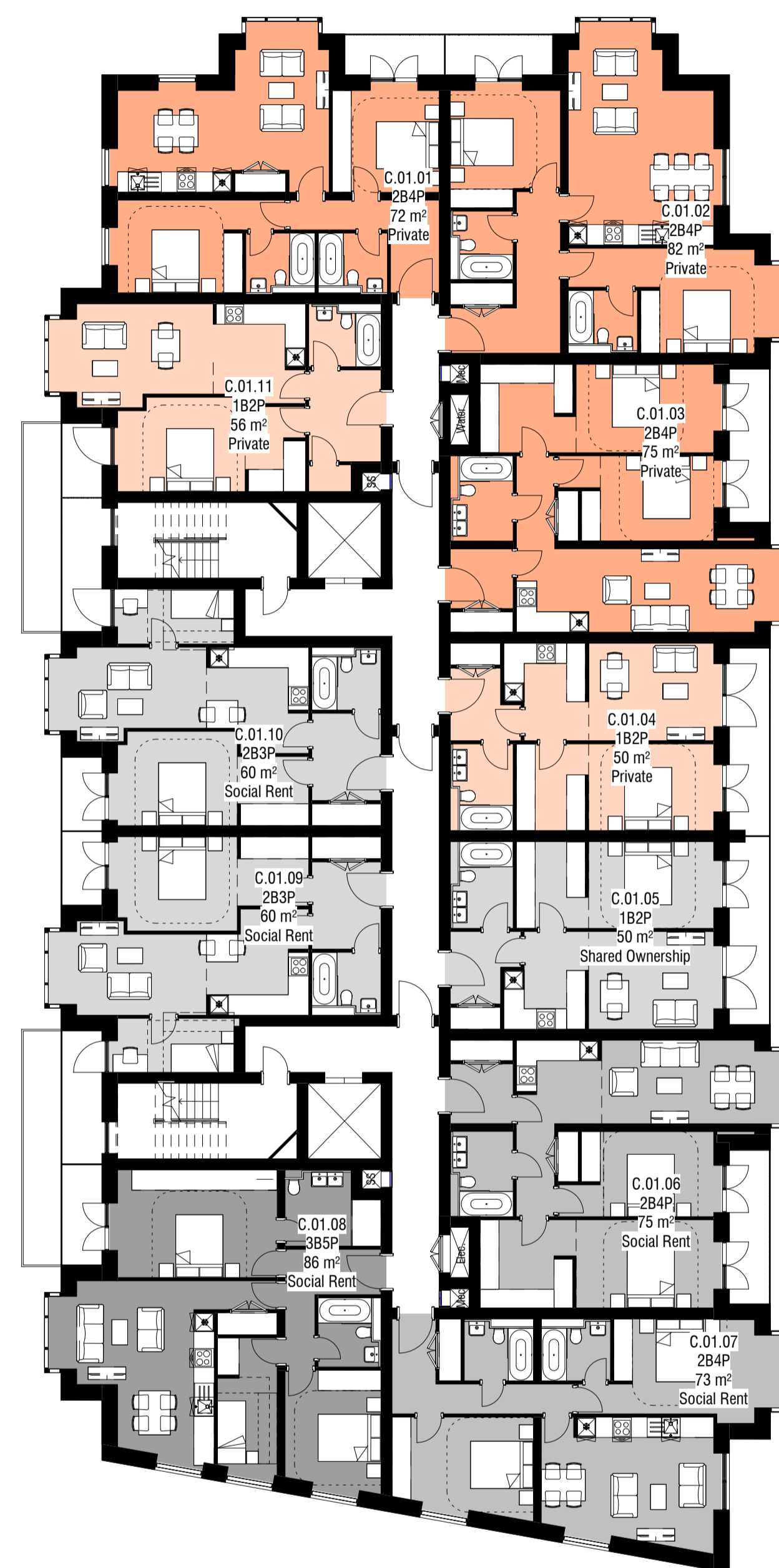
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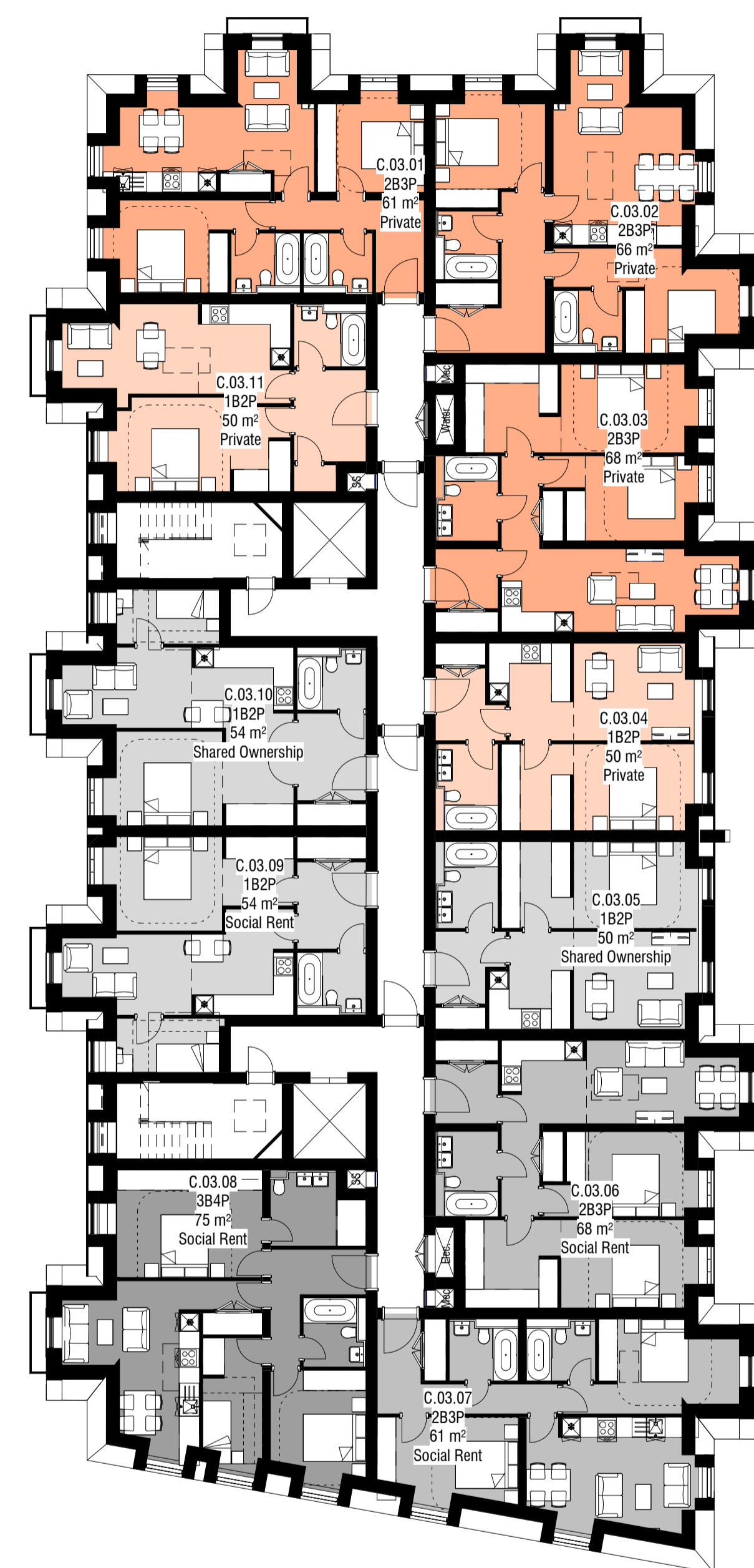
- Private - 1 Bed
- Private - 2 Bed
- Private - 3 Bed
- Affordable - 1 Bed
- Affordable - 2 Bed
- Affordable - 3 Bed



Level 00



Levels 01-02



Level 03

WIP

Revision	Description	Date	Drawn	Checked
7	For Information	05/07/2021	FS	OM
6	For Information	23/06/2021	FS	OM
5	For Information	04/06/2021	FS	OM
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Star Land Realty UK Ltd.

Job Title
Barnes Hospital Site

Drawing Title
Block C Layouts

Scale
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SBR Project No.
18387

SBR Project No. Originator Volume Level Type Role Number
18387-SBR-BC-XX-DR-A-83003

Subsidiary Code Status
SO - WORK IN PROGRESS

Rev
7

Appendix 4: Site Value Benchmark – EUV RLV

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Barnes Hospital SVB
Care Home - Refurb + Doctor's Residence

Development Appraisal
Savills
28 July 2021

APPRAISAL SUMMARY**SAVILLS****Barnes Hospital SVB
Care Home - Refurb + Doctor's Residence****Appraisal Summary for Phase 1**

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Care Home	77	43,888	385.98	220,000	16,940,000
Doctor's Residence	<u>1</u>	<u>870</u>	896.55	780,000	<u>780,000</u>
Totals	78	44,758			17,720,000

NET REALISATION**17,720,000****OUTLAY****ACQUISITION COSTS**

Residualised Price			5,398,417		5,398,417
Stamp Duty			259,421		
Effective Stamp Duty Rate		4.81%			
Agent Fee		1.00%	53,984		
Legal Fee		0.80%	43,187		
					356,592

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost		
Care Home	43,888	146.00	6,407,648		
Doctor's Residence	<u>870</u>	<u>279.00</u>	<u>242,730</u>		
Totals	44,758 ft²		6,650,378		
Contingency		5.00%	361,394		
					7,011,772

Other Construction

FF&E	77 un	7,500.00 /un	577,500		577,500
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Section 106 Costs

Small Site Calculator			45,805		45,805
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PROFESSIONAL FEES

Professional Fees		10.00%	758,927		758,927
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DISPOSAL FEES

Sales Agent Fee		1.00%	177,200		
Sales Legal Fee		0.50%	88,600		
					265,800

FINANCE

Debit Rate 6.750%, Credit Rate 0.100% (Nominal)					
Land			467,633		
Construction			179,554		
Total Finance Cost					647,187

TOTAL COSTS**15,062,000****PROFIT****2,658,000**

Barnes Hospital SVB**Care Home - Refurb + Doctor's Residence****Performance Measures**

Profit on Cost%	17.65%
Profit on GDV%	15.00%
Profit on NDV%	15.00%
IRR% (without Interest)	31.29%
Profit Erosion (finance rate 6.750)	2 yrs 5 mths

Appendix 5: Residential Comparables Report

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Barnes Hospital, South Worple Way, SW14 8SU

Residential Comparables Report

1.0 Table of Contents

1.	Introduction	2
2.	New Build Comparables	4
3.	Second Hand Comparables	9
4.	Conclusions and Pricing	12

1. Introduction

1.1. Overview

1.1.1. This statement has been prepared by the specialist Development Viability Team within the London Residential Development Department of Savills (UK) Ltd. It is by way of an addendum to the viability report provided for the development of Barnes Hospital (the Subject), and focuses on establishing the value of the proposed residential accommodation.

1.2. Statement Limitations

1.2.1. This statement does not constitute part of a formal valuation report, therefore the opinions and values provided herein should not be relied upon for RICS 'Red Book' purposes.

1.2.2. Our advice is based on market evidence which has come into our possession from numerous sources. We cannot accept liability for any errors or omissions in third party information. That from other agents and valuers is given in good faith but without liability; it is often provided in verbal form, or taken from databases such as the Land Registry or to organisations to which we subscribe. In all cases, other than where we have had a direct involvement in the transaction, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

1.3. Proposed Development

1.3.1. The proposed development is situated 500m from the apex of the River Thames in Mortlake. A railway line runs directly to the north of the development.

1.3.2. An outline planning application is being prepared for 109 units arranged over 3 blocks of flats ranging from two to three storeys in height. There are also two units located in Barnes Cottage situated at the entrance to the site as well as one Studio in the Entrance Lodge. The development will provide 24 affordable housing units and 85 private units.

1.3.3. The development will provide 197 cycle storage spaces and 50 car parking spaces. The proposed scheme also offers extensive landscaped communal gardens as well as a children's play area. A portion of the apartments have private outdoor space.

1.3.4. Below is a summary of the private unit type mix:

Schedule of Unit Type mix

Unit Type	No. of Units	Sq. M	Sq. Ft
Studio	1	40	431
1 Bed	29	53	574
2 Bed	41	73	787
3 Bed	14	92	986
Total	85	5,907	63,582

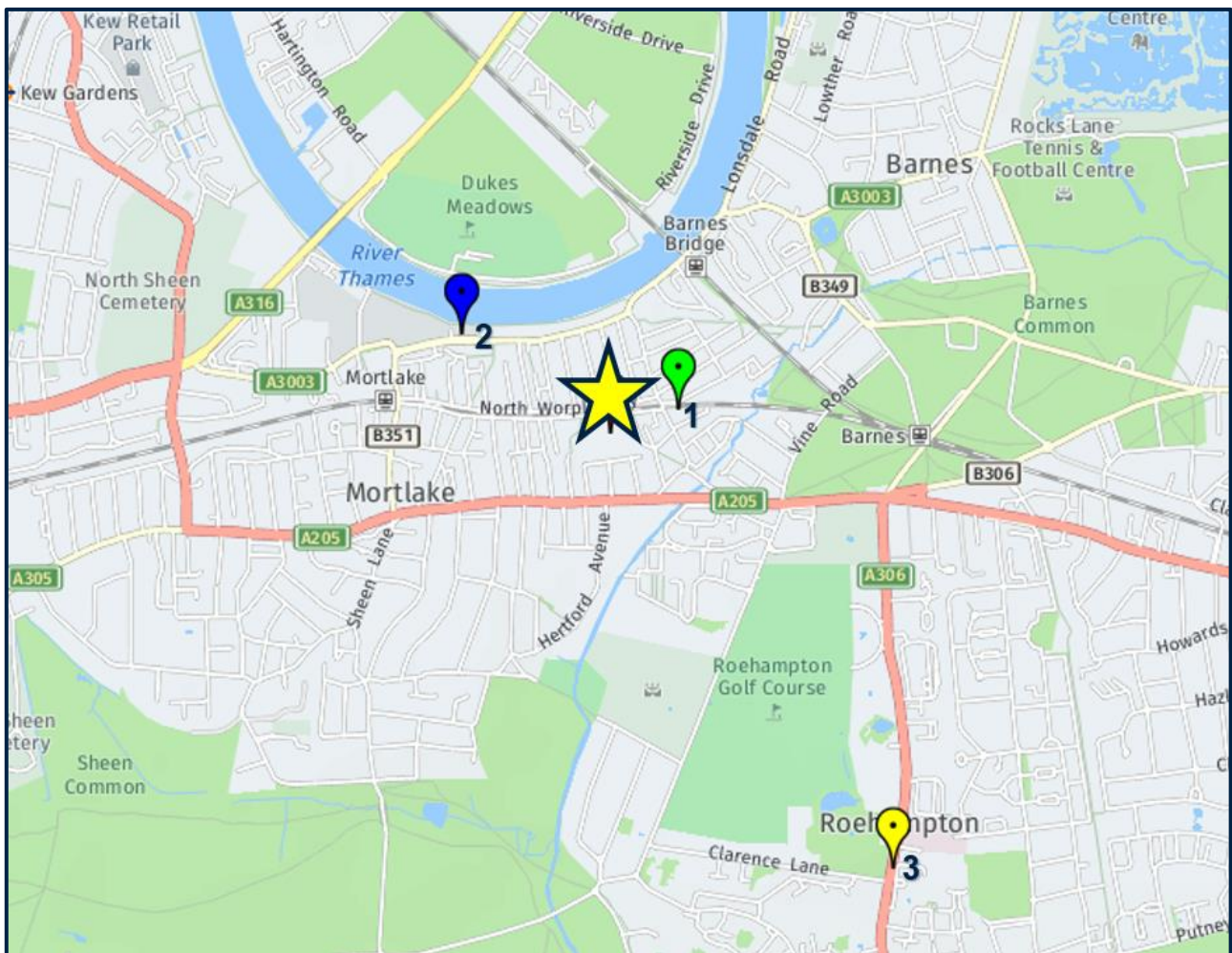
1.4. Methodology


1.4.1. In undertaking our comparable research for the residential units, we have given consideration to recent market transactions. The results of this research are set out within this report, and for ease we have highlighted the key new build comparables on a map in Section 2. We have also sought advice from Savills New Homes team who have provided a list of comparable developments and transactional evidence in the nearby area and provided guidance in the provision of the schedule of values.

2. New Build Comparables

2.1. Map of New Build Residential Comparables

1.1.1. The map below illustrates the locations of the comparable new build residential schemes detailed within this report.



Ref	Development
	Subject
1	Brookfield Mews
2	Boat Race House
3	Emerald Square

2.2. Brookfield Mews, SW13 0DP



Developer: Private Investor

Total No. of Units: 8

No. of Private Units: 8

Status: Completed

Distance from Site: 0.2 miles

2.3. Scheme Description

2.3.1. Brookfield Mews comprises a development of eight new build apartments in a mews located just off White Hart Lane. The development is located 0.1 miles to the east of the Subject and benefits from the same access to connections and amenities though on a quieter road. All apartments are completed to an exceptional standard with all benefitting from private terraces and / or balconies and the apartments benefit from having their own allocated parking space included with each home.

2.3.2. For the commuter Barnes Bridge railway station is close by with Southern Western Railway offering services in to London Waterloo whilst there are also regular bus services to Hammersmith Bridge and Putney giving access to the tube network.

2.4. Achieved Prices

2.4.1. The table below provides a summary of the achieved sale prices that we have been able to identify:

Unit Ref	Floor	Beds	Sq M	Sq Ft	Achieved Price	£/Sq Ft	Date
1	1 & 2	1	65	700	£470,000	£671	Nov-20
1 Bed Average			65	700	£470,000	£671	
2	1	2	59	635	£565,000	£890	Jan-21
3	2	2	73	784	£589,000	£752	Dec-20
2 Bed Average			66	710	£577,000	£821	
4	1 & 2	3	102	1,098	£760,000	£692	Feb-21
6	1 & 2	3	103	1,108	£750,000	£676	Dec-20
7	1 & 2	3	101	1,087	£750,000	£690	Nov-20
3 Bed Average			102	1,098	£753,333	£686	

2.5. Boat Race House, SW14 8HL



Developer: Grosvenor Securities

Total No. of Units: 16

No. of Private Units: 16

Status: Completed

Distance from Site: 0.5 miles

2.6. Scheme Description

2.6.1. Boat Race House is a PD scheme by Grosvenor Securities situated on the bank of the River Thames, 0.5 miles North-West of the Subject.

2.6.2. Boat Race House is located 0.3 miles from Mortlake Station which provides a regular train service into London Waterloo. The Thames Clipper express river boat runs a convenient service to Canary Wharf. Regular buses also run from Mortlake High Street to Richmond and Hammersmith.

2.6.3. The surrounding area is predominately residential alongside some convenience stores. The development comprises sixteen one and two bedroom units, completed to an exceptional standard with all apartments benefitting from parking with a portion of the units benefitting from a balcony and river views.

2.6.4. We understand that nine units have traded and that seven units remain available for sale.

2.7. Achieved Prices

2.7.1. The table below provides a summary of the achieved sale prices that we have been able to identify:

Address	Beds	Sq M	Sq Ft	Achieved Price	£/sq ft	Date
5	1	50	538	£455,000	£846	May-19
1 bed Average		50	538	£455,000	£846	
11	2	100	1,076	£1,050,000	£976	Mar-21
3	2	147	1,576	£1,250,000	£929	Mar-20
6	2	105	1,139	£715,000	£628	Dec-19
14	2	95	1,022	£729,500	£714	Nov-19
10	2	96	1,033	£817,500	£791	Jul-19
12	2	135	1,452	£1,320,000	£909.09	Mar-21
2 Bed Average		113	1,216	£980,333	£804	

2.8. Asking Prices

2.8.1. The table below provides a summary of the asking sale prices that we have been able to identify:

Unit Ref	Beds	Sq M	Sq Ft	Asking Price	£/sq ft
4	2	117	1,270	£895,000	£705
1	2	114	1,237	£1,075,000	£869
7	2	109	1,184	£975,000	£823
9	2	174	1,883	£1,600,000	£850
16	2	124	1,345	£1,850,000	£1,375
15	2	144	1,560	£2,200,000	£1,410
2 Bed Average		130	1,413	£1,432,500	£1,005
13	3	174	1,883	£1,725,000	£982
3 Bed Average		174	1,883	£1,725,000	£982

2.9. Emerald Square, SW15 5NY



Developer: Berkeley Homes

Total No. of Units: 134

No. of Private Units: 116

Status: Completed

Distance from Site: 0.8 miles

2.10. Scheme Description

2.10.1. Emerald Square was completed in Q4 2013 and is comprised of one and two bedroom apartments located one mile away from Barnes railway station.

2.10.2. The majority of the apartments benefit from private outdoor space as well as landscaped communal gardens.

2.10.3. The apartments are finished to a high specification and include premium integrated appliances and designer sanitary ware.

2.10.4. Car parking spaces are included for the majority of apartments.

2.11. Achieved Prices

2.11.1. Whilst the development completed in 2013, we have identified recent re-sale evidence. The table below provides a summary of the recently achieved re-sale prices that we have been able to identify:

Unit Ref	Beds	Sq M	Sq Ft	Achieved Price	Achieved £/sqft	Date Sold
4	1 Bed	55	592	£390,000	£659	Jan-20
1 Bed Average		55	592	£390,000	£659	
54	2 Bed	67	721	£472,500	£655	Apr-20
18	2 Bed	73	786	£495,000	£630	Feb-19
2 Bed Average		71	754	£483,750	£643	

3. Second Hand Comparables

3.1. Introduction

3.1.1. There is currently a shortage of new build achieved evidence with the immediate area, we have subsequently sought to identify transactions of second-hand properties within the vicinity of the Subject.





3.2. One Bedroom Evidence

3.2.1. Detailed information on the one bedroom evidence identified is provided below:

Photo	Address	Beds	Sq ft	Achieved Price	Price/ Sq ft	Date	Comments
	150 Upper Richmond Road West, SW14 8DP	1	554	£408,000	£736	Jan-21	Good condition, Large garden, Superior location, <400m from Subject
	Cowley Mansions, SW14 8SL	1	468	Under Offer - £425,000	£908	Jun-21	Ground floor, Communal garden, Smaller than Subject, Excellent condition, <400m from Subject
	26 Paynesfield Avenue, SW14 8DW	1	560	£465,000	£830	Feb-21	Split level, Scope to develop loft space STPP, Good condition, <500m from Subject
	168 White Hart Lane, SW13 0QB	1	542	£460,000	£849	Sep-20	Ground floor, Private entrance, Private garden, Average condition, <200m from Subject
1 Bed Average			531	£439,500	£831		

3.3. Two Bedroom Evidence

3.3.1. Detailed information on the two bedroom evidence identified is provided below:

Photo	Address	Beds	Sq ft	Achieved Price	Price/ Sq Ft	Date	Comments
	16 Portman Avenue, SW14 8NX	2	659	£540,000	£819	Jan-21	Ground floor, Large garden, Period conversion, Average condition, <500m from Subject
	Flat 45-48, SW14 8QS	2	966	£535,000	£554	Oct-20	South facing balcony, Communal gardens, Good condition, <600m from Subject
	9 Cowley Road, SW14 8QD	2	748	£550,000	£735	Sep-20	Private garden, Average condition, <300m from Subject
	55 Cowley Road, SW14 8QD	2	744	£575,000	£773	Jun-20	Large garden with potential to extend STPP, Average condition, <300m from Subject
2 Bed Average			779	£550,000	£720		

3.4. Three Bedroom Evidence

3.4.1. Detailed information on the three bedroom evidence identified is provided below:




Photo	Address	Beds	Sq ft	Achieved Price	Price/ Sq ft	Date	Comments
	Flat 46, Carmichael Court, SW13 0HA	3	783	£645,000	£824	Dec-20	Recently refurbished, Residential road, Superior location, Gated entrance, Quiet residential road, <800m from Subject

Photo	Address	Beds	Sq ft	Achieved Price	Price/ Sq ft	Date	Comments
	Flat 27, Carmichael Court, SW13 0HA	3	741	£625,000	£843	May-21	Superior location, Split level, Quiet residential road, <800m from Subject
	6 North Worple Way, SW14 8QG	3	1,188	£715,000	£602	Sep-20	Private entrance, Private garden, Split level, Next to same railway as Subject, <200m from Subject
	15 Second Avenue, SW14 8QF	3	1,021	£675,000	£661	Dec-20	Split level, Recently refurbished, Quiet residential road, <200m from Subject
	43 East Sheen Avenue, SW14 8AR	3	980	£585,000	£597	Sep-20	Split level, Acoustic flooring, Large loft with potential for conversion, Excellent condition, <500m from Subject
3 Bed Average			943	£649,000	£705		

4. Conclusions and Pricing

4.1. Conclusions

- 4.1.1. Having undertaken an analysis of comparable evidence we have identified that one bedroom apartments within the wider area achieve broadly between £420,000 - £480,000, two bedroom apartments between £550,000 - £590,000 and three bedroom apartments £710,000 plus.

4.2. New Build Comparable Evidence

Brookfield Mews

- 4.2.1. Brookfield Mews offers useful comparable new build evidence, particularly in terms of location, when assessing values as it is located just 0.2 miles from the Subject, alongside the same railway line as the Subject.
- 4.2.2. We would note that the one and three bedroom apartments at Brookfield Mews are larger than the Subject and we would expect the Subject to achieve lower values on average. The two bedroom apartments at Brookfield Mews are of comparable size.
- 4.2.3. There are several key advantages of Brookfield Mews in comparison to the Subject. All of the apartments benefit from an exceptionally high quality finish, private outdoor space, allocated off street parking as well as the attractive mews façade of the development.
- 4.2.4. In addition, we note that Brookfield Mews is a smaller and more bespoke scheme than the Subject. As a result, Brookfield mews may have the ability to hold out for higher values, whereas the Subject would rely on a consistent sales rate across a greater number of homes, thus creating pressure to reduce sale prices.
- 4.2.5. Having considered the above, we expect the Subject homes to achieve lower values when compared with Brookfield Mews.

Boat Race House

- 4.2.6. Whilst Boat Race House is located just half a mile away from the Subject, it is superior in terms of the immediate surrounding location owing to it being situated directly next to the River Thames in comparison to the Subject which is located directly next to a busy railway line. A portion of residents pleasant views of the River Thames as opposed to the Subject's views of a railway line.
- 4.2.7. Whilst the one bedroom apartments at Boat Race House are of a similar size to the Subject one bedroom apartments, we note that the two and three bedroom apartments at Boat Race House are significantly larger than the Subject two and three bedroom apartments.
- 4.2.8. Boat Race House is arguably the most superior location in the local area due to its riverside location. As such, the Boat Race House evidence provide ceiling prices for the new build premium achievable in the local area.
- 4.2.9. Having given consideration to the above comments, we expect the Subject homes to achieve lower values in comparison to Boat Race House.

Emerald Square

- 4.2.10. Emerald Square offers comparable evidence when assessing Subject values, particularly due to the similar apartments sizes. However, we note that Emerald square is superior in terms of surrounding area in comparison to the Subject's location directly next to a railway line. Nonetheless, the Subject is located closer to the amenities of Barnes town centre. On balance, we would expect the Subject to achieve higher values reflective of a new build premium in comparison to the re-sale evidence.

4.3. Second Hand Comparable Evidence

- 4.3.1. Second hand comparable evidence for one, two and three bedroom apartments in the local area was assessed in order to supplement the new build evidence identified; this was particularly valuable for the proposed three bedroom apartments given there is currently a lack of new build three bed evidence.
- 4.3.2. Second hand evidence has highlighted useful variances due to location, unit size, and amenities; all of which have been considered for analysis. In particular the evidence has highlighted that the local market is predominantly second-hand character buildings which are highly sought after; Subsequently, this puts a ceiling on the Subject achievable prices. In addition, all of the second-hand comparable identified are closer to Barnes town centre.
- 4.3.3. Notwithstanding this, the Subject will be new build and therefore we have adjusted our pricing assumptions to reflect the premium which is generally achieved by new build homes.

One Bedroom Evidence

- 4.3.4. The most comparable one bedroom evidence is provided by 26 Paynesfield Avenue. The property is of a similar size to the Subject and is located under 500m away. However, we note that the property is of superior location in comparison to the Subject which is located next to a key arterial railway route resulting in a significant level of noise. This comparable also benefits from a large garden; by contrast, only a portion of the Subject apartments benefit from limited outdoor space. Notwithstanding this, we would expect the Subject to achieve higher values on average representative of a new build premium.

Two Bedroom Evidence

- 4.3.5. The most comparable two bedroom evidence is provided by 9 Cowley Road and 55 Cowley Road. The Cowley Road properties are of a similar size to the Subject and are located under 300m away. However, we note that the properties are set back from the railway and are therefore of superior location in comparison to the Subject. The ground floor flats both benefit from large gardens; by contrast, only a portion of the Subject apartments benefit from limited outdoor space. Notwithstanding this, we would expect the Subject to achieve higher values on average representative of a new build premium.

Three Bedroom Evidence

- 4.3.6. The most comparable three bedroom evidence is provided by 15 Second Avenue. The property is located less than 200m from the Subject. However, we note the property's superior location due to being set back from the railway line. Notwithstanding this, we would expect the Subject to achieve higher values on average representative of a new build premium.
- 4.3.7. 6 North Worple Way also offers useful comparable evidence in comparison to the Subject as the property faces the same railway line. However, the property is significantly larger than the Subject three bedroom apartments and benefits from private outdoor space. As such, we would expect we would expect the Subject to achieve lower values on average.

4.4. Pricing

- 4.4.1. Based on the comparable evidence contained within this report, and advice received from Savills New Homes Team, we have adopted the following unit values across the four sites and have adopted a total Gross Development Value of **£46,823,000**, reflecting a blended capital value of **£736/ sq ft**.

Unit Type.	No. Units	Sq. M	Sq Ft	Av. Market Value	Av. £psf
Studio	1	40	431	£400,000	£928
1 Bed	29	53	574	£450,000	£784
2 Bed	41	73	787	£570,000	£724
3 Bed	14	92	986	£690,000	£700

Appendix 6: Residual Land Value Appraisal – Proposed

DRAFT

Barnes Hospital
Proposed RLV

**Barnes Hospital
Proposed RLV**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Residential	85	63,582	736.42	550,859	46,823,000
Affordable Housing	<u>24</u>	<u>16,811</u>	345.73	242,167	<u>5,812,000</u>
Totals	109	80,393			52,635,000

NET REALISATION **52,635,000**

OUTLAY

ACQUISITION COSTS

Residualised Price			709,109		
				709,109	
Stamp Duty			24,955		
Effective Stamp Duty Rate		3.52%			
Agent Fee		1.00%	7,091		
Legal Fee		0.50%	3,546		
				35,592	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost	
Construction Costs	116,466	259.60	30,235,000	
CIL			2,934,321	
MCIL			730,320	
				33,899,641

PROFESSIONAL FEES

Professional Fees	12.00%	3,628,200		
				3,628,200

MARKETING & LETTING

Marketing	1.50%	702,345		
				702,345

DISPOSAL FEES

Sales Agent Fee	1.50%	789,525		
Sales Legal Fee	0.50%	263,175		
				1,052,700

FINANCE

Debit Rate 6.750%, Credit Rate 0.100% (Nominal)				
Land			130,784	
Construction			2,294,796	
Other			470,676	
Total Finance Cost				2,896,256

TOTAL COSTS **42,923,843**

PROFIT **9,711,157**

Performance Measures

Profit on GDV%	18.45%
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Appendix 7: Beadmans Cost Plan

DRAFT

**Planning Scheme Cost Pan
The Old Hospital Site
Barnes
July 2021**

**for
Star Land Realty**



Planning Cost Plan

		£	£/m ²	£/ft ²
Demolitions . Site Clearance		400,000	37	3
New Construction - Basement / Sub-Structure		3,780,000	2,172	202
New Construction - Shell Works Block A		4,180,000	1,847	172
New Construction - Shell Works Block B		5,100,000	1,649	153
New Construction - Shell Works Block C		5,880,000	1,679	156
Fit Out - 1 Bed Units	39 66,000	2,570,000	238	22
Fit Out - 2 Bed Units	49 91,000	4,460,000	412	38
Fit Out - 3 Bed Units	18 114,000	2,050,000	189	18
Fit out reduction for 31nr affordable units (budget)		- 310,000	- 29	- 3
Works to retained xtg buildings (BTMs - 3 units)		480,000	44	4
External Works and Landscaping		1,050,000	97	9
Entrance & other areas (allow £150/m ²)		220,000	20	2
CCTV system (externally - limited areas)		50,000	5	0
Incoming Services		325,000	30	3

Sub total		30,235,000	2,794	260
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Inflation to start on site		Excluded		
Professional Fees		Excluded		

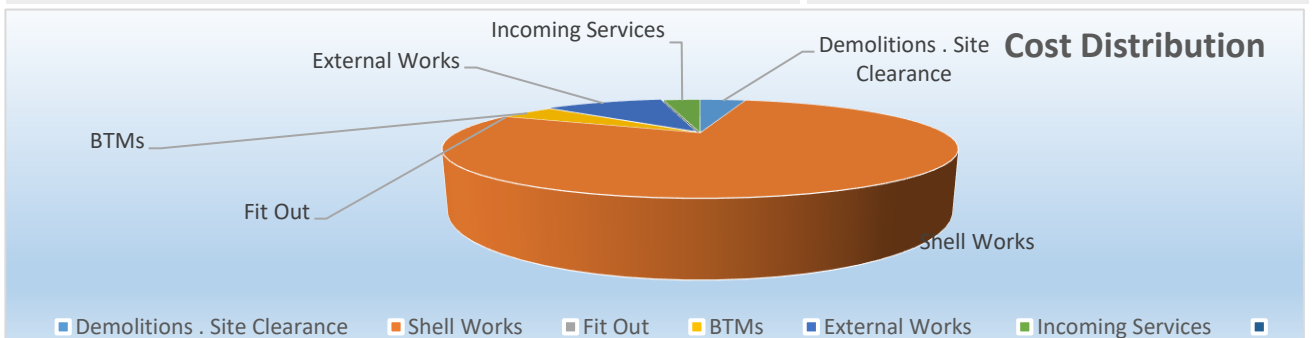
TOTAL CONSTRUCTION COST AT Q1 2021		30,235,000	2,794	260
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IT / AV / Furniture / FF&E		Excluded		
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TOTAL CONSTRUCTION COST AT Q1 2021		30,235,000	2,794	260
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Programme (indicative)		Area Analysis		
Design & planning (part concurrent)	12 Months	Nett to Gross Ratio		
Procurement (concurrent)	5 Months	Wall to Floor Ratio		
Construction Period	22-24 Months	Nr of units	nr	106
Total (accelerated)	28-30 Months	Area per unit-avg	m ²	84

Summary of Areas GIA			Summary of Nett Areas		
	m ²	ft ²	m ²	ft ²	
Basement	1,746	18,794			
Apartments	8,857	95,337			
BTMs	217	2,336			
Total GIA	10,820	116,466	Total Nett	-	-



General Assumptions and Notes

- 1 The construction costs included in this report are based on a model cost plan utilising areas measured from drawings provided to us but with certain elements of the works being costed of £/m² basis only due to limited information. We recommend that the cost plan is reviewed regularly as further information becomes available.
- 2 We have assumed that all existing services (water, electricity, gas, drainage) are readily available in close proximity to the site. We have made allowance for local connections and new incoming services.
- 3 We have assumed that the works will be procured by competitive tender.
- 4 Residential Fit out includes:
 - One bathroom in a one bed unit; two bathrooms in the two and three bed units
 - Engineered timber flooring or Amtico generally, with porcelain tiles to bathrooms floors
 - Porcelain tiles to bathrooms to 70% of wall areas
 - Kitchens: £10k for one bed, £11k for 2 bed & £14.5k for 3 bed unit (incl units, worktops, appliances)
 - Mid range bathroom sanitaryware with electric heated towel rail
 - Walls painted generally
 - Flat plasterboard ceilings, painted (no coffers or cornice)
 - No built in joinery (except simple wardrobes to each bedroom)
 - Standard range painted internal doors, frames and skirtings with developer spec ironmongery.
 - Underfloor heating
 - LED lighting with simple dimming (no specialist lighting controls)
 - AV / smart home controls excluded
 - Residential sprinkler system allowed
- 5 We have assumed no contamination or hazardous waste. Discovery of Asbestos to the ground and existing building is excluded from this report.
- 6 We have excluded all IT and Audio Visual systems.
- 7 We have excluded all loose furniture and fittings.
- 8 We have allowed for sprinklers to all areas (previously excluded)

Specific Exclusions

- 9 No inflation allowed from Q1 2021 to start on site date as currently unknown. Costs are therefore on a current day basis.
- 10 We have excluded any reinforcement of the utilities network
- 11 We have not included any allowance for archaeological impact on the site including investigation costs and any delays and special foundations arising therefrom.
- 12 We have made no allowance for dealing with any issues relating to wildlife, vegetation or UXB's which may effect the works including the removal of Japanese Knotweed.
- 13 No allowances have been made for the diversion of existing services.

General Exclusions

- 14 Site investigation costs.
- 15 Planning and Building Regulations fees.
- 16 Land acquisition and legal costs.
- 17 Professional fees and expenses or contractors design fees.
- 18 Inflation included to mid point of construction at current projected rates.
- 19 Value Added Tax.

Disclaimer

- 20 This report is for the use of the party to whom it is addressed and no responsibility can be accepted to any Third Party for the whole or any part of it.



Planning Cost Plan

Level	PROPOSED GIFA		NIA		NUMBER OF UNITS
	m ²	ft ²	m ²	%	
Basement	1,746	18,794	-	-	
Residential	8,857	95,337	7,278	82%	106
TOTAL GIFA (Excl BTMs)	10,603	114,131	7,278	69%	106
BTMs					
Reception Hall	137	1,475	132	96%	2
Entrance Lodge	80	861	59	74%	1
TOTAL GIFA (BTMs)	217	2,336	191	88%	3
OVERALL TOTAL GIFA (inc BTMs)	10,820	116,466	7,469	69%	109

Total Plot Area	7,993	69 m2 avg / unit
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BLOCK A				
Ground Floor	776	8,353	643	83%
1st	776	8,353	666	86%
2nd	711	7,653	575	81%
3rd		-		
Total	2,263	24,359	1,884	83%
BLOCK B				
Ground Floor	788	8,482	656	83%
1st	788	8,482	679	86%
2nd	788	8,482	679	86%
3rd	728	7,836	593	81%
Total	3,092	24,800	2,607	84%
BLOCK C				
Ground Floor	831	8,945	652	78%
1st	911	9,806	739	81%
2nd	911	9,806	739	81%
3rd	849	9,139	657	77%
Total	3,502	37,696	2,787	80%

One Bed Units	39	37%
Two Bed Units	49	46%
Three Bed Units	18	17%
Total	106	100.00%
BTMs	3	
Total incl BTMs	109	

Note:

We have used the area schedule that has been provided by the architect, but recommend a more accurate measure and cost review are undertaken at the earliest opportunity



	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE / ALTERATIONS	0	-	0.00	0.00
1 SUBSTRUCTURE	1,534,910	882	81.95	40.61
2 SUPERSTRUCTURE	808,550	465	43.17	21.39
2A Frame	314,280	181	16.78	8.31
2B Upper Floors	244,440	140	13.05	6.47
2C Roofs	54,740	31	2.92	1.45
2D Stairs	28,000	16	1.49	0.74
2E External Walls	78,750	45	4.20	2.08
2F Windows and External Doors	10,000	6	0.53	0.26
2G Internal Walls and Partitions	37,940	22	2.03	1.00
2H Internal Doors	40,400	23	2.16	1.07
3 INTERNAL FINISHES	34,460	20	1.84	0.91
3A Wall Finishes	7,000	4	0.37	0.19
3B Floor Finishes	22,460	13	1.20	0.59
3C Ceiling Finishes	5,000	3	0.27	0.13
4 FITTINGS AND FURNISHINGS	37,240	21	1.99	0.99
5 M&E INSTALLATION	533,340	307	28.48	14.11
5A/B Sanitary Appliances and Services Equipment	0	-	0.00	0.00
5C Disposal Installations	15,000	9	0.80	0.40
5D Water Installations	6,000	3	0.32	0.16
5E Heat Source	0	-	0.00	0.00
5F/G Space Heating, Air Treatment and Extract	40,500	23	2.16	1.07
5H Electrical Installations	240,600	138	12.85	6.37
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	20,000	11	1.07	0.53
5K Protective Installation	112,540	65	6.01	2.98
5L Fire Alarm, Communications and Security	38,380	22	2.05	1.02
5M Special Installations	34,920	20	1.86	0.92
5N Builders Work in Connection	25,400	15	1.36	0.67
TOTAL BUILDING WORKS	2,948,500	1,695	157.43	78.00
6 EXTERNAL WORKS	34,920	20	1.86	0.92
6A Site Works	0	-	0.00	0.00
6B Drainage	34,920	20	1.86	0.92
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	2,983,420	1,715	159.29	78.93
7 ON COSTS	797,540	458	42.58	21.10
7A Preliminaries	462,430	266	24.69	12.23
7B Overheads and profit	155,060	89	8.28	4.10
7C Contingency	180,050	103	9.61	4.76
ESTIMATED CONSTRUCTION COST	3,780,960	2,173	201.87	100.03
Rounding adjustment	4	-960	1	-0.05
TOTAL ESTIMATED CONSTRUCTION COST	3,780,000	2,172	201.82	100.00

GIFA 1,740ft² 18,729ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE / ALTERATIONS			-	0
	Demolitions - see executive summary	Excl			
1	SUBSTRUCTURE			-	1,534,910
	Basement Construction				
	Temporary works - sheet piling or similar	1 item	50,000	50,000	
	Excavation - assume 2.8m excavation	4,872 m ³	45	219,240	
	disposal off site - say 50%	2,436 m ³	50	121,800	
	disposal on site - say 50%	2,436 m ³	20	48,720	
	Excavation for strip footings	502 m ³	45	22,580	
	Excavation for pads	270 m ³	45	12,150	
	disposal off site - say 50%	135 m ³	50	6,750	
	disposal on site - say 50%	135 m ³	20	2,700	
	Foundations; Pads 3000x3000x1500	270 m ³	225	60,750	
	Reinforcement; assumed 120kg/m3	16 t	1,500	24,300	
	Shuttering to above	240 m ²	50	12,000	
	Basement perimeter - Rc concrete wall; 250mm thick	156 m ³	300	46,830	
	Shuttering to above	558 m ²	50	27,880	
	Reinforcement; assumed 120kg/m3	19 t	1,500	28,100	
	EO for waterproof additive	156 m ³	25	3,900	
	Basement slab; Rc Concrete 325mm Thick	566 m ³	225	127,240	
	EO for waterproof additive	566 m ³	25	14,140	
	Reinforcement to above; assumed 120kg/m3	68 t	1,500	101,790	
	Forming ramp and side retaining wall	1 item	40,000	40,000	
	Ground Floor Slab to block A and B	469 m ²	200	93,720	
	Insulation, vapour etc to above	1,562 m ²	50	78,100	
	<u>Block C independent sub-structure</u>				
	Excavation	257 m ³	45	11,540	
	Disposal off site - 100%	257 m ³	50	12,830	
	Formwork / Shuttering	684 m ²	50	34,200	
	Reinforced Concrete; insitu	257 m ³	225	57,710	
	Reinforcement; assumed 120kg/m3	31 t	1,500	46,170	
	Excavation for pads	111 m ³	45	5,000	
	Disposal	111 m ³	50	5,550	
	Foundations; Pads 1500mm deep	111 m ³	225	24,980	
	Reinforcement; assumed 120kg/m3	13 t	1,500	19,980	
	Shuttering to above	78 m ²	50	3,900	
	Ground floor slab	831 m ²	120	99,720	
	Insulation to above	831	50	41,550	
	Vapour barrier to above	831	35	29,090	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
2	SUPERSTRUCTURE			-	0
2A	Frame			-	314,280
	Internal columns / sheer walls / lift shaft etc	1,746 m ²	180	314,280	
2B	Upper Floors			-	244,440
	Ground level slab	1,746 m ²	140	244,440	
2C	Roof			-	54,740
	waterproof finish to upper slab areas between resi blocks (Blocks A & B)	1,564 m ²	35	54,740	
2D	Stairs			-	28,000
	Internal staircase basement to ground including balustrade and handrails	2 stys	14,000	28,000	
2E	External Walls			-	78,750
	No works to basement				
	Decorative cladding to basement wall outer face side of ramp	111 m ²	250	27,750	
	Railings to basement ramp	62 m	500	31,000	
	Grilles to voids for natural ventilation (Not shown)	1 item	20,000	20,000	
2F	Windows & External Doors			-	10,000
	No works				
	Car park shutter / barrier	1 item	10,000	10,000	
2G	Internal Walls & Partitions			-	37,940
	allowance for internal walls	379 m ²	100	37,940	
2H	Internal Doors			-	40,400
	Single doors	6 nr	1,000	6,000	
	Double doors	8 nr	1,800	14,400	
	Riser doors (allow)	1 nr	20,000	20,000	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	7,000
	Walls unpainted generally	Excl			
	Allow to decorate lift / stair cores	2 item	3,500	7,000	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
3B	Floor Finishes			-	22,460
	Sealer only to concrete	1,746 m ²	10	17,460	
	Enhancements to lift / stair cores	2 item	2,500	5,000	
3C	Ceiling Finishes			-	5,000
	Ceilings unpainted generally				
	Allow to decorate lift / stair cores	2 nr	2,500	5,000	
4	FITTINGS			-	37,240
	Bike racks	15 nr	100	1,500	
	Bins	7 nr	500	3,500	
	Statutory signage	1,746 m ²	3	5,240	
	Car park lining	1 item	12,000	12,000	
	Building signage - excluded	Excl			
	Bike Ramp	1 item	15,000	15,000	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	0
	No works	Excl			
5C	Disposal Installations			-	15,000
	Rainwater disposal - no works - all within buildings	Excl			
	Soil / waste stacks in UPVC - allowance for horizontal connections	1 item	10,000	10,000	
	Connects to drainage points	1 item	5,000	5,000	
5D	Water Installations			-	6,000
	Allow for cold water tanks, boosters and primary distribution - costs within main buildings	Excl			
	Vehicle washdown - Cat5 system	Excl			
	Water points for wash down - to bins stores etc	2 nr	3,000	6,000	
5E	Heat Source			-	0
	Heat source allowance and primary distribution - costs within main buildings	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5F/G	Space Heating, Air Treatment and Extract			-	40,500
	Mechanical vent to basement generally - allow sum for limited areas only	6 item	5,000	30,000	
	Separate ventilation to bin stores	3 nr	3,500	10,500	
	Heating provision to stairs - excluded in basement	Excl			
5H	Electrical Installations			-	240,600
	Electrical LV boards, supplies and primary distribution serving basement areas	1,746 m ²	20	34,920	
	Small power - allowance for limited provision	1,746 m ²	5	8,730	
	Lighting to all areas	1,746 m ²	50	87,300	
	Emergency lighting to all areas	1,746 m ²	15	26,190	
	BMS / controls	1,746 m ²	10	17,460	
	Car park charging points	11 nr	6,000	66,000	
5I	Gas Installation			-	0
	No works to basement	Excl			
5J	Lifts and Escalators			-	20,000
	Lift - extra for lift to extend one floor to basement	2 nr	10,000	20,000	
5K	Protective Installations			-	112,540
	Lightning protection	1,746 m ²	3	5,240	
	Smoke extract - allowance	1 item	20,000	20,000	
	Sprinklers	1,746 m ²	50	87,300	
5L	Fire Alarms, Communications & Security			-	38,380
	Fire alarms	1,746 m ²	15	26,190	
	CO alarms	1,746 m ²	2	3,490	
	Data cabling - limited provision	Excl			
	Door access controls - to building entrance doors	Excl			
	Vehicle entry barrier system	1 item	5,000	5,000	
	CCTV / security	2 nr	1,850	3,700	
5M	Specialist Installations			-	34,920
	BMS / controls - fault / alarm on main plant only	1,746 m ²	20	34,920	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5N	Builders Work in Connection			-	25,400
	BWIC General	5%	507,940	25,400	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	Allowance for external works / hard and soft landscaping - see main summary	Excl			
6B	Drainage			-	34,920
	Foul / waste drainage	1,746 m ²	20	34,920	
6C	External Services			-	0
	Allowance for new incoming services - Shown on main summary	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	462,430
	General allowance for Preliminaries	15.50%	2,983,420	462,430	
7B	Overheads & Profit			-	155,060
	General allowance for Overheads & profit	4.50%	3,445,850	155,060	
7C	Contingency			-	180,050
	General allowance for Contingency - contingency on main summary	5.00%	3,600,910	180,050	

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE / ALTERATIONS	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	2,310,060	1,021	94.83	55.26
2A Frame	363,640	161	14.93	8.70
2B Upper Floors	255,760	113	10.50	6.12
2C Roofs	450,060	199	18.48	10.77
2D Stairs	28,000	12	1.15	0.67
2E External Walls	812,400	359	33.35	19.44
2F Windows and External Doors	332,390	147	13.65	7.95
2G Internal Walls and Partitions	58,260	26	2.39	1.39
2H Internal Doors	9,550	4	0.39	0.23
3 INTERNAL FINISHES	70,870	31	2.91	1.70
3A Wall Finishes	15,020	7	0.62	0.36
3B Floor Finishes	48,140	21	1.98	1.15
3C Ceiling Finishes	7,710	3	0.32	0.18
4 FITTINGS AND FURNISHINGS	12,410	5	0.51	0.30
5 M&E INSTALLATION	847,890	375	34.81	20.28
5A/B Sanitary Appliances and Services Equipment	0	-	0.00	0.00
5C Disposal Installations	89,210	39	3.66	2.13
5D Water Installations	64,680	29	2.66	1.55
5E Heat Source	67,890	30	2.79	1.62
5F/G Space Heating, Air Treatment and Extract	86,470	38	3.55	2.07
5H Electrical Installations	133,720	59	5.49	3.20
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	50,000	22	2.05	1.20
5K Protective Installation	159,730	71	6.56	3.82
5L Fire Alarm, Communications and Security	110,550	49	4.54	2.64
5M Special Installations	45,260	20	1.86	1.08
5N Builders Work in Connection	40,380	18	1.66	0.97
TOTAL BUILDING WORKS	3,241,230	1,432	133.06	77.54
6 EXTERNAL WORKS	56,580	25	2.32	1.35
6A Site Works	0	-	0.00	0.00
6B Drainage	56,580	25	2.32	1.35
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	3,297,810	1,457	135.38	78.89
7 ON COSTS	881,580	390	36.19	21.09
7A Preliminaries	511,160	226	20.98	12.23
7B Overheads and profit	171,400	76	7.04	4.10
7C Contingency	199,020	88	8.17	4.76
ESTIMATED CONSTRUCTION COST	4,179,390	1,847	171.58	99.99
Rounding adjustment	4	610	0	0.03
TOTAL ESTIMATED CONSTRUCTION COST	4,180,000	1,847	171.60	100.00

GIFA 2,263m² 24,359ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE / ALTERATIONS			-	0
	No works				
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	363,640
	<u>Internal load bearing walls:</u>				
	200mm Thick; load bearing blockwork walls; including all ties	1,080 m ²	180	194,430	
	Dry lining	2,160 m ²	35	75,610	
	Allowance for sundry steel beams - avg 1 per apt	37 t	2,500	93,600	
2B	Upper Floors			-	255,760
	<u>Upper Floors:</u>				
	Precast concrete plank system; 200mm Mortar infill	1,487 m ²	120	178,440	
	Screed to above; ref finishes section	1,487 m ²	12	17,840	
		1,487 m ²	40	59,480	
2C	Roof			-	450,060
	<u>Mansard roof</u>				
	Mansard roof; including structure; vapour control; insulation; battens and tiles; plasterboard finish to internal ready for finish	350 m ²	350	122,360	
	<u>Flat roof</u>				
	Flat Roof; including structure; insulation; vapour control and covering	520 m ²	235	122,200	
	Eo allowance for green roof if applicable	520 m ²	90	46,800	
	Plant screed	1 item	10,000		
	<u>Dormers</u>				
	Dormers; (excluding glazing); frame; insulation; vapour; lead cladding; plasterboard internal and flashing	18 nr	1,750	31,500	
	<u>Balconies</u>				
	Allow for balconies (pending details)	16 nr	6,000	96,000	
	Frosted dividers; 1500mm high	8 nr	750	6,000	
	Railings to balconies	81 m	250	20,200	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	<u>Lift</u> Lift overruns	1 nr	5,000	5,000	
2D	Stairs			-	28,000
	Internal staircase ground to 2rd floor including balustrade and handrails	2 stys	14,000	28,000	
2E	External Walls			-	812,400
	<u>Brickwork cavity walls</u> Cavity wall; including external facing brick; cavity insulation; vapour control; bracketry and inner skin. Ref to finish for skim	969 m ²	520	503,880	
	Decorative brickwork and architectural features	129 m ²	120	15,500	
	Bay window protrusion detail	209 m ²	550	115,000	
	Brickwork to Gable ends	310 m ²	500	154,800	
	EO for lattice detail to gables	310 m ²	75	23,220	
	<u>Dormers; ref roof schedule</u>				
2F	Windows & External Doors			-	332,390
	<u>External Windows</u> Bay windows	199 m ²	700	139,100	
	EO allowance for addition steel to Bays	24 nr	900	21,600	
	Fixed windows; 1.2 wide x 2.1 high	40 m ²	750	30,240	
	Fixed windows; 1.00 wide x 1.2 high	14 m ²	750	10,800	
	Dormer windows; 1.00 wide x 2.1 high	8 m ²	750	6,300	
	Dormer windows; 1.2 wide x 1.5 high	4 m ²	750	2,700	
	Dormer windows; 1.2 wide x 2.56 high	37 m ²	750	27,650	
	<u>External doors</u> Block A - Main Entrance Door	1 nr	3,000	3,000	
	Balcony Door; Double	26 nr	3,500	91,000	
2G	Internal Walls & Partitions			-	58,260
	Partitioning generally to corridors and circulation area	423 m ²	120	50,760	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Allowance for walls around risers and the like (avg per floor)	3 nr	2,500	7,500	
2H	Internal Doors			-	9,550
	Single doors	5 nr	950	4,750	
	Apartment entrance doors - in fit out costs	Excl			
	Riser doors (single) - painted	12 nr	400	4,800	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	15,020
	Paint to all walls	423 m ²	12	5,080	
	Skirting - softwood painted	169 m	15	2,540	
	Allow to decorate around lift cores incl architraves	3 nr	1,800	5,400	
	Allow for enhancements at ground floor	1 item	2,000	2,000	
3B	Floor Finishes			-	48,140
	Levelling screed throughout	2,263 m ²	15	33,950	
	Carpet to all corridors / common areas	134 m ²	35	4,690	
	Floor finish to stairs including landings, treads and risers	1 nr	5,000	5,000	
	Allow for enhancements at ground floor	1 item	2,000	2,000	
	Entrance mat & matwell	1 item	2,500	2,500	
3C	Ceiling Finishes			-	7,710
	Plasterboard to corridors /common areas	134 m ²	25	3,350	
	Eo for plasterboard to Stair lobbys	39 m ²	20	780	
	Paint to all plasterboard areas	173 m ²	12	2,080	
	Allow for access panels - per floor	3 item	500	1,500	
4	FITTINGS			-	12,410
	Post boxes	27 nr	60	1,620	
	Statutory signage	2,263 m ²	3	6,790	
	Building signage	1 item	4,000	4,000	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	0
	No works	Excl			
5C	Disposal Installations			-	89,210

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Rainwater disposal including gutters, roof outlets and downpipes	2,263 m ²	15	33,950	
	Soil / waste stacks in UPVC	2,263 m ²	20	45,260	
	Connections to drainage points	1 item	5,000	5,000	
	Plantroom / bin store gullies	Incl			
	Connections to irrigation / terrace drainage	Excl			
	Condensate connections to condensers	1 item	5,000	5,000	
	Basement sump pumps in underground drainage	Excl			
	Extra for grey water provision	Excl			
5D	Water Installations			-	64,680
	Allow for shared cold water storage / sprinkler tank, booster and primary distribution	2,263 m ²	25	56,580	
	Apartment water meters	27 nr	300	8,100	
	Irrigation distribution and connections	Excl			
	Hot water services	Excl			
5E	Heat Source			-	67,890
	Centralised ASHP Condensers	2,263 m ²	30	67,890	
5F/G	Space Heating, Air Treatment and Extract			-	86,470
	Thermal loop	2,263 m ²	30	67,890	
	Ventilation to corridors / common areas (excl stairs)	134 m ²	120	16,080	
	Heating to corridors and stairs	Excl			
	Air-conditioning to Reception	Excl			
	Frost protection to Water Tank Room	1 Excl			
	Overdoor air heater to Main Entrance	1 nr	2,500	2,500	
5H	Electrical Installations			-	133,720
	Electrical HV / LV boards, supplies and primary distribution throughout the building incl plant power supplies	2,263 m ²	40	90,520	
	Apartment meters in the riser	27 nr	500	13,500	
	Small power to landlord areas - cleaner's sockets	134 m ²	12	1,610	
	Equipment power to landlord areas	134 m ²	15	2,010	
	Lighting to Landlord Areas; including pir	134 m ²	80	10,720	
	Emergency lighting to Landlord areas	134 m ²	40	5,360	
	External lighting generally - see external works	Excl			
	Generator not required	Excl			
	UPS	1 item	10,000	10,000	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	<i>Note: Photovoltaics or other specific sustainable energy measures excluded</i>	Excl			
5I	Gas Installation			-	0
	No gas	Excl			
	<i>Note: Assumed gas will not be supplied to the site</i>	Excl			
5J	Lifts and Escalators			-	50,000
	Lift - gnd to 2rd floor	1 nr	50,000	50,000	
	<i>Assumed a fire fighting lift is not required</i>				
5K	Protective Installations			-	159,730
	Lightning protection	2,263 m ²	3	6,790	
	Earthing & Bonding	2,263 m ²	3	6,790	
	Smoke venting	3 nr	6,000	18,000	
	Sprinklers	2,263 m ²	50	113,150	
	Smoke extract	1 item	15,000	15,000	
5L	Fire Alarms, Communications & Security			-	110,550
	Fire alarms - main panel and infrastructure	2,263 m ²	10	22,630	
	Fire alarms - detectors and sounders to landlord common areas	134 m ²	10	1,340	
	TV / IRS and Fibre infrastructure and cabling	2,263 item	25	56,580	
	Videophone main panel to entrance doors	1 item	20,000	20,000	
	Intruder alarm system	Excl			
	Internal CCTV cameras	1 item	10,000	10,000	
	External CCTV	Excl			
5M	Specialist Installations			-	45,260
	BMS / controls - fault / alarm on main plant only	2,263 m ²	20	45,260	
5N	Builders Work in Connection			-	40,380
	<i>Average = 5.00%</i>				
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Allowance for external works / hard and soft landscaping - see main summary	Excl			
6B	Drainage			-	56,580
	Foul / waste drainage Attenuation tank - excluded	2,263 m ² Excl	25	56,580	
6C	External Services			-	0
	Allowance for new incoming services - Shown on main summary	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	511,160
	General allowance for Preliminaries	15.50%	3,297,810	511,160	
7B	Overheads & Profit			-	171,400
	General allowance for Overheads & profit	4.50%	3,808,970	171,400	
7C	Contingency			-	199,020
	General allowance for Contingency - contingency on main summary	5.00%	3,980,370	199,020	

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE / ALTERATIONS	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	2,854,420	923	85.76	55.97
2A Frame	469,680	152	14.11	9.21
2B Upper Floors	396,290	128	11.91	7.77
2C Roofs	482,490	156	14.50	9.46
2D Stairs	42,000	14	1.26	0.82
2E External Walls	1,024,750	331	30.79	20.09
2F Windows and External Doors	350,390	113	10.53	6.87
2G Internal Walls and Partitions	76,720	25	2.31	1.50
2H Internal Doors	12,100	4	0.36	0.24
3 INTERNAL FINISHES	90,930	29	2.73	1.78
3A Wall Finishes	19,210	6	0.58	0.38
3B Floor Finishes	61,800	20	1.86	1.21
3C Ceiling Finishes	9,920	3	0.30	0.19
4 FITTINGS AND FURNISHINGS	15,440	5	0.46	0.30
5 M&E INSTALLATION	1,062,180	344	31.91	20.83
5A/B Sanitary Appliances and Services Equipment	0	-	0.00	0.00
5C Disposal Installations	118,220	38	3.55	2.32
5D Water Installations	88,100	28	2.65	1.73
5E Heat Source	92,760	30	2.79	1.82
5F/G Space Heating, Air Treatment and Extract	115,540	37	3.47	2.27
5H Electrical Installations	176,530	57	5.30	3.46
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	65,000	21	1.95	1.27
5K Protective Installation	212,160	69	6.37	4.16
5L Fire Alarm, Communications and Security	139,910	45	4.20	2.74
5M Special Installations	3,380	1	0.10	0.07
5N Builders Work in Connection	50,580	16	1.52	0.99
TOTAL BUILDING WORKS	4,022,970	1,301	120.87	78.88
6 EXTERNAL WORKS	4,230	1	0.13	0.08
6A Site Works	0	-	0.00	0.00
6B Drainage	4,230	1	0.13	0.08
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	4,027,200	1,302	121.00	78.96
7 ON COSTS	1,076,570	348	32.35	21.11
7A Preliminaries	624,220	202	18.76	12.24
7B Overheads and profit	209,310	68	6.29	4.10
7C Contingency	243,040	79	7.30	4.77
ESTIMATED CONSTRUCTION COST	5,103,770	1,651	153.35	100.07
Rounding adjustment	4	-3,770	1	-0.11
TOTAL ESTIMATED CONSTRUCTION COST	5,100,000	1,649	153.23	100.00

GIFA 3,092m² 33,282ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE / ALTERATIONS			-	0
	No works				
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	469,680
	<u>Internal load bearing walls:</u>				
	200mm Thick; load bearing blockwork walls; including all ties	1,408 m ²	180	253,500	
	Dry lining	2,817 m ²	35	98,580	
	allowance for sundry steel beams - avg 1 per apt	47 t	2,500	117,600	
2B	Upper Floors			-	396,290
	<u>Upper Floors:</u>				
	Precast concrete plank system; 200mm Mortar infill	2,304 m ²	120	276,480	
	Screed to above; ref finishes section	2,304 m ²	40	92,160	
2C	Roof			-	482,490
	<u>Mansard roof</u>				
	Mansard roof; including structure; vapour control; insulation; battens and tiles; plasterboard finish to internal ready for finish	281 m ²	350	98,210	
	<u>Flat roof</u>				
	Flat Roof; including structure; insulation; vapour control and covering	597 m ²	235	140,300	
	Eo allowance for green roof if applicable	597 m ²	90	53,730	
	<u>Dormers</u>				
	Dormers; (excluding glazing); frame; insulation; vapour; lead cladding; plasterboard internal and flashing	15 nr	1,750	26,250	
	<u>Balconies</u>				
	Allow for balconies (pending details)	20 nr	6,000	120,000	
	Frosted dividers; 1500mm high	13 nr	750	9,750	
	Railings to balconies	117 m	250	29,250	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	<u>Lift</u> Lift overruns	1 nr	5,000	5,000	
2D	Stairs			-	42,000
	Internal staircase ground to 3rd floor including balustrade and handrails	3 stys	14,000	42,000	
2E	External Walls			-	1,024,750
	<u>Brickwork cavity walls</u> Cavity wall; including external facing brick; cavity insulation; vapour control; bracketry and inner skin. Ref to finish for skim	1,413 m ²	520	734,760	
	Decorative brickwork and architectural features	188 m ²	120	22,610	
	Bay window protrusion detail	261 m ²	550	143,750	
	Brickwork to Gable ends	215 m ²	500	107,500	
	EO for lattice detail to gables	215 m ²	75	16,130	
	<u>Dormers; ref roof schedule</u>				
2F	Windows & External Doors			-	350,390
	<u>External Windows</u> Bay windows	83 m ²	700	57,960	
	EO allowance for addition steel to Bays	30 nr	900	27,000	
	Fixed windows; 1.2 wide x 2.1 high	45 m ²	750	34,020	
	Fixed windows; 1.1 wide x 1.25 high	14 m ²	750	10,310	
	Fixed windows; 1.0 wide x 2.1 high	2 m ²	750	1,580	
	Fixed double window	34 m ²	750	25,520	
	Dormer windows; 1.0 wide x 1.5 high	8 m ²	750	5,630	
	Dormer windows; 1.2 wide x 2.1 high	23 m ²	750	17,010	
	Dormer windows; 1.2 wide x 2.54 high	30 m ²	750	22,860	
	<u>External doors</u> Block B - Main Entrance Door	1 nr	3,000	3,000	
	Balcony Door; Single	5 nr	2,500	12,500	
	Balcony Door; Double	38 nr	3,500	133,000	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
2G	Internal Walls & Partitions			-	76,720
	Partitioning generally to corridors and circulation area	556 m ²	120	66,720	
	Allowance for walls around risers and the like (avg per floor)	4 nr	2,500	10,000	
2H	Internal Doors			-	12,100
	Single doors	6 nr	950	5,700	
	Apartment entrance doors - in fit out costs	Excl			
	Riser doors (single) - painted	16 nr	400	6,400	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	19,210
	Paint to all walls	556 m ²	12	6,670	
	Skirting - softwood painted	222 m	15	3,340	
	Allow to decorate around lift cores incl architraves	4 nr	1,800	7,200	
	Allow for enhancements at ground floor	1 item	2,000	2,000	
3B	Floor Finishes			-	61,800
	Levelling screed throughout	3,092 m ²	15	46,380	
	Carpet to all corridors / common areas	169 m ²	35	5,920	
	Floor finish to stairs including landings, treads and risers	1 item	5,000	5,000	
	Allow for enhancements at ground floor	1 item	2,000	2,000	
	Entrance mat & matwell	1 item	2,500	2,500	
3C	Ceiling Finishes			-	9,920
	Plasterboard to corridors /common areas	169 m ²	25	4,230	
	Eo for plasterboard to Stair lobbys	52 m ²	20	1,040	
	Paint to all plasterboard areas	221 m ²	12	2,650	
	Allow for access panels - per floor	4 item	500	2,000	
4	FITTINGS			-	15,440
	Post boxes	36 nr	60	2,160	
	Statutory signage	3,092 m ²	3	9,280	
	Building signage	1 item	4,000	4,000	
5	SERVICES INSTALLATIONS			-	0

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5A/B	Sanitary Appliances and Services Equipment			-	0
	No works	Excl			
5C	Disposal Installations			-	118,220
	Rainwater disposal including gutters, roof outlets and downpipes	3,092 m ²	15	46,380	
	Soil / waste stacks in UPVC	3,092 m ²	20	61,840	
	Connections to drainage points	1 item	5,000	5,000	
	Plantroom / bin store gullies	Incl			
	Connections to irrigation / terrace drainage	Excl			
	Condensate connections to condensers	1 item	5,000	5,000	
	Basement sump pumps in underground drainage	Excl			
	Extra for grey water provision	Excl			
5D	Water Installations			-	88,100
	Allow for shared cold water storage / sprinkler tank, booster and primary distribution	3,092 m ²	25	77,300	
	Apartment water meters	36 nr	300	10,800	
	Irrigation distribution and connections	Excl			
	Hot water services	Excl			
5E	Heat Source			-	92,760
	Centralised ASHP Condensers	3,092 m ²	30	92,760	
5F/G	Space Heating, Air Treatment and Extract			-	115,540
	Thermal loop	3,092 m ²	30	92,760	
	Ventilation to corridors / common areas (excl stairs)	169 m ²	120	20,280	
	Heating to corridors and stairs	Excl			
	Air-conditioning to Reception	Excl			
	Frost protection to Water Tank Room	Incl			
	Overdoor air heater to Main Entrance	1 nr	2,500	2,500	
5H	Electrical Installations			-	176,530
	Electrical HV / LV boards, supplies and primary distribution throughout the building incl plant power supplies	3,092 m ²	40	123,680	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Apartment meters in the riser	36 nr	500	18,000	
	Small power to landlord areas - cleaner's sockets	169 m ²	12	2,030	
	Equipment power to landlord areas	169 m ²	15	2,540	
	Lighting to Landlord Areas	169 m ²	80	13,520	
	Emergency lighting to Landlord areas	169 m ²	40	6,760	
	External lighting generally - see external works	Excl			
	Generator not required	Excl			
	UPS	1 item	10,000	10,000	
	<i>Note: Photovoltaics or other specific sustainable energy measures excluded</i>	Excl			
5I	Gas Installation			-	0
	No gas	Excl			
	<i>Note: Assumed gas will not be provided to each apartment</i>	Excl			
5J	Lifts and Escalators			-	65,000
	Lift - gnd to 3rd floor <i>Assumed a fire fighting lift is not required</i>	1 nr	65,000	65,000	
5K	Protective Installations			-	212,160
	Lightning protection	3,092 m ²	3	9,280	
	Earthing & Bonding	3,092 m ²	3	9,280	
	Smoke venting	4 floors	6,000	24,000	
	Sprinklers	3,092 m ²	50	154,600	
	Smoke extract	1 item	15,000	15,000	
5L	Fire Alarms, Communications & Security			-	139,910
	Fire alarms - main panel and infrastructure throughout the building	3,092 m ²	10	30,920	
	Fire alarms - detectors and sounders to landlord common areas	169 m ²	10	1,690	
	TV / IRS and Fibre infrastructure and cabling	3,092 item	25	77,300	
	Videophone main panel to entrance doors	1 item	20,000	20,000	
	Intruder alarm system	Excl			
	Internal CCTV cameras	1 item	10,000	10,000	
	External CCTV	Excl			
5M	Specialist Installations			-	3,380

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	BMS / controls - fault / alarm on main plant only	169 m ²	20	3,380	
5N	Builders Work in Connection			-	50,580
	BWIC General Average = 5.00%	5%	1,011,600	50,580	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	Allowance for external works / hard and soft landscaping - see main summary	Excl			
6B	Drainage			-	4,230
	Foul / waste drainage Attenuation tank - excluded	169 m ² Excl	25	4,230	
6C	External Services			-	0
	Allowance for new incoming services - Shown on main summary	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	624,220
	General allowance for Preliminaries	15.50%	4,027,200	624,220	
7B	Overheads & Profit			-	209,310
	General allowance for Overheads & profit	4.50%	4,651,420	209,310	
7C	Contingency			-	243,040
	General allowance for Contingency - contingency on main summary	5.00%	4,860,730	243,040	

	TOTAL Cost	£/m²	£/ft²	% Value
0 SITE CLEARANCE / ALTERATIONS	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	3,125,200	892	82.91	53.15
2A Frame	487,440	139	12.93	8.29
2B Upper Floors	459,410	131	12.19	7.81
2C Roofs	508,850	145	13.50	8.65
2D Stairs	56,000	16	1.49	0.95
2E External Walls	1,099,810	314	29.18	18.70
2F Windows and External Doors	374,790	107	9.94	6.37
2G Internal Walls and Partitions	115,750	33	3.07	1.97
2H Internal Doors	23,150	7	0.61	0.39
3 INTERNAL FINISHES	112,710	32	2.99	1.92
3A Wall Finishes	30,270	9	0.80	0.51
3B Floor Finishes	68,130	19	1.81	1.16
3C Ceiling Finishes	14,310	4	0.38	0.24
4 FITTINGS AND FURNISHINGS	23,390	7	0.62	0.40
5 M&E INSTALLATION	1,287,420	368	34.15	21.89
5A/B Sanitary Appliances and Services Equipment	0	-	0.00	0.00
5C Disposal Installations	163,490	47	4.34	2.78
5D Water Installations	87,550	25	2.32	1.49
5E Heat Source	210,120	60	5.57	3.57
5F/G Space Heating, Air Treatment and Extract	46,200	13	1.23	0.79
5H Electrical Installations	217,410	62	5.77	3.70
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	50,000	14	1.33	0.85
5K Protective Installation	226,120	65	6.00	3.85
5L Fire Alarm, Communications and Security	155,180	44	4.12	2.64
5M Special Installations	70,040	20	1.86	1.19
5N Builders Work in Connection	61,310	18	1.63	1.04
TOTAL BUILDING WORKS	4,548,720	1,299	120.67	77.36
6 EXTERNAL WORKS	87,550	25	2.32	1.49
6A Site Works	0	-	0.00	0.00
6B Drainage	87,550	25	2.32	1.49
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	4,636,270	1,324	122.99	78.85
7 ON COSTS	1,239,380	354	32.88	21.08
7A Preliminaries	718,620	205	19.06	12.22
7B Overheads and profit	240,970	69	6.39	4.10
7C Contingency	279,790	80	7.42	4.76
ESTIMATED CONSTRUCTION COST	5,875,650	1,678	155.87	99.93
Rounding adjustment	4	4,350	1	0.12
TOTAL ESTIMATED CONSTRUCTION COST	5,880,000	1,679	155.99	100.00

GIFA 3,502m² 37,696ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE / ALTERATIONS			-	0
	No works				
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	487,440
	<u>Internal load bearing walls;</u>				
	200mm Thick; load bearing blockwork walls; including all ties	1,777 m ²	180	319,850	
	Dry lining	3,554 m ²	35	124,390	
	Allowance for sundry steel beams - avg 1 per apt	17 t	2,500	43,200	
2B	Upper Floors			-	459,410
	<u>Upper Floors;</u>				
	Precast concrete plank system; 200mm Mortar infill	2,671 m ²	120	320,520	
	Screed to above; ref finishes section	2,671 m ²	12	32,050	
		2,671 m ²	40	106,840	
2C	Roof			-	508,850
	<u>Mansard roof</u>				
	Mansard roof; including structure; vapour control; insulation; battens and tiles; plasterboard finish to internal ready for finish	308 m ²	350	107,870	
	<u>Flat roof</u>				
	Flat Roof; including structure; insulation; vapour control and covering	700 m ²	235	164,500	
	Eo allowance for green roof if applicable	700 m ²	90	63,000	
	<u>Dormers</u>				
	Dormers; (excluding glazing); frame; insulation; vapour; lead cladding; plasterboard internal and flashing	10 nr	1,750	17,500	
	<u>Balconies</u>				
	Allow for balconies (pending details)	21 nr	5,000	105,000	
	Frosted dividers; 1500mm high	11 nr	750	8,250	
	Railings to balconies	131 m	250	32,730	
	<u>Lift</u>				
	Lift overruns	2 nr	5,000	10,000	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
2D	Stairs			-	56,000
	Internal staircase ground to 3rd floor including balustrade and handrails	4 stys	14,000	56,000	
2E	External Walls			-	1,099,810
	<u>Brickwork cavity walls</u>				
	Cavity wall; including external facing brick; cavity insulation; vapour control; bracketry and inner skin. Ref to finish for skim	1,530 m ²	520	795,600	
	Decorative brickwork and architectural features	196 m ²	120	23,470	
	Bay window protrusion detail	286 m ²	550	157,110	
	Brickwork to Gable ends	215 m ²	500	107,500	
	EO for lattice detail to gables	215 m ²	75	16,130	
	<u>Dormers; ref roof schedule</u>				
2F	Windows & External Doors			-	374,790
	<u>External Windows</u>				
	Bay windows	81 m ²	700	56,350	
	EO allowance for addition steel to Bays	30 nr	900	27,000	
	Fixed windows; 1.2 wide x 2.1 high	30 m ²	750	22,680	
	Fixed windows; 1.5 wide x 2.1 high	47 m ²	750	35,440	
	Fixed windows; 1.0 wide x 1.2 high	12 m ²	750	9,000	
	Fixed windows; 1.0 wide x 2.1 high	6 m ²	750	4,730	
	Fixed double window	23 m ²	750	17,010	
	Dormer windows; 1.0 wide x 1.5 high	15 m ²	750	11,250	
	Dormer windows; 1.0 wide x 2.1 high	11 m ²	750	7,880	
	Dormer windows; 1.2 wide x 2.1 high	13 m ²	750	9,450	
	Dormer windows; 1.2 wide x 2.5 high	24 m ²	750	18,000	
	<u>External doors</u>				
	Block C - Main Entrance Doors	1 nr	3,000	3,000	
	Block C - Bin Store Single Door	1 nr	3,500	3,500	
	Block C - Bike Store Doors	1 nr	2,500	2,500	
	Balcony Door; Single	7 nr	2,500	17,500	
	Balcony Door; Double	37 nr	3,500	129,500	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
2G	Internal Walls & Partitions			-	115,750
	Partitioning generally to corridors and circulation area	881 m ²	120	105,750	
	Allowance for walls around risers and the like (avg per floor)	4 nr	2,500	10,000	
2H	Internal Doors			-	23,150
	Single doors	21 nr	950	19,950	
	Apartment entrance doors - in fit out costs	Excl			
	Riser doors (single) - painted	8 nr	400	3,200	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	30,270
	Paint to all walls	881 m ²	12	10,580	
	Skirting - softwood painted	353 m ²	15	5,290	
	Allow to decorate around lift cores incl architraves	8 nr	1,800	14,400	
	Allow for enhancements at ground floor	Excl			
3B	Floor Finishes			-	68,130
	Levelling screed throughout	3,502 m ²	15	52,530	
	Carpet to all corridors / common areas	260 m ²	35	9,100	
	Finish to refuse / Bike Store	Excl			
	Floor finish to stairs including landings, treads and risers	1 item	5,000	5,000	
	Allow for enhancements at ground floor	Excl			
	Entrance mat & matwell	1 item	1,500	1,500	
3C	Ceiling Finishes			-	14,310
	Plasterboard to corridors /common areas	260 m ²	25	6,500	
	Eo for plasterboard to Stair lobbys	84 m ²	20	1,680	
	Paint to all plasterboard areas	344 m ²	12	4,130	
	Allow for access panels - per floor	4 item	500	2,000	
4	FITTINGS			-	23,390
	Post boxes	43 nr	60	2,580	
	Statutory signage	3,502 m ²	3	10,510	
	Building signage	1 item	2,500	2,500	
	Bike storage	38 nr	100	3,800	
	Bin stores	1 item	4,000	4,000	
5	SERVICES INSTALLATIONS			-	0

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5A/B	Sanitary Appliances and Services Equipment			-	0
	No works	Excl			
5C	Disposal Installations			-	163,490
	Rainwater disposal including gutters, roof outlets and downpipes	3,502 m ²	15	52,530	
	Soil / waste stacks in UPVC	3,502 m ²	20	70,040	
	Connects to drainage points	43 nr	300	12,900	
	Extra for grey water provision	3,502 m ²	8	28,020	
5D	Water Installations			-	87,550
	Allow for cold water tanks, boosters and primary distribution	3,502 m ²	25	87,550	
	Assumed all hot water is provided within each apartment	Excl			
5E	Heat Source			-	210,120
	Heat source allowance and primary distribution (pending review following services strategy)	3,502 m ²	60	210,120	
5F/G	Space Heating, Air Treatment and Extract			-	46,200
	Bathroom extract fans / ducts to roof	10 nr	500	5,000	
	Ventilation to corridors / common areas (excl stairs)	260 m ²	120	31,200	
	Limited heating provision to corridors and stairs (per floor)	4 nr	2,500	10,000	
5H	Electrical Installations			-	217,410
	Electrical HV / LV boards, supplies and primary distribution throughout the building incl plant power supplies	3,502 m ²	40	140,080	
	Lighting to all corridors / stairs	261 m ²	80	20,880	
	Emergency lighting to all areas	261 m ²	15	3,920	
	External lighting generally - see external works	Excl			
	Generator / UPS - assumed not required	Excl			
	BMS / controls	3,502 m ²	15	52,530	
	<i>Note: Photovoltaics or other specific sustainable energy measures excluded</i>	Excl			
5I	Gas Installation			-	0
	No gas	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	<i>Note: Assumed gas will not be provided to each apartment</i>	Excl			
5J	Lifts and Escalators			-	50,000
	Lift - gnd to 3rd floor <i>Assumed a fire fighting lift is not required</i>	1 nr	50,000	50,000	
5K	Protective Installations			-	226,120
	Lightning protection	3,502 m ²	3	10,510	
	Earthing & Bonding	3,502 m ²	3	10,510	
	Smoke venting	4 nr	6,000	24,000	
	Sprinklers	3,502 m ²	50	175,100	
	Smoke extract - allowance - to stairs	1 nr	6,000	6,000	
5L	Fire Alarms, Communications & Security			-	155,180
	Fire alarms - main panel and infrastructure throughout the building	3,502 m ²	10	35,020	
	Fire alarms - detectors and sounders to landlord common areas	261 m ²	10	2,610	
	TV / IRS and Fibre infrastructure and cabling	3,502 item	25	87,550	
	Videophone main panel to entrance doors	1 item	20,000	20,000	
	Intruder alarm system	Excl			
	Internal CCTV cameras	1 item	10,000	10,000	
	External CCTV	Excl			
5M	Specialist Installations			-	70,040
	BMS / controls - fault / alarm on main plant only	3,502 m ²	20	70,040	
5N	Builders Work in Connection			-	61,310
	BWIC General <i>Average = 5.00%</i>	5%	1,226,110	61,310	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	Allowance for external works / hard and soft landscaping - see main summary	Excl			
6B	Drainage			-	87,550
	Foul / waste drainage	3,502 m ²	25	87,550	
	Attenuation tank - excluded	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
6C	External Services			-	0
	Allowance for new incoming services - Shown on main summary	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	718,620
	General allowance for Preliminaries	15.50%	4,636,270	718,620	
7B	Overheads & Profit			-	240,970
	General allowance for Overheads & profit	4.50%	5,354,890	240,970	
7C	Contingency			-	279,790
	General allowance for Contingency - contingency on main summary	5.00%	5,595,860	279,790	

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	5,240	105	9.74	7.94
2A Frame	0	-	0.00	0.00
2B Upper Floors	0	-	0.00	0.00
2C Roofs	0	-	0.00	0.00
2D Stairs	0	-	0.00	0.00
2E External Walls	0	-	0.00	0.00
2F Windows and External Doors	0	-	0.00	0.00
2G Internal Walls and Partitions	2,840	57	5.28	4.30
2H Internal Doors	2,400	48	4.46	3.64
3 INTERNAL FINISHES	8,350	167	15.51	12.65
3A Wall Finishes	2,780	56	5.17	4.21
3B Floor Finishes	3,700	74	6.87	5.61
3C Ceiling Finishes	1,870	37	3.47	2.83
4 FITTINGS AND FURNISHINGS	12,050	241	22.39	18.26
5 M&E INSTALLATION	26,080	522	48.46	39.52
5A/B Sanitary Appliances and Services Equipment	2,350	47	4.37	3.56
5C Disposal Installations	350	7	0.65	0.53
5D Water Installations	2,330	47	4.33	3.53
5E Heat Source	6,000	120	11.15	9.09
5F/G Space Heating, Air Treatment and Extract	6,450	129	11.98	9.77
5H Electrical Installations	5,600	112	10.41	8.48
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	0	-	0.00	0.00
5K Protective Installation	0	-	0.00	0.00
5L Fire Alarm, Communications and Security	1,760	35	3.27	2.67
5M Special Installations	0	-	0.00	0.00
5N Builders Work in Connection	1,240	25	2.30	1.88
TOTAL BUILDING WORKS	51,720	1,034	96.10	78.36
6 EXTERNAL WORKS	0	-	0.00	0.00
6A Site Works	0	-	0.00	0.00
6B Drainage	0	-	0.00	0.00
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	51,720	1,034	96.10	78.36
7 ON COSTS	13,830	277	25.70	20.95
7A Preliminaries	8,020	160	14.90	12.15
7B Overheads and profit	2,690	54	5.00	4.08
7C Contingency	3,120	62	5.80	4.73
ESTIMATED CONSTRUCTION COST	65,550	1,311	121.79	99.32
Rounding adjustment	3	450	9	0.68
TOTAL ESTIMATED CONSTRUCTION COST	66,000	1,320	122.63	100.00

GIFA

50m²538ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE			-	0
	No works	Excl			
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	0
	No works	Excl			
2B	Upper Floors			-	0
	No works	Excl			
2C	Roof			-	0
	No works	Excl			
2D	Stairs			-	0
	No works	Excl			
2E	External Walls			-	0
	No works	Excl			
2F	Windows & External Doors			-	0
	No works	Excl			
2G	Internal Walls & Partitions			-	2,840
	Plasterboard metal stud partitions generally	15 m	180	2,740	
	Extra for moisture resistant boards to bathroom	8 m	12	100	
2H	Internal Doors			-	2,400
	Apartment entrance door	1 nr	900	900	
	Single doors	3 nr	500	1,500	
	Double doors	Excl	650		
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	2,780
	Decorations - paint to all surfaces	1 item	1,800	1,800	
	Tiling to bathrooms - assume 70% tiled	14 m ²	70	980	
	Kitchen splashback - incl in kitchens	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
3B	Floor Finishes			-	3,700
	Screed - in shell works				
	Timber / good quality vinyl sheeting generally to all areas	46 m ²	55	2,530	
	Tiling to bathrooms	4 m ²	70	280	
	Skirtings - softwood painted	59 m	15	890	
3C	Ceiling Finishes			-	1,870
	Plasterboard flat ceiling	50 m ²	25	1,250	
	Extra for moisture resistant boards to bathroom	4 m ²	5	20	
	Paint to finish	50 m ²	12	600	
4	FITTINGS			-	12,050
	Kitchen complete - including cupboards, worktop, whitegoods and splashback	1 item	10,000	10,000	
	Bathroom vanity unit / mirror / other small fittings	1 item	500	500	
	Front door signage	1 nr	50	50	
	built in wardrobes	1 nr	1,500	1,500	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	2,350
	WC	1 nr	450	450	
	WHB & taps	1 nr	500	500	
	Bath and taps plus shower mixer and screen	1 nr	1,400	1,400	
	Shower incl tray, screen and mixer	nr	1,500		
5C	Disposal Installations			-	350
	Bathroom connections back to waste stack	3 nr	70	210	
	Kitchen connections back to waste stack	2 nr	70	140	
5D	Water Installations			-	2,330
	Cold water connection from riser, primary distribution with unit plus connection to boiler	1 item	800	800	
	Hot and Cold water connections to sanitaryware	5 nr	170	850	
	Hot and Cold water connections to kitchen / appliances	4 nr	170	680	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5E	Heat Source			-	6,000
	Boiler or heat interface unit	1 nr	6,000	6,000	
5F/G	Space Heating, Air Treatment and Extract			-	6,450
	Underfloor heating throughout	50 m ²	70	3,500	
	Extra for heated towel rail to bathrooms	1 nr	450	450	
	MVHR	50 m ²	50	2,500	
5H	Electrical Installations			-	5,600
	Distribution board	1 m ²	350	350	
	small power generally	50 m ²	25	1,250	
	Lighting - assumed LED downlighters to living areas; pendants to bedrooms	50 m ²	80	4,000	
5I	Gas Installation			-	0
	No works	Excl			
5J	Lifts and Escalators			-	0
	No works	Excl			
5K	Protective Installations			-	0
	No works	Excl			
5L	Fire Alarms, Communications & Security			-	1,760
	Fire alarm - hard wired	50 m ²	8	400	
	Data cabling	Excl			
	Video entry system	1 item	1,000	1,000	
	TV / Tel points	3 item	120	360	
5M	Specialist Installations			-	0
	Sprinklers - costed in building shell	Excl			
5N	Builders Work in Connection			-	1,240
	BWIC General	5%	24,840	1,240	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	No works	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
6B	Drainage			-	0
	No works	Excl			
6C	External Services			-	0
	No works	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	8,020
	General allowance for Preliminaries	15.50%	51,720	8,020	
7B	Overheads & Profit			-	2,690
	General allowance for Overheads & profit	4.50%	59,740	2,690	
7C	Contingency			-	3,120
	General allowance for Contingency - contingency on main summary	5.00%	62,430	3,120	

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	9,150	127	11.81	10.05
2A Frame	0	-	0.00	0.00
2B Upper Floors	0	-	0.00	0.00
2C Roofs	0	-	0.00	0.00
2D Stairs	0	-	0.00	0.00
2E External Walls	0	-	0.00	0.00
2F Windows and External Doors	0	-	0.00	0.00
2G Internal Walls and Partitions	5,600	78	7.23	6.15
2H Internal Doors	3,550	49	4.58	3.90
3 INTERNAL FINISHES	12,730	177	16.43	13.99
3A Wall Finishes	4,480	62	5.78	4.92
3B Floor Finishes	5,550	77	7.16	6.10
3C Ceiling Finishes	2,700	38	3.48	2.97
4 FITTINGS AND FURNISHINGS	14,550	202	18.77	15.99
5 M&E INSTALLATION	35,150	488	45.35	38.63
5A/B Sanitary Appliances and Services Equipment	4,800	67	6.19	5.27
5C Disposal Installations	560	8	0.72	0.62
5D Water Installations	3,180	44	4.10	3.49
5E Heat Source	6,000	83	7.74	6.59
5F/G Space Heating, Air Treatment and Extract	9,090	126	11.73	9.99
5H Electrical Installations	7,910	110	10.21	8.69
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	0	-	0.00	0.00
5K Protective Installation	0	-	0.00	0.00
5L Fire Alarm, Communications and Security	1,940	27	2.50	2.13
5M Special Installations	0	-	0.00	0.00
5N Builders Work in Connection	1,670	23	2.15	1.84
TOTAL BUILDING WORKS	71,580	994	92.36	78.66
6 EXTERNAL WORKS	0	-	0.00	0.00
6A Site Works	0	-	0.00	0.00
6B Drainage	0	-	0.00	0.00
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	71,580	994	92.36	78.66
7 ON COSTS	19,130	266	24.68	21.02
7A Preliminaries	11,090	154	14.31	12.19
7B Overheads and profit	3,720	52	4.80	4.09
7C Contingency	4,320	60	5.57	4.75
ESTIMATED CONSTRUCTION COST	90,710	1,260	117.04	99.68
Rounding adjustment	3	290	4	0.37
TOTAL ESTIMATED CONSTRUCTION COST	91,000	1,264	117.42	100.00

GIFA

72m²775ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE			-	0
	No works	Excl			
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	0
	No works	Excl			
2B	Upper Floors			-	0
	No works	Excl			
2C	Roof			-	0
	No works	Excl			
2D	Stairs			-	0
	No works	Excl			
2E	External Walls			-	0
	No works	Excl			
2F	Windows & External Doors			-	0
	No works	Excl			
2G	Internal Walls & Partitions			-	5,600
	Plasterboard metal stud partitions generally	30 m	180	5,400	
	Extra for moisture resistant boards to bathroom	17 m	12	200	
2H	Internal Doors			-	3,550
	Apartment entrance door	1 nr	900	900	
	Single doors	4 nr	500	2,000	
	Double doors	1 nr	650	650	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	4,480
	Decorations - paint to all surfaces	1 item	2,400	2,400	
	Tiling to bathrooms - assume 70% tiled	30 m ²	70	2,080	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Kitchen splashback - incl in kitchens	Excl			
3B	Floor Finishes			-	5,550
	Screed - in shell works				
	Timber / good quality vinyl sheeting generally to all areas	64 m ²	55	3,520	
	Tiling to bathrooms	8 m ²	70	560	
	Skirtings - softwood painted	98 m	15	1,470	
3C	Ceiling Finishes			-	2,700
	Plasterboard flat ceiling	72 m ²	25	1,800	
	Extra for moisture resistant boards to bathroom	8 m ²	5	40	
	Paint to finish	72 m ²	12	860	
4	FITTINGS			-	14,550
	Kitchen complete - including cupboards, worktop, whitegoods and splashback	1 item	11,000	11,000	
	Bathroom vanity unit / mirror / other small fittings	2 item	500	1,000	
	Front door signage	1 nr	50	50	
	built in wardrobes	2 nr	1,250	2,500	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	4,800
	WC	2 nr	450	900	
	WHB & taps	2 nr	500	1,000	
	Bath and taps plus shower mixer and screen	1 nr	1,400	1,400	
	Shower incl tray, screen and mixer	1 nr	1,500	1,500	
5C	Disposal Installations			-	560
	Bathroom connections back to waste stack	6 nr	70	420	
	Kitchen connections back to waste stack	2 nr	70	140	
5D	Water Installations			-	3,180
	Cold water connection from riser, primary distribution with unit plus connection to boiler	1 item	800	800	
	Hot and Cold water connections to sanitaryware	10 nr	170	1,700	
	Hot and Cold water connections to kitchen / appliances	4 nr	170	680	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5E	Heat Source			-	6,000
	Boiler or heat interface unit	1 nr	6,000	6,000	
5F/G	Space Heating, Air Treatment and Extract			-	9,090
	Underfloor heating throughout	72 m ²	70	5,040	
	Extra for heated towel rail to bathrooms	1 nr	450	450	
	MVHR	72 nr	50	3,600	
5H	Electrical Installations			-	7,910
	Distribution board	1 m ²	350	350	
	small power generally	72 m ²	25	1,800	
	Lighting - assumed LED downlighters to living areas; pendants to bedrooms	72 m ²	80	5,760	
5I	Gas Installation			-	0
	No works	Excl			
5J	Lifts and Escalators			-	0
	No works	Excl			
5K	Protective Installations			-	0
	No works	Excl			
5L	Fire Alarms, Communications & Security			-	1,940
	Fire alarm - hard wired	72 m ²	8	580	
	Data cabling	Excl			
	Video entry system	1 item	1,000	1,000	
	TV / Tel points	3 item	120	360	
5M	Specialist Installations			-	0
	Sprinklers - costed in building shell	Excl			
5N	Builders Work in Connection			-	1,670
	BWIC General	5%	33,480	1,670	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	No works	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
6B	Drainage			-	0
	No works	Excl			
6C	External Services			-	0
	No works	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	11,090
	General allowance for Preliminaries	15.50%	71,580	11,090	
7B	Overheads & Profit			-	3,720
	General allowance for Overheads & profit	4.50%	82,670	3,720	
7C	Contingency			-	4,320
	General allowance for Contingency - contingency on main summary	5.00%	86,390	4,320	

	TOTAL Cost	£/m ²	£/ft ²	% Value
0 SITE CLEARANCE	0	-	0.00	0.00
1 SUBSTRUCTURE	0	-	0.00	0.00
2 SUPERSTRUCTURE	12,960	135	12.54	11.37
2A Frame	0	-	0.00	0.00
2B Upper Floors	0	-	0.00	0.00
2C Roofs	0	-	0.00	0.00
2D Stairs	0	-	0.00	0.00
2E External Walls	0	-	0.00	0.00
2F Windows and External Doors	0	-	0.00	0.00
2G Internal Walls and Partitions	7,760	81	7.51	6.81
2H Internal Doors	5,200	54	5.03	4.56
3 INTERNAL FINISHES	15,700	164	15.19	13.77
3A Wall Finishes	4,880	51	4.72	4.28
3B Floor Finishes	7,230	75	7.00	6.34
3C Ceiling Finishes	3,590	37	3.47	3.15
4 FITTINGS AND FURNISHINGS	19,300	201	18.68	16.93
5 M&E INSTALLATION	41,620	434	40.28	36.51
5A/B Sanitary Appliances and Services Equipment	4,800	50	4.65	4.21
5C Disposal Installations	560	6	0.54	0.49
5D Water Installations	3,180	33	3.08	2.79
5E Heat Source	6,000	63	5.81	5.26
5F/G Space Heating, Air Treatment and Extract	12,420	129	12.02	10.89
5H Electrical Installations	10,430	109	10.09	9.15
5I Gas Installation	0	-	0.00	0.00
5J Lifts and Escalators	0	-	0.00	0.00
5K Protective Installation	0	-	0.00	0.00
5L Fire Alarm, Communications and Security	2,250	23	2.18	1.97
5M Special Installations	0	-	0.00	0.00
5N Builders Work in Connection	1,980	21	1.92	1.74
TOTAL BUILDING WORKS	89,580	933	86.69	78.58
6 EXTERNAL WORKS	0	-	0.00	0.00
6A Site Works	0	-	0.00	0.00
6B Drainage	0	-	0.00	0.00
6C External Services	0	-	0.00	0.00
TOTAL BUILDING AND SITE WORKS	89,580	933	86.69	78.58
7 ON COSTS	23,950	249	23.18	21.01
7A Preliminaries	13,880	145	13.43	12.18
7B Overheads and profit	4,660	49	4.51	4.09
7C Contingency	5,410	56	5.24	4.75
ESTIMATED CONSTRUCTION COST	113,530	1,183	109.87	99.59
Rounding adjustment	3	470	5	0.45
TOTAL ESTIMATED CONSTRUCTION COST	114,000	1,188	110.32	100.00

GIFA

96m²1,033ft²

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
0	SITE CLEARANCE			-	0
	No works	Excl			
1	SUBSTRUCTURE			-	0
	No works	Excl			
2	SUPERSTRUCTURE			-	0
2A	Frame			-	0
	No works	Excl			
2B	Upper Floors			-	0
	No works	Excl			
2C	Roof			-	0
	No works	Excl			
2D	Stairs			-	0
	No works	Excl			
2E	External Walls			-	0
	No works	Excl			
2F	Windows & External Doors			-	0
	No works	Excl			
2G	Internal Walls & Partitions			-	7,760
	Plasterboard metal stud partitions generally	42 m	180	7,560	
	Extra for moisture resistant boards to bathroom	17 m	12	200	
2H	Internal Doors			-	5,200
	Apartment entrance door	1 nr	900	900	
	Single doors	6 nr	500	3,000	
	Double doors	2 nr	650	1,300	
3	INTERNAL FINISHES			-	0
3A	Wall Finishes			-	4,880
	Decorations - paint to all surfaces	1 item	2,800	2,800	
	Tiling to bathrooms - assume 70% tiled	30 m ²	70	2,080	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Kitchen splashback - incl in kitchens	Excl			
3B	Floor Finishes			-	7,230
	Screed - in shell works				
	Timber / good quality vinyl sheeting generally to all areas	88 m ²	55	4,840	
	Tiling to bathrooms	8 m ²	70	560	
	Skirtings - softwood painted	122 m	15	1,830	
3C	Ceiling Finishes			-	3,590
	Plasterboard flat ceiling	96 m ²	25	2,400	
	Extra for moisture resistant boards to bathroom	8 m ²	5	40	
	Paint to finish	96 m ²	12	1,150	
4	FITTINGS			-	19,300
	Kitchen complete - including cupboards, worktop, whitegoods and splashback	1 item	14,500	14,500	
	Bathroom vanity unit / mirror / other small fittings	2 item	500	1,000	
	Front door signage	1 nr	50	50	
	built in wardrobes	3 nr	1,250	3,750	
5	SERVICES INSTALLATIONS			-	0
5A/B	Sanitary Appliances and Services Equipment			-	4,800
	WC	2 nr	450	900	
	WHB & taps	2 nr	500	1,000	
	Bath and taps plus shower mixer and screen	1 nr	1,400	1,400	
	Shower incl tray, screen and mixer	1 nr	1,500	1,500	
5C	Disposal Installations			-	560
	Bathroom connections back to waste stack	6 nr	70	420	
	Kitchen connections back to waste stack	2 nr	70	140	
5D	Water Installations			-	3,180
	Cold water connection from riser, primary distribution with unit plus connection to boiler	1 item	800	800	
	Hot and Cold water connections to sanitaryware	10 nr	170	1,700	
	Hot and Cold water connections to kitchen / appliances	4 nr	170	680	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5E	Heat Source			-	6,000
	Boiler or heat interface unit	1 nr	6,000	6,000	
5F/G	Space Heating, Air Treatment and Extract			-	12,420
	Underfloor heating throughout	96 m ²	70	6,720	
	Extra for heated towel rail to bathrooms	2 nr	450	900	
	MVHR	96 m ³	50	4,800	
5H	Electrical Installations			-	10,430
	Distribution board	1 item	350	350	
	small power generally	96 m ²	25	2,400	
	Lighting - assumed LED downlighters to living areas; pendants to bedrooms	96 m ²	80	7,680	
5I	Gas Installation			-	0
	No works	Excl			
5J	Lifts and Escalators			-	0
	No works	Excl			
5K	Protective Installations			-	0
	No works	Excl			
5L	Fire Alarms, Communications & Security			-	2,250
	Fire alarm - hard wired	96 m ²	8	770	
	Data cabling	Excl			
	Video entry system	1 item	1,000	1,000	
	TV / Tel points	4 item	120	480	
5M	Specialist Installations			-	0
	Sprinklers - costed in building shell	Excl			
5N	Builders Work in Connection			-	1,980
	BWIC General	5%	39,640	1,980	
6	EXTERNAL WORKS			-	0
6A	Site Works			-	0
	No works	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
6B	Drainage			-	0
	No works	Excl			
6C	External Services			-	0
	No works	Excl			
7	ON COSTS			-	0
7A	Preliminaries			-	13,880
	General allowance for Preliminaries	15.50%	89,580	13,880	
7B	Overheads & Profit			-	4,660
	General allowance for Overheads & profit	4.50%	103,460	4,660	
7C	Contingency			-	5,410
	General allowance for Contingency - contingency on main summary	5.00%	108,120	5,410	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
1	ORCHARD GARDEN			-	306,280
	Allowance for clearing the site area	1,967 m ²	10	19,670	
	Excavation for pathways	74 m ³	45	3,320	
	Cart away surplus excavated materials	74 m ³	50	3,690	
	Allowance for new sub base for pathways;			2,950	
		74 m ³	40		
	Allowance for clay paving to pathways; assumed 25% of site area	492 m ²	60	29,510	
	Allowance for grass to green space; assumed 75% of site area	1,180 m ²	20	23,600	
	Allowance for shrubs to green space; assumed 20% of green space	295 m ²	60	17,700	
	Allowance for tree; assumed 1no per 10m ² (of grass & planting areas)	184 item	500	92,000	
	Allowance for reflective pond; power included elsewhere	1 item	10,000	10,000	
	Allowance for benches to individual and group seating areas;	1 item	25,000	25,000	
	Allowance for natural play features throughout	1 item	20,000	20,000	
	Allowance for bird baths or similar ecological interventions throughout	1 item	2,000	2,000	
	Power supply only to reflective pond - excluded	Excl			
	Allowance for external lighting to pathways			39,340	
		492 m ²	80		
	Allowance for external lighting to seating areas	1 item	5,000	5,000	
	Allowance for external lighting to natural play areas	1 item	5,000	5,000	
	Allowance for irrigation to planted areas	1 item	7,500	7,500	
2	Play Garden			-	85,550
	Allowance for clearing the site area	288 m ²	10	2,880	
	Excavation for pathway and play areas	11 m ³	45	490	
	Allowance for new sub base for pathways and play areas:			430	
		11 m ³	40		
	Allowance for safety paving to pathways and play areas; assumed 25% of site area			7,200	
		72 m ²	100		
	Re-use excavated material to create mounded lawn spaces	1 item	10,000	10,000	
	Allowance for grass to green space; assumed 75% of site area	173 m ²	20	3,460	
	Allowance for planting to green space; assumed 20% of green space	43 m ²	60	2,590	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
	Allowance for tree; assumed 1no per 10m2 (of grass & planting areas)	22 item	500	11,000	
	Allowance for benches	1 item	10,000	10,000	
	Allowance for natural play equipment	1 item	25,000	25,000	
	Allowance for external lighting to play areas	1 item	5,000	5,000	
	Allowance for external lighting to seating areas	1 item	5,000	5,000	
	Allowance for fully automated irrigation system throughout	1 item	2,500	2,500	
3	Border Garden			-	114,510
	Allowance for clearing the site area	621 m ²	10	6,210	
	Excavation for pathways	23 m ³	45	1,050	
	Allowance for new sub base for pathways; assumed 150mm deep	23 m ³	40	930	
	Allowance for clay paving to pathways	109 m ²	60	6,520	
	Allowance for composite decking to pathways	47 m ²	120	5,590	
	Excavation for planters; assumed 150mm deep	65 m ³	45	2,930	
	Cart away surplus excavated materials	88 m ³	50	4,420	
	Allowance for topsoil to planters	70 m ³	80	5,590	
	Allowance for planting to new planters	466 m ²	65	30,270	
	Allowance for tree; assumed 1no per 10m2 (of grass & planting areas)	47 item	500	23,500	
	Allowance for benches	1 item	10,000	10,000	
	Allowance for external lighting throughout	1 item	10,000	10,000	
	Allowance for fully automated irrigation system throughout	1 item	7,500	7,500	
4	Grow Garden			-	82,750
	Allowance for clearing the site area	475 m ²	10	4,750	
	Soft landscaping and site preparation throughout	475 m ²	80	38,000	
	Allowance fixed planters for productive planting;	1 item	20,000	20,000	
	Allowance for benches	1 item	10,000	10,000	
	Allowance for external lighting throughout	1 item	10,000	10,000	
	Allowance for irrigation system - excluded	Excl			

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total
5	Eco Walk			-	236,920
	Allowance for clearing the site area	1,455 m ²	10	14,550	
	Excavation for pathways	55 m ³	45	2,460	
	Allowance for new sub base for pathways; assumed 150mm deep	55 m ³	40	2,180	
	Allowance for bound gravel to pathways; assumed 25% of site area	364 m ²	90	32,740	
	Allowance for dense planting to green spaces; assumed 75% of site area	1,091 m ²	70	76,390	
	Allowance for tree; assumed 1no per 10m ² (of grass & planting areas)	109 item	500	54,500	
	Allowance for natural play features throughout	1 item	10,000	10,000	
	Allowance for bird baths or similar ecological interventions throughout	Excl			
	Allowance for external lighting to pathways	364 m ²	80	29,100	
	Allowance for external lighting to natural play areas	1 item	5,000	5,000	
	Allowance for limited automated irrigation system	1 item	10,000	10,000	
6	ON COSTS			-	0
6A	Preliminaries			-	128,030
	General allowance for Preliminaries	15.50%	826,010	128,030	
6B	Overheads & Profit			-	42,930
	General allowance for Overheads & profit	4.50%	954,040	42,930	
6C	Contingency			-	49,850
	General allowance for Contingency - contingency on main summary	5.00%	996,970	49,850	
EXTERNAL WORKS TOTAL (rounded)					1,050,000

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