

Block	Plot No	Floor	Bed	Aspect	SQM	Sqft	Balcony Sqm	WCH	Price	£ per sqft	Notes
C	C-1		3BP		113	1216			£925,000	£760	
C	C-2		3BP		113	1216			£925,000	£760	
C	C-3		3BP		130	1399			£1,100,000	£786	
C	C-4		3BP		130	1399			£1,100,000	£786	
C	C-5		3BP		113	1216			£925,000	£760	
C	C-6		3BP		113	1216			£925,000	£760	
C	C-7		3BP		113	1216			£925,000	£760	
C	C-8		3BP		113	1216			£925,000	£760	
C	C-9		3BP		108	1163			£905,000	£778	
C	C-10		3BP		108	1163			£905,000	£778	
C	C-11		3BP		108	1163			£905,000	£778	
C	C-12		3BP		108	1163			£905,000	£778	
C	C-13		3BP		108	1163			£905,000	£778	
C	C-14		3BP		108	1163			£905,000	£778	
C	C-15		3BP		108	1163			£905,000	£778	
C	C-16		3BP		108	1163			£905,000	£778	
C	C-17		3BP		108	1163			£905,000	£778	
C	C-18		3BP		108	1163			£905,000	£778	
D	D-1		3BP		125	1345			£1,050,000	£780	
D	D-2		3BP		125	1345			£1,050,000	£780	
D	D-3		3BP		125	1345			£1,050,000	£780	
D	D-4		3BP		125	1345			£1,050,000	£780	
D	D-5		3BP		125	1345			£1,050,000	£780	
D	D-6		3BP		125	1345			£1,050,000	£780	
D	D-7		3BP		125	1345			£1,050,000	£780	
D	D-8		3BP		125	1345			£1,050,000	£780	
D	D-9		3BP		125	1345			£1,050,000	£780	
G	G-1		2BP		81	872			£695,000	£797	
G	G-2		2BP		81	872			£695,000	£797	
G	G-3		2BP		81	872			£695,000	£797	
G	G-4		2BP		81	872			£715,000	£820	
Total						3738			£52,860,000	£1,416	

Assumptions		
Studio	£5,000	Floor increase?
1 bed	£5,000	Floor increase?
2 bed	£7,500	Floor increase?
3 bed	£10,000	Floor increase?

Block	Plot No	Floor	Bed	Aspect	SQM	Sqft	Balcony/Terrace	WCH	Price	£ per sqft	Notes
A	A0-1	0	102P		50	538			£450,000	£836	
A	A0-2	0	203P		61	657			£475,000	£723	
A	A1-1	1	102P		67	644			£465,000	£708	
A	A1-2	1	204P		72	775			£385,000	£755	
A	A2-1	2	102P		97	654			£465,000	£758	
A	A2-2	2	204P		72	775			£585,000	£755	
F	F0-6	0	102P		50	538			£450,000	£836	
F	F0-7	0	102P		50	538			£450,000	£836	
F	F0-8	0	203P		61	657			£485,000	£739	
F	F1-9	1	204P		71	764			£385,000	£765	
F	F1-10	1	102P		50	538			£450,000	£836	
F	F1-11	1	102P		50	538			£450,000	£836	
F	F1-12	1	102P		50	538			£450,000	£836	
F	F1-13	1	203P		67	721			£575,000	£797	
F	F1-14	1	102P		50	538			£450,000	£836	
F	F1-15	1	204P		72	775			£575,000	£742	
F	F2-1	2	204P		71	764			£595,000	£779	
F	F2-2	2	204P		70	753			£600,000	£796	
F	F2-3	2	305P		99	1066			£750,000	£764	
F	F2-4	2	102P		50	538			£465,000	£785	
F	F2-5	2	204P		72	775			£375,000	£742	
F	F2-6	2	102P		50	538			£460,000	£855	
F	F2-7	2	102P		50	538			£450,000	£836	
F	F2-8	2	102P		55	592			£465,000	£785	
F	F2-9	2	204P		71	764			£565,000	£739	
F	F2-10	2	102P		50	538			£460,000	£855	
F	F2-11	2	102P		50	538			£460,000	£855	
F	F2-12	2	102P		50	538			£460,000	£855	
F	F2-13	2	203P		67	721			£550,000	£763	
F	F2-14	2	102P		50	538			£465,000	£864	
F	F2-15	2	204P		72	775			£580,000	£748	
F	F3-1	3	204P		71	764			£590,000	£772	
F	F3-2	3	204P		70	753			£580,000	£770	
F	F3-3	3	204P		75	807			£610,000	£756	
F	F3-4	3	102P		67	644			£500,000	£815	
F	F3-5	3	204P		75	807			£610,000	£756	
F	F3-6	3	102P		50	538			£455,000	£845	
F	F3-7	3	102P		55	592			£465,000	£785	
F	F3-8	3	204P		71	764			£580,000	£759	
F	F3-9	3	102P		50	538			£465,000	£864	
F	F3-10	3	102P		50	538			£465,000	£864	
F	F3-11	3	305P		95	1023			£700,000	£685	
F	F4-1	4	102P		55	592			£465,000	£785	
F	F4-2	4	204P		71	764			£585,000	£765	
F	F4-3	4	102P		50	538			£470,000	£873	
F	F4-4	4	204P		80	862			£650,000	£755	
Total					3665	3665			£34,055,000	£784	

Assumptions		
Studio	£5,000	Floor increase?
1 bed	£5,000	Floor increase?
2 bed	£7,500	Floor increase?
3 bed	£10,000	Floor increase?

APPENDIX SIX: LAR ProVal Appraisal, DS2 LLP, 13/07/2022



DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Greggs 2022 Application - LAR - London Sq
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2024/03/01 0:00:00
Total Units	7
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/08/02 9:57:35
Seller	
Appraisal Date	2022/07/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	20% Affordable Housing
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	
Site Longitude	
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft		4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.00%				Yes
Social Rent	Overdraft		0.00%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/07/01 0:00:00
Exchange of Contracts (Land)	EoC	2	2022/08/01 0:00:00

Legal Completion (Land)	LCL	3	2022/09/01 0:00:00
Start on Site	SoS	3	2022/09/01 0:00:00
First Handover	FH	21	2024/03/01 0:00:00
First Sale	FS	21	2024/03/01 0:00:00
Last Sale	LS	21	2024/03/01 0:00:00
Practical Completion (Last Handover)	PC	21	2024/03/01 0:00:00
Retention	R	33	2025/03/01 0:00:00

Section A - Units

Unit Attributes

	A	B	C
Dwelling Description	1 bed flat	2 bed flat	2 bed house
Units	2	4	1
Floor Area (m2)	55	70	73
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
User Defined Attributes			
LoanRates	100	100	100
Additional Attributes			
Number of Bedrooms	2	3	3
Is Bedsit?			
Persons	3	3	3
January 1999 Value			
Current Market Value	450,000	600,000	600,000
Offset from First Handover			
Handover Date	2024/03/01 0:00:00	2024/03/01 0:00:00	2024/03/01 0:00:00
Is Flat?	Yes	Yes	
Adjust Area by %	20.00%	20.00%	20.00%
Additional Floor Area (m?)	11	14	15
Is New Build?	Yes	Yes	Yes
Habitable Rooms	3	3	3
Is Commercial?			
Is Shared?			
Storeys			
Other Description			
Is Extended Family?			
Is Elderly / Cat 2 Frail?			
Supported Stay Period			
NPV Rates			
NPV Discount Rate	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45
Sales & Staircasing			
Sell Ground Rents at End of Year			
Sales %			
Actual Sales			
Handover Date	2024/03/01 0:00:00	2024/03/01 0:00:00	2024/03/01 0:00:00
Offset from handover (months) to Initial Sale			
Sold on			
Defer Initial Sale Until End of Year			
Start staircasing in Year			
End staircasing in Year			
Maximum Equity % to be Sold	0.00%	0.00%	0.00%
Sell Remaining Equity in Year			
Capitalised Ground Rent at Year of Sale			
Ground Rent Yield			
Rent Allowances			
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%
Add VAT to Managing Agent?			
Management per Unit per Annum	450	450	450
Management Inflation Base Year	2018/19	2018/19	2018/19
Maintenance per Unit per Annum	550	550	550
Maintenance Inflation Base Year			
Service Costs per unit per Annum	0	0	0
Service Costs Inflation Base Year	2022/23	2022/23	2022/23
Reinstatement Costs per Unit per Annum	0	0	0
Reinstatement Inflation Base Year			
Other Allowances per Unit per Annum	0	0	0
Other Allowances Inflation Base Year			
Voids (% of Gross Rents & Service Charges)	3.00%	3.00%	3.00%
Major Repairs			
Input Type	% of Works	% of Works	% of Works
Net Works Cost (per unit)	148,488	188,985	197,084
User Input Sum			

Input Value	0.80%	0.80%	0.80%
Defer to Start of Year	7		
Total In First Applicable Year	1,338	1,512	1,577
Life Cycle Cost			
Multiplier			
NPV of Major Repairs as a Percentage of Works	15.52%	19.87%	19.87%
NPV of Major Repairs	23,046	37,560	39,170
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works	0.8% of Works
Rent			
Handover Date	2024/03/01 0:00:00	2024/03/01 0:00:00	2024/03/01 0:00:00
Market Rent Yield p.a.			
Market Rent p.w.			
Target Rent at Handover			
Rent Cap			
Local Housing Allowance			
Residential Rent (per week)	168.34	178.23	178.23
Other Income (per year)	0	0	0
Year 1 Rent	£168.34 p.w.	£178.23 p.w.	£178.23 p.w.
Lock Rents			
Rent at 52.18 wks/yr	168.34	178.23	178.23
Unsold Equity	450,000	600,000	600,000
Rent as % of Unsold Equity	1.95%	1.55%	1.55%
Make Service Charges Always Equal Costs	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0

Units Summary

Gross Residential Floor Area	556
Gross Commercial Floor Area	
Net Residential Floor Area	463
Net Commercial Floor Area	
NetFloorAreaM2	463
Gross Area	556
GrossResFloorAreaFT2	5,980
GrossComFloorAreaFT2	
GrossAreaFT2	5,980
ResidentialRentHabRooms	21
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	21

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Land Cost	Lump Sum	0	All Units	0	Floor Area	2018/19	Cashflow Start	2.00%	0	0.00%	0	

At unit level

Description	1 bed flat	2 bed flat	2 bed house
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Construction	Lump Sum	1,250,000	All Units	1,250,000	Floor Area	2018/19	Cashflow Start	0.00%	1,250,000	0.00%	1,250,000	

At unit level

Description	1 bed flat	2 bed flat	2 bed house
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	22,500	Floor Area	2018/19	Cashflow Start		22,500		22,500	
Dev & Admin fee	% of Works ex Tax	3.00%	All Units	37,500	Floor Area	2018/19	Cashflow Start		37,500		37,500	
Legal costs	Per Unit	500	All Units	3,500	Floor Area	2018/19	Cashflow Start		3,500		3,500	
Valuation	Per Unit	500	All Units	3,500	Floor Area	2018/19	Cashflow Start		3,500		3,500	
Planning Supervisor	% of Works ex Tax	0.50%	All Units	6,250	Floor Area	2018/19	Cashflow Start		6,250		6,250	

At unit level

Description	1 bed flat	2 bed flat	2 bed house
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed flat	2 bed flat	2 bed house
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed flat	2 bed flat	2 bed house
--------	------	------------	------------	-------------

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
HCA																		
LA																		
RCGF																		
DPF																		
Other																		
TCI																		
Subsidy																		
Unit Acquisition Costs																		
Land Cost																		
Acquisition Costs																		
Unit Works Costs																		
Construction		13,961	27,611	40,643	52,768	63,714	73,237	81,124	87,199	91,325	93,412	93,412	91,325	87,199	81,124	73,237	63,714	52,768
Works Costs		13,961	27,611	40,643	52,768	63,714	73,237	81,124	87,199	91,325	93,412	93,412	91,325	87,199	81,124	73,237	63,714	52,768
Unit Fees																		

Employers Agent		277	547	803	1,040	1,252	1,432	1,577	1,684	1,748	1,770	1,748	1,684	1,577	1,432	1,252	1,040
Dev & Admin fee		461	912	1,339	1,734	2,086	2,387	2,629	2,806	2,914	2,951	2,914	2,806	2,629	2,387	2,086	1,734
Legal costs	3,500																
Valuation	3,500																
Planning Supervisor		76	152	223	289	347	397	438	467	485	491	485	467	438	397	347	289
Assumptions																	
Fees Costs	7,000	814	1,611	2,365	3,063	3,685	4,216	4,644	4,957	5,147	5,212	5,147	4,957	4,644	4,216	3,685	3,063
Unit Other Costs																	
Additional allowance for on-costs																	
Other Costs																	
Handovers																	
Cashflow	20,961	-28,425	-42,254	-55,133	-66,777	-76,922	-85,340	-91,843	-96,282	-98,559	-98,624	-96,472	-92,156	-85,768	-77,453	-67,399	-55,831
Interest	-43	-143	-288	-488	-738	-1,034	-1,368	-1,735	-2,125	-2,531	-2,943	-3,352	-3,750	-4,128	-4,477	-4,790	-5,061
Cashflow & Interest	21,004	-28,568	-42,542	-55,621	-67,515	-77,956	-86,708	-93,578	-98,407	101,090	101,567	-99,824	-95,906	-89,896	-81,930	-72,189	-60,892
Cumulative Cashflow	21,004	49,572	92,114	147,735	215,250	293,205	379,914	473,492	571,899	672,989	774,555	874,380	970,286	1,060,181	1,142,111	1,214,301	1,275,193
Sales (in Long Term Cashflow)																	

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (7)	Average per person (21)	Average per m ² (555.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Affordable Rent						
	Total	Average per unit (7)	Average per person (21)	Average per m ² (555.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed flat						
	Total	Average per unit (2)	Average per person (6)	Average per m ² (132)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 2 bed flat						
	Total	Average per unit (4)	Average per person (12)	Average per m ² (336)	As % of MSV	As % of TSC

Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2 bed house						
	Total	Average per unit (1)	Average per person (3)	Average per m ² (87.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Affordable Rent
Loan repaid by year	38
Peak loan amount	1470370.61916
... occurs in year	11
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	36.02%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	117.63%
...occurs in year	11
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	1,378,542	100.00%	35.35%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	1,378,542	100.00%	35.35%
Future Sales:			
Affordable Rent			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	1,378,542	100.00%	35.35%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	1,378,542	100.00%	35.35%
Future Sales:			

Value: Loan Ratios

	A	B	C
Dwelling Description	1 bed flat	2 bed flat	2 bed house
Units	2	4	1
Floor Area (m ²)	55	70	73
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	450,000	600,000	600,000

NPV of Net Rent Only	204,459	204,770	203,160
User Specified Value			
Allocated Opening Loan	163,758	208,419	217,351
MSV : Net Loan	274.80%	287.88%	276.05%
User Value : Net Loan			
Target Value : Loan Ratio			
Loan Adjustment			
Additional Unit Capital Contribution			
Additional Unit Loan Adjustment Reason			
Affordable Loan (Using NPV)			
Affordable Loan (User Value)			
Affordable Loan on Rent	170,965	148,010	146,537
Year 1 Net Rent	7,520	6,509	6,444
Rent Yield On Loan	4.59%	3.12%	2.96%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.00%
Maintenance	0.00%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	298,034
Loan Repaid Year	38
FirstCumulativeBreakevenDate	2024/03/01 0:00:00
LastCumulativeBreakevenDate	2024/03/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	1,957,613
NPV of Net Rent Only	1,431,157
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	1,470,371
NetPresentValueOfNetRentPlusCapVailMinusLoan	52,616
Peak Loan	11
Loan Repaid By	2061/03/01 0:00:00
RevenueFirstExceedsCostsYear	12
NPV at First Handover	52,616
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.19%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-55,292
Min Interest Cover: Year	
Target Interest Cover	

Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	77.83%
Discount Period	45
Cumulative Surplus	1,218,835
Cumulative Deficit	0

Unit Results

	A	B	C
Dwelling Description	1 bed flat	2 bed flat	2 bed house
Units	2	4	1
Floor Area (m ²)	55	70	73
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Total Unit Cost : Current Market Value Ratio	36.39%	34.74%	36.23%
Receipts Set Aside			
NPV			
NPV Discount Rate	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45
NPV of Net Rent Only	204,459	204,770	203,160
NPV of Capital Receipts			
NPV of Asset Value			
Total of Above	204,459	204,770	203,160
Allocated Opening Loan	163,758	208,419	217,351
NPV at Unit Handover Date	40,701	-3,649	-14,191
Net Present Value Rank	1	2	3
NPV Breakeven Year	28	48	48
NPV % of TSC	24.85%	-1.75%	-6.53%
NPV at First Handover	40,701	-3,649	-14,191
NPV at PC (Last Handover)	40,701	-3,649	-14,191
NPV at Land Acquisition Date	37,675	-3,378	-13,136
IRR			
IRR at Unit Handover	6.28%	4.90%	4.64%
IRR Rank	1	2	3
Loan			
Allocated Opening Loan	163,758	208,419	217,351
Loan Repaid - Year			
Loan Repayment Year	30	41	44
Peak Loan Amount	163,452	232,310	251,719
Peak Loan Occurs - Year	1	14	17
Year Income First Exceeds Costs	1	15	18
Peak Cumulative Debt			
Peak Cumulative Debt - Year	1	1	1
First Cumulative Breakeven Year	1	1	1
Last Cumulative Breakeven Year			
Interest Total			
Total Interest	157,813	334,880	389,261
Min Interest Cover - Year			
Target Interest Cover			
Target Interest Cover First Met			
Number of Years Interest Cover Is Met			
Cumulative Deficits			
Cumulative Deficit	0	0	0
Cumulative Surplus	318,644	112,545	44,574
Max. Annual Deficit			
Max. Annual Deficit - Year	1	1	1
Capitalised Year 1 Net Revenue Deficit	-7,208	60,409	70,814

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Opening Loan		1,392,082	1,404,628	1,416,082	1,426,345	1,435,307	1,442,854	1,451,595	1,458,848	1,464,486	1,468,375	1,470,371	1,470,322	1,468,069	1,463,443	1,4
Loan Details																
Handed over from Dev CF	1,378,542															
Interest	61,062	61,639	62,171	62,652	63,078	63,445	63,802	64,157	64,445	64,658	64,792	64,839	64,793	64,646	64,391	
Sales Receipts																
Set Aside																
Ground Rent Sales																
Other Capital Receipts																
Loan	47,522	49,094	50,716	52,390	54,116	55,898	55,061	56,905	58,806	60,770	62,796	64,888	67,045	69,272	71,570	

Repayment Total																	
Closing Loan	1,392,082	1,404,628	1,416,082	1,426,345	1,435,307	1,442,854	1,451,595	1,458,848	1,464,486	1,468,375	1,470,371	1,470,322	1,468,069	1,463,443	1,456,263	1,4	
Gross Rent																	
Gross Residential Rent	64,068	65,990	67,970	70,009	72,109	74,273	76,500	78,796	81,159	83,594	86,102	88,686	91,346	94,086	96,909		
Gross Commercial Rent																	
Other income and voids																	
Service charges (income)																	
Ground Rents																	
Other Income																	
Voids & Bad debts	-1,922	-1,980	-2,039	-2,100	-2,163	-2,228	-2,295	-2,364	-2,435	-2,508	-2,583	-2,661	-2,740	-2,823	-2,907		
Allowances	14,624	14,917	15,215	15,519	15,830	16,146	16,466	16,791	17,121	17,456	17,795	18,139	18,487	18,839	19,195		
Managing Agent																	
Own Management	3,150	3,213	3,277	3,343	3,410	3,478	3,547	3,618	3,691	3,765	3,840	3,917	3,995	4,075	4,156		
Maintenance	3,850	3,927	4,006	4,086	4,167	4,251	4,336	4,422	4,511	4,601	4,693	4,787	4,883	4,980	5,080		
Service Costs																	
Reinstatement Costs																	
Major Repairs	7,624	7,777	7,932	8,091	8,253	8,418	8,584	8,752	8,922	9,094	9,268	9,444	9,622	9,801	9,982		
Other Allowances																	
Net Rent	47,522	49,094	50,716	52,390	54,116	55,898	57,735	59,627	61,574	63,576	65,634	67,748	69,919	72,147	74,424		
Net Rent + Receipts - Interest Cost	-13,540	-12,546	-11,455	-10,262	-8,962	-7,547	-6,011	-4,358	-2,599	-738	49	2,253	4,627	7,180			
Cashflow																	
Cumulative Balance																	
PRA																	

Section K - Affordability

Affordability			
Dwelling Description	1 bed flat	2 bed flat	2 bed house
Units	2	4	1
Floor Area (m ²)	55	70	73
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Current Market Value	450,000	600,000	600,000
Sales %			
Mortgage APR			
Repayment Term			
Deposit % of Full MSV	0.00%	0.00%	0.00%
Deposit as % of Equity Share			
Deposit Amount	0	0	0
Mortgage Required	0	0	0
Mortgage Repayment (per year)			
Mortgage Repayment (per month)			
Mortgage Repayment (per week)	0	0	0
Gross Rent (per year)	8,784	9,300	9,300
Gross Rent (per month)	732	775	775
Gross Rent (per week)	168.34	178.23	178.23
User Defined Service Charges (per year)			
Service Charges (per year)			
Service Charges (per month)			
Service Charges (per week)			
Purchase Cost (per year)	8,784	9,300	9,300
Purchase Cost (per month)	732	775	775
Purchase Cost (per week)	168.34	178.23	178.23
Target Total Cost/Earnings Ratio			
Actual Household Earnings			
Actual Earnings Ratio			
Mortgage Earnings Multiplier			
Minimum Earnings Required			
Minimum Earnings Ratio			
Maximum Mortgage on Earnings			
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%
Outright Sale Cost (per week)			
Minimum Affordable Equity Share			
Homebuy Saving (per week)			
Homebuy % of Full Sale Cost			

Section L - Residual Land Value

Residual Land Value			
Dwelling Description	1 bed flat	2 bed flat	2 bed house
Units	2	4	1
Floor Area (m?)	55	70	73
Product Type	Affordable Rent	Affordable Rent	Affordable Rent
Residual Land Value			
Affordable Loan	204,459	204,770	203,160
Internal Subsidy			
Sales Income			
External Subsidy			
Assessed GDV	204,459	204,770	203,160
Assessed Land Value			
Fees & Interest (%)			
Profit Margin (%)			
Fees & Interest + Profit			
Works	148,488	188,985	197,084
Sub Total	148,488	188,985	197,084
Residual Land Value	55,970	15,785	6,076
Avg. Plotting Density - upa			
RLV per acre			
Rank	1	1	1

**APPENDIX SEVEN: Shared Ownership ProVal Appraisal, DS2 LLP,
12/07/2022**



DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
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Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Greggs - 2022 - SO - London Sq - 20% AH
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2024/12/01 0:00:00
Total Units	13
Appraisal By	UserA
Funding Year	2022/23
Site Purchase Tenure	
Local Authority	Richmond upon Thames
Date Last Saved	2022/08/02 9:52:54
Seller	
Appraisal Date	2022/07/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	20% Affordable Housing
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	OUTER LONDON
Post Code	
Site Latitude	
Site Longitude	
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft		5.00%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.00%				Yes
Social Rent	Overdraft		0.00%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2022/07/01 0:00:00
Exchange of Contracts (Land)	EoC	2	2022/08/01 0:00:00

Legal Completion (Land)	LCL		2	2022/08/01 0:00:00
Start on Site	SoS		2	2022/08/01 0:00:00
First Handover	FH		30	2024/12/01 0:00:00
First Sale	FS		30	2024/12/01 0:00:00
Last Sale	LS		30	2024/12/01 0:00:00
Practical Completion (Last Handover)	PC		30	2024/12/01 0:00:00
Retention	R		42	2025/12/01 0:00:00

Section A - Units

Unit Attributes

	A	B	C	D	E
Dwelling Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Units	5	1	3	2	2
Floor Area (m2)	52	52	71	71	99
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
User Defined Attributes					
LoanRates	100	100	100	100	100
ReceivedAtYearOfSale	87500	117500	150000	194000	87500
Additional Attributes					
Number of Bedrooms	1	2	3	2	1
Is Bedsit?					
Persons	2	3	5	3	2
January 1999 Value					
Current Market Value	427,500	427,500	555,750	555,750	650,750
Offset from First Handover					
Handover Date	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	10	14	14	20
Is New Build?	Yes	Yes	Yes	Yes	Yes
Habitable Rooms	2	2	3	3	4
Is Commercial?					
Is Shared?					
Storeys					
Other Description					
Is Extended Family?					
Is Elderly / Cat 2 Frail?					
Supported Stay Period					
NPV Rates					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45
Sales & Staircasing					
Sell Ground Rents at End of Year					
Sales %	25.00%	45.00%	25.00%	30.00%	25.00%
Actual Sales	106,875	192,375	138,938	166,725	162,688
Handover Date	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00
Offset from handover (months) to Initial Sale					
Sold on	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00
Defer Initial Sale Until End of Year					
Start staircasing in Year	5	5	5	5	5
End staircasing in Year	45	45	45	45	45
Maximum Equity % to be Sold	50.00%	50.00%	50.00%	50.00%	50.00%
Sell Remaining Equity in Year	45	45	45	45	45
Capitalised Ground Rent at Year of Sale					
Ground Rent Yield					
Rent Allowances					
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?					
Management per Unit per Annum	150	150	150	150	150
Management Inflation Base Year	2018/19	2018/19	2018/19	2018/19	2018/19
Maintenance per Unit per Annum	500	500	500	500	500
Maintenance Inflation Base Year					
Service Costs per unit per Annum	0	0	0	0	0
Service Costs Inflation Base Year	2022/23	2022/23	2022/23	2022/23	2022/23
Reinstatement Costs per Unit per Annum	0	0	0	0	0
Reinstatement Inflation Base					

Year					
Other Allowances per Unit per Annum	0	0	0	0	0
Other Allowances Inflation Base Year					
Voids (% of Gross Rents & Service Charges)	0.50%	0.50%	0.50%	0.50%	0.50%
Major Repairs					
Input Type	% of Works	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	252,486	252,486	344,740	344,740	480,694
User Input Sum					
Input Value	0.80%	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7	7
Total in First Applicable Year	2,275	2,275	3,106	3,106	4,331
Life Cycle Cost					
Multiplier					
NPV of Major Repairs as a Percentage of Works	15.52%	15.52%	15.52%	15.52%	15.52%
NPV of Major Repairs	39,187	39,187	53,506	53,506	74,606
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7
Rent					
Handover Date	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00	2024/12/01 0:00:00
Market Rent Yield p.a.	14.65%	17.09%	11.27%	13.14%	9.62%
Market Rent p.w.	1,200.00	1,400.00	1,200.00	1,400.00	1,200.00
Target Rent at Handover					
Rent Cap					
Local Housing Allowance					
Residential Rent (per week)	107.53	123.92	67.90	205.02	247.87
Other Income (per year)	0	0	0	0	0
Year 1 Rent	1.75% of Unsold Equity	2.75% of Unsold Equity	0.85% of Unsold Equity	2.75% of Unsold Equity	2.65% of Unsold Equity
Lock Rents					
Rent at 52.18 wks/yr	107.53	123.92	67.90	205.02	247.87
Unsold Equity	320,625	235,125	416,813	389,025	488,063
Rent as % of Unsold Equity	1.75%	2.75%	0.85%	2.75%	2.65%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0	0

Units Summary

Gross Residential Floor Area	1,038
Gross Commercial Floor Area	
Net Residential Floor Area	865
Net Commercial Floor Area	
NetFloorAreaM2	865
Gross Area	1,038
GrossResFloorAreaFT2	11,173
GrossComFloorAreaFT2	
GrossAreaFT2	11,173
ResidentialRentHabRooms	35
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	35

Section B - Capital Costs**Acquisition Costs****At scheme level**

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Land Cost	Lump Sum	0	All Units	0	Floor Area	2018/19	Cashflow Start	2.00%	0	0.00%	0	

At unit level

Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Work Costs**At scheme level**

Description	Input	Input	Applies	Total	Allocate	Cost	Inflate	Inflation	Inflated	VAT	Gross	Acc
-------------	-------	-------	---------	-------	----------	------	---------	-----------	----------	-----	-------	-----

	Type	Value	To	before Inflation	Cost by	Base Year	To	Rate	Total		Total	Code
Construction	Lump Sum	4,200,000	All Units	4,200,000	Floor Area	2018/19	Cashflow Start	0.00%	4,200,000	0.00%	4,200,000	

At unit level

Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	75,600	Floor Area	2018/19	Cashflow Start		75,600		75,600	
Dev & Admin fee	% of Works ex Tax	3.00%	All Units	126,000	Floor Area	2018/19	Cashflow Start		126,000		126,000	
Legal costs	Per Unit	500	All Units	6,500	Floor Area	2018/19	Cashflow Start		6,500		6,500	
Valuation	Per Unit	500	All Units	6,500	Floor Area	2018/19	Cashflow Start		6,500		6,500	
Planning Supervisor	% of Works ex Tax	0.50%	All Units	21,000	Floor Area	2018/19	Cashflow Start		21,000		21,000	
Sales and Marketing	% of MSV	1.50%	All Units	99,679	Floor Area	2018/19	Cashflow Start		99,679		99,679	

At unit level

Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0		0					0		0	

At unit level

Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Input					
Input Type					
Cost Base Year					
Inflation Rate					
Inflate To					
VAT					
Gross Total					

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCl	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
HCA																	

LA																			
RCGF																			
DPF																			
Other																			
TCI																			
Subsidy																			
Unit Acquisition Costs																			
Land Cost																			
Acquisition Costs																			
Unit Works Costs																			
Construction	23,008	45,763	68,018	89,527	110,056	129,378	147,284	163,575	178,074	190,623	201,082	209,339	215,302	218,906	220,112	218,906	2		
Works Costs	23,008	45,763	68,018	89,527	110,056	129,378	147,284	163,575	178,074	190,623	201,082	209,339	215,302	218,906	220,112	218,906	2		
Unit Fees																			
Employers Agent	414	823	1,224	1,611	1,981	2,328	2,651	2,944	3,205	3,431	3,619	3,768	3,875	3,940	3,962	3,940			
Dev & Admin fee	690	1,372	2,040	2,685	3,301	3,881	4,418	4,907	5,342	5,718	6,032	6,280	6,459	6,567	6,603	6,567			
Legal costs	6,500																		
Valuation	6,500																		
Planning Supervisor	115	228	340	447	550	646	736	817	890	953	1,005	1,046	1,076	1,094	1,100	1,094			
Sales and Marketing					12,705	12,261	11,710	11,050	10,283	9,407	8,423	7,332	6,132	4,824	3,408	1,885			
Assumptions																			
Fees Costs	14,219	2,423	3,604	4,743	18,537	19,116	19,515	19,718	19,720	19,509	19,079	18,426	17,542	16,425	15,073	13,486			
Unit Other Costs																			
Additional allowance for on-costs																			
Other Costs																			
Handovers																			
Cashflow	37,227	48,186	-71,622	-94,270	128,593	148,494	166,799	183,293	-197,794	-210,132	-220,161	-227,765	-232,844	-235,331	-235,185	-232,392	-2		
Interest	-76	-250	-495	-835	-1,293	-1,862	-2,512	-3,236	-4,025	-4,872	-5,769	-6,705	-7,670	-8,655	-9,649	-10,641	-		
Cashflow & Interest	37,303	48,436	-72,117	-95,105	129,886	150,356	169,311	186,529	-201,819	-215,004	-225,930	-234,470	-240,514	-243,986	-244,834	-243,033	-2		
Cumulative Cashflow	37,303	85,739	157,856	252,961	382,847	533,203	702,514	889,043	1,090,862	1,305,866	1,531,796	1,766,266	2,006,780	2,250,766	2,495,600	2,738,633	2,9		
Sales (in Long Term Cashflow)																			

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (13)	Average per person (38)	Average per m ² (1038)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Shared Ownership						
	Total	Average per unit (13)	Average per person (38)	Average per m ² (1038)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1b2p flat £47k						
	Total	Average per unit (5)	Average per person		As % of	As % of

			(10)	Average per m ² (312)	MSV	TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 1b2p flat £90k						
	Total	Average per unit (1)	Average per person (3)	Average per m ² (62.4)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2b4p flat £47k						
	Total	Average per unit (3)	Average per person (15)	Average per m ² (255.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
D: 2b4p flat £90k						
	Total	Average per unit (2)	Average per person (6)	Average per m ² (170.4)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
E: 3b5p flat £90						
	Total	Average per unit (2)	Average per person (4)	Average per m ² (237.6)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						

Future Sales

Section F - Private Finance

Loan Report

Name	Shared Ownership
Loan repaid by year	45
Peak loan amount	6020863.54249
... occurs in year	44
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	76.33%
...occurs in year	44
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	143.35%
...occurs in year	44
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	4,815,728	100.00%	72.47%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:	1,802,388	37.43%	27.12%
Net Loan:	3,013,340	62.57%	45.35%
Future Sales:			
Shared Ownership			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	4,815,728	100.00%	72.47%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:	1,802,388	37.43%	27.12%
Net Loan:	3,013,340	62.57%	45.35%
Future Sales:			

Value: Loan Ratios

	A	B	C	D	E
Dwelling Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Units	5	1	3	2	2
Floor Area (m²)	52	52	71	71	99
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	427,500	427,500	555,750	555,750	650,750
NPV of Net Rent Only	89,688	128,827	21,922	212,388	243,543
User Specified Value					
Allocated Opening Loan	182,625	97,125	256,342	228,554	388,477
MSV : Net Loan	234.09%	440.15%	216.80%	243.16%	167.51%
User Value : Net Loan					
Target Value : Loan Ratio					
Loan Adjustment					
Additional Unit Capital Contribution					
Additional Unit Loan Adjustment Reason					
Affordable Loan (Using NPV)					
Affordable Loan (User Value)					
Affordable Loan on Rent	101,174	118,598	58,972	204,937	250,554
Year 1 Net Rent	4,933	5,784	2,875	9,995	12,219
Rent Yield On Loan	2.70%	5.96%	1.12%	4.37%	3.15%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%

Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.00%
Maintenance	0.00%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	1,300,973
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2024/12/01 0:00:00
LastCumulativeBreakevenDate	2024/12/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	9,898,711
NPV of Net Rent Only	1,554,895
NPV of All Capital Receipts	1,682,357
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	6,020,864
NetPresentValueOfNetRentPlusCapValMinusLoan	223,911
Peak Loan	44
Loan Repaid By	2068/12/01 0:00:00
RevenueFirstExceedsCostsYear	
NPV at First Handover	223,911
Loan Repayment Method	
Discount Rates	5.0%
Discount Period (years)	45
IRR	5.30%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-280,449
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	56.13%
Discount Period	45
Cumulative Surplus	2,008,187
Cumulative Deficit	0

Unit Results

	A	B	C	D	E
Dwelling Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Units	5	1	3	2	2
Floor Area (m²)	52	52	71	71	99
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Total Unit Cost : Current Market Value Ratio	67.72%	67.72%	71.13%	71.13%	84.70%
Receipts Set Aside					
NPV					
NPV Discount Rate	5.00%	5.00%	5.00%	5.00%	5.00%
NPV Discount Period	45	45	45	45	45
NPV of Net Rent Only	89,688	128,827	21,922	212,388	243,543
NPV of Capital Receipts	112,890	68,980	146,757	132,486	171,843
NPV of Asset Value					
Total of Above	202,578	197,807	168,678	344,874	415,386
Allocated Opening Loan	182,625	97,125	256,342	228,554	388,477

NPV at Unit Handover Date	19,952	100,682	-87,664	116,320	26,909
Net Present Value Rank	4	2	5	1	3
NPV Breakeven Year	46			23	46
NPV % of TSC	6.89%	34.78%	-22.18%	29.43%	4.88%
NPV at First Handover	19,952	100,682	-87,664	116,320	26,909
NPV at PC (Last Handover)	19,952	100,682	-87,664	116,320	26,909
NPV at Land Acquisition Date	17,806	89,848	-78,231	103,803	24,014
IRR					
IRR at Unit Handover	5.43%	8.45%	3.62%	7.02%	5.30%
IRR Rank	3	1	5	2	4
Loan					
Allocated Opening Loan	182,625	97,125	256,342	228,554	388,477
Loan Repaid - Year					
Loan Repayment Year	45	26		34	45
Peak Loan Amount	339,071	96,066	11,530,962	231,771	563,478
Peak Loan Occurs - Year	44	1	100	4	39
Year Income First Exceeds Costs		1		6	
Peak Cumulative Debt					
Peak Cumulative Debt - Year	1	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1	1
Last Cumulative Breakeven Year					
Interest Total					
Total Interest	581,449	82,628	1,481,452	281,999	1,109,308
Min Interest Cover - Year					
Target Interest Cover					
Target Interest Cover First Met					
Number of Years Interest Cover Is Met					
Cumulative Deficits					
Cumulative Deficit	0	0	0	0	0
Cumulative Surplus	179,041	764,352	0	955,728	241,324
Max. Annual Deficit					
Max. Annual Deficit - Year	1	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	81,451	-21,473	197,370	23,617	137,923

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Opening Loan		3,078,609	3,144,493	3,210,942	3,277,900	3,304,368	3,329,165	3,390,846	3,453,271	3,516,431	3,580,317	3,644,918	3,710,223	3,776,220	3,842,893	3,9
Loan Details																
Handed over from Dev CF	4,815,728															
Interest	148,770	151,975	155,208	158,468	161,752	163,027	165,077	168,128	171,216	174,339	177,499	180,693	183,922	187,185	190,481	1
Sales Receipts	1,802,388															
Set Aside																
Ground Rent Sales																
Other Capital Receipts																
Loan Repayment Total	1,885,889	86,091	88,760	91,510	135,284	138,230	103,396	105,703	108,056	110,454	112,897	115,388	117,926	120,511	123,146	1
Closing Loan	3,078,609	3,144,493	3,210,942	3,277,900	3,304,368	3,329,165	3,390,846	3,453,271	3,516,431	3,580,317	3,644,918	3,710,223	3,776,220	3,842,893	3,910,228	3,9
Gross Rent																
Gross Residential Rent	92,414	95,186	98,041	100,982	104,012	106,334	108,703	111,117	113,579	116,089	118,646	121,253	123,909	126,616	129,373	1
Gross Commercial Rent																
Other income and voids																
Service charges (income)																
Ground Rents																
Other Income																
Void & Bad debts	-462	-476	-490	-505	-520	-532	-544	-556	-568	-580	-593	-606	-620	-633	-647	
Allowances	8,450	8,619	8,791	8,967	9,147	9,329	47,355	48,302	49,268	50,254	51,259	52,284	53,330	54,396	55,484	
Managing Agent																
Own Management	1,950	1,989	2,029	2,069	2,111	2,153	2,196	2,240	2,285	2,330	2,377	2,425	2,473	2,523	2,573	
Maintenance	6,500	6,630	6,763	6,898	7,036	7,177	7,320	7,466	7,616	7,768	7,923	8,082	8,244	8,408	8,577	
Service Costs																
Reinstatement Costs																

Major Repairs								37,839	38,596	39,368	40,155	40,958	41,777	42,613	43,465	44,334
Other Allowances																
Net Rent	83,502	86,091	88,760	91,510	94,346	96,473	60,804	62,259	63,743	65,255	66,794	68,363	69,960	71,586	73,242	
Net Rent + Receipts - Interest Cost	1,737,119	-65,884	-66,449	-66,958	-26,468	-24,797	-61,681	-62,425	-63,160	-63,886	-64,601	-65,305	-65,996	-66,674	-67,335	
Cashflow																
Cumulative Balance																
PRA																

Section K - Affordability

Affordability					
Dwelling Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Units	5	1	3	2	2
Floor Area (m²)	52	52	71	71	99
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	427,500	427,500	555,750	555,750	650,750
Sales %	25.00%	45.00%	25.00%	30.00%	25.00%
Mortgage APR					
Repayment Term					
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share	0.00%	0.00%	0.00%	0.00%	0.00%
Deposit Amount	0	0	0	0	0
Mortgage Required	106,875	192,375	138,938	166,725	162,688
Mortgage Repayment (per year)					
Mortgage Repayment (per month)					
Mortgage Repayment (per week)	0	0	0	0	0
Gross Rent (per year)	5,611	6,466	3,543	10,698	12,934
Gross Rent (per month)	468	539	295	891	1,078
Gross Rent (per week)	107.53	123.92	67.90	205.02	247.87
User Defined Service Charges (per year)					
Service Charges (per year)					
Service Charges (per month)					
Service Charges (per week)					
Purchase Cost (per year)	5,611	6,466	3,543	10,698	12,934
Purchase Cost (per month)	468	539	295	891	1,078
Purchase Cost (per week)	107.53	123.92	67.90	205.02	247.87
Target Total Cost/Earnings Ratio					
Actual Household Earnings					
Actual Earnings Ratio					
Mortgage Earnings Multiplier					
Minimum Earnings Required					
Minimum Earnings Ratio					
Maximum Mortgage on Earnings					
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)					
Minimum Affordable Equity Share					
Homebuy Saving (per week)					
Homebuy % of Full Sale Cost					

Section L - Residual Land Value

Residual Land Value					
Dwelling Description	1b2p flat £47k	1b2p flat£90k	2b4p flat £47k	2b4p flat £90k	3b5p flat £90
Units	5	1	3	2	2
Floor Area (m²)	52	52	71	71	99
Product Type	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership	Shared Ownership
Residual Land Value					
Affordable Loan	202,578	197,807	168,678	344,874	415,386
Internal Subsidy					
Sales Income	106,875	192,375	138,938	166,725	162,688
External Subsidy					
Assessed GDV	309,453	390,182	307,616	511,599	578,074
Assessed Land Value					
Fees & Interest (%)					
Profit Margin (%)					
Fees & Interest + Profit					
Works	252,486	252,486	344,740	344,740	480,694
Sub Total	252,486	252,486	344,740	344,740	480,694
Residual Land Value	56,967	137,696	-37,124	166,859	97,380
Avg. Plotting Density - upa					

RLV per acre					
Rank	1	1	1	1	1

**APPENDIX EIGHT: EUV & West London Market Overview, Colliers,
May 2022**



Accelerating success.

London Square

West London Market Overview

May 2022

Prepared by: Colliers Industrial and Logistics

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May 2022

London Square

One York Road

Uxbridge

UB8 1RN

For Attention of: **Vanessa Jones**

Dear Ms

Greggs Bakery Site, Gould Road, Twickenham TW2 6RT



Introduction

Colliers have been instructed by London Square to provide a Market Overview in relation to the West London Industrial & Logistics market, having particular regard to their site on Gould Road in Twickenham. We have also provided our thoughts on the existing use value in its current use. We would like to re-iterate that this confidential report is not red book compliant and is for the purposes of viability/marketing.

Location

The site is located within Twickenham in southwest London. It is an area administered by the London Borough of Richmond. More specifically, the property is located on Gould Road and Edwin Road which in turn provides access to Heath Road, which forms part of the main retail parade for Twickenham.

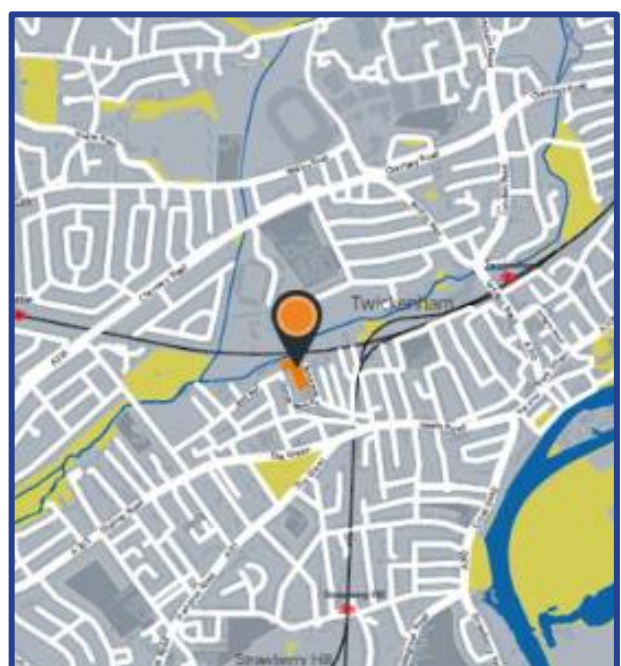
The site sits within an established low-rise residential area, with lined terraced housing running along the surrounding roads. Furthermore, the site is bound by the River Crane to the north and terraced housing to the east and west of the main industrial buildings.

The site benefits from its proximity to Chertsey Road, which connects it to the southwest and southeast via the M3 and M25. The M4 is located approximately 30 minutes from the site, with Heathrow accessible by road in approximately 25 minutes. Central London is approximately 50 minutes by road from the site. Twickenham railway station is located 0.6 miles towards the east, providing regular direct services to London Waterloo with an average journey time of 39 minutes.

Description

The property is now largely vacant with its main function previously being for factory use serviced by workshops, offices and storage space. Most of the property is single storey in elevation with the office/admin elements to the northeast comprising of both two and three storeys. The office facilities are ancillary to the main industrial site.

In its existing form, we believe the property has a total GIA of 79,341 sq ft. The property lies upon an irregular site of approximately 2.7 acres which provides a relatively high site coverage of around 70%. Market norms for the Central London market is c.60%.



The Wider Economy

As was widely anticipated, the emergence of Omicron resulted in a decline in economic activity in December, although the 0.2% m/m fall in GDP was milder than consensus expectations of a 0.6% drop. Covid-sensitive sectors such as hospitality and retail saw the largest negative impacts of new consumer caution, while the “Booster Campaign” and “Test and Trace” service partially offset the negative impact on GDP. February’s Flash Composite PMI rose to 60.2, representing a significant improvement on January’s 54.2 and suggesting that the disruption caused by the Omicron variant was only short-lived.

The data also pointed to a third successive pick-up in business expectations which was attributed to a strong recovery in client demand and long-term expansion plans. Although pressure on household incomes will intensify this year, high levels of household savings accumulated during the lockdowns in the past two years should support consumer spending. The inflation surge that the UK is experiencing is not unexpected. Forecasting houses expect a peak in Q1 or Q2 of between 6% to 8%. It could go higher and last longer given unfathomable geopolitical factors. The Bank of England (BoE) expects inflation to peak at over 7% in the spring and to move back towards the 2% target in two years’ time. There is very little doubt that GDP growth will slow from the 7.5% rate recorded in 2021, with most independent forecasters expecting 2022 growth of between 4% and 5%. To combat inflation, the Bank of England will continue to raise interest rates, possibly to 1.25% by the end of this year and 2% by the end of 2023 (Capital Economics, February 2022).

The changing face of the industry – Click & Consequences

E-commerce and the rise in consumerism are dramatically transforming the industrial and logistics market. Technological advances and changes in consumer preferences have been driving demand for warehouse space, creating the perfect storm in the sector. The latest annual online figures from the Office for National Statistics (ONS) confirm this trend when online sales as a share of total retail sales reached a new record-high of 29.1% in 2021. November and December figures also posted strong readings when assessing the UK appetite for online spending as they came in at 30.1% and 27.7%, respectively. While it is appreciated that an attentive analyst will question this analysis, due to seasonal affects occurring at the end of the year, it is worth mentioning that November and December 2019 figures reached shares of 21.6% and 21.4%. this increases traffic and carbon emissions at peak hours.

This increased demand for online deliveries is forcing occupiers to acquire space in urban locations to service the “last mile” to deliver goods with high-traffic operations. Demand for urban warehouses is primarily driven by those businesses who deliver and sell goods to residents and businesses in densely populated areas. As a result of this Colliers has seen a dramatic increase in demand from parcel couriers, 3rd Party Logistics Providers and more importantly online retailers such as Amazon. Those businesses are prepared to act swiftly to secure a deal and pay a rent premium to be able to shorten delivery lead times. However, increases in traffic and carbon emissions aren’t welcomed by local residents living in proximity of urban logistics operations. In addition, awareness of the sustainability of e-commerce distribution’s environmental footprint is growing, especially among younger consumers. Increasingly, greener shipping options are being offered for last mile deliveries (bicycles, electric vehicles).

West London Occupational Market

The pandemic has brought forward between six and ten years of online commerce development in just over two years. 2021 saw a record annual online commerce share of total retail sales. This share will inevitably decrease in 2022. However, consumer shopping habits have changed, resulting in more consumers discovering the benefits of shopping online.

Colliers have seen a strong 2021 for the Industrial and Logistics sector. The fundamentals driving this market have been exacerbated by the Covid-19 lockdown, which has highlighted the occupational demand for the warehousing and logistics sector.

The occupational market continues to be driven by changes brought about by the accelerated structural transition to online retail sales, BREXIT restructuring, UK population growth and increased on-line fulfilment into the wider retail market.

We continue to see increased demand from the home delivery sector especially for white goods, fashion and groceries, but have also seen new entrants such as dark kitchens occupiers, with the likes of Deliveroo and Just Eat having several new requirements.

With supply chains becoming more critical in the delivery process with the acceleration of existing trends in e-commerce, we continue to see a number of enquiries from the 3rd Party Logistics sector as they look to shorten their supply chains. Therefore, creating high demand for last-mile delivery units with requirements in well-connected urban locations.

The West London logistics market is characterised by a supply and demand imbalance and the sector is often competing with other real estate uses, such as residential, offices, retail and leisure. The continued pressure on supply has, and will, drive rental growth. Demand across West London spans all size categories, with a focus on consolidation centres and smaller, last mile logistics units in those locations closer to Central London. Demand for smaller, logistics units will remain as businesses continue to shift towards a more online based offering in response to consumer demand.

Development of new schemes in and around London, particularly West London, has been limited in recent years. This is a result of the increasing value attributed to Grade A units. Furthermore, there is increasing competition from data-centre operators for sites suitable for mid-box and multi-let development which is pushing land values to record levels. This lack of pipeline and existing supply coupled with increasing demand will continue to drive rental growth and capital values alike across Greater London for this type of space.

As a result of the factors mentioned above, we consider supply will continue to be constrained for the foreseeable future. Securing units is therefore going to continue to be tough for occupiers, which is going to prompt further rental growth going forward.

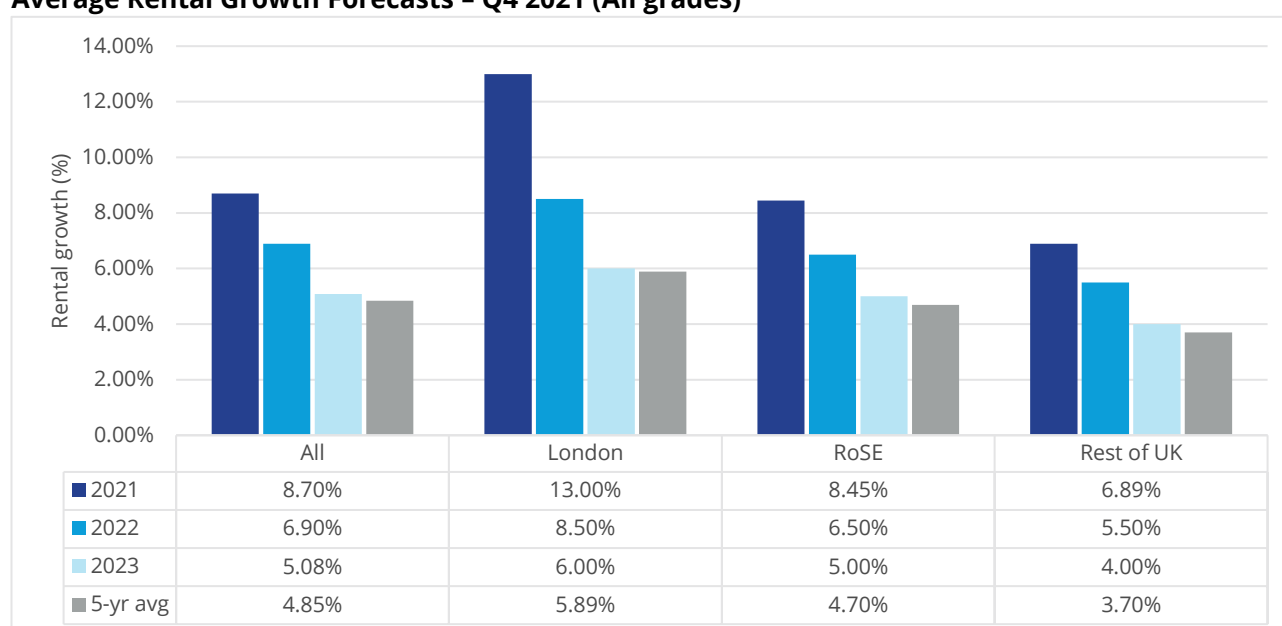
Across Greater London, average prime headline rents increased by 25.4% from January 2021 to January 2022 to £22.35 psf. Prime New Build Market Rents in West London are currently reflecting around £20.00 to £25.00 per sq ft on a gross headline basis, even reaching £30psf+ in some instances. The range is dependent on the size of the unit in question and micro location. Rents are continuing to grow as per the below section and therefore should any re-development be undertaken at the subject property rents are likely to be far higher on practical completion. The rental levels mentioned relate to the prime end of the market. We do consider the

subject property to be towards the lower end of this range and warrant a discount considering its micro location and weak access in turn limiting the pool of occupiers.

Rental Growth Forecasts

According to the latest MSCI quarterly data for Q4 2021, the UK market continues to witness a strong rental growth with London out-performing at 13% annual growth for all sizes and grades. That said, headline rents for prime units rose by 25.4% on average in 2021. On a macro level, the sector is witnessing the perfect storm with strong occupier demand and limited supply. As a result, our latest average rent forecasts (all sizes and grades) show a projected annual rental growth of around 6.9% for 2022 for UK industrial assets, with Greater London rents set to see the strongest growth in the UK of at 8.5%. While the South-East is at 6.5%.

Average Rental Growth Forecasts – Q4 2021 (All grades)



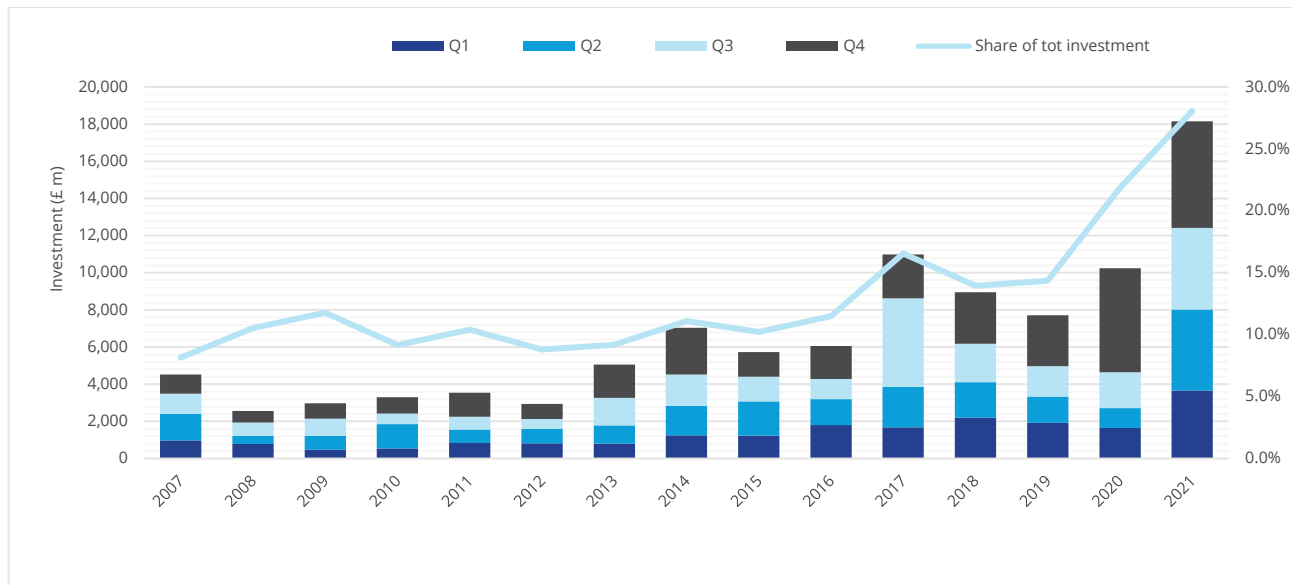
Source: MSCI, Colliers

Investment Market Commentary

The pandemic and the consequent rise of occupier demand turbo-charged investment activity across standard industrial and distribution warehouse assets to a record £18.1 billion in 2021 (Property Data). These figures were 77.2% ahead y/y while eclipsing the previous high of £11 billion recorded in 2017. Buyers continue to be drawn in by strong rental growth as well as further yield compression that the sector has to offer.

This record activity resulted in the industrial sector accounting for a record 28.1% of total UK investments, significantly ahead of the five-year annual average of 15.6%. There is increased buyer appetite to deploy capital at scale and this was witnessed last year when eight large portfolios traded at a cumulative value of £3.6 billion. The largest of these was Blackstone Real Estate's purchase of the Asda portfolio (dubbed Project Alaska) for £1.7 billion, reflecting a circa 4% net initial yield (NIY).

UK Industrial Investment



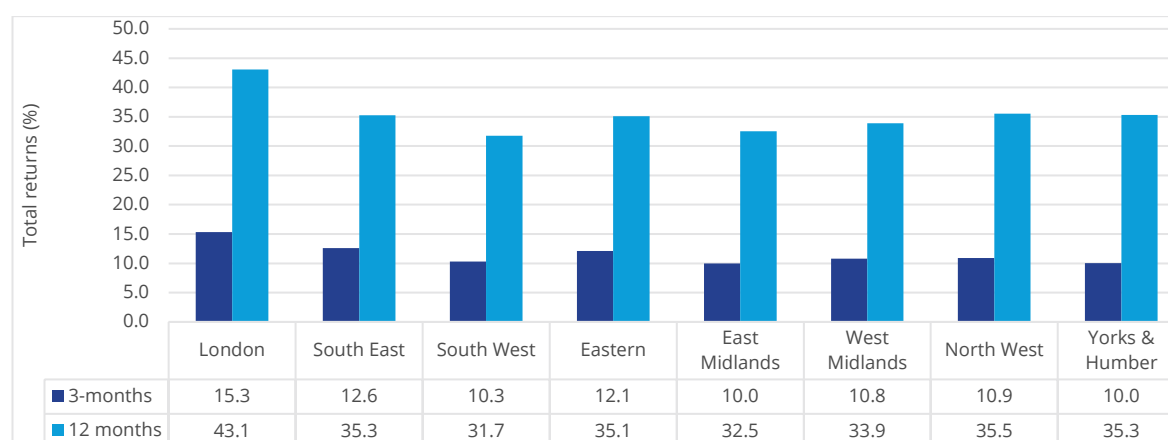
Source: Property Data

2021 total investment volumes in London and the South East reached record volumes of £2.37 billion (+137% y/y) and £2.18 billion (+142% y/y), respectively. Amongst some of the key deals in the South East, Colliers advised a confidential buyer on the acquisition of 56,953 sq ft of single-let warehouse at Festival 57 in Basildon while Realty Income Corporation purchased a speculatively developed 364,132 sq ft unit at Panattoni Park, Luton. The unit was let in Q4 last year to Ocado with an unexpired lease term of 20 years with CPI-linked uplifts and set a benchmark level at around 3.16% (NIY).

Amongst the top three investors in terms of capital deployed, Blackstone purchased a total of £3.2 billion worth of UK industrial assets, followed by London Metric Property Plc deploying £640 million and BentallGreenOak spending £534 million. Consequently, the share of overseas investment reached a new record level and accounted for 49.4% of total spent. This strong demand for investment assets took the UK industrial net initial yield to 3.56%. This showed a compression of 65 basis points (bps) y/y and drove total returns to 37%, which was the highest level since October 1989.

The strong investor appetite is driving industrial total returns to extremely strong levels. According to the latest MSCI data for Q4 2021, the industrial sector outperformed all the other sectors and posted 29.0% Total Returns as investors pile in to secure industrial assets. For a regional breakdown on total returns see table overleaf:

Total Returns - Q4 2021



Source: MSCI

London and Southeast assets are witnessing the sharpest yields with national distribution warehouses recording the strongest annual yield compression of 100bps to a 3.8% NIY in December 2021. Total returns for industrial assets reached 43.5% in London compared to 36.5% in the South East and 32.7% for the rest of the UK.

London's industrial investment is going to continue to surge, as an increasing number of investors are targeting core income plays, reversionary investments and last-mile redevelopments. As a result of this strong competition, yields have been driven down for strategically located properties to record lows and sub.3% initial yields are now commonplace for industrial property in Greater London. While prime equivalent yields on Greater London logistic assets have reached c.3.00% - 3.50%.

We have seen various examples of competitive bidding processes resulting in agreed prices reflecting these very keen Net Initial Yields in and around Greater London. The most notable example is the recent investment sale (4.4 years unexpired to Waitrose) of Heritage House in Enfield which was purchased by British Land for around £88m. We understand the purchase price reflected a Net Initial Yield of around 2.15%. The investment was however significantly reversionary, and we believe British Land were making a statement in order to enter the Urban Logistics market. Other reversionary investment sales over the last few months include Mowlem Trading Estate in Tottenham (2.54% NIY), Selco Trade Centre in Walthamstow (2.61% NIY), Evelyn Street in Deptford (2.66%), Electra Park in Cannington Town (2.58%), The Iris Greater London Portfolio (2.52%), Matrix Park in Park Royal (2.80%) and Gemini Business Park in Beckton (2.25%). It is also worth noting that GLP recently purchased 12 Waxlow Road (41,781sf) in Park Royal for an eye watering 1.11% NIY. The two-year income investment was put to the market at 2.32%, although was significantly reversionary and benefitted from value-add development opportunities.

2022 has continued in the same vein to 2021 with the sale of 21 Waxlow Road in Park Royal. This has sold reflecting a Net Initial Yield of 2.44%. This marginally reversionary investment (RY c.3.50%), comprised long and secure income of c.9 years to break (14 years to expiry).

Having regard to recently constructed, rack-rented investments in Greater London, we have considered the investment sale of Might Orpington. This is a benchmark deal for c.15-year secure income investments here, transacting at c.3.29% NIY.

Existing Use Value – Overview

Following our recent dialogue, we have been instructed to provide an Existing Use Valuation of the site in its current use. We have assumed an investment is created following a comprehensive refurbishment programme, re-letting and then exiting as a stabilised investment. We have also underpinned our opinion of value on a comparable approach assuming owner occupation. Please see a brief overview of our assumptions below, along with the calculations attached as an appendix.

Although the subject property is dated, there may well be interest for the unit as existing from investors seeking to create an investment, or owner occupiers. We have therefore also taken this approach into consideration.

The assumptions adopted within this approach reflect the risks involved, as although the property is situated in a Greater London location, there are limitations considering occupiers modern requirements with the sites eaves height and high site cover.

Our assumptions are based on our thoughts on what an occupier/investor would deduct from a comparable property with a superior site coverage, eaves height, access and situation. Properties like the subject are not typically transacted on the basis of creating an investment/owner occupation. In the current market, sites of this age are ordinarily assessed on a residual basis and sold for redevelopment to fulfill modern occupational requirements. Developers/investors can justify far higher residual site values on this basis rather than assessing the property in its existing form.

Existing Use Value – Calculations

In order to create an investment, a comprehensive refurbishment will be required, and we have therefore included a Capital Expenditure of £30.00 per sq ft within our calculations. The extent of works refers to a comprehensive refurbishment. We have assumed the property will be non-income producing for two-years, including six months to undertake the refurbishment, a twelve-month letting void, followed by a six-month rent-free period.

Our opinion of Market Rent on this basis is around £10.00 per sq ft. Rents in the area for secondary assets are around £15.00 per sq ft. Although, this needs to be discounted to reflect the subject sites limitations with location, access, high site cover and eaves height. We have capitalised this on an Equivalent Yield basis at 4.50%. Prime Equivalent Yields in London are around 3.50% and we have therefore discounted this by around 100bps to allow for some investor profit to reflect the letting risk.

Finally, in order to obtain our 'net' value, we have deducted the standard purchaser costs (Agent/Legal Fees and Stamp Duty) as per market practice.

Our opinion of the existing use value is **£12,800,000**. This reflects c.£160psf, which we have underpinned on the assumption an owner occupier purchases the building as existing. There have been few freehold transactions within the area, although typically for secondary vacant assets of a similar condition break back to around £175-£225 per sq ft. Therefore, considering the sites limitations and quantum we consider this level to be appropriate. Having regard to the underlying £ per sq ft, please see below evidence of similarly dated assets in Greater London which are on the market/have sold with vacant possession:

- **2&3 Albion Close, Slough** – 8,918 sq ft – 27,669 sq ft is soon to be launched to the market. Guiding £3,500,000, equating to £127 per sq ft. Older style, brick-built properties within a fenced and gated site. 3.8m eaves rising to 3.9m at apex.
- **26 Willow Lane, Mitcham** – 17,806 sq ft is currently on the market for c.£195 per sq ft. The property is a similar 1950's-built building comprising manufacturing, workshop and ancillary space. The property comprises c.3.34m eaves and is being sold with full vacant possession.
- **Units 7-11, Central Way, Feltham** – 23,378 sq ft is currently on the market for c.£260 per sq ft. The property is modern (built in 2007) and is being sold subject to vacant possession.
- **Unit C3, Tamian Way, Hounslow** – 9,802 sq ft sold at £239 per sq ft in March 2021. Secure yard refurbished with clear internal height of 3.83m rising to 7.45m at apex.
- **Unit D2, Tamian Way, Hounslow** – 14,495 sq ft sold at £193 per sq ft in December 2020. Large secure service yard.
- **1 Heather Park Drive, Wembley** – 16,000 sq ft sold in September 2021 at a level reflecting c.£155 per sq ft. The freehold interest comprised dated industrial accommodation selling with vacant possession for owner occupation.
- **Cross Distribution Park, Hayes** – 23,294 sq ft sold at £226 per sq ft to an owner occupier in September 2020. Modern unit with good eaves height and loading provisions.
- **29 Central Avenue, West Molesey KT8** – 28,200 sq ft sold at £178 per sq ft to Marchmont Management Ltd (investor). The dated asset had a lease expiring in 2022. The Net Initial Yield reflected around 4.25%.

Corporate Disclaimer

We would mention that the advice provided in this report is prepared for your purposes only and should not be relied upon by any party. The views given are for the specific purpose of marketing. Our advice does not represent a formal valuation as we have not undertaken or completed the detailed enquiries or comprehensive research that precede a valuation prepared in accordance with the RICS Valuation - Professional Standards (the 'Red Book'). Please also note we have not carried out a full measurement of the property and base our areas off the information we have been provided with at this stage. The report has been issued on a private and confidential basis and must not be referred to or recited from in any document. It must not be copied or made available (in whole or in part) to any other person without express written consent.

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Appendix 1

Valuation Calculations



Greggs Bakery Site, Gould Road, Twickenham TW2 6RT

Existing Refurbishment Calculations

Calculations Date: 12/05/2022

Inputs

Existing Size (Sq Ft)	79,341
Acres	2.70
Site (Sq Ft)	117,612
Site Coverage	67.46%

Refurbishment ERV (£psf)	£10.00
Refurbishment ERV (£pa)	£793,410
Void	1.00
Rent Free	1.00

Equivalent Yield	Value	Stabilised Yield	£psf
4.25%	£13,800,000	5.36%	£174
4.50%	£12,800,000	5.76%	£161
4.75%	£12,000,000	6.18%	£151

Existing Refurbishment VP Value

YP Perp	4.50%	22.22	£17,631,333
PV (2 Years Refurb, Void & RF)	0.916		£16,145,540
Gross Valuation			£16,145,540
Capital Costs	£30.00	£2,380,230	
Net Valuation Before Fees			£13,765,310
Purchaser Costs	6.72%		£925,029
Net Valuation			£12,840,281
Net Valuation 'Say'			£12,800,000
Net Valuation £psf Building Footprint			£161
£ per acre			£4,740,741
Stabilised Yield			5.76%

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APPENDIX NINE: Knight Frank Investment Yield Sheet, June 2022

Prime Yield Guide – June 2022

Knight Frank Intelligence

*This yield guide is for indicative purposes only
and was prepared on 07 June 2022.*



Based on rack rented properties and disregards bond type transactions

SECTOR		JUN-21	DEC-21	MAR-22	JUN-22	CHANGE OVER 1 M	MARKET SENTIMENT	
	Offices (Grade A)	City Prime (Single let, 10 years)	4.00%	3.75% - 4.00%	3.75%	3.75%	POSITIVE	
		West End: Prime (Mayfair & St James's)	3.50% - 3.75%	3.25% - 3.50%	3.25%	3.25%	POSITIVE	
		West End: Non-core (Soho & Fitzrovia)	4.00% - 4.25%	4.00% - 4.25%	3.75% - 4.00%	3.75% - 4.00%	POSITIVE	
		Major Regional Cities (Single let, 15 years)	5.00%	5.00%	4.75% - 5.00%	4.50% - 4.75%	-	POSITIVE
		Major Regional Cities (Multi-let, 5 year WAULT)	5.75% -	5.75% -	5.75% -	5.00%	-	POSITIVE
		South East Towns (Single let, 15 years)	5.25%	5.25%	5.00% - 5.25%	5.00%	-	POSITIVE
		South East Towns (Multi-let, 5 year WAULT)	6.50%	6.50%	6.50%	6.50% -	-	POSITIVE
		South East Business Parks (Single let, 15 years)	5.25% +	5.25% +	5.25% +	5.25%	-	STABLE
		South East Business Parks (Multi-let, 5 year WAULT)	6.75% +	6.75% +	6.75% +	6.75% +	-	STABLE
	Warehouse & Industrial Space	Prime Distribution/Warehousing (20 year income [NIY] with fixed/indexed uplifts)	3.25%	3.00%	3.00%	3.00%	STABLE	
		Prime Distribution/Warehousing (15 year income, OMRRs)	4.00% -	3.50% - 3.75%	3.50%	3.50%	STABLE	
		Secondary Distribution (10 year income, OMRRs)	4.50% -	4.00% - 4.25%	4.00%	4.00%	STABLE	
		South East Estate (excluding London & Heathrow)	3.75% - 4.00%	3.25% - 3.50%	3.25% - 3.50%	3.25% - 3.50%	STABLE	
		Good Modern Rest of UK Estate	4.00% - 4.25%	3.50% - 3.75%	3.50% - 3.75%	3.50% - 3.75%	STABLE	
		Secondary Estates	5.25% - 5.50%	5.00% - 5.25%	4.75% - 5.25%	4.75% - 5.25%	STABLE	
	Specialist Sectors	Car Showrooms (20 years with fixed uplifts & dealer covenant)	5.50%	5.00%	5.00%	5.00%	POSITIVE	
		Budget Hotels London (5 yearly Fixed / RPI uplifts 20 year+ term, strong covenant)	3.50%	3.50%	3.25% - 3.50%	3.25%	-0.25%	POSITIVE
		Budget Hotels Regional (5 yearly Fixed / RPI uplifts 20 year+ term, strong covenant)	4.00%	4.00%	4.00%	3.75%	-0.25%	POSITIVE
		Student Accommodation Prime London (Direct Let)	4.00% -	3.75%	3.75%	3.75% -	-	POSITIVE
		Student Accommodation Prime Regional (Direct Let)	5.25%	5.00%	5.00%	5.00% -	-	POSITIVE
		Student Accommodation Prime London (25 years, Annual RPI)	3.50%	3.25%	3.00% - 3.25%	3.00%	-	POSITIVE
		Student Accommodation Prime Regional (25 years, Annual RPI)	3.75%	3.50%	3.25% - 3.50%	3.25%	-	POSITIVE
		Healthcare (Elderly Care, 30 years, 5 yearly indexed linked reviews)	3.50%	3.50%	3.50%	3.25%	-	POSITIVE
		Data Centres (20 years, Annual Indexation)	4.50%	4.00%	4.00%	4.00% -	-	POSITIVE
Income Strip (50 years, Annual RPI/CPIH+1%, Annuity Grade Covenant)	2.25%	2.00%	2.00%	2.00%	-	POSITIVE		

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Based on rack rented properties and disregards bond type transactions

SECTOR		JUN-21	DEC-21	MAR-22	JUN-22	CHANGE OVER 1 M	MARKET SENTIMENT
	High Street Retail	Bond Street	2.75% +	2.75%	2.75%	2.75%	STABLE
		Oxford Street	3.50% +	3.50% +	3.50%	3.50%	STABLE
		Prime Towns (Oxford, Cambridge, Winchester)	6.50%	6.50%	6.25%	6.25%	STABLE
		Regional Cities (Manchester, Birmingham)	6.50% +	6.50% +	6.50% +	6.50%	STABLE
		Good Secondary (Truro, Leamington Spa, Colchester etc)	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	8.25% - 8.50%	NEGATIVE
	Shopping Centres (sustainable income)	Regional Scheme	8.50%	8.50%	7.50%	7.50%	STABLE
		Sub-Regional Scheme	9.00%	9.00%	8.50%	8.50%	STABLE
		Local Scheme (successful)	10.00%	10.00%	9.00%	9.00%	STABLE
		Neighbourhood Scheme (assumes <25% of income from supermarket)	9.50% - 9.75% +	9.50% - 9.75% +	9.00% - 9.25%	9.00% - 9.25%	STABLE
	Out of Town Retail	Open A1 (essential retailers)	7.00%	5.50% - 5.75%	5.25% -	4.75%	POSITIVE
		Secondary Open A1 Parks	8.00%	7.00%	6.25% - 6.50%	6.00%	POSITIVE
		Bulky Goods Parks	6.75%	5.50% - 5.75%	5.25%	4.75%	POSITIVE
		Secondary Bulky Goods Parks	8.00%	7.00%	6.25% - 6.50%	6.00%	POSITIVE
		Solus Open A1 (15 year income)	6.00%	5.00%	4.75%	4.75% -	POSITIVE
		Solus Bulky (15 year income)	6.25%	5.00%	4.75%	4.75% -	POSITIVE
	Major Foodstores	Annual RPI Increases [NIY]	3.50%	3.50%	3.50%	3.25% - 3.50%	POSITIVE
		Open Market Reviews	4.50% -	4.00%	4.00%	4.00%	POSITIVE
	Leisure	Prime Leisure Parks	7.00% +	7.00% +	7.00% +	7.00% +	STABLE
		Secondary Leisure Parks	8.00% +	8.00% +	8.00% +	8.00% +	STABLE

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Prime Yield Guide – June 2022

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LEADING INDICATORS

Sterling resilient, despite political jitters. Sterling has already settled back to where it was before Boris Johnson's confidence vote, at \$1.25. Currency stability is important for cross border investors who may be looking to capitalise on weaker sterling when purchasing UK CRE. Unless the rules are changed Johnson's win means that a leadership challenge is unlikely for another year. He has also ruled out a snap election, further encouraging market stability.

UK CRE top for global cross border investment. The UK is the top market globally for cross border commercial real estate investment, with \$18.3bn invested year to date, which compares to the \$11.3bn invested in the US and \$7.5bn in Germany. Meanwhile, London remains as the most invested city worldwide for overseas capital. The office sector in particular has benefited from cross border investment into the UK, with a 45% share of total investment this year, followed by Industrial (29%), Residential (15%) and Retail (9%). Investors may be trying to benefit from the current positive momentum in UK CRE, highlighted by the IPF's improved 2022 total return forecast, up from 8.6% in November to 10.2% in May.

Real estate and ESG equity funds outperform. Despite UK equity funds recording £3.7bn in net outflows year to date, ESG funds have bucked the trend, receiving £2.8bn in net inflows. Property funds have also been another pocket of positivity, after net outflows fell to their lowest level in close to four years in May. Here, investors could be turning to property for its relative inflation protection.

SECTOR SNAPSHOT – UK HOTEL INVESTMENT

UK Hotel transaction volumes exceeded £1.5 billion for the first four months of the year, already some 40% ahead of H1-2021, with two more months to go. Transactional activity has been relatively evenly split, with London securing approximately £750 million of investment, whilst regional UK achieved over £800m of hotel transactions.



BONDS & RATES (01/06/2022)	JUN 2021	DEC 2021	MAR 2022	JUN 2022
	SONIA Rate	0.078%	0.045%	0.445%
Bank of England Base Rate	0.10%	0.25%	0.50%	1.00%
5-year swap rates	0.695%	1.102%	1.797%	2.627%
10-year gilts redemption yield	0.92%	0.73%	1.34%	2.13%

ESG

Green Building Certificates



Matt Hayes, research analyst at Knight Frank, summarises what an occupier should consider when analysing green building certifications.

NEW RESEARCH

UK Film & Television Studios Markets - 2022



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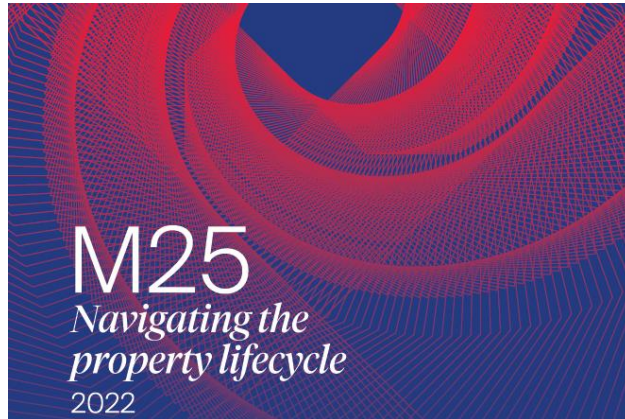
Prime Yield Guide – June 2022

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KEY RESEARCH



Welcome to this year's edition of the M25 & South East Office Market Report

Operational to end of life and reinvention. Identifying the factors that influence each stage can help us understand where the market is heading – and identify opportunities.

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Did you know

In addition to valuing assets in the main property sectors and having award winning teams in the Healthcare, Student and Automotive sectors, Knight Frank also has expertise in :

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- Infrastructure
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- Serviced Offices
- Data Centres
- Life Sciences
- Income Strips
- Ground Rents
- Trading assets
- Expert Witness
- IPOs

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We like questions, if you have one about our research, or would like some property advice, we would love to hear from you.



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APPENDIX TEN: CBRE Investment Yield Sheet, July 2022

Out of town retail yields improve again and a slow month for new opportunities coming to the market

- ▲ Prime yields remain robust for the very best prime rack rented opportunities.
Retail
- ▶ Keen bidding and lack of stock putting continued downward pressure on yields.
Out of Town Retail
- ▶ Industrials remain very strong across all sub sectors.
Industrial
- ▼ Strong demand for prime assets, weaker picture for more secondary stock. ESG factors important.
Offices

	June 21 (%)	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	May 22 (%)	Trend
OFFICES						
West End	3.50	3.25	3.25	3.25	3.25	Stable
City of London	4.00	3.75	3.75	3.75	3.75	Stable
M25/South East	5.50	5.50	5.50	5.50	5.50	Stable
Regional Cities	4.75	4.75	4.75	4.75	4.75	Stable
Good Secondary	6.00	7.00	7.00	7.00	7.00	Weaker
Secondary	10.00	10.00	10.00	10.00	10.00	Weaker
INDUSTRIAL						
Prime Distribution	4.00	3.75	3.50	3.50	3.25	Stronger
Prime Estate (Greater London)	3.50	3.15	3.00	3.00	2.85	Stronger
Prime Estate (Ex Greater London)	4.25	3.85	3.50	3.50	3.35	Stronger
Good Secondary	5.25	5.00	4.50	4.50	4.25	Stronger
Secondary Estate	6.50	6.00	5.50	5.50	5.25	Stronger

	June 21 (%)	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	May 22 (%)	Trend
HIGH STREET SHOPS						
Prime	6.50	6.50	6.50	6.50	6.25	Stronger
Good Secondary	8.50	8.50	8.50	8.50	8.50	Weaker
Secondary	12.00	12.00	12.00	12.00	12.00	Weaker
SUPERMARKETS						
Prime	3.75	3.50	3.50	3.50	3.50	Stronger
SHOPPING CENTRES						
Prime	7.75	7.75	7.75	7.75	7.75	Stable
Best Secondary	12.00	12.00	12.00	12.00	12.00	Stable
Secondary	16.00	16.00	16.00	16.00	16.00	Weaker
RETAIL WAREHOUSE						
Park - Prime - Open User	6.75	6.00	5.50	5.25	(5.00) 4.75	Stronger
Park - Prime - Bulky User	6.75	6.00	5.50	5.25	(5.00) 4.75	Stronger
Solus - Prime - Bulky User	6.00	5.25	5.00	5.00	4.75	Stronger
Park - Secondary	10.00	8.50	7.50	7.25	(6.75) 6.50	Stronger

All OPRE sub sectors remain strong with index linked income in demand

▶ Strong occupier recovery tempered by rising inflation.
Leisure

▶ Long income opportunities remain highly sought after.
OPRE - Other

	June 21 (%)	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	May 22 (%)	Trend
HEALTHCARE						
Primary Care	4.00	3.75	3.75	3.75	3.75	Stronger
Care Homes Super Prime 1	3.75	3.75	3.75	3.75	3.75	Stronger
Care Homes Prime 2	4.75	4.75	4.75	4.75	4.75	Stronger
Hospitals	4.50	4.50	4.50	4.50	4.50	Stable
LEISURE						
Prime Leisure Park	7.00	7.00	7.00	6.75	6.75	Stable
Good Secondary Leisure Park	9.00	8.50	8.50	8.50	8.50	Stable
Cinema Prime	7.00	6.50	6.75	6.50	6.50	Stronger
Health & Fitness Prime	4.75	4.50	4.50	4.50	4.50	Stronger
PUBS						
Prime London Corporate Pub	4.00	4.00	3.50	3.50	3.50	Stronger
Prime Regional Corporate Pub	6.25	6.25	6.00	5.75	5.75	Stronger

	June 21 (%)	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	May 22 (%)	Trend
ROADSIDE & AUTOMOTIVE						
Car Showroom Prime RPI lease	5.25	5.25	5.25	5.25	5.25	Stable
Petrol Filling Station Prime RPI lease	4.50	4.50	4.50	4.50	4.50	Stronger
Car Park Prime RPI lease	4.75	4.75	4.75	4.75	4.75	Stable
FINANCIAL INDICATORS						
Base Rate	0.10	0.10	0.10	0.50	1.00 (0.75)	▲
5 Year Swaps	0.64	0.71	1.15	1.51	(1.75) 2.18	▲
10 Year Gilts	0.82	0.73	0.74	1.38	(1.64) 1.90	▲
RPI	2.90	3.80	6.00	7.80	(8.20) 9.00	▲
CPI	1.50	2.00	4.20	5.50	(6.20) 7.00	▲

Strong investor demand for good quality assets continues

▲ Recent investment activity demonstrates yield compression across the regions.
Residential

▲ Strong investor demand for good quality assets continues, with a number of pipeline deals suggesting the potential for yield compression over the coming months.
Student

▶ Excessive capital is available to be deployed, creating a competitive investment environment.
Hotels

	Jan 22 (%)	Feb 22 (%)	Mar 22 (%)	Apr 22 (%)	May 22 (%)	Trend
RESIDENTIAL						
London Zone 2 Prime	3.25	3.25	3.25	3.25	3.25	Stronger
London Zone 2 Good Secondary	3.65	3.65	3.65	3.65	3.65	Stable
London Zone 3 to 6 Prime	3.50	3.50	3.35	3.35	3.35	Stable
London Zone 3 to 6 Good Secondary	3.65	3.65	3.65	3.65	3.65	Stable
Outer London and South East Prime	3.60	3.60	3.60	3.60	3.60	Stable
Outer London and South East Good Secondary	4.00	4.00	4.00	4.00	4.00	Stronger
Regional Centres (excluding South East) Prime	4.00	4.00	4.00	4.00	3.85	Stable
Regional Centres (excluding South East) Secondary	4.50	4.50	4.50	4.50	4.25	Stable
Other Regional Centres Prime	4.40	4.40	4.40	4.40	4.15	Stable
Other Regional Centres Secondary	5.25	5.25	5.00	5.00	4.75	Stable

	Jan 22 (%)	Feb 22 (%)	Mar 22 (%)	Apr 22 (%)	May 22 (%)	Trend
STUDENT ACCOMMODATION						
Central London Direct Let	3.65	3.65	3.65	3.65	3.65	Stronger
Super Prime Regional Direct Let	4.65	4.65	4.65	4.65	4.65	Stronger
Prime Regional Direct Let	5.00	5.00	5.00	5.00	5.00	Stronger
Secondary Regional Direct Let	8.00	8.00	8.00	8.00	8.00	Stable
Central London RPI Lease	3.00	3.00	3.00	3.00	2.90	Stronger
Super Prime Regional RPI Lease	3.00	3.00	3.00	3.00	2.90	Stronger
Prime Regional RPI Lease	3.00	3.00	3.00	3.00	2.90	Stronger
Secondary Regional RPI Lease	4.00	4.00	4.00	4.00	4.00	Stable
HOTELS						
Prime London Vacant Possession	4.50	4.50	4.50	4.50	4.50	Stronger
Prime London Management Contract	5.50	5.50	5.50	5.50	5.50	Stronger
Prime London Lease	3.75	3.75	3.75	3.75	3.75	Stronger
Prime Regional Vacant Possession	6.75	6.75	6.75	6.75	6.75	Stronger
Prime Regional Management Contract	7.75	7.75	7.75	7.75	7.75	Stable
Prime Regional Lease	4.25	4.25	4.25	4.25	4.25	Stronger

▲ We are continuing to observe yield compression on the bidding for sites, driven by the strength of the sales market, rising rents and the supply/demand imbalance.
Single Family Housing

	Dec 21 (%)	Mar 22 (%)	Trend
SINGLE FAMILY HOUSING			
South East Prime	3.60 - 3.85	3.50 - 3.75	Stronger
South East Secondary	3.85 - 4.00	3.75 - 3.90	Stronger
South West Prime	3.75 - 4.00	3.65 - 3.90	Stronger
South West Secondary	4.00 - 4.25	3.90 - 4.15	Stronger
East of England Prime	3.75 - 4.00	3.75 - 4.00	Stronger
East of England Secondary	4.00 - 4.25	4.00 - 4.25	Stronger
West Midlands Prime	3.90 - 4.15	3.90 - 4.15	Stronger
West Midlands Secondary	4.15 - 4.40	4.15 - 4.40	Stronger
East Midlands Prime	3.90 - 4.15	3.90 - 4.15	Stronger
East Midlands Secondary	4.15 - 4.40	4.15 - 4.40	Stronger
North West Prime	4.00 - 4.25	4.00 - 4.25	Stronger
North West Secondary	4.25 - 4.50	4.25 - 4.50	Stronger
North East including Yorkshire and the Humber Prime	4.10 - 4.35	4.10 - 4.35	Stronger
North East including Yorkshire and the Humber Secondary	4.35 - 4.60	4.35 - 4.60	Stronger

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Notes and Definitions

Residential

Our residential yields refer to institutionally managed, private rented residential assets within the UK (build to rent)

- 1) The yield data provided reflects transaction exchanges and current bidding on investment market deals to the previous month together with our own opinions and judgement
- 2) Net yields account for operational costs and relevant purchaser's costs
- 3) Prime refers to assets located in close proximity to transport nodes, either brand new or with a high quality specification and level of amenity
- 4) Zone 2 and Zones 3 to 6 refer to London travel zones system managed by Transport for London

Hotels

- 1) Vacant possession upscale, stabilised year cap rate
- 2) Management contract upscale, no guarantee or underwrite, operated by an internationally renowned brand
- 3) Prime London lease reflects Zone 1, prime covenants leaseholders whose ability to fulfil lease obligations is almost certain
- 4) Prime regional lease reflects prime UK city locations, prime covenants leaseholders whose ability to fulfil lease obligations is almost certain

Student Accommodation

The net initial yield, which is growth implicit, rather than the equivalent yield, is the key driver in the purpose built student accommodation sector. Allowance for purchaser's costs is made in calculating the net initial yield. All the yields assume completed and stabilised properties and ignore any discount for forward funding. Yields assume a generic lot size of £25m and running costs which a hypothetical purchaser would assume

- 1) Direct let a well located modern purpose built property of an operationally efficient scale with a strong letting track record and appropriate room mix
- 2) Central London well located single asset in London zone 1
- 3) Super prime regional towns and cities with restricted supply or restrictive planning policies
- 4) Prime regional mature markets with healthy supply and demand ratio and generally more than one university. There is a spread of towns and cities from the prime level to our secondary benchmark
- 5) Secondary regional towns and cities with perceived oversupply issues, new universities or secondary campuses
- 6) RPI lease well located, let to a strong university covenant, minimum of 25 years unexpired on FRI terms with annual RPI uplifts

Single Family Housing

Our yield ranges are indicative and represent our view of a stabilised investment.

- 1) The yield data provided reflects transaction exchanges and current bidding on investment market deals to date together with our own opinions.
- 2) They represent our indicative view of the net initial yield of a rack rented stabilised investment.
- 3) These yields represent a cluster of modern dwellings in a single location that would be sold in a single lot to an investor as part of a wider portfolio.
- 4) 'Prime' is defined as having excellent connectivity to key city hubs, transport links, local employment, amenity and schools, an established depth of rental demand with strong ESG credentials.
- 5) 'Secondary' - one or more of the above criteria is compromised or missing.
- 6) Net yields account for operational costs and relevant purchaser's costs.
- 7) Operational Cost Assumptions typically range between 18-22.5% (including voids) however we consider this will be analysed more on £ per unit basis as the market matures.
- 8) Our analysis and yields are indicative, for guidance only and may not be relied upon.

Caution increases as cost of debt and economic prospects deteriorate and availability increases.

▶ Prime yields may come under pressure as sector most reliant on consumer spending
Retail

▶ Sector remains in demand but availability increasing.
Out of Town Retail

▶ Industrials, particularly single let, may cool as the amount of stock increases and cost of debt rises.
Industrial

▶ Fewer buyers for all but the very best prime assets with strong ESG characteristics.
Offices

	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	June 22 (%)	July 22 (%)	Trend
OFFICES						
West End	3.25	3.25	3.25	3.25	3.25	Weaker
City of London	3.75	3.75	3.75	3.75	4.00	Weaker
M25/South East	5.50	5.50	5.50	5.50	5.50	Stable
Regional Cities	4.75	4.75	4.75	4.75	4.75	Stable
Good Secondary	7.00	7.00	7.00	7.00	7.00	Weaker
Secondary	10.00	10.00	10.00	10.00	10.00	Weaker
INDUSTRIAL						
Prime Distribution	3.75	3.50	3.50	3.25	3.40	Weaker
Prime Estate (Greater London)	3.15	3.00	3.00	2.85	3.00	Weaker
Prime Estate (Ex Greater London)	3.85	3.50	3.50	3.35	3.50	Weaker
Good Secondary	5.00	4.50	4.50	4.25	4.50	Weaker
Secondary Estate	6.00	5.50	5.50	5.25	5.50	Weaker

	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	June 22 (%)	July 22 (%)	Trend
HIGH STREET SHOPS						
Prime	6.50	6.50	6.50	6.25	6.25	Weaker
Good Secondary	8.50	8.50	8.50	8.50	8.50	Weaker
Secondary	12.00	12.00	12.00	12.00	12.00	Weaker
SUPERMARKETS						
Prime	3.50	3.50	3.50	3.50	3.50	Stable
SHOPPING CENTRES						
Prime	7.75	7.75	7.75	7.75	7.75	Stable
Best Secondary	12.00	12.00	12.00	12.00	12.00	Stable
Secondary	16.00	16.00	16.00	16.00	16.00	Weaker
RETAIL WAREHOUSE						
Park - Prime - Open User	6.00	5.50	5.25	4.75	4.75	Stable
Park - Prime - Bulky User	6.00	5.50	5.25	4.75	4.75	Stable
Solus - Prime - Bulky User	5.25	5.00	5.00	4.75	4.75	Stable
Park - Secondary	8.50	7.50	7.25	6.50	6.50	Stable

Capped long income under pressure due to high inflation, leisure concerns over consumer spending outlook.

	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	June 22 (%)	July 22 (%)	Trend
HEALTHCARE						
Primary Care	3.75	3.75	3.75	3.75	3.75	Stable
Care Homes Super Prime 1	3.75	3.75	3.75	3.75	3.75	Stable
Care Homes Prime 2	4.75	4.75	4.75	4.75	4.75	Stable
Hospitals	4.50	4.50	4.50	4.25	4.25	Stable
LEISURE						
Prime Leisure Park	7.00	7.00	6.75	6.75	6.75	Stable
Good Secondary Leisure Park	8.50	8.50	8.50	8.50	8.50	Stable
Cinema Prime	6.50	6.75	6.50	6.50	6.50	Stable
Health & Fitness Prime	4.50	4.50	4.50	4.50	4.50	Stable
PUBS						
Prime London Corporate Pub	4.00	3.50	3.50	3.50	3.50	Stable
Prime Regional Corporate Pub	6.25	6.00	5.75	5.75	5.75	Stronger

	Sept 21 (%)	Dec 21 (%)	Mar 22 (%)	June 22 (%)	July 22 (%)	Trend
ROADSIDE & AUTOMOTIVE						
Car Showroom Prime RPI lease	5.25	5.25	5.25	5.00	5.00	Stable
Petrol Filling Station Prime RPI lease	4.50	4.50	4.50	4.50	4.50	Stable
Car Park Prime RPI lease	4.75	4.75	4.75	4.75	4.75	Stable
FINANCIAL INDICATORS						
Base Rate	0.10	0.10	0.50	1.00	1.25	▲
5 Year Swaps	0.71	1.15	1.51	2.14	2.74	▲
10 Year Gilts	0.73	0.74	1.38	2.25	2.07	▼
RPI	3.80	6.00	7.80	11.10	11.70	▲
CPI	2.00	4.20	5.50	9.00	9.10	▲

Strong investor demand for quality assets

▲ Yields held reflecting current economic headwinds.
Residential

▲ The sale of the Student Roost portfolio to Greystar and GIC for £3.3bn, beating numerous other well-funded bidders, demonstrates continued confidence in the sector.
Student

▶ Strong investment appetite despite nervousness around increased cost of debt and expenses.
Hotels

	Sep 21 (%)	Dec 21 (%)	Mar 22 (%)	Jun 22 (%)	Jul 22 (%)	Trend
RESIDENTIAL						
London Zone 2 Prime	3.25	3.25	3.25	3.25	3.25	Stable
London Zone 2 Good Secondary	3.65	3.65	3.65	3.65	3.65	Stable
London Zone 3 to 6 Prime	3.50	3.50	3.35	3.35	3.35	Stable
London Zone 3 to 6 Good Secondary	3.65	3.65	3.65	3.65	3.65	Stable
Outer London and South East Prime	3.75	3.60	3.60	3.60	3.60	Stable
Outer London and South East Good Secondary	4.00	4.00	4.00	4.00	4.00	Stable
Regional Centres (excluding South East) Prime	4.00	4.00	4.00	3.85	3.85	Stable
Regional Centres (excluding South East) Secondary	4.75	4.50	4.50	4.25	4.25	Stable
Other Regional Centres Prime	4.40	4.40	4.40	4.15	4.15	Stable
Other Regional Centres Secondary	5.50	5.25	5.00	4.75	4.75	Stable

	Sep 21 (%)	Dec 21 (%)	Mar 22 (%)	Jun 22 (%)	Jul 22 (%)	Trend
STUDENT ACCOMMODATION						
Central London Direct Let	3.75	3.65	3.65	3.50	3.50	Stronger
Super Prime Regional Direct Let	4.75	4.65	4.65	4.50	4.50	Stronger
Prime Regional Direct Let	5.25	5.00	5.00	4.75	4.75	Stronger
Secondary Regional Direct Let	8.00	8.00	8.00	8.00	8.00	Stable
Central London RPI Lease	3.00	3.00	3.00	2.75	2.75	Stable
Super Prime Regional RPI Lease	3.00	3.00	3.00	2.75	2.75	Stable
Prime Regional RPI Lease	3.00	3.00	3.00	2.75	2.75	Stable
Secondary Regional RPI Lease	4.00	4.00	4.00	4.00	4.00	Stable
HOTELS						
Prime London Vacant Possession	4.75	4.75	4.50	4.50	4.50	Stable
Prime London Management Contract	5.75	5.75	5.50	5.50	5.50	Stable
Prime London Lease	3.75	3.75	3.75	3.75	3.75	Stable
Prime Regional Vacant Possession	7.25	7.00	6.75	6.75	6.75	Stable
Prime Regional Management Contract	8.00	8.00	7.75	7.75	7.75	Stable
Prime Regional Lease	4.25	4.25	4.25	4.25	4.25	Stable

▲ We are continuing to observe yield compression on the bidding for sites, driven by the strength of the sales market, rising rents and the supply/demand imbalance.
Single Family Housing

	Dec 21 (%)	Mar 22 (%)	June 22 (%)	Trend
SINGLE FAMILY HOUSING				
South East Prime	3.60 - 3.85	3.50 - 3.75	3.50 - 3.75	Stable
South East Secondary	3.85 - 4.00	3.75 - 3.90	3.75 - 3.90	Stable
South West Prime	3.75 - 4.00	3.65 - 3.90	3.65 - 3.90	Stable
South West Secondary	4.00 - 4.25	3.90 - 4.15	3.90 - 4.15	Stable
East of England Prime	3.75 - 4.00	3.75 - 4.00	3.75 - 4.00	Stable
East of England Secondary	4.00 - 4.25	4.00 - 4.25	4.00 - 4.25	Stable
West Midlands Prime	3.90 - 4.15	3.90 - 4.15	3.90 - 4.15	Stable
West Midlands Secondary	4.15 - 4.40	4.15 - 4.40	4.15 - 4.40	Stable
East Midlands Prime	3.90 - 4.15	3.90 - 4.15	3.90 - 4.15	Stable
East Midlands Secondary	4.15 - 4.40	4.15 - 4.40	4.15 - 4.40	Stable
North West Prime	4.00 - 4.25	4.00 - 4.25	4.00 - 4.25	Stable
North West Secondary	4.25 - 4.50	4.25 - 4.50	4.25 - 4.50	Stable
North East including Yorkshire and the Humber Prime	4.10 - 4.35	4.10 - 4.35	4.10 - 4.35	Stable
North East including Yorkshire and the Humber Secondary	4.35 - 4.60	4.35 - 4.60	4.35 - 4.60	Stable

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**APPENDIX ELEVEN: Construction Cost Estimate, London Square,
June 2022**

GREGGS BAKERY TWICKENHAM**BUDGET BUILD COST**

Land/1316/INNER/MAR/2022

Rev S0

97 Unit JUN22 Scheme - Updated rates

COMMERCIAL LED SCHEME incl Aff Workspace

**PLANNING
SUBMISSION
MEDIUM SPECIFICATION**

Overall period on site	111 weeks	Total Units	97	No
	28 months	Open Market	77	No
Construction period	83 weeks	Nett Residential [NIA]	82,323	Ft ²
	22 months	Gross Commercial [GIA]	10,764	Ft ²
Start date [IPP]	09/01/2023	Total Sellable	93,087	Ft ²
Finish date	07/05/2025	Net Acre	2.80	Acre

	£	£/ft ² (Nett Resi)	£/ft ² (Total Sellable)	%
External Works (E codes)	2,649,079	32.18	28.46	9.60%
Substructure (P codes)	1,976,304	24.01	21.23	7.16%
Superstructure (H codes)				
Upper Floors and Staircases	1,325,945	16.11	14.24	4.81%
Envelope	5,344,043	64.92	57.41	19.37%
Roof Coverings	1,680,873	20.42	18.06	6.09%
Fit-Out-Architectural (H codes)	6,939,832	84.30	74.55	25.15%
Services (H codes)	4,462,379	54.21	47.94	16.17%
Nett Build Cost	24,378,456	296.13	261.89	88.36%
Preliminaries (O codes)				
	11.64 % of Build Costs	Prelims 29.88	2,459,927	
	£38,693 per week	Overheads 9.13	751,614	
			3,211,541	39.01
			34.50	11.64%
Build Cost	27,589,996	335.14	296.39	100.00%

SUMMARY

	Code	Contingency (Nett Resi)	£	£/ft ² (Nett Resi)	£/ft ² (Total Sellable)	%
Externals	E	32.18	2,649,079	32.18	28.46	9.60%
Plot	P	24.01	1,976,304	24.01	21.23	7.16%
Housebuild	H	239.95	19,753,072	239.95	212.20	71.60%
Overheads	O	39.01	3,211,541	39.01	34.50	11.64%
Sales & Marketing	S					
			27,589,996	335.14	296.39	100.00%

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST



TRADE SUMMARY

Rev S0

Element	Description	per plot	TOTAL	£/ft² NSA	%
EXTERNAL WORKS					
EDEMO	Demolition and Site Clearance	5,986	580,629	7.05	2.10
EGWKR	Externals Groundworks	16,232	1,574,549	19.13	5.71
ELAND	Landscaping	1,748	169,569	2.06	0.61
ELAMP	Street Lighting	316	30,667	0.37	0.11
ESIGN	Signage	277	26,837	0.33	0.10
EFENC	Fencing	695	67,428	0.82	0.24
EBLYR	Brickwork Walls - Labour	371	36,000	0.44	0.13
EBLYR	Brickwork Walls - Material	159	15,381	0.19	0.06
EMTWK	Externals Metalwork	1,241	120,350	1.46	0.44
EPLAY	Playgrounds & Playground Equipment	285	27,668	0.34	0.10
E---	Externals Unallocated Costs				
TOTAL E - EXTERNAL WORKS		27,310	2,649,079	32.18	9.60
PLOT					
PGWKR	Substructure Groundworks	13,761	1,334,831	16.21	4.84
PRFUB	Refurb Costs	2,191	212,510	2.58	0.77
PPILE	Piling				
PSTAT	Stat Connection Costs	4,422	428,964	5.21	1.55
TOTAL P - PLOT		20,374	1,976,304	24.01	7.16
HOUSEBUILD					
UPPER FLOORS & STAIRCASES					
HCONC	Concrete Frame	6,615	641,666	7.79	2.33
HPCCF	Precast Concrete Floors and Stairs	3,006	291,600	3.54	1.06
HSTWK	Structural Steel	4,048	392,679	4.77	1.42
ENVELOPE					
HBLYR	Brickwork - Labour	20,800	2,017,623	24.51	7.31
HBLYR	Brickwork - Material	12,156	1,179,162	14.32	4.27
HSCAF	Scaffolding	4,866	472,025	5.73	1.71
HWIND	Windows	5,963	578,425	7.03	2.10
HMTWK	Metalwork	9,073	880,088	10.69	3.19
HCLAD	Cladding	2,063	200,120	2.43	0.73
HCURW	Curtain Walling				
HGBLK	Glass Block Walling				
HREND	Rendering				
HLPRO	Lightning Protection	171	16,601	0.20	0.06
ROOF COVERINGS					
HRTIL	Roof Tiling	2,835	274,970	3.34	1.00
HASPH	Asphalt/Membrane Roof	2,672	259,203	3.15	0.94
HSHRF	Sheet Roofing	11,051	1,071,943	13.02	3.89
HSAFE	Mansafe System	86	8,300	0.10	0.03
HRINS	Insulation	685	66,456	0.81	0.24
FIT OUT ARCHITECTURAL					
HCARP	Carpentry - Labour	7,984	774,406	9.41	2.81
HCARP	Carpentry - Material	14,370	1,393,910	16.93	5.05
HDRYL	Dry Lining, Partitioning and Screeds	18,165	1,761,993	21.40	6.39
HKITS	Kitchens & Appliances	8,025	778,453	9.46	2.82
HWARD	Wardrobes	1,034	100,267	1.22	0.36
HFURN	Special Fixtures & Fittings	57	5,534	0.07	0.02
HWTIL	Floor and Wall Tiling	1,827	177,244	2.15	0.64
HFCOV	Carpets and Floor Covering	3,320	322,036	3.91	1.17
HDECS	Painting and Decorating	3,092	299,881	3.64	1.09
HCLNR	Builders Clean	807	78,268	0.95	0.28
HMAST	Mastic	434	42,135	0.51	0.15
HFIRP	Fire Proofing and Protection	630	61,103	0.74	0.22
HGYMN	Leisure Centre/Gym Fit-out				
HCARE	Customer Care	1,107	107,350	1.30	0.39
HMCON	Main Contractor Costs	10,193	988,739	12.01	3.58
HBWIC	Builderswork in Connection	500	48,514	0.59	0.18
SERVICES					
HMECH	Mechanical Installations	26,666	2,586,554	31.42	9.37
HELEC	Electrical Installations	17,512	1,698,640	20.63	6.16
HLIFT	Lifts	1,827	177,185	2.15	0.64
TOTAL H - HOUSEBUILD		203,640	19,753,072	239.95	71.60

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

**TRADE SUMMARY**

Rev S0

Element	Description	per plot	TOTAL	£/ft ² NSA	%
PRELIMS					
OSTAF	Construction Staff Costs	15,041	1,459,014	17.72	5.29
OSLAB	Site Logistics Costs	9,563	927,607	11.27	3.36
OSFWF	Safety & Welfare	44	4,270	0.05	0.02
OESTA	Site Establishment	2,162	209,760	2.55	0.76
OHIRE	Hired Plant	3,570	346,280	4.21	1.26
OSRUN	Site Running Costs	1,543	149,687	1.82	0.54
OINSU	Insurances	1,185	114,923	1.40	0.42
TOTAL O - SITE OVERHEADS		33,109	3,211,541	39.01	11.64
TOTAL		284,433	27,589,996	335.14	100.00

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST



ELEMENTAL SUMMARY Rev 50

Element	Description	Technical Fees	Externals	Plot	Structures	OM Flats	AFH SO Flats	AFH RENT Flats	OM Houses	AFH SO Houses	AFH RENT Houses	Preliminaries	Marketing	per plot	TOTAL	£/ft² NSA	%
EXTERNAL WORKS																	
EDEMO	Demolition and Site Clearance		580,629.46											5,986	580,629	7.05	2.10
EGWKR	Externals Groundworks		1,574,549.48											16,232	1,574,549	19.13	5.71
ELAND	Landscaping		169,568.93											1,748	169,569	2.06	0.61
ELAMP	Street Lighting		30,666.66											316	30,667	0.37	0.11
ESIGN	Signage		26,837.48											277	26,837	0.33	0.10
EFENC	Fencing		67,428.34											695	67,428	0.82	0.24
EBLYR	Brickwork Walls - Labour		35,999.96											371	36,000	0.44	0.13
E B LYR	Brickwork Walls - Material		15,381.19											159	15,381	0.19	0.06
EMTWK	Externals Metalwork		120,350.03											1,241	120,350	1.46	0.44
EPLAY	Playgrounds & Playground Equipment		27,667.50											285	27,668	0.34	0.10
E--	Externals Unallocated Costs																
TOTAL E - EXTERNAL WORKS			2,649,079.02											27,310	2,649,079	32.18	9.60
PLOT																	
PGWKR	Substructure Groundworks			1,334,830.72										13,761	1,334,831	16.21	4.84
PRFUB	Refurb Costs			212,509.91										2,191	212,510	2.58	0.77
PPILE	Piling																
PSTAT	Stat Connection Costs			428,963.56										4,422	428,964	5.21	1.55
TOTAL P - PLOT				1,976,304.19										20,374	1,976,304	24.01	7.16
HOUSEBUILD																	
UPPER FLOORS & STAIRCASES																	
HCOINC	Concrete Frame				641,666.41									6,615	641,666	7.79	2.33
HPCCF	Precast Concrete Floors and Stairs				291,599.65									3,006	291,600	3.54	1.06
HSTWK	Structural Steel				126,725.87				265,953.29					4,048	392,679	4.77	1.42
ENVELOPE																	
HBLYR	Brickwork - Labour				1,178,082.25				838,007.38		1,533.41			20,800	2,017,623	24.51	7.31
H B LYR	Brickwork - Material				717,201.43				461,960.91					12,156	1,179,162	14.32	4.27
HSCAF	Scaffolding				271,220.68				200,803.91					4,866	472,025	5.73	1.71
HWIND	Windows				337,587.06				240,838.03					5,963	578,425	7.03	2.10
HMTWK	Metalwork				743,543.19				136,544.65					9,073	880,088	10.69	3.19
HCLAD	Cladding				136,774.62				63,345.12					2,063	200,120	2.43	0.73
HCURW	Curtain Walling																
HGBLK	Glass Block Walling																
HREND	Rendering																
HLPRO	Lightning Protection				16,600.50									171	16,601	0.20	0.06
ROOF COVERINGS																	
HRTIL	Roof Tiling				51,349.57				223,620.43					2,835	274,970	3.34	1.00
HASPH	Asphalt/Membrane Roof				137,363.39				121,839.84					2,672	259,203	3.15	0.94
HSHRF	Sheet Roofing				517,895.49				554,047.65					11,051	1,071,943	13.02	3.89
HSAFE	Mansafe System				8,300.25									86	8,300	0.10	0.03
HRINS	Insulation				11,233.42				55,222.59					685	66,456	0.81	0.24
FIT OUT ARCHITECTURAL																	
HCARP	Carpentry - Labour				180,787.59	109,719.04	32,501.87	12,241.88	436,139.45		3,016.40			7,984	774,406	9.41	2.81
H C ARP	Carpentry - Material				297,982.66	214,406.58	63,849.47	18,655.42	795,527.46		3,488.55			14,370	1,393,910	16.93	5.05
HDRYL	Dry Lining, Partitioning and Screeds				308,791.15	597,355.95	175,885.21	76,794.37	589,588.87		13,577.39			18,165	1,761,993	21.40	6.39
HKITS	Kitchens & Appliances					384,865.99	108,766.48	23,639.11	257,307.75		3,873.45			8,025	778,453	9.46	2.82
HWARD	Wardrobes					40,726.56	11,509.68		48,030.78					1,034	100,267	1.22	0.36
HFURN	Special Fixtures & Fittings				5,533.50									57	5,534	0.07	0.02
HWTL	Floor and Wall Tiling					58,710.02	13,749.70	4,380.44	99,713.33		690.58			1,827	177,244	2.15	0.64
HFCOV	Carpets and Floor Covering				37,604.50	133,893.48	38,984.02	15,106.46	93,334.86		3,112.72			3,320	322,036	3.91	1.17
HDECS	Painting and Decorating				18,797.18	106,269.38	30,032.65	15,082.24	126,018.18		3,681.14			3,092	299,881	3.64	1.09
HCLNR	Builders Clean				7,754.69	30,266.77	8,553.65	3,947.84	26,878.35		867.04			807	78,268	0.95	0.28
HMAST	Mastic					24,107.58	6,813.01	3,144.47	7,818.01		252.19			434	42,135	0.51	0.15
HFIRP	Fire Proofing and Protection				61,102.50									630	61,103	0.74	0.22
HGYMN	Leisure Centre/Gym Fit-out																
HCARE	Customer Care					50,908.20	14,387.10	6,640.20	34,307.70		1,106.70			1,107	107,350	1.30	0.39
HMCON	Main Contractor Costs				988,739.06									10,193	988,739	12.01	3.58
HBWIC	Builderswork in Connection				48,513.85									500	48,514	0.59	0.18
SERVICES																	
HMECH	Mechanical Installations				754,098.26	685,405.99	196,962.05	80,770.74	848,658.64		20,657.97			26,666	2,586,554	31.42	9.37
HELEC	Electrical Installations				820,470.27	384,063.25	98,717.82	36,583.07	348,728.36		10,077.71			17,512	1,698,640	20.63	6.16
HLIFT	Lifts				177,184.79									1,827	177,185	2.15	0.64
TOTAL H - HOUSEBUILD					8,894,503.79	2,820,698.80	800,712.71	296,986.23	6,874,235.54		65,935.25			203,640	19,753,072	239.95	71.60

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST



ELEMENTAL SUMMARY Rev 50

Element	Description	Technical Fees	Externals	Plot	Structures	OM Flats	AFH SO Flats	AFH RENT Flats	OM Houses	AFH SO Houses	AFH RENT Houses	Preliminaries	Marketing	per plot	TOTAL	£/ft ² NSA	%
PRELIMS																	
OSTAF	Construction Staff Costs											1,459,014.30		15,041	1,459,014	17.72	5.29
OSLAB	Site Logistics Costs											927,606.71		9,563	927,607	11.27	3.36
OSFWF	Safety & Welfare											4,270.00		44	4,270	0.05	0.02
OESTA	Site Establishment											209,759.80		2,162	209,760	2.55	0.76
OHIRE	Hired Plant											346,280.00		3,570	346,280	4.21	1.26
OSRUN	Site Running Costs											149,686.94		1,543	149,687	1.82	0.54
OINSU	Insurances											114,923.08		1,185	114,923	1.40	0.42
TOTAL O - SITE OVERHEADS												3,211,540.82	33,109	3,211,541	39.01	11.64	
TOTAL			2,649,079.02	1,976,304.19	8,894,503.79	2,820,698.80	800,712.71	296,986.23	6,874,235.54	65,935.25	3,211,540.82	284,433	27,589,996	335.14	100.00		

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

EXTERNALS

EXTERNALS Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
EDEMO		DEMOLITIONS AND SITE CLEARANCE						
EDEMO01	01	Allowance for demolition and cart away incl Principle contractor	1	item	332,010.00	332,010		
EDEMO02	02	Allowance for soft strip out and removal		Item				
EDEMO01	03	Temporary Building Support	1	item	90,749.40	90,749		
EDEMO01	04	General Site clearance	11,325	m²	2.21	25,066		
EDEMO01	05	Removal of existing services		item				
EDEMO01	06	Notifiable Asbestos/contamination removal	1	Item	66,402.00	66,402		
EDEMO01	07	Japanese Knotweed removal	1	Item	11,067.00	11,067		
EDEMO01	08	Tree Surgery/Removal		Item	1,936.73			
EDEMO01	09	Tree protection (per tree)		no	830.03			
EDEMO01	10	Allowance for removing tanks/other underground obstructions	1	Item	55,335.00	55,335		
		TOTAL DEMOLITIONS AND SITE CLEARANCE					580,629	7.05
EGWKR		EXTERNALS GROUNDWORKS						
		Site Levels						
EGWKR01	01	Excavate to reduce levels incl topsoil to formation level incl cartaway	240	m³	51.31	12,332		
EGWKR01	02	EO Disposal of spoil off site (hazardous)		m³	346.93			
EGWKR01	03	Allowance for removal of contamination hot spot 4m x 4m x 4m	64	m³	378.49	24,223		
EGWKR01	04	Import fill to make up levels incl compact in layers		m³	44.27			
		Walls						
EGWKR01	05	Allowance boundary treatment		m	44.27			
EGWKR01	06	Retaining Walls/Make good existing Retaining Walls		m	664.02			
EGWKR01	07	Permacrib/Timber retaining walls		item	16,600.50			
EGWKR01	08	Foundations to brick walls	53	m	136.25	7,169		
		Drainage						
EGWKR01	09	Surface Water Drainage below ground - Infrastructure	372	m	148.79	55,419		
EGWKR01	10	Foul Water Drainage below ground - Infrastructure	372	m	183.84	68,473		
EGWKR02	11	Private Drainage - Houses	155	Lat	1,383.38	214,423		
EGWKR03	12	Private Drainage - Structures/Commercial	68	Lat	1,106.70	75,256		
EGWKR01	13	Surface Water Attenuation	406	m³	355.75	144,421		
EGWKR01	14	Abnormal Attenuation/Reinforcement beds		item				
EGWKR01	15	Hydrobrakes		no	5,533.50			
EGWKR01	16	Petrol interceptors		no	2,766.75			
EGWKR01	17	Stormwater/Foul Pumping	1	item	23,794.05	23,794		
EGWKR01	18	Allowance for sewer connections		Item	5,533.50			
EGWKR01	19	Sewer Diversions		Item				
EGWKR01	20	Swales/Ponds		item	55,335.00			
EGWKR01	21	Deep borehole soakaway		item	11,067.00			
EGWKR01	22	Pavement fountain feature		item	276,675.00			
EGWKR01	23	Allowance for Hydrants		No	1,936.73			
		Roads & Footpaths						
		Adoptable						
EGWKR01	24	Roads (Block Pavers)		m²	158.06			
EGWKR01	25	Roads (Tarmac)		m²	158.45			
EGWKR01	26	Footway (Block pavers)		m²	161.88			
EGWKR01	27	Footway (Tarmac)		m²	115.84			
EGWKR01	28	Footway (Slab Paving)		m²	104.43			
EGWKR01	29	Car Parking (Block Pavers)		space	1,820.87			
EGWKR01	30	Car Parking (Tarmac)		space	1,825.40			
		Private						
EGWKR01	31	Roads (Granite/Yorkstone)		m²	282.48			
EGWKR01	32	Roads (Limestone)		m²	208.48			
EGWKR01	33	Roads (Tegular)	640	m²	171.13	109,497		
EGWKR01	34	Roads (Block Pavers)	1,453	m²	166.49	241,958		
EGWKR01	35	Roads (Tarmac)	960	m²	137.84	132,344		
EGWKR01	36	Footpaths (Granite/Yorkstone)		m²	174.19			
EGWKR01	37	Footpaths (Limestone)		m²	130.20			
EGWKR01	38	Footpaths (Tegular paving)	455	m²	96.45	43,840		
EGWKR01	39	Footpaths (Block pavers)		m²	102.10			
EGWKR01	40	Footpaths (Tarmac)	13	m²	72.87	924		
EGWKR01	41	Footpaths (Slab Paving)	624	m²	64.63	40,353		
EGWKR01	42	Footpaths (Tactile Paving)	218	m²	90.76	19,797		
EGWKR01	43	Car Parking (Granite/Yorkstone)		space	2,758.85			
EGWKR01	44	Car Parking (Limestone)		space	2,198.02			
EGWKR01	45	Car Parking (Tegular)		space	1,767.77			
EGWKR01	46	Car Parking (Block Pavers)		space	1,714.23			
EGWKR01	47	Car Parking (Tarmac)	102	space	1,052.41	107,346		
EGWKR01	48	E/O for Conservation Kerbs to Roads etc		m²	19.32			

EXTERNALS Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
Additional Works								
EGWKR01	49	Allowance for Ramps		item	5,533.50			
EGWKR01	50	Allowance for Steps		item	8,300.25			
EGWKR01	51	Water proofing to podium slab - Radmat Permaquik	288	m²	86.77	24,945		
EGWKR01	52	Planters		item	8,300.25			
EGWKR01	53	Gravel drives		m²	77.47			
EGWKR01	54	Resin Paving		m²	166.01			
EGWKR01	55	Patios and paths		m²	44.27			
EGWKR01	56	Grasscrete		m²	60.87			
EGWKR01	57	Rumble Strips/Granite Setts		m²	256.75			
EGWKR01	58	Topsoil as 300mm capping layer	1,602	m²	13.50	21,636		
EGWKR01	59	Tree Grilles		no	1,272.71			
EGWKR01	60	Allowance for crossovers	2	no	5,533.50	11,067		
EGWKR01	61	Concrete shed base		no	332.01			
EGWKR01	62	Foundations to External Binstores/Cyclestores Out Buildings		no	2,213.40			
Services								
EGWKR01	63	Thermal Trench & Duct for centralised heating pipework		m	525.68			
EGWKR01	64	Public Utility trenches & ducts	372	m	88.54	32,977		
EGWKR01	65	E/O for Barrier Pipe		m	8.85			
EGWKR01	66	Service pipes & ducts - Houses	32	no	1,383.38	44,268		
EGWKR01	67	Service pipes & ducts - Flats	65	no	276.68	17,984		
EGWKR01	68	Electric Charging FUTURE PROVISIONS	81	no	166.01	13,446		
Off site works								
EGWKR01	69	River Wall works	93	m	851.31	78,831		
EGWKR01	70	Site Frontage - make good footpath	118	m²	66.40	7,824		
EGWKR01	71	Bridge Works		no	276,675.00			
EGWKR01	72	Section 278 Works		Item	276,675.00			
TOTAL GROUNDWORKS							1,574,549	19.13
ELAND LANDSCAPING								
ELAND01	01	Turfing	1,602	m²	7.25	11,616		
ELAND01	02	Landscaping to concrete podium	288	m²	243.47	70,000		
ELAND01	03	Street furniture	1	item	13,833.75	13,834		
ELAND01	04	Semi mature trees		no	830.03			
ELAND01	05	Nursery stock trees	63	no	332.01	20,917		
ELAND01	06	Shrub planting	240	m²	221.34	53,203		
TOTAL LANDSCAPING							169,569	2.06
ELAMP STREET LIGHTING								
ELAMP01	01	External lighting	19	no	774.69	14,719		
ELAMP01	02	Lamp Columns	11	no	1,449.78	15,948		
TOTAL STREET LIGHTING							30,667	0.37
ESIGN SIGNAGE								
ESIGN01	01	Site signage	97	plots	276.68	26,837		
TOTAL SIGNAGE							26,837	0.33
EFENC FENCING								
EFENC01	01	Knee Rail 900mm		m	31.90			
EFENC01	02	900mm Strained Wire		m	35.41			
EFENC01	03	900mm Chain Link Fencing		m	42.05			
EFENC01	04	1800mm Close Boarded Fencing	168	m	52.39	8,781		
EFENC01	05	1200mm Close Boarded Fencing		m	42.05			
EFENC01	06	Palisade Fencing	23	m	132.80	3,112		
EFENC01	07	Extra over for gate.	73	no	110.67	8,079		
EFENC01	08	Hardwood Timber Decking		m²	154.94			
EFENC01	09	Boundary treatment	508	m	49.80	25,323		
EFENC01	10	Pergola		m²	49.80			
EFENC01	11	Timber Shed		no	309.88			
EFENC01	12	Enclosures to bin stores	5	no	4,426.80	22,134		
TOTAL FENCING							67,428	0.82
EBLYR BRICKWORK WALLS								
EBLYR01	01	Brickwork Walls 1b thick - 1.8m High	53	m	319.73	16,824		
EBLYR01	02	Piers - 1.8m High	22	no	593.93	13,067		
EBLYR01	03	Binstore/ Cyclestore/ Out Building		no	5,511.30			
EBLYR01	04	Garage [Compound]		no	5,511.30			
EBLYR01	05	Garage [Detached]		no	8,493.88			
EBLYR01	06	Garage [Attached]		no	6,937.75			
EBLYR01	07	Clean, repair existing walls	314	m²	19.45	6,109		
TOTAL BRICKWORK WALLS							36,000	0.44
EBLYR BRICKWORK WALLS								
EBLYR02	01	Brickwork Walls 1b thick - 1.8m High	53	m	108.76	5,723		
EBLYR02	02	Piers - 1.8m High	22	no	202.03	4,445		
EBLYR02	03	Binstore/ Cyclestore/ Out Building		no	1,881.39			
EBLYR02	04	Garage [Compound]		no	1,881.39			
EBLYR02	05	Garage [Detached]		no	2,656.08			
EBLYR02	06	Garage [Attached]		no	2,434.74			
EBLYR02	07	Clean, repair existing walls	314	m²	16.60	5,214		
TOTAL BRICKWORK WALLS							15,381	0.19

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

EXTERNALS

EXTERNALS Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
EMTWK		EXTERNALS METALWORK						
EMTWK01	01	Automatic security gate	2	no	27,667.50	55,335		
EMTWK01	02	Manual gate.	14	no	1,383.38	19,367		
EMTWK01	03	Grilled vent to energy centre		no	8,300.25			
EMTWK01	04	Cycle Stands	128	no	154.94	19,832		
EMTWK01	05	Bollards		no	193.67			
EMTWK01	06	Railings	59	m	193.67	11,429		
EMTWK01	07	Crash Barriers		m	348.61			
EMTWK01	08	Paladin storage bins	20	no	276.68	5,534		
EMTWK01	08	Column protectors		no	62.25			
EMTWK01	09	Sub-station	1	no	8,853.60	8,854		
EMTWK01	10	Public Art		no	5,533.50			
EMTWK01	11	Garage Door - Single		no	1,992.06			
EMTWK01	12	Garage Door - Double		no	2,656.08			
		TOTAL EXTERNAL METALWORK					120,350	1.46
EPLAY		PLAYGROUNDS & EQUIPMENT						
EPLAY01	01	Table tennis table		no	5,533.50			
EPLAY01	02	Children's play area	2	no	8,300.25	16,601		
EPLAY01	03	Children's play equipment	1	no	11,067.00	11,067		
		TOTAL PLAYGROUNDS & EQUIPMENT					27,668	0.34
E----		EXTERNALS UNALLOCATED COSTS						
E----	01	Unallocated Costs - Overwrite this Column with Free Text		no				
		TOTAL EXTERNALS UNALLOCATED COSTS						
		TOTAL EXTERNALS					2,649,079	32.18

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

PLOT

PLOT Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
PGWKR		SUBSTRUCTURE GROUNDWORKS						
		Principle Contractor						
PGWKR01	01	Principle Contractor Margin on Groundworker		Item				
		Prelims						
PGWKR01	02	Groundworker Prelims	1	Item	250,672.64	250,673		
		Traditional Strip Foundations & Precast Floor						
		Strip Foundations						
PGWKR01	01	Excavate to reduce levels	1,421	m³	4.53	6,431		
PGWKR01	02	EO Break out hard surfaces	426	m³	83.00	35,377		
PGWKR01	03	EO Disposal of spoil off site (non hazardous)	1,421	m³	54.78	77,830		
PGWKR01	04	EO Disposal of spoil off site (hazardous)		m³	346.93			
PGWKR01	05	Excavate - Traditional founds/Ground beams & pits	2,088	m³	14.70	30,692		
PGWKR01	06	Earthwork Support - Traditional founds/Ground beams & pits	4,066	m²	6.47	26,327		
PGWKR01	07	Concrete to Traditional founds	2,088	m³	143.87	300,447		
PGWKR01	08	Backfilling - Traditional founds/Groundbeams & pits	427	m³	7.19	3,069		
PGWKR01	09	EO Disposal of spoil off site (non hazardous)	1,662	m³	54.78	91,028		
PGWKR01	10	EO Disposal of spoil off site (hazardous)		m³	346.93			
		Sundry Items						
PGWKR01	11	Blockwork to substructure	726	m²	75.26	54,641		
PGWKR01	12	Cavity fill to cavity wall	388	m²	15.49	6,005		
PGWKR01	13	Cavity ventilators	807	no	13.28	10,714		
PGWKR01	14	Beam & Block Floor	2,368	m²	44.27	104,822		
PGWKR01	15	Precast Concrete Floor - 225mm Units		m²	63.95			
PGWKR01	16	Drainage system below slab (add external)	2,368	m²	11.07	26,205		
PGWKR01	17	EO Concrete topping incl D49 mesh to form garage floor slab		m²	28.77			
PGWKR01	18	EO gas membrane DPM		m²	8.63			
		Raft Foundations						
		Formation of Reinforced Slab						
PGWKR01	01	Excavate to reduce levels		m³	4.53			
PGWKR01	02	EO Break out hard surfaces		m³	83.00			
PGWKR01	03	Level & compact excavations		m²	1.33			
PGWKR01	04	Weedkiller ground beams & pits		m²	1.11			
PGWKR01	05	Import fill to make up levels incl compact in layers		m³	44.27			
PGWKR01	06	Blinding beds < 150mm		m³	309.88			
PGWKR01	07	Edge of slab		m	26.51			
PGWKR01	08	Reinforcement		tonne	2,097.83			
PGWKR02	09	A393 Mesh reinforcement		m²	24.62			
PGWKR03	10	Beds - 150mm - 450mm		m³	206.73			
PGWKR04	11	Tamp Finish		m²	3.96			
PGWKR05	12	Backfilling - Traditional founds/Groundbeams & pits		m³	7.19			
PGWKR01	13	EO Disposal of spoil off site (non hazardous)		m³	54.78			
PGWKR01	14	EO Disposal of spoil off site (hazardous)		m³	346.93			
		Sundry Items						
PGWKR01	15	Blockwork to substructure		m²	75.26			
PGWKR01	16	Cavity fill to cavity wall		m²	15.49			
PGWKR01	17	Drainage system below slab (add external)		m²	11.07			
		Piling Attendancies						
		Piling attendance by groundworker						
PGWKR01	01	Pile mat 500mm thick levelling and compacting in layers		m³	39.84			
PGWKR01	02	Disposal of pile mat		m³	42.05			
PGWKR01	03	20% Extra thickness on Pile mat for working next to Railway lines		m³	81.90			
PGWKR01	04	Terram geotextile		m²	3.98			
PGWKR01	05	EO Disposal of spoil off site (non hazardous)		m³	54.78			
PGWKR01	06	EO Disposal of spoil off site (hazardous)		m³	346.93			
PGWKR01	07	Attendance on CFA rig		wks	4,260.80			
PGWKR01	08	Attendance on Contig/Sheet Piling rig		wks	4,260.80			
PGWKR01	09	Attendance on Contig/Sheet Piling rig - leader trench		m	18.81			
PGWKR01	10	E/O Costs for working around temp works to sheet piling		item	27,667.50			
PGWKR01	11	Probing Contiguous pile positions		m	49.80			
PGWKR01	12	Probing pile positions		nr	49.80			
PGWKR01	13	Cutting off pile heads - 300mm		nr	49.80			
PGWKR01	14	Cutting off pile heads - 450mm		nr	78.44			
PGWKR01	15	Cutting off pile heads - 600mm		nr	145.25			
PGWKR01	16	Cutting off pile heads - 750mm		nr	182.61			
PGWKR01	17	Cutting off pile heads - 900mm		nr	215.81			
PGWKR01	18	Form temporary ramp into basement and subsequently remove		item	8,715.26			
		Risk Items						
PGWKR01	19	Disposal of water	1	item	11,067.00	11,067		
PGWKR01	20	EO break out underground obstructions	1	item	27,667.50	27,668		

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
Piled Foundations and Precast Floor								
Ground beams & Pile caps								
PGWKR01	01	Excavate to reduce levels	413	m³	4.53	1,868		
PGWKR01	02	EO Break out hard surfaces	124	m³	83.00	10,275		
PGWKR01	03	Working Space		m²	17.46			
PGWKR01	04	Excavate - Traditional founds/Ground beams & pits		m²	14.70			
PGWKR01	05	Level & compact excavations		m²	1.33			
PGWKR01	06	Weedkiller ground beams & pits		m²	1.11			
PGWKR01	07	Earthwork Support - Traditional founds/Ground beams & pits		m²	6.47			
PGWKR01	08	Blinding beds < 150mm		m³	309.88			
PGWKR01	09	Formwork - ground beams & pits		m²	30.46			
PGWKR01	10	Reinforcement		tonne	2,097.83			
PGWKR01	11	RC Concrete Pile caps & ground beams		m³	202.82			
PGWKR01	12	Backfilling - Traditional founds/Groundbeams & pits		m³	7.19			
PGWKR01	13	EO Disposal of spoil off site (non hazardous)	413	m³	54.78	22,605		
PGWKR01	14	EO Disposal of spoil off site (hazardous)		m³	346.93			
PGWKR01	15	75mm Clay Master (1 side)		m²	15.49			
PGWKR01	16	250mm Clay Master (bottom)		m²	42.05			
Ground bearing slab								
PGWKR01	17	Level & compact excavations	1,032	m²	1.33	1,370		
PGWKR01	18	Reinforcement	52	tonne	2,097.83	108,205		
PGWKR01	19	Blinding beds < 150mm	52	m³	309.88	15,983		
PGWKR01	20	Beds - 150mm - 450mm	258	m³	206.73	53,316		
PGWKR01	21	Edge of slab		m	26.51			
PGWKR01	22	Concrete to upstands		m³	266.80			
PGWKR01	23	Tamp Finish	1,032	m²	3.96	4,087		
Sundry Items								
PGWKR01	24	Blockwork to substructure		m²	75.26			
PGWKR01	25	Cavity fill to cavity wall		m²	15.49			
PGWKR01	26	Cavity ventilators		no	13.28			
PGWKR01	27	Beam & Block Floor		m²	44.27			
PGWKR01	28	Precast Concrete Floor - 225mm Units		m²	63.95			
PGWKR01	29	Drainage system below slab (add external)	1,032	m²	11.07	11,417		
Piled Foundations and Basement Construction								
Excavation & Filling								
PGWKR01	01	Excavate to reduce levels		m³	4.53			
PGWKR01	02	EO Break out hard surfaces		m³	83.00			
PGWKR01	03	Excavate - Traditional founds/Ground beams & pits		m³	14.70			
PGWKR01	04	Working Space		m²	17.46			
PGWKR01	05	EO Disposal of spoil off site (non hazardous)		m³	54.78			
PGWKR01	06	EO Disposal of spoil off site (hazardous)		m³	346.93			
PGWKR01	07	Level & compact excavations		m²	1.33			
PGWKR01	08	Earthwork Support - Traditional founds/Ground beams & pits		m²	6.47			
PGWKR01	09	Clean face of sheet piled/CFA piled Wall		m²	14.11			
In situ Concrete								
PGWKR01	10	Blinding beds < 150mm		m³	309.88			
PGWKR01	11	Beds - 150mm - 450mm		m³	206.73			
PGWKR01	12	RC Concrete Pile caps & ground beams		m³	202.82			
PGWKR01	13	Ramps - 350mm		m³	168.22			
PGWKR01	14	Concrete to RC Suspended Slab - podium slab		m³	212.19			
PGWKR01	15	Concrete to RC Suspended Slab - intermediate slab		m³	165.12			
PGWKR01	16	Concrete to walls - 250mm		m³	176.66			
PGWKR01	17	Concrete to columns		m³	253.80			
PGWKR01	18	Concrete to upstands		m³	266.80			
PGWKR01	19	Concrete capping beam - 600x750mm		m³	164.46			
PGWKR01	20	E/O Puddle concrete to form waterproof concrete box		m³	81.34			
Formwork								
PGWKR01	21	Pile caps & ground beams		m²	30.46			
PGWKR01	22	Capping Beam - 500-1000mm dp		m²	49.80			
PGWKR01	23	Edge of slab		m	26.51			
PGWKR01	24	Edge of suspended slab - podium slab		m	26.51			
PGWKR01	25	Soffits of suspended slabs - podium slab		m²	47.25			
PGWKR01	26	Edge of suspended slab - intermediate slab		m	26.51			
PGWKR01	27	Soffits of suspended slabs - intermediate slab		m²	47.25			
PGWKR01	28	Formwork to soffits of ramp		m²	40.67			
PGWKR01	29	Formwork to columns		m²	48.83			
PGWKR01	30	Formwork to wall kicker		m	21.03			
PGWKR01	31	Formwork to walls [2 sided]		m²	69.72			
PGWKR01	32	Formwork to walls [1 sided]		m²	46.89			
PGWKR01	33	End of walls		m	21.68			
PGWKR01	34	Attached Beams		m²	89.05			
PGWKR01	35	Steps in soffit 250-500mm		m	29.05			
PGWKR01	36	Steps in soffit 500-1000mm		m	52.29			
PGWKR01	37	Upstands		m²	40.67			
Reinforcement								
PGWKR01	38	Reinforcement		tonne	2,097.83			
Staircases								
PGWKR01	39	Stairmaster [1200mm]		nr	6,207.02			
Worked Finishes								
PGWKR01	40	Tamp Finish		m²	3.96			
PGWKR01	41	Ordinary Finish U2 Horizontal		m²	5.53			

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

PLOT

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
Sundry Items								
PGWKR01	42	Void former 160mm Cordek HSS-13/18		m²	42.92			
PGWKR01	43	Return visit for crane infill's to podium slab		no	3,486.11			
PGWKR01	44	Movement joint - Design joint Ancon DSD	42	m	226.60	9,508		
PGWKR01	45	Lift Pit	5	no	5,533.50	27,668		
PGWKR01	46	Basement White lining	1	item	5,533.50	5,534		
PGWKR01	47	Building Over Agreement		item	27,667.50			
PGWKR01	48	Propping to Ground slab		item	5,533.50			
PGWKR01	49	EO gas membrane DPM		m²	8.63			
Waterproofing								
PGWKR01	50	Cetco volclay; horizontal under basement slab		m²	17.67			
PGWKR01	51	Cetco volclay; horizontal under lift pits slabs		m²	26.76			
PGWKR01	52	Cetco volclay; horizontal under lift pit walls		m²	28.74			
PGWKR01	53	Cetco volclay; sloping n/e 15 degrees		m²	19.61			
PGWKR01	54	Cetco volclay; vertical to sides of sheet piling		m²	25.54			
PGWKR01	55	Cetco volclay; vertical to sides of existing structure		m²	25.86			
PGWKR01	56	Cetco waterbar horizontal		m²	11.94			
PGWKR01	57	Cetco waterbar vertical		m²	14.33			
Underpinning								
PGWKR01	51	Excavating preliminary trenches ne 4m dp		m³	40.67			
PGWKR01	52	Excavating underpinning pits ne 4m dp		m³	81.34			
PGWKR01	53	Earthwork Support - to existing buildings		m²	9.73			
PGWKR01	54	Disposal on site		m³	4.09			
PGWKR01	55	Backfilling to preliminary trench		m³	7.19			
PGWKR01	56	Disposal off site		m³	38.73			
PGWKR01	57	Earthwork support to underpinning pits		m²	19.46			
PGWKR01	58	Compacting bottoms of excavation		m²	4.59			
PGWKR01	59	Concrete to underpins		m³	273.08			
PGWKR01	60	Formwork to sides of underpins		m²	24.40			
PGWKR01	61	Drypacking to undersides of existing foundations		m²	54.06			
PGWKR01	62	Compressible material to underside of basement slab		m²	81.09			
PGWKR01	63	Slip membrane between underpinning and face of basement wall		m²	2.61			
Drainage								
PGWKR01	64	Drainage system below slab (add external)		m²	11.07			
TOTAL SUBSTRUCTURE GROUNDWORKS							1,334,831	16.21
PRFUB REFURB COSTS								
PRFUB01	01	Chemical Injected Dpc	1	item	11,067.00	11,067		
PRFUB01	02	Refurb allowance - External Walls & Scaffolding	110	m²	332.01	36,521		
PRFUB01	03	Refurb allowance - Windows	25	m²	387.35	9,684		
PRFUB01	04	Refurb allowance - Party Walls	50	m²	110.67	5,534		
PRFUB01	05	Refurb allowance - Floors	90	m²	154.94	13,944		
PRFUB01	06	Refurb allowance - Alterations	90	m²	83.00	7,470		
PRFUB01	07	Refurb allowance - Roofs	45	m²	199.21	8,964		
PRFUB01	08	Refurb allowance - Scaffolding Temporary Roof	45	m²	160.47	7,221		
PRFUB01	09	Refurb allowance - Large Flats		no	83,002.50			
PRFUB01	10	Refurb allowance - Listed Building		no	110,670.00			
PRFUB01	11	Woodworm infestation	1	item	5,533.50	5,534		
PRFUB01	12	Water-proofing & cavity drainage systems	1	item	11,067.00	11,067		
PRFUB01	13	Underpinning work to foundations	45	m²	1,383.38	62,252		
PRFUB01	14	Dry rot treatments	1	item	5,533.50	5,534		
PRFUB01	15	Contingency for Refurb	1	item	27,718.68	27,719		
PRFUB01	16	VAT of 20% on refurb costs		item	55,689.03			
TOTAL REFURB COSTS							212,510	2.58
PPILE PILING								
CFA Piling								
PPILE01	01	Mobilisation		nr	6,963.27			
PPILE01	02	Design calculations/Pile Mat design		nr	4,981.85			
PPILE01	03	set out pile positions		nr	13.59			
PPILE01	04	set up at pile positions		nr	40.76			
PPILE01	05	Piling [300mm Ø x 25 mtr deep]		nr	859.74			
PPILE01	06	e/o for 450mm Ø pile		nr	343.88			
PPILE01	07	e/o for 600mm Ø pile		nr	946.94			
PPILE01	08	e/o for 750mm Ø pile		nr	1,717.38			
PPILE01	09	e/o for 900mm Ø pile		nr	3,226.69			
PPILE01	10	empty bore		m	38.82			
PPILE01	11	Pile Integrity Test - Visit		Visit	203.80			
PPILE01	12	Pile Integrity Test		nr	8.15			

GREGGS BAKERY TWICKENHAM

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PLOT



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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
PPILE01	13	Debonding piles		nr	14.23			
PPILE01	14	Static Load Test		nr	7,132.45			
PPILE01	15	Piling provision for working next to Railway lines		item	138,337.50			
PPILE01	16	Standing Time [Risk Allowance]		Hrs	407.61			
PPILE01	17	Principle Contractor Margin on CFA piling		Item				
		Earthwork support (Contig piling)						
PPILE01	01	Mobilise & demobilise contiguous piling rig		nr	8,410.91			
PPILE01	02	Design calculations/Pile Mat design		nr	4,981.85			
PPILE01	03	set out pile positions		nr	13.59			
PPILE01	04	set up at pile positions		nr	40.76			
PPILE01	05	Contiguous piling 450mm Ø 0m deep		nr				
PPILE01	06	e/o for 600mm Ø pile		nr				
PPILE01	07	Principle Contractor Margin on Contig piling		Item				
		Earthwork support (Secant piling)						
PPILE01	01	Mobilise & demobilise secant piling rig		nr	7,193.55			
PPILE01	02	Design calculations/Pile Mat design		nr	4,981.85			
PPILE01	03	set out pile positions		nr	13.59			
PPILE01	04	set up at pile positions		nr	40.76			
PPILE01	05	Install 600mm Ø secant pile [Female]		lm	57.77			
PPILE01	06	Install 600mm Ø secant pile [Male] incl reinforcement		lm	70.50			
PPILE01	07	Installation of guide wall incl setting out		m	254.54			
PPILE01	08	Piling provision for working next to Railway lines		item				
PPILE01	09	Principle Contractor Margin on Secant piling		Item				
		Earthwork support (sheet piling)						
PPILE01	01	Mobilise & demobilise sheet piling rigs		nr	11,487.55			
PPILE01	02	Reaction Stand set-up		nr	1,449.78			
PPILE01	03	Design calculations/Pile Mat design		nr	4,260.80			
PPILE01	04	Pre auger to pile line prior to piling		m	40.41			
PPILE01	05	E/O for Corners		m	58.68			
PPILE01	06	No Piling Required		m²	121.74			
PPILE01	07	E/O for PU 22 section		m²	29.33			
PPILE01	08	E/O for PU 28 section		m²	54.33			
PPILE01	09	Supply & install - strutting/bracing/thrust blocks		item				
PPILE01	10	E/O Shear studs at 600mm c/c		no	6.97			
PPILE01	11	Cut off sheet piles		m	20.81			
PPILE01	12	Credit for removal of temporary sheet piling		m²	-39.50			
PPILE01	13	Standing Time [Risk Allowance]		Hrs	697.22			
PPILE01	14	Profiled Water bar welded to sheet piles		m	116.20			
PPILE01	15	Weld clutches and profiled waterbar		m²	56.94			
PPILE01	16	Sheet Piling provision for working next to Railway lines		item				
PPILE01	17	Principle Contractor Margin on sheet piling		Item				
		TOTAL PILING						
		PSTAT						
		STAT CONNECTION CHARGES						
		SUBSTATION AND MAINS CAPITAL CONTRIBUTION						
PSTAT01	01	Allowance for new sub station (Contribution)	1	item	88,536.00	88,536		
PSTAT01	02	On site electric mains		item	55,335.00			
PSTAT01	03	Allowance for electric infrastructure upgrades		item	38,734.50			
PSTAT01	04	Water Main	1	item	27,667.50	27,668		
PSTAT01	05	Water & Sewerage Infrastructure Charges - [1st April 2017/18 Ofwat]	97	item	1,106.70	107,350		
PSTAT01	06	Allowance for gas supply		item	22,134.00			
		SERVICE DIVERSIONS						
PSTAT01	01	Electricity service diversion		item	166,005.00			
PSTAT01	02	Water Service diversion		item	166,005.00			
PSTAT01	03	Gas Service diversion		item	55,335.00			
PSTAT01	04	Telephone Service diversion		item	55,335.00			
PSTAT01	05	Cable TV Service diversion		item	55,335.00			
PSTAT01	06	Cellular Phone Equipment Relocation		item	276,675.00			
PSTAT01	06	Service Diversion to Crossover	2	no	16,600.50	33,201		
		SITE SERVICE DIS-CONNECTION COSTS						
PSTAT01	01	Site service disconnection costs	1	item	22,134.00	22,134		
		CONNECTION COSTS						
PSTAT01	01	Satellite/Cable TV Connection Charges	97	no	138.34	13,419		
PSTAT01	02	Gas Connection Charges		no	110.67			
PSTAT01	03	Electrical Connection Charges	97	no	948.44	91,999		
PSTAT01	04	Telephone Connection Charges	97	no				
PSTAT01	05	Water Connection Charge	97	no	460.39	44,658		
PSTAT01	06	Connection Costs [Structures]		no	8,300.25			
PSTAT01	07	Connection Costs [Commercial]		no	8,300.25			
		TOTAL STAT CONNECTION COSTS						
							428,964	5.21
TOTAL PLOT							1,976,304	24.01

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
UPPER FLOORS & STAIRCASES								
HCONC		CONCRETE FRAME						
HCONC01	01	Concrete Frame - Columns	92	no	751.29	68,962		
HCONC01	02	Concrete Frame - Walls	189	m²	210.45	39,669		
HCONC01	03	Concrete Frame - Floor Slabs [not incl GF]	1,218	m²	227.45	277,133		
HCONC01	04	Concrete Frame - Balconies		m²	205.52			
HCONC01	05	Concrete Frame - Roof Slab/Roof Terraces	288	m²	227.45	65,393		
HCONC01	06	Concrete Frame - Attached Beams	15	m	571.53	8,607		
HCONC01	07	Concrete Frame - Upstands	20	m	29.46	593		
HCONC01	08	Concrete Frame - Stairs	2	no	6,207.02	12,414		
HCONC01	09	Concrete Frame - Sundries	1	item	84,574.39	84,574		
HCONC01	10	Concrete Frame - Cantilevered slabs/Curves/Slopes etc		item				
HCONC01	11	Concrete Frame - E/O for Fair faced concrete works		m²	16.60			
HCONC01	12	Principle Contractor Margin on Concrete Frame		Item				
HCONC01	13	Concrete Frame Prelims	1	Item	84,321.28	84,321		
		TOTAL CONCRETE FRAME					641,666	7.79
HPCCF		PRE-CAST CONCRETE STAIRS AND FLOORS						
HPCCF01	01	Precast concrete floor planks - 150mm incl fall arrest		m²	63.88			
HPCCF01	02	Precast concrete floor planks - 200mm incl fall arrest	3,545	m²	72.64	257,488		
HPCCF01	03	Precast concrete stairs including half landing	9	no	3,790.23	34,112		
HPCCF01	04	Solid Ends		m	11.62			
HPCCF01	05	Raked Ends		m	11.62			
HPCCF01	06	E/O Rigid Lorry delivery		m²	2.60			
HPCCF01	07	Precast concrete floor planks - Lifetime Homes - [Future Lift provision]		No	166.01			
		TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS					291,600	3.54
HSTWK		STRUCTURAL STEELWORK						
HSTWK01	01	Structural steel to External Walls	1	tns	3,430.77	2,050		
HSTWK01	02	Structural steel to floors	16	tns	3,430.77	54,722		
HSTWK01	03	E/O floors for Staggared stairs		No	885.36			
HSTWK01	04	Structural steel to roof		tns	3,430.77			
HSTWK01	05	Structural steel to mansard roof		tns	3,430.77			
HSTWK01	06	H-Frame stone support steel		tns	2,324.07			
HSTWK01	07	Structural steel to cantilever balconies	48	No	1,217.37	58,434		
HSTWK01	08	Structural steel to Lifetimes Homes [Future Lift provision]		No	1,062.43			
HSTWK01	09	Intumescent paint to steelwork	1	item	11,520.53	11,521		
HSTWK01	10	Composite Metal decking including Comflor 51/1.2mm		m²	67.51			
		TOTAL STRUCTURAL STEELWORK					126,726	1.54
ENVELOPE								
HBLYR		BRICKWORK						
		Substructure Brickwork to Podium						
HBLYR01	01	Blockwork - 100mm		m²	30.99			
HBLYR01	02	Half brick facings to skin of external wall		m²	90.77			
HBLYR01	03	Forming 130mm cavity		m²	6.04			
HBLYR01	04	Cavity Tray, DPC's, Weepholes etc		m²	7.85			
		Brickwork						
HBLYR01	05	Half brick facings to skin of external wall	2,918	m²	90.77	264,851		
HBLYR01	06	E/O for features to elevations	2,918	m²	31.22	91,101		
HBLYR01	07	E/O Non size bricks		m²	15.56			
HBLYR01	08	E/O Flemish/English Bond		m²	23.34			
HBLYR01	09	E/O Stack Bond		m²	51.87			
HBLYR01	10	E/O 50mm thick bricks		m²	14.52			
HBLYR01	11	E/O Projecting motif pattern		m²	33.20			
HBLYR01	12	E/O Forming Honeycombe pattern		m²	44.09			
HBLYR01	13	Brick slips mechanically fixed and pointed		m²	259.36			
HBLYR01	14	Stopping/Slanted Brickwork		m	100.95			
HBLYR01	15	Brick faced lintels and pointed	489	m	100.95	49,325		
HBLYR01	16	Existing brickwork repointed & cleaned		m²	64.84			
		Stonework						
HBLYR01	17	100mm reconstituted stone panels to cavity wall		m²	467.49			
HBLYR01	18	Window Cills		m	90.77			
HBLYR01	19	Window Heads		m	90.77			
HBLYR01	20	Window Reveals		m	265.84			
HBLYR01	21	Stone String Course		m	90.77			
HBLYR01	22	Stone Coping - 540x160mm		m	107.63			
HBLYR01	23	Stone Canopy & Columns		no	972.58			
		Blockwork to External Walls						
HBLYR01	24	Blockwork - 100mm	3,597	m²	30.99	111,457		
HBLYR01	25	Blockwork - 140mm		m²	38.25			
		External Sundries						
HBLYR01	26	Forming 150mm cavity incl 100mm insulation	3,257	m²	12.71	41,394		
HBLYR01	27	Ancon WP 01 W	226	no	84.29	19,066		
HBLYR01	28	Brick support, lintel dpc fire barrier and sundry items	3,257	m²	34.53	112,483		
		Internal as party wall						
HBLYR01	29	Block work to party walls [2no skins - 100mm]	3,817	m²	58.35	222,759		

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft ²
HBLR01	30	100mm cavity with RD100 full fill insulation	3,817	m ²	12.32	47,027		
HBLR01	31	Blockwork - 100mm to internal partitions	534	m ²	29.18	15,595		
HBLR01	32	Blockwork - 140mm	57	m ²	38.25	2,174		
HBLR01	33	Blockwork - 215mm [Blocks laid Flat]	177	m ²	59.65	10,545		
		Internal Sundries						
HBLR01	34	Safestand scaffold to internal walls	1	Item	25,107.23	25,107		
HBLR01	35	Concrete Lintels, Head restraints, soft joints, padstones and sundy items	4,585	m ²	14.29	65,527		
		Basement Blockwork to internal partitions						
HBLR01	36	Blockwork - 100mm to internal partitions		m ²	29.18			
HBLR01	37	Blockwork - 140mm		m ²	38.25			
HBLR01	38	Blockwork - 215mm [Blocks laid Flat]		m ²	59.65			
HBLR01	39	Safestand scaffold to internal walls		Item				
HBLR01	40	Concrete Lintels, Head restraints, soft joints, padstones and sundy items		m ²	14.29			
		Bricklayer Prelims						
HBLR01	41	Bricklayer Prelims	0.7	Item	148,740.48	99,671		
		TOTAL BRICKWORK LABOUR					1,178,082	14.31
HBLR		BRICKWORK						
		Brickwork						
HBLR02	01	Half brick facings to skin of external wall - PC £600/k - Structures	2,918	m ²	30.88	90,089		
HBLR02	02	E/O for features to elevations	2,918	m ²	11.07	32,290		
HBLR02	03	Brick slips cladding panels incl support frame and ply		m ²	481.41			
HBLR02	04	Stopping/Slanted Brickwork		m	127.82			
HBLR02	05	Brick faced lintels and pointed	489	m	127.82	62,453		
HBLR02	06	Existing brickwork repointed & cleaned		m ²	55.34			
		Stonework						
HBLR02	07	100mm reconstituted stone panels to cavity wall		m ²	165.56			
HBLR02	08	Window Cills		m	43.00			
HBLR02	09	Window Heads		m	64.19			
HBLR02	10	Window Reveals		m	54.97			
HBLR02	11	Stone String Course		m	107.37			
HBLR02	12	Stone Coping - 540x160mm		m	80.20			
HBLR02	13	Stone Canopy & Columns		no	4,980.15			
		Blockwork						
HBLR02	14	Blockwork - 100mm 7N	3,597	m ²	10.67	38,373		
HBLR02	15	Blockwork - 140mm 7N		m ²	15.63			
HBLR02	16	E/O for 10N Blocks		m ²	0.95			
		External Sundries						
HBLR02	17	60mm Kingspan K8 insulation		m ²	15.39			
HBLR02	18	90mm Kingspan K8 insulation		m ²	26.97			
HBLR02	19	100mm Kingspan K8 insulation	3,257	m ²	28.48	92,752		
HBLR02	20	Ancon brick support	612	m	187.86	115,035		
HBLR02	21	Pistol Bricks	612	m	20.36	12,469		
HBLR02	22	Ancon WP 01 Windpost	226	no	213.86	48,374		
HBLR02	23	Ancon PWP 01 Parapet Post	57	no	141.98	8,093		
HBLR02	24	Cavity Lintels	489	m	25.18	12,301		
		Internal						
HBLR02	25	Block work to party walls [2no skins - 100mm]	3,817	m ²	22.11	84,408		
HBLR02	26	100mm cavity with RD100 full fill insulation	3,817	m ²	3.83	14,617		
HBLR02	27	Blockwork - 100mm 7N	534	m ²	10.67	5,702		
HBLR02	28	Blockwork - 140mm 7N	57	m ²	15.63	888		
HBLR02	29	Blockwork - 215mm [Blocks laid Flat]	177	m ²	23.79	4,206		
		Internal Sundries						
HBLR02	30	Concrete Lintels, Head restraints, soft joints, padstones and sundy items	4,585	m ²	20.75	95,150		
HBLR02	31	PCC Lintels		m	11.49			
HBLR02	32	Padstones		no	6.31			
		TOTAL BRICKWORK MATERIALS					717,201	8.71
HSCAF		SCAFFOLDING						
HSCAF01	01	External Scaffolding - 20wks hire period [Traditional Build]	4,006	m ²	36.76	147,237		
HSCAF01	02	External Scaffolding - [Concrete Frame with Metsec]		m ²	45.04			
HSCAF01	03	Hanging Scaffolding		m ²	80.98			
HSCAF01	04	Scaffold Gantry [5 Kn loading]		m ²	153.59			
HSCAF01	05	Scaffold Protection Fan to Entrances	47	m	59.97	2,819		
HSCAF01	06	Scaffold bridging to form clear frontages	45	m	501.94	22,587		
HSCAF01	07	Staircase Towers	15	floors	710.95	10,664		
HSCAF01	08	Loading bays [4mx2.5m] - Cantilevered	15	floors	864.00	12,960		
HSCAF01	09	Loading bays [4mx2.5m]	15	floors	525.54	7,883		
HSCAF01	10	Birdcage with-in Stairs	4	No	760.50	3,042		
HSCAF01	11	Handrails to Stairs	15	Stairs	76.37	1,145		
HSCAF01	12	Riser Shaft incl handrails to openings	15	floors	38.16	572		
HSCAF01	13	Lift shaft incl handrails to openings & Lift Gates by CJS Safety	20	floors	1,121.28	22,426		
HSCAF01	14	Rubbish Chute	15	floors	164.86	2,473		
HSCAF01	15	Edge protection		m	19.09			
HSCAF01	16	Hoist tower		floors	588.78			
HSCAF01	17	Hoist gates		floors	54.52			
HSCAF01	18	Crash decks		m ²	50.70			
HSCAF01	19	Fix only Mona flex on framework		m ²	9.16			

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HSCAF01	20	Supply Mona flex		m²	4.01			
HSCAF01	21	Lintel Rack		no	507.00			
HSCAF01	22	Timber rack		no	1,564.38			
HSCAF01	23	Truss rack		no	805.90			
HSCAF01	24	Debris netting		m²	3.38			
HSCAF01	25	Temporary roof		m²	158.10			
HSCAF01	26	Scaffold Inspections	42	Visit	189.62	7,964		
HSCAF01	27	Adaptions	1	Item	29,447.47	29,447		
		Mast Climbers - Single						
HSCAF01	01	Erect/Remove on completion - Single		no	2,844.34			
HSCAF01	02	Delivery/Collection		no	2,370.28			
HSCAF01	04	Hire - Single		wks	189.62			
HSCAF01	04	Front edge extension - Single		no	142.22			
HSCAF01	05	Debris netting - Single		no	142.22			
HSCAF01	06	Anchors - Single		no	189.62			
HSCAF01	07	Testing		no	568.87			
		Mast Climbers - Twin						
HSCAF01	08	Erect/Remove on completion - Twin		no	5,688.67			
HSCAF01	09	Delivery/Collection		no	2,370.28			
HSCAF01	10	Hire - Twin		wks	475.00			
HSCAF01	11	Front edge extension - Twin		no	237.03			
HSCAF01	12	Debris netting - Twin		no	237.03			
HSCAF01	13	Anchors - Twin		no	758.49			
HSCAF01	14	Testing		no	568.87			
		TOTAL SCAFFOLDING					271,221	3.29
		HWIND WINDOWS AND EXTERNAL DOORS						
		Glazing						
HWIND01	01	Windows - uPVC Profile incl cavity closers & installation	341	m²	305.01	103,874		
HWIND01	02	Windows - Timber Profile (Jeldwen Timber)		m²	249.01			
HWIND01	03	Windows - Timber Profile (Specialist Joinery)		m²	398.41			
HWIND01	04	Windows - Aluminium/Timber Composite incl installation		m²	542.56			
HWIND01	05	Windows - Aluminium profile		m²	542.28			
HWIND01	06	Windows - Conservation Box Sash Windows		m²	800.49			
HWIND01	07	Windows - Balconey Units with single door	408	m²	411.69	167,865		
HWIND01	08	Patio doors/French doors [incl sidelights]		m	397.31			
HWIND01	09	E/O Windows for improved thermal standards		m²	44.27			
HWIND01	10	E/O Windows for solar prevention		m²	11.07			
HWIND01	10	E/O Windows for Acoustic Standards (High 46dB)		m²	61.40			
HWIND01	11	External Bin Store/Cycle Store Doors (Doubles)	3	no	2,766.75	8,300		
HWIND01	12	External Entrance Frames & Doors	4	no	5,533.50	22,134		
HWIND01	13	External Front Entrance Frames & Doors [incl sidelights]	4	no	8,853.60	35,414		
HWIND01	14	Internal Entrance Frames		no	1,992.06			
HWIND01	15	Sunray Substation Door		no	4,980.15			
HWIND01	16	Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed		m	1,958.86			
HWIND01	17	Wintergardens - Bottom section - 780mm Lumon balustrade incl 70mm flat plat fitted to concrete with resin anchor Top section - 1270mm Opening and folding balcony glazing incl head steelwork		m	1,448.07			
HWIND01	18	Glazed Lantern Lightwell		no	4,980.15			
		TOTAL WINDOWS AND EXTERNAL DOORS					337,587	4.10
		HMTWK METALWORK						
HMTWK01	01	Bolt on metal balconies with Continuous Steel balustrading inc decking	48	no	12,450.38	597,618		
HMTWK01	02	Bolt on metal balconies with Glazed balustrading inc decking		no	7,968.24			
HMTWK01	03	Juliette Balconies - Metal		no	586.55			
HMTWK01	04	Juliette Balconies - Glass		no	1,328.04			
HMTWK01	05	Continuous steel handrail to parapet	15	m	154.94	2,334		
HMTWK01	06	Continuous Steel Balustrades	76	m	586.55	44,504		
HMTWK01	07	Framed Glazed Balustrades inc s/s handrail		m	492.48			
HMTWK01	08	Frameless structural Glazed Balustrades inc s/s handrail		m	713.82			
HMTWK01	09	Perforated steel cladding		m²	420.55			
HMTWK01	10	Window - Aluminium Soffit panels incl ventilation grilles		m	215.81			
HMTWK01	11	Canopies	1	no	5,533.50	5,534		
HMTWK01	12	Green Wall		m²	71.94			
HMTWK01	13	Privacy screen 1.75m high	2	m	1,045.83	1,664		
HMTWK01	14	Hydro-swing Doors		item	5,533.50			
HMTWK01	15	External Staircase/Steel walkway inclgd decking & handrails etc		no	55,335.00			
HMTWK01	16	Metal stair balustrades & handrails	15	fir	1,643.45	24,652		
HMTWK01	17	Grilles & Louvres	1	no	24,900.75	24,901		
HMTWK01	18	Cat Ladders/Access ladders walkways	2	no	8,300.25	16,601		
HMTWK01	19	Support Grillage for PV Panels/Air Handling Units	65	no	221.34	14,387		
HMTWK01	20	Sunray Substation Doors/Louvre/Trench Cover Set	1	no	9,108.14	9,108		
HMTWK01	21	AOV Shaft Grillage	15	fir	149.40	2,241		
		TOTAL METALWORK					743,543	9.03
		HCLAD EXTERNAL CLADDING						
		Cladding Finish Type 1 [Metsec support measured in drylining]						
HCLAD01	01	Aluminium panel	340	m²	249.85	84,839		

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HCLAD01	02	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	03	cladding rail background system [General]	340	m²	66.05	22,429		
HCLAD01	04	breather membrane [General]	340	m²	8.40	2,852		
HCLAD01	05	80mm k15 insulation [General]	340	m²	34.41	11,686		
HCLAD01	06	reveal flashings [General]	170	m	46.49	7,894		
HCLAD01	07	head vent [General]	85	m	21.34	1,814		
HCLAD01	08	aluminium band [400mm wide]		m	167.03			
HCLAD01	09	cladding rail background system [400mm wide]		m²	81.33			
HCLAD01	10	breather membrane [400mm wide]		m²	8.40			
HCLAD01	11	80mm k15 insulation [400mmwide]		m	30.34			
		Cladding Finish Type 2 [Metsec support measured in drylining]						
HCLAD01	01	Glazed Rainscreen cladding Lithodecor [Composite Natural Stone]		m²	544.50			
HCLAD01	02	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	03	cladding rail background system [General]		m²	66.05			
HCLAD01	04	breather membrane [General]		m²	8.40			
HCLAD01	05	80mm k15 insulation [General]		m²	34.41			
HCLAD01	06	reveal flashings [General]		m	46.49			
HCLAD01	07	head vent [General]		m	21.34			
HCLAD01	08	Glazed bands [400mm] Lithodecor		m	450.85			
HCLAD01	09	cladding rail background system [400mm wide]		m²	81.33			
HCLAD01	10	breather membrane [400mm wide]		m²	8.40			
HCLAD01	11	80mm k15 insulation [400mmwide]		m	30.34			
		Cladding Finish Type 3 [Metsec support measured in drylining]						
HCLAD01	01	PC Concrete panel Smooth		m²				
HCLAD01	02	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	03	cladding rail background system [General]		m²	66.05			
HCLAD01	04	breather membrane [General]		m²	8.40			
HCLAD01	05	80mm k15 insulation [General]		m²	34.41			
HCLAD01	06	reveal flashings [General]		m	46.49			
HCLAD01	07	head vent [General]		m	21.34			
HCLAD01	08	PC Concrete band [400mm wide] Smooth		m				
HCLAD01	09	cladding rail background system [400mm wide]		m²	81.33			
HCLAD01	10	breather membrane [400mm wide]		m²	8.40			
HCLAD01	11	80mm k15 insulation [400mmwide]		m	30.34			
		Cladding Finish Type 4 [Metsec support measured in drylining]						
HCLAD01	01	Stone Cladding [Reconstituted Stone] Smooth		m²	190.91			
HCLAD01	02	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	03	cladding rail background system incl secondary steel [Stonework]		m²	127.27			
HCLAD01	04	breather membrane [General]		m²	8.40			
HCLAD01	05	80mm k15 insulation [General]		m²	34.41			
HCLAD01	06	Stone surrounds to openings		m	92.60			
HCLAD01	07	head vent [General]		m	21.34			
HCLAD01	08	Stone band [400mm] Smooth		m	103.85			
HCLAD01	09	cladding rail background system [400mm wide]		m²	81.33			
HCLAD01	10	breather membrane [400mm wide]		m²	8.40			
HCLAD01	11	80mm k15 insulation [400mmwide]		m	30.34			
		Cladding Design						
HCLAD01	57	cladding design	1	item	5,260.56	5,261		
		HardiPlank						
HCLAD01	58	Hardiplank Pre-finished Weatherboarding 8x190mm [E/o Blockwork Cavity Wall] incl framing batten & trim beads		m²	61.09			
		TOTAL EXTERNAL CLADDING					136,775	1.66
		HCURW CURTAIN WALLING						
HCURW01	01	Kawneer AA100 Dryglaze curtain wall system and AA100SSG Silicone glazed curtain wall system with Kawneer AA541 thermally broken windows and Kawneer 190 system entry doors		m²	735.96			
HCURW01	02	E/O for Curved Glazing		m	1,660.05			
HCURW01	03	Glass curtain walling - Doors to balconies		no	2,490.08			
HCURW01	04	Glass curtain walling - Entrance Doors		no	11,067.00			
HCURW01	05	Glazed Atrium		no	243,474.00			
HCURW01	06	e/o for double opening doors		no	1,383.38			
HCURW01	07	E/O Patent glazing system for improved thermal standards		m²	44.27			
HCURW01	08	E/O Patent glazing system for solar prevention		m²	11.07			
		TOTAL CURTAIN WALLING						
		HGBLK GLASS BLOCK WALLING						
HGBLK01	01	Glass Block Walling - External		m²	105.14			
HGBLK01	02	Glass Block Walling - Internal		m²	105.14			
HGBLK01	03	Glass Block Walling - Fire Rated		m²	105.14			
		TOTAL GLASS BLOCK WALLING						
		HREND RENDERING						
HREND01	01	20mm Sand & Cement Render incl paint finish		m²	32.26			
HREND01	02	8mm Pargetting render coat to party walls		m²	14.65			
HREND01	03	Monocouch Self Colour Render to blockwork incl expansion joints		m²	30.99			
HREND01	04	Stow Self Colour Render to blockwork [Water proof/flexible]		m²	60.87			
HREND01	05	Ashlar Rendering to blockwork background		m²	69.72			

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft ²
TOTAL RENDERING								
HLPRO	LIGHTNING PROTECTION							
HLPRO01	01	Lightning Protection System - Down Tapes		item	38,734.50			
HLPRO01	01	Lightning Protection System - Reinforcing columns	1	item	16,600.50	16,601	16,601	0.20
TOTAL LIGHTNING PROTECTION								
ROOF COVERINGS								
HRTIL	ROOF TILING							
HRTIL01	01	Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m ²	65.55			
HRTIL01	02	Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m ²	81.63			
HRTIL01	03	Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m ²	91.20			
HRTIL01	04	Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m ²	102.60			
HRTIL01	05	e/o for counter battening		m ²	4.43			
HRTIL01	06	Vertical tile hanging (inclgd felt & battens etc)		m ²	183.55			
HRTIL01	07	Ventilation Terminals	38	no	59.76	2,271		
HRTIL01	08	Roofs over Bays.		no	1,195.24			
HRTIL01	09	Roofs over Dormers.		no	1,660.05			
HRTIL01	10	Leadwork to flat roofs (inclgd rolls etc)		m ²	292.17			
HRTIL01	11	Leadwork to roof and mansards	4	item	2,390.47	9,562		
HRTIL01	12	Leadwork to valleys, abutments etc		no	597.62			
HRTIL01	13	Leadwork to parapets	286	m	59.76	17,120		
HRTIL01	14	Leadwork to back Gutters	169	m	132.80	22,397		
HRTIL01	15	Fascia's and soffits		m	83.00			
HRTIL01	16	Roof Lights		no	608.69			
HRTIL01	17	AOV Access Hatches		no	4,980.15			
TOTAL ROOF TILING								
							51,350	0.62
HASPH	ASPHALT/MEMBRANE ROOF							
Membrane Roof								
HASPH01	01	Single ply Membrane Roof	17	m ²	311.88	5,306		
HASPH01	02	Single ply Membrane incl green/brown roof	64	m ²	379.86	24,199		
HASPH01	03	Membrane to balconies/Terraces -[not Podium slab]	171	m ²	314.61	53,936		
Hot Melt Bitumen Membrane								
HASPH01	04	Hot Melt Permatec roofing incl 160mm insulation		m ²	147.31			
HASPH02	05	Hot Melt Permatec roofing incl 190mm insulation with green/brown roof		m ²	196.05			
HASPH03	06	Skirtings incl AL Retaining Trim		m	128.82			
HASPH04	07	Weatherings to AOV/LOR etc		m ²	128.82			
Sundries								
HASPH01	08	e/o Waterproof collers to steelwork staunchions	98	m ²	20.81	2,029		
HASPH01	09	e/o Saxon Paving slabs to Membrane/Hot Melt Roof	459	m ²	109.14	50,089		
HASPH01	10	e/o Perfecta Paving slabs to Membrane/ Hot Melt Roof		m ²	118.23			
HASPH01	11	Electronic leak test	2	no	901.98	1,804		
TOTAL ASPHALT/MEMBRANE ROOF								
							137,363	1.67
HSHRF	SHEET ROOFING							
HSHRF01	01	Sheet Metal Roof - Zinc inc plywood and underlay	1,971	m ²	182.61	359,902		
HSHRF01	02	Sheet Metal Roof - Zinc to dormers/small areas		m ²	326.48			
HSHRF01	03	Sheet Metal Roof - Lead		m ²				
HSHRF01	04	Sheet Metal Roof - Copper		m ²				
HSHRF01	05	Sheet Metal Roof - E/o insulation, breather membrane to warm roof	1,971	m ²	45.37	89,430		
HSHRF01	06	e/o eaves & fascia trims		m	83.00			
HSHRF01	07	Sheet Metal Roof - Parapets/Cappings	286	m	232.41	66,577		
HSHRF01	07	Sheet Metal Soffit Panel to balcony	10	m ²	193.67	1,987		
HSHRF01	08	Roof Light		m ²	304.34			
TOTAL SHEET ROOFING								
							517,895	6.29
HSAFE	MANSAFE SYSTEM							
HSAFE01	01	Restraint Anchor Points		no	105.14			
HSAFE01	02	Roof Restraint system	1	no	8,300.25	8,300		
HSAFE01	03	Roof Mounted Twin Track cleaning and maintenance system		no	83,002.50			
TOTAL MANSAFE SYSTEM								
							8,300	0.10
HRINS	INSULATION							
HRINS01	01	Injected Cavity Insulation		m ²	6.64			
HRINS01	02	Roof insulation : 200mm between joists; 200mm over joists		m ²	6.60			
HRINS01	03	Roof insulation : Rigid form to either sloping or flat roofs		m ²	44.27			
HRINS01	04	Soffit lining [insulated] to underside of external ceilings/soffits	203	m ²	55.34	11,233		
TOTAL INSULATION								
							11,233	0.14

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HCARP		CARPENTRY AND JOINERY						
		Communals						
HCARP01	01	Carpentry to Communals	886	m²	15.20	13,472		
HCARP01	02	Timber Staircases including handrails ballustrades protection etc		no	694.29			
HCARP01	03	Flat Entrance Doors & Communal Doors	188	no	111.09	20,884		
HCARP01	04	Communal Letterboxes	65	no	18.51	1,203		
HCARP01	05	Communal wall panelling - Ground floor		firs				
HCARP01	06	Communal wall panelling - Intermediate floors		firs				
HCARP01	07	Communal wall panelling - Top floor		firs				
HCARP01	08	E/O Reception Area fit-out		Item	6,480.08			
		Structure & Roof						
HCARP01	09	Refurbish Floor Joists/boarding/substrate		m²	97.20			
HCARP01	10	ECO Type joists incl chipboard covering and insulation		m²	22.68			
HCARP01	11	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	52.44			
HCARP01	12	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	44.81			
HCARP01	13	Cement particle board to underside of concrete balconies		m²	9.03			
HCARP01	14	Chevron Hoarding to Shopfronts		m²	26.61			
HCARP01	15	Fascia's and soffits		m	11.11			
HCARP01	16	Roof Lights	4	no	416.58	1,666		
HCARP01	17	Verticle & Sloping Combination Rooflights		no	416.58			
HCARP01	18	Feature Bay Window		no	231.43			
HCARP01	19	Timber/GRP Canopy	4	no	324.00	1,296		
HCARP01	20	Loft Hatches/Roof void access	4	no	166.63	667		
HCARP01	21	AOV Doors to smoke Vents	15	floors	222.17	3,333		
HCARP01	22	Timber roof structure [Flat roof]	17	m²	41.10	699		
HCARP01	23	Timber roof structure [Cut & pitch roof]	1,364	m²	38.88	53,041		
HCARP01	24	Timber roof structure [Mansard roof -measured on elevation]		m²	49.99			
HCARP01	25	Timber roof structure [Trusses measured on plan]		m²	34.35			
HCARP01	26	Timber roof structure [Attic trusses measured on plan]		m²	36.38			
HCARP01	27	e/o for ply lining to supporting type roofs/rooms within roof	1,364	m²	4.63	6,314		
HCARP01	28	Form Back Gutter include Ply etc	169	m	28.42	4,793		
HCARP01	29	Form False timber parapets		m	18.28			
HCARP01	30	Craneage by subcontractor to lift and distribute roof trusses		no	1,110.87			
		Carpenter Prelims						
HCARP01	31	Carpenter & Joiner Prelims	0.67	Item	109,563.30	73,419	180,788	2.20
		TOTAL CARPENTRY AND JOINERY						
HCARP		CARPENTRY AND JOINERY MATERIALS						
		Communals						
HCARP02	01	Carpentry to Communals	886	m²	27.99	24,808		
HCARP02	02	Timber Staircases including handrails ballustrades etc		no	4,031.59			
HCARP02	03	Flat Entrance Doorset [SBD]	65	no	863.23	56,110		
HCARP03	04	Communal Doors [FD60] Lobbies & Staircore Doors	35	no	518.35	18,142		
HCARP04	05	Communal Doors [FD60] Riser Cupboards & Plant Doors	88	no	247.65	21,794		
HCARP02	04	Communal Letterboxes	65	no	126.71	8,236		
HCARP02	05	Communal wall panelling - Ground floor		firs				
HCARP02	06	Communal wall panelling - Intermediate floors		firs				
HCARP02	07	Communal wall panelling - Top floor		firs				
HCARP02	08	E/O Reception Area fit-out		Item	17,278.23			
HCARP02	09	External Water Consumption - provide water butts		no	69.11			
		Structure & Roof						
HCARP02	10	Refurbish Floor Joists/boarding/substrate		m²	97.91			
HCARP02	11	ECO Type joists incl chipboard covering and insulation		m²	48.17			
HCARP02	12	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	92.15			
HCARP02	13	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	74.87			
HCARP02	14	Cement particle board to underside of concrete balconies		m²	17.28			
HCARP02	15	Chevron Hoarding to Shopfronts		m²	51.83			
HCARP02	16	Fascia's and soffits		m	27.65			
HCARP02	17	Roof Lights - Structures	4	no	1,094.29	4,377		
HCARP02	18	Verticle & Sloping Combination Rooflights		no	1,036.69			
HCARP02	19	Feature Bay Window		no	1,267.07			
HCARP02	20	Timber/GRP Canopy	4	no	2,591.73	10,367		
HCARP02	21	Loft Hatches FR/Roof void access	4	no	116.41	466		
HCARP02	22	AOV Doors to smoke vents	15	floors	431.96	6,479		
HCARP02	23	Timber roof structure [Flat roof]	17	m²	54.14	921		
HCARP03	24	Timber roof structure [Cut & pitch roof]	1,364	m²	94.45	128,855		
HCARP02	25	Timber roof structure [Mansard roof -measured on elevation]		m²	94.45			
HCARP02	26	Timber roof structure [Trusses measured on plan]		m²	78.04			
HCARP02	27	Timber roof structure [Attic trusses measured on plan]		m²	87.54			
HCARP02	28	e/o for ply lining to supporting type roofs/rooms within roof	1,364	m²	9.22	12,571		
HCARP02	29	Form Back Gutter include Ply etc	169	m	28.80	4,857		
HCARP02	30	Form False timber parapets		m	17.28			
		TOTAL CARPENTRY AND JOINERY					297,983	3.62
HDRYL		DRY LINING AND PARTITIONS						
		Envelope						
HDRYL01	01	Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)		m²	46.65			
HDRYL01	02	Breather membrane & 1000g polythene		m²	7.84			

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HDRYL01	03	Cement particle board/Sheathing Board		m²	26.41			
HDRYL01	04	110mm Kingspan K15 insulation fixed to sheathing board		m²	49.74			
HDRYL01	05	100mm rockwool insulation with-in studs		m²	8.24			
HDRYL01	06	Bricklayers Channels fixed to framing [Ties by bricklayer]		m²	14.70			
HDRYL01	07	Dpc fixed to face of insulation at slab edge lapped with ancon		m	11.22			
		Party Walls						
HDRYL01	08	[RSD E-WS-1] Jumbo stud partition as party wall [Brds&skim elsewhere]		m²	51.41			
HDRYL01	09	Deflection heads to party walls [RSD E-WS-1]		m	24.69			
HDRYL01	10	Party wall sole plate		m	2.36			
		Communals						
HDRYL01	11	Plasterboard on dab incl skim coat - height 2500-2700mm	836	m	47.77	39,929		
HDRYL01	12	75mm partition; metal stud plasterboard 2 sides incl skim	37	m²	56.60	2,068		
HDRYL01	13	65mm Screed on sound reduction quilt	535	m²	47.41	25,379		
HDRYL01	14	65mm Granolithic screed	351	m²	56.11	19,691		
HDRYL01	15	E/O Floor screed for insulation to ground floor only	448	m²	32.00	14,341		
HDRYL01	16	MF Suspended Ceiling - BG Quattro to communal (Base/Med Spec Only)	535	m²	54.69	29,279		
HDRYL01	17	MF Suspended Ceiling - Rigitone acoustic tiles to communal		m²	56.79			
HDRYL01	18	Perimeter Margins to rigitone areas		m	24.95			
HDRYL01	19	Coffers to communal ceilings		m	20.87			
HDRYL01	20	skim coat to coffers		m²	6.80			
HDRYL01	21	E/O 2x 15mm Fireline board to underside of timber roof		m²	7.83			
HDRYL01	22	E/O 2x 15mm Fireline Board & Insulation to ceilings		m²	75.51			
HDRYL01	23	E/O standard plasterboard for thermal insulated to sloping/flat ceilings	1,364	m²	48.25	65,826		
		Dryliner Prelims						
HDRYL01	24	Dry Liner & Partitioner Prelims	0.67	Item	167,554.38	112,279		
		TOTAL DRY LINING AND PARTITIONS					308,791	3.75
		HFURN SPECIAL FIXTURES & FITTINGS						
HFURN01	01	Concierge area including desk, wc and kitchenette		no	16,600.50			
HFURN01	02	DDA Compliance	10	no	553.35	5,534		
		TOTAL SPECIAL FIXTURES & FITTINGS					5,534	0.07
		HWTIL FLOOR AND WALL TILING						
		Communals						
HWTIL01	01	Extra over tiling for marble and granite [Entrance Areas]		no	24,076.84			
HWTIL01	02	Extra over tiling for marble and granite		no	1,324.23			
		TOTAL FLOOR AND WALL TILING						
		HFCOV CARPETS AND FLOOR COVERINGS						
		Communals						
HFCOV01	01	Floor finishes (common areas)	535	m²	31.64	16,936		
HFCOV01	02	Floor finishes to staircase (common areas) e/o	146	m²	7.91	1,159		
HFCOV01	03	Stair treads Gradus non slip	195	m	9.04	1,763		
HFCOV01	04	Matwell & Coir matting to Entrances	4	no	1,694.80	6,779		
HFCOV01	05	Upgrade to Reception Area	324	m²	33.90	10,968		
		TOTAL CARPETS AND FLOOR COVERINGS					37,604	0.46
		HDECS PAINTING AND DECORATING						
		Communals						
HDECS01	01	Decorations - Communals	65	no	289.19	18,797		
		TOTAL PAINTING AND DECORATING					18,797	0.23
		HCLNR BUILDER'S CLEAN						
HCLNR01	01	Builders clean - Communals:	15	firs	328.99	4,935		
HCLNR01	02	Reclean communals:	15	firs	140.99	2,115		
HCLNR01	03	Clean windows externally - Communals:	15	firs	47.00	705		
		TOTAL BUILDER'S CLEAN					7,755	0.09
		HFIRP FIRE PROOFING AND PROTECTION						
HFIRP01	01	Firestops to flats	65	no	940.04	61,103		
		TOTAL FIRE PROOFING AND PROTECTION					61,103	0.74
		HGYMN LEISURE CENTRE						
HGYMN01	01	Gym incl. Equipment		item	83,002.50			
HGYMN01	02	Non recoverable VAT on Health and fitness equipment		item				
		TOTAL LEISURE CENTRE						
		HMCN MAIN CONTRACTOR						
HMCN01	01	Full Construction of a separate Commercial Building	10,764	ft²	91.86	988,739		
HMCN01	00	Prelims, Overheads, Profit & Insurances incl VAT		item				
HMCN01	01	Refuse centre incl compactor and washing facilities		item	110.67			
HMCN01	02	Prelims, Overheads, Profit & Insurances incl VAT		item				
		TOTAL MAIN CONTRACTOR					988,739	12.01
		HBWIC BUILDERS WORK IN CONNECTION						
HBWIC01	01	BWIC Electrical	1	no	20,097.52	20,098		
HBWIC01	02	BWIC Plumbing & Mechanical	1	no	25,758.56	25,759		
HBWIC01	03	BWIC Lift Installation	1	no	2,657.77	2,658		

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft ²
TOTAL BWIC							48,514	0.59
SERVICES								
HMECH MECHANICAL AND PLUMBING INSTALLATIONS								
Additional Items								
HMECH01	01	Sprinklers to residential flats [30mtrs + open plan units]	53	plots	-553.35	-29,328		
HMECH01	02	Aluminium Guttering & Downpipes - Structures	4,108	m ²	6.39	26,242		
HMECH01	03	UvPC Guttering & Downpipes - Structures		m ²	2.88			
HMECH01	04	Drainage to Balconies	65	no	116.72	7,587		
HMECH01	05	Dry riser	15	Flr	1,591.67	23,875		
HMECH01	06	O & M manuals	4,108	m ²	0.79	3,226		
Communals								
HMECH01	07	Primary heating pipework comunals [LTHW risers & lateral runouts]	228	m	265.28	60,351		
HMECH01	08	Cold water risers and runouts	4,108	m ²	12.27	50,391		
HMECH01	09	Meters, Heat Meters, Water Meters & Gas Meters	4,108	m ²	8.70	35,744		
HMECH01	10	Gas risers and runouts incl ventilation		m ²	13.37			
Car Par Extract & Smoke Extract								
HMECH01	11	Automatic Opening Vents		no	2,493.62			
HMECH01	12	Automatic Opening Vents [Extract Fans]	4	no	4,775.02	19,100		
HMECH01	13	Corridor smoke detection/venting system incl dampers,grilles actuators	15	no	7,640.03	114,600		
HMECH01	14	Fire curtains to lift cores		core	10,080.59			
HMECH01	15	Impulse/Induction/Extract Fans incl attenuation and associated controls	452	m ²	90.47	40,897		
Basement Car Park								
HMECH01	16	Cast iron drainage	452	m ²	5.09	2,301		
HMECH01	17	Sprinklers to car park	452	m ²	29.71	13,431		
CENTRALISED BOILERS & ENERGY CENTRE								
HMECH01	18	Centralised ASHP including Boosters, Thermal Stores, Expansion/Buffer Vessels, Pressurisation Units, Low Loss Header, Dosing Pots, Pump sets & Valves	1	no	201,611.82	201,612		
HMECH01	19	Thermal Bridges between ASHP unit & Boosters/Thermal stores/Roof Plant	12	Flr	3,820.01	45,840		
HMECH01	20	BMS Contols		m ²	51.78			
HMECH00	21	Mechanical Ventilation to plant room	1	No	4,775.02	4,775		
HMECH01	22	ASHP Unit, Control Panels and BMS Interface		no	37,139.02			
HMECH01	23	Hydromag water conditioner	1	no	11,406.98	11,407		
HMECH01	24	Cold water tank set	1	No	9,019.48	9,019		
HMECH01	25	Cold water tank and pumping set to service high pressure HW tanks		plots	530.56			
HMECH01	26	Incoming Gas & Booster sets		no	18,569.51			
HMECH01	27	Standby Generators		no	47,750.17			
Mechanical and Plumbing Prelims								
HMECH01	28	Mechanical and Plumber Prelims	0.67	Item	168,671.79	113,027	754,098	9.16
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS								
HELEC ELECTRICAL INSTALLATIONS								
Communals								
HELEC01	01	Landlords mains distribution & LV Power	65	plot	877.57	57,042		
HELEC01	01	Electric sub main to risers	65	plot	637.77	41,455		
HELEC01	02	LV Distribution & Laterals	65	plot	566.34	36,812		
HELEC01	03	Communal small power and lighting	65	plot	1,932.44	125,609		
HELEC01	03	Landlords Earthing & Bonding	65	plot	248.73	16,167		
HELEC01	04	IRS TV & Satelite distribution	65	plot	506.39	32,915		
HELEC01	05	Telecoms distribution	65	plot	188.78	12,271		
HELEC01	07	Cable containment	65	plot	721.96	46,927		
HELEC01	08	Fire alarm, smoke management cables and controls - AOV, Vents	5,108	m ²	9.57	48,866		
HELEC01	10	MBUS System for Metering	65	plot	108.42	7,047		
HELEC01	11	UPS & Lift Standby supply mains	5	plot	687.52	3,438		
Structure & Envelope								
HELEC01	09	CCTV [per camera]	15	no	2,279.39	34,191		
HELEC01	12	Aircraft Beacon		no	31,888.48			
HELEC01	13	External lighting to balconies	65	no	369.91	24,044		
HELEC01	14	PV Array panel on roof incl PV Inverter & Generation Meter	65	no	1,881.42	122,292		
HELEC01	15	External lighting	65	m ²	9.57	622		
Basement Car Park								
HELEC01	16	Power & Lighting Electrical to Basement/Undercoft Car park & Plant rms	452	m ²	40.82	18,451		
HELEC01	17	Electric Charging Points	21	no	3,619.98	76,020		
Electrical Prelims & Design								
HELEC01	18	Electrician Prelims	0.67	Item	90,041.11	60,337		
HELEC01	18	Design	65	plot	860.99	55,964	820,470	9.97
TOTAL ELECTRICAL INSTALLATIONS								
HLIFT LIFT INSTALLATIONS								
HLIFT01	01	13 person/1000kg lift - 5 floors	2	no	34,243.51	68,487		
HLIFT01	02	13 person/1000kg lift - 4 floors	1	no	32,592.32	32,592		
HLIFT01	03	13 person/1000kg lift - 3 floors	2	no	30,987.60	61,975		
HLIFT01	04	13 person/1000kg lift - 0 floors		no	39,841.20			
HLIFT01	05	13 person/1000kg lift - 0 floors		no	39,841.20			
HLIFT01	06	13 person/1000kg lift - 0 floors		no	39,841.20			
HLIFT01	07	13 person/1000kg lift - 0 floors		no	39,841.20			

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft ²	
HLIFT01	08	13 person/1000kg lift - 0 floors		no	39,841.20				
HLIFT01	09	Saving for 8 person/630kg Lift		firs	-936.27				
HLIFT02	10	Extra over for Lifts exceeding 30 floors [Max 35floors]		firs	1,031.44				
HLIFT01	10	Extra over for through Lift Doors		firs	2,479.01				
HLIFT02	11	Extra over for fireman's lift	20	firs	706.51	14,130			
HLIFT01	12	Goods Lifts		firs	35,270.86				
HLIFT01	13	Dumb Waiter - 2 Stops		no	6,695.54				
HLIFT01	14	Wohr V08 - 3.2 tonnes Car lift - 2 storey		no	109,563.30				
HLIFT01	15	Wohr V07 - 2.7 tonnes Car lift - 2 storey		no	85,215.90				
HLIFT01	16	Drapes		no	852.16				
TOTAL LIFT INSTALLATIONS								177,185	2.15
TOTAL HOUSEBUILD								8,894,504	108.04

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
FIT OUT ARCHITECTURAL			MEDIUM SPECIFICATION					
OM UNITS								
HCARP		CARPENTRY AND JOINERY						
		Flat Internals						
		1st Fix						
HCARP01	01	Cut and fit window board	173	m	10.65	1,846		
HCARP01	02	Fit softwood door linings to blockwork	326	no	21.99	7,167		
HCARP01	03	Fit softwood linings for Pocket/Sliding door gear - Flats		no				
HCARP01	04	Supply of intumescent fire stop fire foam to fire door frames	326	no	5.32	1,735		
HCARP01	05	Cut protection for bath/shower and fit	68	no	4.86	330		
HCARP01	06	Plywood framing & Access panel to bath & Basin/WC	182	no	23.14	4,212		
HCARP01	07	Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	431	m²	19.72	8,505		
HCARP01	08	Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	863	m²	4.40	3,793		
HCARP01	09	Fit protection to window boards	173	m	1.62	281		
HCARP01	10	Fit protection to door linings	326	no	6.94	2,263		
HCARP01	11	Install Staircase to Duplex Flat unit		no	356.40			
HCARP01	12	Install temporary security door and lock	46	no	49.53	2,278		
HCARP01	13	Allowance for noggins to support equipment	46	plots	231.43	10,646		
		2nd Fix						
HCARP01	14	Internal FD30 solid core 44mm veneer door	326	no	23.14	7,545		
HCARP01	15	Fit butt hinges	978	no	1.62	1,584		
HCARP01	16	Cut and fit door stop set	326	no	9.49	3,093		
HCARP01	17	Cut and fit architrave set 22 x 95mm	326	no	12.27	3,999		
HCARP01	18	Cut and fit skirting board 22 x 220mm	3,301	m	3.47	11,458		
HCARP01	19	Fit privacy mortice lock	68	no	9.03	614		
HCARP01	20	Fit mortice latch	258	no	7.17	1,851		
HCARP01	21	Construct door coffin	46	no	24.30	1,118		
HCARP01	22	Remove doors to coffin	326	no	4.63	1,509		
HCARP01	23	Construct accessible casing to conceal underfloor heating manifold		no	37.03			
HCARP01	24	Install vanity units	68	no	74.06	5,036		
HCARP01	25	Fit bath screens	46	no	148.12	6,813		
HCARP01	26	Fit shower screens	22	no	189.77	4,175		
HCARP01	27	Fit mirror above basin worktop/vanity unit	68	no	32.40	2,203		
HCARP01	28	Fit glass shelving to bathrooms/ensuites		no				
		Finals						
HCARP01	29	Replace doors from coffin	326	no	4.86	1,584		
HCARP01	30	Fit intumescent strip / smoke seal to pre routed fire door frame	326	no	7.41	2,414		
HCARP01	31	Check & adjust doors	326	no	2.78	905		
HCARP01	32	Fit lever handles	258	no	6.02	1,552		
HCARP01	33	Fit privacy handles to bathrooms	68	no	6.94	472		
HCARP01	34	Standard fixings - nails, glue, screws etc	1	item	2,524.60	2,525		
HCARP01	35	Unloading, distributing and clearing	1	item	6,210.51	6,211		
		TOTAL CARPENTRY AND JOINERY					109,719	1.33
HCARP		CARPENTRY AND JOINERY						
		Flat Internals						
		1st Fix						
HCARP02	01	Window board	173	m	3.69	639		
HCARP02	02	Softwood door linings	326	no	13.82	4,506		
HCARP02	03	Door Lining for Pocket/Sliding door gear - Flats		no				
HCARP02	04	Intumescent fire strip	326	no	8.57	2,794		
HCARP02	05	Plywood framing & Access Panel to bath & basin/WC	182	no	40.32	7,337		
HCARP02	06	46x73 CLS Framing	431	m	0.86	373		
HCARP02	07	Wedi Board	863	m²	23.45	20,231		
HCARP02	08	Staircase & Ballustrade set to Duplex Flat unit - OM		no	830.03			
HCARP02	09	Temporary security door and lock	46	no	69.11	3,179		
HCARP02	10	Allowance for noggins to support equipment	46	plots	57.59	2,649		
		2nd Fix						
HCARP02	11	Internal FD30 solid core 44mm door - OM	326	no	254.54	82,980		
HCARP02	12	Door to Living room [non glazed to baseline spec]		no				
HCARP02	13	Butt hinges	978	no	1.38	1,352		
HCARP02	15	Architrave set 18 x 70mm [18mm x 57mm PR to Baseline]	326	no	18.06	5,888		
HCARP02	16	Skirting board 18 x 144mm [18mm x 94mm PR on Baseline spec]	3,301	m	3.32	10,958		
HCARP02	17	Mortice lock	68	no	7.66	521		
HCARP02	18	Mortice latch	258	no	2.71	698		
HCARP02	19	Casing to conceal underfloor heating manifold		no	18.66			
HCARP02	20	Vanity units	68	no	553.35	37,628		
HCARP02	21	Bath screens	46	no	110.67	5,091		
HCARP02	22	Shower screens	22	no	309.88	6,817		
HCARP02	23	Mirror above basin worktop/vanity unit	68	no	232.41	15,804		
HCARP02	24	3 Tier Glass shelving to bathrooms/ensuites		no				
		Finals						
HCARP02	25	Lever handles	258	no	16.60	4,283		
HCARP02	26	Lever handles to bathrooms	68	no	9.96	677		
HCARP02	27	Drying Space - Rotary Drier/Retractable line over bath		no	19.92			
		TOTAL CARPENTRY AND JOINERY					214,407	2.60

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HDRYL		DRY LINING AND PARTITIONS						
		Flats						
		Ceilings						
HDRYL01	01	MF System to concrete soffit incl 15mm Soundbloc		m²	33.56			
HDRYL01	02	MF System to B&B soffit incl 50mm insuln & 15mm Soundbloc	2,099	m²	25.65	53,834		
HDRYL01	03	R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc		m²	38.65			
HDRYL01	04	15mm Soundbloc fixed direct to timber roofs	958	m²	8.79	8,427		
HDRYL01	05	Skim coat finish - Ceilings		m²	8.59			
HDRYL01	06	Tape & joint finish - Ceilings	3,057	m²	5.43	16,614		
HDRYL01	07	E/O for additional Fireline board	958	m²	7.41	7,097		
HDRYL01	08	E/O for Moisture resistant	579	m²	2.53	1,468		
HDRYL01	09	E/O for Thermal insulated (Sloping ceilings)		m²	48.25			
HDRYL01	10	E/O for foming Bulkheads	49	no	20.60	1,002		
HDRYL01	11	E/O for BG access panels	49	no	18.86	917		
HDRYL01	12	Blind Box Bulkhead 200mm wide recess to walls with openings	171	no				
HDRYL01	13	E/O Coffered Ceilings 'Bespoke Spec' only		no				
HDRYL01	14	Coving		no				
		Walls						
HDRYL01	15	2x Wallboard/Soundbloc srewfixed to metsec/jumbo stud walls		m²	23.16			
HDRYL01	16	12.5mm Plasterboard on dabs	3,811	m²	8.91	33,973		
HDRYL01	17	EO for increased ceiling height above 2.4m high		m²	8.91			
HDRYL01	18	Skim coat finish - Walls		m²	9.36			
HDRYL01	19	Tape & joint finish - Walls	3,811	m²	5.61	21,383		
HDRYL01	20	Window reveal liner	171	no	45.71	7,828		
		Partitions						
HDRYL01	21	70mm C studs partition; insulation, 2x wallboard & deflection heads	2,761	m²	34.89	96,326		
HDRYL01	22	EO for increased ceiling height above 2.4m high		m²	34.89			
HDRYL01	23	E/O moisture resistant plaster board to bathrooms & kitchens	2,547	m²	2.21	5,638		
HDRYL01	24	E/O for WBP Plywood backing fixed between studs to bathrooms	1,783	m²	17.00	30,308		
HDRYL01	25	EO Aquaboard/Wedi board to showers & boxing in	88	m²	38.90	3,423		
HDRYL01	26	Skim coat finish - Walls		m²	9.36			
HDRYL01	27	Tape & joint finish - Walls	5,521	m²	5.61	30,978		
HDRYL01	28	Noggins	49	no	375.15	18,244		
HDRYL01	29	Sealant to abutments	49	no	130.52	6,347		
HDRYL01	30	Form door openings	343	no	31.51	10,792		
HDRYL01	31	Form letterbox service boxes incl intumescent sleeve	49	no	540.45	26,282		
HDRYL01	32	Form mirror recesses	68	no	234.86	15,971		
		Floors						
HDRYL01	33	Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation	2,142	m²	31.45	67,386		
HDRYL01	34	Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane or	915	m²	91.99	84,162		
		Sundries						
HDRYL01	35	E/o for boxing-in Pocket/Sliding door gear		no	142.04			
HDRYL01	36	Full height boxing to SVP girth ne: 0.8m	68	no	174.94	11,896		
HDRYL01	37	Half height boxing behind sanitaryware	68	no	129.20	8,785		
HDRYL01	38	Baffle boxes and putty pads	46	plot	137.76	6,337		
HDRYL01	39	Make Good & Clear	46	no	476.85	21,935		
		TOTAL DRY LINING AND PARTITIONS					597,356	7.26
HKITS		KITCHENS & APPLIANCES						
HKITS01	01	Kitchens & Appliances to flats - OM	46	no	8,300.25	381,812		
HKITS01	02	Utility & Appliances to flats - OM		no	2,213.40			
HKITS01	03	E/O Kitchens to penthouse units		no	37,074.45			
HKITS01	04	Recyclabe Waste - 60litres Kitchen containers	46	no	66.40	3,054		
		TOTAL KITCHENS					384,866	4.68
HWARD		WARDROBES						
HWARD01	01	Wardrobes - OM Baseline Spec		no				
HWARD01	02	Wardrobes - OM Medium Spec	46	no	885.36	40,727		
HWARD01	03	Wardrobes - OM High Spec		no	1,770.72			
HWARD01	06	Wardrobes - OM Bespoke Spec		no	3,873.45			
		TOTAL WARDROBES UNITS					40,727	0.49
HFURN		SPECIAL FIXTURES & FITTINGS						
HFURN01	01	DDA Compliance		no	3,200.00			
		TOTAL SPECIAL FIXTURES & FITTINGS						
HWTIL		FLOOR AND WALL TILING						
		OM Flats						
HWTIL01	01	Wall Tiling	529	m²	71.94	38,025		
HWTIL01	02	Back Painted Glass - Bathrooms/Ensuites		m²	210.67			
HWTIL01	03	Splashbacks - Kitchens		m²	210.67			
HWTIL01	04	Floor Tiling	288	m²	71.94	20,685		
HWTIL01	05	E/O Floor Tiling to form shower floor		m²				
HWTIL01	06	E/O Penthouse Units		no	601.92			
HWTIL01	06	E/O Wall & Floor tiling for additional bathrooms/ensuites - OM Flats		no	939.00			
HWTIL01	07	E/O Wall & Floor tiling for additional utility room - OM Flats		no	601.92			
		TOTAL FLOOR AND WALL TILING					58,710	0.71

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OM FLATS

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HFCOV		CARPETS AND FLOOR COVERINGS						
		Flats						
HFCOV01	01	Timber Flooring to halls & living rooms OM	1,560	m²	55.34	86,345		
HFCOV01	02	Timber Flooring to kitchen OM	195	m²	55.34	10,764		
HFCOV01	03	Carpet to bedrooms OM	1,108	m²	33.20	36,784		
HFCOV01	04	Vinyl Flooring		m²	38.73			
		TOTAL CARPETS AND FLOOR COVERINGS					133,893	1.63
HDECS		PAINTING AND DECORATING						
		Flats						
HDECS01	01	Decorations - OM Flat	46	no	2,310.20	106,269		
HDECS01	02	Decoration to pre primed Doors		no	32.13			
		TOTAL PAINTING AND DECORATING					106,269	1.29
HCLNR		BUILDER'S CLEAN						
		Flats						
HCLNR01	01	Builders clean - Flats	46	no	328.99	15,133		
HCLNR01	02	Reclean [3 no]	46	no	281.99	12,971		
HCLNR01	03	Clean windows externally	46	no	47.00	2,162		
		TOTAL BUILDER'S CLEAN					30,267	0.37
HMAST		MASTIC						
HMAST01	01	Mastic to flats	46	no	524.08	24,108		
		TOTAL MASTIC					24,108	0.29
HCARE		CUSTOMER CARE						
HCARE01	01	Customer Care - Maintaining units	46	no	1,106.70	50,908		
		TOTAL MAINTENANCE					50,908	0.62
SERVICES								
HMECH		MECHANICAL AND PLUMBING INSTALLATIONS						
		Flats						
		Heating						
MECH01	01	Primary heating connection		no	159.17			
MECH01	02	Heating Primary Pipework - Flats/Houses	2,850	m²	14.83	42,278		
MECH01	03	Radiators	210	No	109.56	23,008		
MECH01	04	Manifolds		No	255.73			
MECH01	05	Mech & plumbing installations (Under floor heating)		m²	34.13			
MECH01	06	Comfort Cooling		No	11,330.58			
MECH01	07	BMS to Flats		No	12,224.04			
		Domestic Water						
MECH01	08	Hot & Cold Water [per wet room]	114	No	577.63	65,850		
MECH01	09	E/O Wet rooms/ Utilities		No	577.63			
		Ventilation						
MECH01	10	Vent Box incl Humidistat	46	No	545.68	25,101		
MECH01	11	Ventilation to Kitchen	46	No	440.36	20,257		
MECH01	12	Ventilation to Utility		No	347.39			
MECH01	13	Ventilation to WC		No	347.39			
MECH01	14	Ventilation to Bath	46	No	347.39	15,980		
MECH01	15	Ventilation to Ensuite	22	No	347.39	7,643		
MECH01	16	E/O whole house ventilation	46	No	1,137.22	52,312		
		Above Ground Drainage						
MECH01	17	SVP waste pipework	114	No	43.89	5,003		
MECH01	18	SVP Stub Stack incl AAV,s	68	No	88.19	5,997		
MECH01	19	Wastes	250	No	23.98	5,995		
		Fix only sanitaryware:						
MECH01	20	Fix WC	68	No	137.15	9,326		
MECH01	21	Fix Basin	68	No	112.21	7,630		
MECH01	22	Fix Bath with shower over	46	No	137.15	6,309		
MECH01	23	Fix Shower	22	No	199.49	4,389		
MECH01	24	Fix Kitchen	46	No	112.21	5,162		
		Renewables						
MECH01	25	Worcester Greenstar Boiler & Cylinder		no	4,032.24			
MECH01	26	Centralised ASHP incl HIA & Thermal store	46	No	6,656.37	306,193		
MECH01	27	Daikin Altherma Heatbox incl external unit		No	8,552.67			
MECH01	28	Daikin Altherma Cylinder		No	1,473.89			
MECH01	29	High pressure hot water cylinder (Megaflow or similar)		no	901.95			
		Sundries:						
MECH01	30	E/O for Duplex		No	801.41			
MECH01	31	OM Manuals/Handover Packs		No	106.11			
		Supply only sanitaryware:						
MECH01	32	WC suite - OM	68	no	265.61	18,061		
MECH01	33	Basin suite - OM	68	no	188.14	12,793		
MECH01	34	Bath suite - OM	46	no	630.82	29,018		
MECH01	35	Shower suite - OM	22	no	320.94	7,061		
MECH01	36	Contractors margin on sanitaryware	1	item	10,039.98	10,040		
		TOTAL MECHANICAL & PLUMBING INSTALLATIONS					685,406	8.33

GREGGS BAKERY TWICKENHAM

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OM FLATS

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HELEC		ELECTRICAL INSTALLATION						
		Flats						
HELEC01	01	Small power and lighting [OM]	46	plot	4,677.04	215,144		
HELEC01	02	Apartment fire and heat detectors	46	plot	401.79	18,483		
HELEC01	03	Telecommunications	46	plot	492.16	22,639		
HELEC01	04	Door bells	46	no	82.91	3,814		
HELEC01	05	Electrics to dwelling mechanical services	46	plot	497.46	22,883		
HELEC01	06	Supply and install towel rails - OM units	46	plot	621.17	28,574		
HELEC01	07	Towel rail to addition bathrooms		no	357.46			
HELEC01	08	Shaver Socket to Bathrooms/Ensuites	46	plot	163.47	7,519		
HELEC01	09	Video door entry	46	plot	618.64	28,457		
HELEC01	10	Access control to vehicle gate	46	plot	293.37	13,495		
HELEC01	11	IRS installation (SKY+TV/FM/DAB)	46	plot	246.08	11,320		
HELEC01	12	IRS System - ducting & cable for Virgin		plot	178.58			
HELEC01	13	Energy Display Meter [CfSH]	46	no	255.11	11,735		
		Electric heating						
HELEC01	14	Electric heating to apartments (inclusive of E10 meter & sockets)		plot	3,824.66			
		Audio Visual						
HELEC01	15	Audio Visual - Flats		no	6,183.11			
		TOTAL ELECTRICAL INSTALLATION					384,063	4.67
		TOTAL HOUSEBUILD					2,820,699	34.27

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²		
FIT OUT ARCHITECTURAL			SHARED EQUITY							
AFH UNITS - SHARED EQUITY										
HCARP		CARPENTRY AND JOINERY								
		Flat Internals								
		1st Fix								
HCARP01	01	Cut and fit window board	53	m	10.65	563				
HCARP01	02	Fit softwood door linings to blockwork	98	no	21.99	2,155				
HCARP01	03	Supply of intumescent fire stop fire foam to fire door frames	98	no	5.32	522				
HCARP01	04	Cut protection for bath/shower and fit	20	no	4.86	97				
HCARP01	05	Plywood framing & Access panel to bath & Basin/WC	53	no	23.14	1,227				
HCARP01	06	Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	127	m²	19.72	2,501				
HCARP01	07	Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	254	m²	4.40	1,116				
HCARP01	08	Fit protection to window boards	53	m	1.62	86				
HCARP01	09	Fit protection to door linings	98	no	6.94	680				
HCARP01	10	Install Staircase to Duplex Flat unit		no	356.40					
HCARP01	11	Install temporary security door and lock	13	no	49.53	644				
HCARP01	12	Allowance for noggins to support equipment	13	plots	231.43	3,009				
HCARP01		2nd Fix								
HCARP01	13	Internal FD30 solid core 44mm veneer door	98	no	23.14	2,268				
HCARP01	14	Fit butt hinges	294	no	1.62	476				
HCARP01	15	Cut and fit door stop set	98	no	9.49	930				
HCARP01	16	Cut and fit architrave set 22 x 95mm	98	no	12.27	1,202				
HCARP01	17	Cut and fit skirting board 22 x 220mm	998	m	3.47	3,464				
HCARP01	18	Fit privacy mortice lock	20	no	9.03	181				
HCARP01	19	Fit mortice latch	78	no	7.17	560				
HCARP01	20	Construct door coffin	13	no	24.30	316				
HCARP01	21	Remove doors to coffin	98	no	4.63	454				
HCARP01	22	Construct accessible casing to conceal underfloor heating manifold		no	37.03					
HCARP01	23	Install vanity units	20	no	74.06	1,481				
HCARP01	24	Fit bath screens	13	no	148.12	1,926				
HCARP01	25	Fit shower screens	7	no	189.77	1,328				
HCARP01	26	Fit mirror above basin worktop/vanity unit	20	no	32.40	648				
HCARP01		Finals								
HCARP01	26	Replace doors from coffin	98	no	4.86	476				
HCARP01	27	Fit intumescent strip / smoke seal to pre routed fire door frame	98	no	7.41	726				
HCARP01	28	Check & adjust doors	98	no	2.78	272				
HCARP01	29	Fit lever handles	78	no	6.02	469				
HCARP01	30	Fit privacy handles to bathrooms	20	no	6.94	139				
HCARP01	31	Standard fixings - nails, glue, screws etc	1	item	747.86	748				
HCARP01	32	Unloading, distributing and clearing	1	item	1,839.73	1,840				
		TOTAL CARPENTRY AND JOINERY					32,502	0.39		
HCARP		CARPENTRY AND JOINERY								
		Flat Internals								
		1st Fix								
HCARP02	01	Window board	53	m	3.69	195				
HCARP02	02	Softwood door linings	98	no	13.82	1,355				
HCARP02	03	Intumescent fire strip	98	no	8.57	840				
HCARP02	04	Plywood framing & Access Panel to bath & basin/WC	53	no	40.32	2,137				
HCARP02	05	46x73 CLS Framing	127	m	0.86	110				
HCARP02	06	Wedi Board	254	m²	23.45	5,950				
HCARP02	07	Staircase & Ballustrade set to Duplex Flat unit - AFH		no	608.69					
HCARP02	08	Temporary security door and lock	13	no	69.11	898				
HCARP02	09	Allowance for noggins to support equipment	13	plots	57.59	749				
HCARP02		2nd Fix								
HCARP02	10	Internal FD30 solid core 44mm door - AFH SO	98	no	254.54	24,945				
HCARP02	11	Butt hinges	294	no	1.38	406				
HCARP02	13	Architrave set - AFH SO	98	no	18.06	1,770				
HCARP02	14	Skirting board - AFH SO	998	m	3.32	3,313				
HCARP02	15	Mortice lock	20	no	7.66	153				
HCARP02	16	Mortice latch	78	no	2.71	211				
HCARP02	17	Casing to conceal underfloor heating manifold		no	18.66					
HCARP02	18	Vanity units	20	no	553.35	11,067				
HCARP02	19	Bath screens	13	no	110.67	1,439				
HCARP02	20	Shower screens - AFH SO	7	no	309.88	2,169				
HCARP03	21	Mirror above basin worktop/vanity unit	20	no	232.41	4,648				
HCARP02		Finals								
HCARP02	21	Lever handles	78	no	16.60	1,295				
HCARP02	22	Lever handles to bathrooms - AFH SO	20	no	9.96	199				
HCARP02	23	Drying Space - Rotary Drier/Retractable line over bath		no	19.92					
		TOTAL CARPENTRY AND JOINERY					63,849	0.78		

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

AFH SO FLATS

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HDRYL		DRY LINING AND PARTITIONS						
		Flats						
		Ceilings						
HDRYL01	01	MF System to concrete soffit incl 15mm Soundbloc		m²	33.56			
HDRYL01	02	MF System to B&B soffit incl 50mm insuln & 15mm Soundbloc	606	m²	25.65	15,534		
HDRYL01	03	R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc		m²	38.65			
HDRYL01	04	15mm Soundbloc fixed direct to timber roofs	292	m²	8.79	2,566		
HDRYL01	05	Skim coat finish - Ceilings		m²	8.59			
HDRYL01	06	Tape & joint finish - Ceilings	898	m²	5.43	4,877		
HDRYL01	07	E/O for additional Fireline board	292	m²	7.41	2,162		
HDRYL01	08	E/O for Moisture resistant	167	m²	2.53	423		
HDRYL01	09	E/O for Thermal insulated (Sloping ceilings)		m²	48.25			
HDRYL01	10	E/O for forming Bulkheads	14	no	20.60	283		
HDRYL01	11	E/O for BG access panels	14	no	18.86	259		
HDRYL01	12	Blind Box Bulkhead 200mm wide recess to walls with openings		no				
HDRYL01	13	E/O Coffered Ceilings 'Bespoke Spec' only		no				
HDRYL01	14	Coving		no				
		Walls						
HDRYL01	15	2x Wallboard/Soundbloc screwfixed to metsec/jumbo stud walls		m²	23.16			
HDRYL01	16	12.5mm Plasterboard on dabs	1,147	m²	8.91	10,224		
HDRYL01	17	E/O for increased ceiling height above 2.4m high		m²	8.91			
HDRYL01	18	Skim coat finish - Walls		m²	9.36			
HDRYL01	19	Tape & joint finish - Walls	1,147	m²	5.61	6,435		
HDRYL01	20	Window reveal liner	51	no	45.71	2,319		
		Partitions						
HDRYL01	21	70mm C studs partition; insulation, 2x wallboard & deflection heads	835	m²	34.89	29,128		
HDRYL01	22	E/O for increased ceiling height above 2.4m high		m²	34.89			
HDRYL01	23	E/O moisture resistant plaster board to bathrooms & kitchens	736	m²	2.21	1,629		
HDRYL01	24	E/O for WBP Plywood backing fixed between studs to bathrooms	515	m²	17.00	8,754		
HDRYL01	25	E/O Aquaboard/Wedi board to showers & boxing in	28	m²	38.90	1,089		
HDRYL01	26	Skim coat finish - Walls		m²	9.36			
HDRYL01	27	Tape & joint finish - Walls	1,670	m²	5.61	9,368		
HDRYL01	28	Noggins	14	no	375.15	5,156		
HDRYL01	29	Sealant to abutments	14	no	130.52	1,794		
HDRYL01	30	Form door openings	101	no	31.51	3,198		
HDRYL01	31	Form letterbox service boxes incl intumescent sleeve	14	no	540.45	7,428		
HDRYL01	32	Form mirror recesses	20	no	234.86	4,697		
		Floors						
HDRYL01	33	Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation	629	m²	31.45	19,782		
HDRYL01	34	Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane or	269	m²	91.99	24,707		
		Sundries						
HDRYL01	35	E/o for boxing-in Pocket/Sliding door gear		no	142.04			
HDRYL01	36	Full height boxing to SVP girth ne: 0.8m	20	no	174.94	3,499		
HDRYL01	37	Half height boxing behind sanitaryware	20	no	129.20	2,584		
HDRYL01	38	Baffle boxes and putty pads	13	plot	137.76	1,791		
HDRYL01	39	Make Good & Clear	13	no	476.85	6,199		
		TOTAL DRY LINING AND PARTITIONS					175,885	2.14
HKITS		KITCHENS & APPLIANCES						
HKITS01	01	Kitchens & Appliances to flats - AFH SO	13	no	8,300.25	107,903		
HKITS01	02	Utility & Appliances to flats - AFH SO		no	1,992.06			
HKITS01	03	Recyclable Waste - 60litres Kitchen containers	13	no	66.40	863		
		TOTAL KITCHENS					108,766	1.32
HWARD		WARDROBES						
HWARD01	01	Wardrobes - SO Flat	13	no	885.36	11,510		
		TOTAL WARDROBES UNITS					11,510	0.14
HWTIL		FLOOR AND WALL TILING						
		Flats						
HWTIL01	01	Wall Tiling [£10/m2 supply] - AFH SO & Rented	154	m²	57.55	8,883		
HWTIL01	02	Floor Tiling [£10/m2 supply] - AFH SO & Rented	85	m²	57.55	4,867		
HWTIL01	06	E/O Wall & Floor tiling for additional bathrooms/ensuites - AFH SO Flats		no	1,064.20			
HWTIL01	07	E/O Wall & Floor tiling for additional utility room - AFH SO Flats		no	692.21			
		TOTAL FLOOR AND WALL TILING					13,750	0.17

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

AFH SO FLATS

HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HFCOV		CARPETS AND FLOOR COVERINGS						
		Flats						
HFCOV01	01	Timber Flooring to halls & living rooms AFH SO	447	m²	55.34	24,745		
HFCOV02	02	Timber Flooring to kitchen AFH	55	m²	55.34	3,042		
HFCOV01	02	Carpet to bedrooms AFH SO	337	m²	33.20	11,197		
HFCOV01	03	Vinyl Flooring		m²	38.73			
		TOTAL CARPETS AND FLOOR COVERINGS					38,984	0.47
HDECS		PAINTING AND DECORATING						
		Flats						
HDECS01	01	Decorations - SO Flat	13	no	2,310.20	30,033		
HDECS01	02	Decoration to pre primed Doors		no	32.13			
		TOTAL PAINTING AND DECORATING					30,033	0.36
HCLNR		BUILDER'S CLEAN						
		Flats						
HCLNR01	01	Builders clean - Flats	13	no	328.99	4,277		
HCLNR01	02	Reclean [3 no]	13	no	281.99	3,666		
HCLNR01	03	Clean windows externally	13	no	47.00	611		
		TOTAL BUILDER'S CLEAN					8,554	0.10
HMAST		MASTIC						
HMAST01	01	Mastic to flats	13	no	524.08	6,813		
		TOTAL MASTIC					6,813	0.08
HCARE		CUSTOMER CARE						
HCARE01	01	Customer Care - Maintaining units	13	no	1,106.70	14,387		
		TOTAL MAINTENANCE					14,387	0.17
SERVICES								
HMECH		MECHANICAL AND PLUMBING INSTALLATIONS						
		Flats						
		Heating						
MECH01	01	Primary heating connection		no	159.17			
MECH01	02	Heating Primary Pipework - Flats/Houses	868	m²	14.83	12,876		
MECH01	03	Radiators	63	No	109.56	6,902		
MECH01	04	Manifolds		No	255.73			
MECH01	05	Mech & plumbing installations (Under floor heating)		m²	34.13			
		Domestic Water						
MECH01	06	Hot & Cold Water [per wet room]	33	No	577.63	19,062		
MECH01	07	E/O Wet rooms/ Utilities		No	577.63			
		Ventilation						
MECH01	08	Vent Box incl Humidistat	13	No	545.68	7,094		
MECH01	09	Ventilation to Kitchen	13	No	440.36	5,725		
MECH01	10	Ventilation to Utility		No	347.39			
MECH01	11	Ventilation to WC		No	347.39			
MECH01	12	Ventilation to Bath	13	No	347.39	4,516		
MECH01	13	Ventilation to Ensuite	7	No	347.39	2,432		
MECH01	14	E/O whole house ventilation	13	No	1,137.22	14,784		
		Above Ground Drainage						
MECH01	15	SVP waste pipework	33	No	43.89	1,448		
MECH01	16	SVP Stub Stack incl AAV,s	20	No	88.19	1,764		
MECH01	17	Wastes	73	No	23.98	1,751		
		Fix only sanitaryware:						
MECH01	18	Fix WC	20	No	137.15	2,743		
MECH01	19	Fix Basin	20	No	112.21	2,244		
MECH01	20	Fix Bath with shower over	13	No	137.15	1,783		
MECH01	21	Fix Shower	7	No	199.49	1,396		
MECH01	22	Fix Kitchen	13	No	112.21	1,459		
		Renewables						
MECH01	23	Worcester Greenstar Boiler & Cylinder		no	4,032.24			
MECH01	24	Centralised ASHP incl HIA & Thermal store	13	No	6,656.37	86,533		
MECH01	25	Daikin Altherma Heatbox incl external unit		No	8,552.67			
MECH01	26	Daikin Altherma Cylinder		No	1,473.89			
MECH01	27	High pressure hot water cylinder (Megaflo or similar)		no	901.95			
		Sundries:						
MECH01	28	E/O for Duplex		No	801.41			
MECH01	29	OM Manuals/Handover Packs		No	106.11			
		Supply only sanitaryware:						
MECH01	30	WC suite - AFH SO	20	no	265.61	5,312		
MECH01	31	Basin suite - AFH SO	20	no	188.14	3,763		
MECH01	32	Bath suite - AFH SO	13	no	630.82	8,201		
MECH01	33	Shower suite - AFH SO	7	no	320.94	2,247		
MECH01	34	Contractors margin on sanitaryware	1	item	2,928.33	2,928		
		TOTAL MECHANICAL & PLUMBING INSTALLATIONS					196,962	2.39

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

AFH SO FLATS

HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HELEC		ELECTRICAL INSTALLATION						
		Flats						
ELEC01	01	Small power and lighting [SO]	13	plot	4,438.29	57,697.75		
ELEC01	02	Apartment fire and heat detectors	13	plot	401.79	5,223.33		
ELEC01	03	Telecommunications	13	plot	492.16	6,398.11		
ELEC01	04	Door bells	13	no	82.91	1,077.83		
ELEC01	05	Electrics to dwelling mechanical services	13	plot	497.46	6,466.98		
ELEC01	06	Supply and install towel rails - AFH SO units	13	plot	267.86	3,482.22		
ELEC01	07	Video door entry	13	plot	618.64	8,042.28		
ELEC01	08	Access control to vehicle gate	13	plot	293.37	3,813.86		
ELEC01	09	IRS installation (SKY+/TV/FM/DAB)	13	plot	246.08	3,199.05		
ELEC01	10	Energy Display Meter [CfSH]	13	no	255.11	3,316.40		
		Electric heating						
HELEC01	11	Electric heating to apartments (inclusive of E10 meter & sockets)		plot	3,455.91			
		TOTAL ELECTRICAL INSTALLATION					98,718	1.20
		TOTAL HOUSEBUILD					800,713	9.71



Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
FIT OUT ARCHITECTURAL						RENTED		
AFH UNITS - RENTED								
HCARP		CARPENTRY AND JOINERY						
		Flat Internals						
		1st Fix						
HCARP01	01	Cut and fit window board	23	m	10.65	248		
HCARP01	02	Fit softwood door linings to blockwork	38	no	21.99	835		
HCARP01	03	Supply of intumescent fire stop fire foam to fire door frames	38	no	5.32	202		
HCARP01	04	Cut protection for bath/shower and fit	6	no	4.86	29		
HCARP01	05	Plywood framing & Access panel to bath & Basin/WC	6	no	23.14	139		
HCARP01	06	Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	63	m²	19.72	1,251		
HCARP01	07	Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	127	m²	4.40	558		
HCARP01	08	Fit protection to window boards	23	m	1.62	38		
HCARP01	09	Fit protection to door linings	38	no	6.94	264		
HCARP01	10	Install Staircase to Duplex Flat unit		no	356.40			
HCARP01	11	Install temporary security door and lock	6	no	49.53	297		
HCARP01	12	Allowance for noggins to support equipment	6	plots	231.43	1,389		
HCARP01		2nd Fix						
HCARP01	13	Internal FD30 solid core 44mm paint grade door	38	no	23.14	879		
HCARP01	14	Fit butt hinges	114	no	1.62	185		
HCARP01	15	Cut and fit door stop set	38	no	9.49	361		
HCARP01	16	Cut and fit architrave set 22 x 95mm	38	no	12.27	466		
HCARP01	17	Cut and fit skirting board 22 x 220mm	448	m	3.47	1,556		
HCARP01	18	Fit privacy mortice lock	6	no	9.03	54		
HCARP01	19	Fit mortice latch	32	no	7.17	230		
HCARP01	20	Construct accessible casing to conceal underfloor heating manifold		no	37.03			
HCARP01	22	Install vanity units	6	no	74.06	444		
HCARP01	21	Install boxings to bathrooms	6	no	55.54	333		
HCARP01	22	Fit bath screens	6	no	148.12	889		
HCARP01	23	Fit shower screens		no	189.77			
HCARP01		Finals						
HCARP01	24	Fit intumescent strip / smoke seal to pre routed fire door frame	38	no	7.41	281		
HCARP01	25	Check & adjust doors	38	no	2.78	106		
HCARP01	26	Fit lever handles	32	no	6.02	193		
HCARP01	27	Fit privacy handles to bathrooms	6	no	6.94	42		
HCARP01	28	Standard fixings - nails, glue, screws etc	1	item	281.68	282		
HCARP01	29	Unloading, distributing and clearing	1	item	692.94	693		
		TOTAL CARPENTRY AND JOINERY					12,242	0.15
HCARP		CARPENTRY AND JOINERY						
		Flat Internals						
		1st Fix						
HCARP02	01	Window board - AFH Rented	23	m	3.69	86		
HCARP02	02	Softwood door linings	38	no	13.82	525		
HCARP02	03	Intumescent fire strip	38	no	8.57	326		
HCARP02	04	Plywood framing & Access Panel to bath & basin/WC	6	no	40.32	242		
HCARP02	05	46x73 CLS Framing	63	m	0.86	55		
HCARP02	06	Wedi Board	127	m²	23.45	2,975		
HCARP02	07	Staircase & Ballustrade set to Duplex Flat unit - AFH		no	608.69			
HCARP02	08	Temporary security door and lock	6	no	69.11	415		
HCARP02	09	Allowance for noggins to support equipment	6	plots	57.59	346		
HCARP02		2nd Fix						
HCARP02	10	Internal FD30 solid core 44mm paint grade door - AFH Rented	38	no	188.14	7,149		
HCARP02	11	Butt hinges	114	no	1.38	158		
HCARP02	13	Architrave set - AFH Rented	38	no	14.11	536		
HCARP02	14	Skirting board - AFH Rented	448	m	2.66	1,191		
HCARP02	15	Mortice lock	6	no	7.66	46		
HCARP02	16	Mortice latch	32	no	2.71	87		
HCARP02	17	Casing to conceal underfloor heating manifold		no	18.66			
HCARP02	19	Vanity units	6	no	553.35	3,320		
HCARP02	18	Boxings to bathrooms - AFH SO & Rented	6	no	40.32	242		
HCARP02	19	Bath screens - Rented	6	no	110.67	664		
HCARP02	20	Shower screens - AFH SO		no	309.88			
HCARP02		Finals						
HCARP02	21	Lever handles - AFH Rented	32	no	7.75	248		
HCARP02	22	Lever handles to bathrooms - AFH Rented	6	no	7.75	46		
HCARP02	23	Drying Space - Rotary Drier/Retractable line over bath		no	19.92			
		TOTAL CARPENTRY AND JOINERY					18,655	0.23



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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HDRYL		DRY LINING AND PARTITIONS						
		Flats						
		Ceilings						
HDRYL01	01	MF System to concrete soffit incl 15mm Soundbloc		m²	33.56			
HDRYL01	02	MF System to B&B soffit incl 50mm insuln & 15mm Soundbloc	279	m²	25.65	7,157		
HDRYL01	03	R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc		m²	38.65			
HDRYL01	04	15mm Soundbloc fixed direct to timber roofs	131	m²	8.79	1,153		
HDRYL01	05	Skim coat finish - Ceilings		m²	8.59			
HDRYL01	06	Tape & joint finish - Ceilings	410	m²	5.43	2,229		
HDRYL01	07	E/O for additional Fireline board	131	m²	7.41	971		
HDRYL01	08	E/O for Moisture resistant	80	m²	2.53	204		
HDRYL01	09	E/O for Thermal insulated (Sloping ceilings)		m²	48.25			
HDRYL01	10	E/O for foming Bulkheads	6	no	20.60	131		
HDRYL01	11	E/O for BG access panels	6	no	18.86	120		
HDRYL01	12	Blind Box Bulkhead 200mm wide recess to walls with openings		no				
HDRYL01	13	E/O Coffered Ceilings 'Bespoke Spec' only		no				
HDRYL01	14	Coving		no				
		Walls						
HDRYL01	15	2x Wallboard/Soundbloc screwfixed to metsec/jumbo stud walls		m²	23.16			
HDRYL01	16	12.5mm Plasterboard on dabs	497	m²	8.91	4,433		
HDRYL01	17	EO for increased ceiling height above 2.4m high		m²	8.91			
HDRYL01	18	Skim coat finish - Walls		m²	9.36			
HDRYL01	19	Tape & joint finish - Walls	497	m²	5.61	2,790		
HDRYL01	20	Window reveal liner	23	no	45.71	1,063		
		Partitions						
HDRYL01	21	70mm C studs partition; insulation, 2x wallboard & deflection heads	386	m²	34.89	13,457		
HDRYL01	22	EO for increased ceiling height above 2.4m high		m²	34.89			
HDRYL01	23	E/O moisture resistant plaster board to bathrooms & kitchens	355	m²	2.21	786		
HDRYL01	24	E/O for WBP Plywood backing fixed between studs to bathrooms	249	m²	17.00	4,226		
HDRYL01	25	EO Aquaboard/Wedi board to showers & boxing in		m²	38.90			
HDRYL01	26	Skim coat finish - Walls		m²	9.36			
HDRYL01	27	Tape & joint finish - Walls	771	m²	5.61	4,328		
HDRYL01	28	Noggins	6	no	375.15	2,380		
HDRYL01	29	Sealant to abutments	6	no	130.52	828		
HDRYL01	30	Form door openings	40	no	31.51	1,266		
HDRYL01	31	Form letterbox service boxes incl intumescent sleeve	6	no	540.45	3,428		
HDRYL01	32	Form mirror recesses		no	234.86			
		Floors						
HDRYL01	33	Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation	287	m²	31.45	9,041		
HDRYL01	34	Ground Floor; 75mm Reinforced sreed laid on 500g polythene membrane on	123	m²	91.99	11,291		
		Sundries						
HDRYL01	35	E/o for boxing-in Pocket/Sliding door gear		no	142.04			
HDRYL01	36	Full height boxing to SVP girth ne: 0.8m	6	no	174.94	1,050		
HDRYL01	37	Half height boxing behind sanitaryware	6	no	129.20	775		
HDRYL01	38	Baffle boxes and putty pads	6	plot	137.76	827		
HDRYL01	39	Make Good & Clear	6	no	476.85	2,861		
		TOTAL DRY LINING AND PARTITIONS					76,794	0.93
HKITS		KITCHENS & APPLIANCES						
HKITS01	01	Kitchens & Appliances to flats - AFH Rented	6	no	3,873.45	23,241		
HKITS01	04	Recyclabe Waste - 60litres Kitchen containers	6	no	66.40	398		
		TOTAL KITCHENS					23,639	0.29
HWARD		WARDROBES						
HWARD01	01	Wardrobes - Rented Flat		no				
		TOTAL WARDROBES UNITS						
HWTIL		FLOOR AND WALL TILING						
		Flats						
HWTIL01	01	Wall Tiling [£10/m2 supply] - AFH SO & Rented	76	m²	57.55	4,380		
HWTIL01	02	Floor Tiling [£10/m2 supply] - AFH SO & Rented		m²	57.55			
HWTIL01	07	E/O Wall & Floor tiling for additional bathrooms/ensuites - AFH Rented Flats		no	751.20			
		TOTAL FLOOR AND WALL TILING					4,380	0.05
HFCOV		CARPETS AND FLOOR COVERINGS						
		Flats						
HFCOV01	02	Vinyl Flooring	390	m²	38.73	15,106		
		TOTAL CARPETS AND FLOOR COVERINGS					15,106	0.18
HDECS		PAINTING AND DECORATING						
		Flats						
HDECS01	01	Decorations - Rented Flat	6	no	2,310.20	13,861		
HDECS01	02	Decoration to pre primed Doors	38	no	32.13	1,221		
		TOTAL PAINTING AND DECORATING					15,082	0.18



HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
HCLNR		BUILDER'S CLEAN						
		Flats						
HCLNR01	01	Builders clean - Flats	6	no	328.99	1,974		
HCLNR01	02	Reclean [3 no]	6	no	281.99	1,692		
HCLNR01	03	Clean windows externally	6	no	47.00	282		
		TOTAL BUILDER'S CLEAN					3,948	0.05
HMAST		MASTIC						
HMAST01	01	Mastic to flats	6	no	524.08	3,144		
		TOTAL MASTIC					3,144	0.04
HCARE		CUSTOMER CARE						
HCARE01	01	Customer Care - Maintaining units	6	no	1,106.70	6,640		
		TOTAL MAINTENANCE					6,640	0.08
SERVICES								
HMECH		MECHANICAL AND PLUMBING INSTALLATIONS						
		Flats						
		Heating						
MECH01	01	Primary heating connection		no	159.17			
MECH01	02	Heating Primary Pipework - Flats/Houses	390	m²	14.83	5,785		
MECH01	03	Radiators	28	No	109.56	3,068		
MECH01	04	Manifolds		No	255.73			
MECH01	05	Mech & plumbing installations (Under floor heating)		m²	34.13			
		Domestic Water						
MECH01	06	Hot & Cold Water [per wet room]	12	No	577.63	6,932		
MECH01	07	E/O Wet rooms/ Utilities		No	577.63			
		Ventilation						
MECH01	08	Vent Box incl Humidistat	6	No	545.68	3,274		
MECH01	09	Ventilation to Kitchen	6	No	440.36	2,642		
MECH01	10	Ventilation to Utility		No	347.39			
MECH01	11	Ventilation to WC		No	347.39			
MECH01	12	Ventilation to Bath	6	No	347.39	2,084		
MECH01	13	Ventilation to Ensuite		No	347.39			
MECH01	14	E/O whole house ventilation	6	No	1,137.22	6,823		
		Above Ground Drainage						
MECH01	15	SVP waste pipework	12	No	43.89	527		
MECH01	16	SVP Stub Stack incl AAV,s	6	No	88.19	529		
MECH01	17	Wastes	24	No	23.98	576		
		Fix only sanitaryware:						
MECH01	18	Fix WC	6	No	137.15	823		
MECH01	19	Fix Basin	6	No	112.21	673		
MECH01	20	Fix Bath with shower over	6	No	137.15	823		
MECH01	21	Fix Shower	6	No	199.49			
MECH01	22	Fix Kitchen	6	No	112.21	673		
		Renewables						
MECH01	23	Worcester Greenstar Boiler & Cylinder		no	4,032.24			
MECH01	24	Centralised ASHP incl HIA & Thermal store	6	No	6,656.37	39,938		
MECH01	25	Daikin Altherma Heatbox incl external unit		No	8,552.67			
MECH01	26	Daikin Altherma Cylinder		No	1,473.89			
MECH01	27	High pressure hot water cylinder (Megaflow or similar)		no	901.95			
		Sundries:						
MECH01	28	E/O for Duplex		No	801.41			
MECH01	29	OM Manuals/Handover Packs	6	No	106.11	637		
		Supply only sanitaryware:						
MECH01	30	WC suite - AFH Rented	6	no	154.94	930		
MECH01	31	Basin suite - AFH Rented	6	no	132.80	797		
MECH01	32	Bath suite - AFH Rented	6	no	431.61	2,590		
MECH01	33	Shower suite - AFH Rented		no	243.47			
MECH01	34	Contractors margin on sanitaryware	1	item	647.42	647		
		TOTAL MECHANICAL & PLUMBING INSTALLATIONS					80,771	0.98
HELEC		ELECTRICAL INSTALLATION						
		Flats						
ELEC01	01	Small power and lighting [Rent]	6	plot	3,031.08	18,186		
ELEC01	02	Apartment fire and heat detectors	6	plot	401.79	2,411		
ELEC01	03	Telecommunications	6	plot	492.16	2,953		
ELEC01	04	Door bells	6	no	82.91	497		
ELEC01	05	Electricians to dwelling mechanical services	6	plot	497.46	2,985		
ELEC01	06	Supply and install towel rails - AFH Rented units	6	plot	178.58	1,071		
ELEC01	07	Video door entry	6	plot	618.64	3,712		
ELEC01	08	Access control to vehicle gate	6	plot	293.37	1,760		
ELEC01	09	IRS installation (SKY+/TV/FM/DAB)	6	plot	246.08	1,476		
ELEC01	10	Energy Display Meter [CFSH]	6	no	255.11	1,531		
		Electric heating						
HELEC01	11	Electric heating to apartments (inclusive of E10 meter & sockets)		plot	3,455.91			
		TOTAL ELECTRICAL INSTALLATION					36,583	0.44
TOTAL HOUSEBUILD							296,986	3.60

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

HOUSES



HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
UPPER FLOORS & STAIRCASES								
HSTWK STRUCTURAL STEELWORK								
HSTWK01	01	Structural steel to External Walls		tns	3,430.77			
HSTWK01	02	Structural steel to floors	50	tns	3,430.77	172,527		
HSTWK01	03	E/O floors for Staggared stairs		No	885.36			
HSTWK01	04	Structural steel to roof	27	tns	3,430.77	93,427		
HSTWK01	05	Structural steel to mansard roof		tns	3,430.77			
HSTWK01	06	H-Frame stone support steel		tns	2,324.07			
HSTWK01	07	Structural steel to cantilever balconies		No	1,217.37			
HSTWK01	08	Structural steel to Lifetimes Homes [Future Lift provision]		No	1,062.43			
HSTWK01	09	Intumescent paint to steelwork		item	26,595.33			
		TOTAL STRUCTURAL STEELWORK					265,953	3.23
HPCCF PRE-CAST CONCRETE STAIRS AND FLOORS								
HPCCF01	01	Precast concrete floor planks - 150mm incl fall arrest		m²	63.88			
HPCCF01	02	Precast concrete floor planks - 200mm incl fall arrest		m²	72.64			
HPCCF01	03	Solid Ends		m	11.62			
HPCCF01	04	Raked Ends		m	11.62			
HPCCF01	05	E/O Rigid Lorry delivery		m²	2.60			
HPCCF01	06	Precast concrete floor planks - Lifetime Homes - [Future Lift provision]		No	166.01			
HPCCF01	07	Precast concrete stairs including half landing		no	3,790.23			
		TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS						
HCONC IN-SITU CONCRETE FRAME								
HCONC01	01	Concrete Frame - as breakdown sheet		m²				
HCONC01	02	Principle Contractor Margin on Concrete Frame		Item				
HCONC01	03	Concrete Frame Prelims		Item	84,321.28			
		TOTAL IN-SITU CONCRETE FRAME						
ENVELOPE								
HBLYR BRICKWORK								
Substructure Brickwork to Podium								
HBLYR01	01	Blockwork - 100mm		m²	30.99			
HBLYR01	02	Half brick facinas to skin of external wall		m²	88.18			
HBLYR01	03	Forming 130mm cavity		m²	6.04			
HBLYR01	04	Cavity Tray, DPC's, Weepholes etc		m²	7.85			
Brickwork								
HBLYR01	05	Half brick facinas to skin of external wall	2907	m²	88.18	256,300		
HBLYR01	06	E/O for features to elevations		m²	54.46			
HBLYR01	07	E/O Non size bricks		m²	15.56			
HBLYR01	08	E/O Flemish/English Bond		m²	23.34			
HBLYR01	09	E/O Stack Bond		m²	51.87			
HBLYR01	10	E/O 50mm thick bricks		m²	14.52			
HBLYR01	11	E/O Projecting motif pattern		m²	33.20			
HBLYR01	12	E/O Forming Honeycombe pattern		m²	44.09			
HBLYR01	13	Brick slips mechanically fixed and pointed		m²	259.36			
HBLYR01	14	Brick faced lintels and pointed	646	m	100.95	65,206		
HBLYR01	15	Brick Chimney incl Pot haunching etc		no	972.58			
HBLYR01	16	Existing brickwork repointed & cleaned		m²	64.84			
Stonework								
HBLYR01	17	100mm reconstituted stone panels to cavity wall		m²	467.49			
HBLYR01	18	Window Cills	24	m	90.77	2,206		
HBLYR01	19	Window Heads	93	m	90.77	8,397		
HBLYR01	20	Window Reveals		m	265.84			
HBLYR01	21	Stone String Course		m	90.77			
HBLYR01	22	Stone Coping - 540x160mm		m	107.63			
HBLYR01	23	Stone Canopy & Columns	9	no	972.58	8,753		
Blockwork to External Walls								
HBLYR01	24	Blockwork - 100mm	3299	m²	30.99	102,215		
HBLYR01	25	Blockwork - 140mm		m²	38.25			
External Sundries								
HBLYR01	26	Forming 150mm cavity incl 100mm insulation	3103	m²	12.71	39,428		
HBLYR01	27	Ancon WP 01 W		no	84.29			
HBLYR01	28	Brick support, lintel dpc fire barrier and sundry items	3103	m²	34.53	107,141		
Internal								
HBLYR01	29	Block work to party walls [2no skins - 100mm]	2101	m²	58.35	122,626		
HBLYR01	30	100mm cavity with RD100 full fill insulation	2101	m²	12.32	25,888		
HBLYR01	31	Blockwork - 100mm to internal partitions	216	m²	29.18	6,302		
HBLYR01	32	Blockwork - 140mm		m²	38.25			
HBLYR01	33	Blockwork - 215mm [Blocks laid Flat]		m²	59.65			
Internal Sundries								
HBLYR01	34	Safestand scaffold to internal walls	1	Item	12,892.87	12,893		
HBLYR01	35	Concrete Lintels, Head restraints, soft joints, padstones and sundry items	2317	m²	14.29	33,117		



Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
Basement Blockwork								
HBLYR01	36	Blockwork - 100mm to internal partitions		m²	29.18			
HBLYR01	37	Blockwork - 140mm		m²	38.25			
HBLYR01	38	Blockwork - 215mm [Blocks laid Flat]		m²	59.65			
HBLYR01	39	Concrete Lintels, Head restraints, soft joints, padstones and sundy items		m²	14.29			
Bricklayer Prelims								
HBLYR01	40	Bricklayer Prelims	0.3	Item	148,740.48	47,536	838,007	10.18
TOTAL BRICKWORK LABOUR								
HBLYR BRICKWORK								
Brickwork								
HBLYR02	01	Half brick facings to skin of external wall - PC £600/k - OM Houses	2907	m²	30.88	89,745		
HBLYR02	02	E/O for features to elevations		m²	22.13			
HBLYR02	03	Brick slips cladding panels incl support frame and ply		m²	481.41			
HBLYR02	04	Brick faced lintels and pointed	646	m	127.82	82,561		
HBLYR02	05	Brick Chimney incl Pot haunching etc		no	1,936.73			
HBLYR02	06	Existing brickwork repointed & cleaned		m²	55.34			
Stonework								
HBLYR02	07	100mm reconstituted stone panels to cavity wall		m²	165.56			
HBLYR02	08	Window Cills	24	m	43.00	1,045		
HBLYR02	09	Window Heads	93	m	64.19	5,937		
HBLYR02	10	Window Reveals		m	54.97			
HBLYR02	11	Stone String Course		m	107.37			
HBLYR02	12	Stone Coping - 540x160mm		m	80.20			
HBLYR02	13	Stone Canopy & Columns	9	no	4,980.15	44,821		
Blockwork								
HBLYR02	14	Blockwork - 100mm 7N	3299	m²	10.67	35,191		
HBLYR02	15	Blockwork - 140mm 7N		m²	15.63			
HBLYR02	16	Coursing Blocks	18603	no	0.39	7,206		
External Sundries								
HBLYR02	16	60mm Kingspan K8 insulation	3103	m²	15.39	47,749		
HBLYR02	17	90mm Kingspan K8 insulation		m²	26.97			
HBLYR02	18	100mm Kingspan K8 insulation		m²	28.48			
HBLYR02	19	Ancon brick support		m	187.86			
HBLYR02	20	Pistol Bricks		m	20.36			
HBLYR02	21	Ancon WP 01 Windpost		no	213.86			
HBLYR02	22	Ancon PWP 01 Parapet Post	219	no	141.98	31,084		
HBLYR02	23	Cavity Lintels	465	m	25.18	11,717		
Internal								
HBLYR02	24	Block work to party walls [2no skins - 100mm]	2101	m²	22.11	46,466		
HBLYR02	25	100mm cavity with RD100 full fill insulation	2101	m²	3.83	8,047		
HBLYR02	26	Blockwork - 100mm 7N	216	m²	10.67	2,304		
HBLYR02	27	Blockwork - 140mm 7N		m²	15.63			
HBLYR02	28	Blockwork - 215mm 7N		m²	22.69			
HBLYR02	29	Blockwork - 215mm [Blocks laid Flat]		m²	23.79			
Internal Sundries								
HBLYR02	30	Concrete Lintels, Head restraints, soft joints, padstones and sundy items	2317	m²	20.75	48,087		
HBLYR02	31	PCC Lintels		m	11.49			
HBLYR02	32	Padstones		no	6.31			
TOTAL BRICKWORK MATERIALS							461,961	5.61
HSCAF SCAFFOLDING								
HSCAF01	01	External Scaffolding - 20wks hire period [Traditional Build]	3574	m²	36.76	131,362		
HSCAF01	02	Internal Scaffolding - 20wks hire period		m²	22.46			
HSCAF01	03	Scaffold Protection Fan to Entrances		m	59.97			
HSCAF01	04	Haki Staircase Towers		floors	588.78			
HSCAF01	05	Loading bays [4mx2.5m]		floors	525.54			
HSCAF01	06	Birdcage with-in Stairs	58	No	760.50	44,109		
HSCAF01	07	Handrails to Stairs	89	Stairs	76.37	6,797		
HSCAF01	08	Rubbish Chute		floors	164.86			
HSCAF01	09	Edge protection		m	19.09			
HSCAF01	10	Hoist tower		floors	588.78			
HSCAF01	11	Hoist gates		floors	54.52			
HSCAF01	12	Crash decks		m²	50.70			
HSCAF01	13	Backpropping to timber floor joists	89	floors	142.22	12,657		
HSCAF01	14	Fix only Mona flex on framework		m²	9.16			
HSCAF01	15	Supply Mona flex		m²	4.01			
HSCAF01	16	Scaffold alarm system		Item	2,180.66			
HSCAF01	17	Lintel Rack		no	507.00			
HSCAF01	18	Timber rack		no	1,564.38			
HSCAF01	19	Protected walkways		m	38.16			
HSCAF01	20	Debris netting		m²	3.38			
HSCAF01	21	Temporary roof		m²	158.10			
HSCAF01	22	Adaptions		Item	13,136.24			
HSCAF01	23	Scaffold Inspections	31	Visit	189.62	5,878		
HSCAF01	24	Scaffolding - additional hire		wks	334.14			
TOTAL SCAFFOLDING							200,804	2.44

GREGGS BAKERY TWICKENHAM

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
HWIND WINDOWS AND EXTERNAL DOORS								
HWIND01	01	Windows - uPVC Profile incl cavity closers & installation		m²	222.00			
HWIND01	02	Windows - Timber Profile (Jeldwen Timber)		m²	249.01			
HWIND01	03	Windows - Timber Profile (Specialist Joinery)		m²	398.41			
HWIND01	04	Windows - Aluminium/Timber Composite incl installation	378	m²	542.56	205,239		
HWIND01	05	Windows - Conservation Box Sash Windows		m²	800.49			
HWIND01	06	E/O Windows for improved thermal standards		m²	44.27			
HWIND01	07	Single Front Entrance Frame & Door - IG Style		no	830.03			
HWIND01	08	Double/Combination Front Entrance Frame & Door		no	1,494.05			
HWIND02	09	e/o for sidelights to entrance doors		m	387.35			
HWIND01	10	Rear/Personnel Doors		no	608.69			
HWIND01	11	Internal Entrance Frames		no	1,992.06			
HWIND01	12	Patio doors/French doors (incl sidelights)	90	m	397.31	35,599		
HWIND01	13	Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed		m	1,958.86			
HWIND01	14	Sunrav Substation Door		no	4,980.15			
		TOTAL WINDOWS AND EXTERNAL DOORS					240,838	2.93
HMTWK METALWORK								
HMTWK01	01	Bolt on metal balconies with Continuous Steel balustrading inc decking		no	1,826.06			
HMTWK01	02	Bolt on metal balconies with Glazed balustrading inc decking		no	7,968.24			
HMTWK01	03	Juliette Balconies - Metal	31	no	586.55	18,183		
HMTWK01	04	Continuous Steel Balustrades		m	586.55			
HMTWK01	05	Framed Glazed Balustrades inc s/s handrail		m	492.48			
HMTWK01	06	Frameless structural Glazed Balustrades inc s/s handrail		m	713.82			
HMTWK01	07	Perforated steel cladding		m²	420.55			
HMTWK01	08	Window Planter	121	no	830.03	100,433		
HMTWK01	09	Privacy screen 1.75m high		m	1,045.83			
HMTWK01	10	Garage Door - Single	9	no	1,992.06	17,929		
HMTWK01	11	Garage Door - Double		no	2,656.08			
HMTWK01	12	Support Metalwork for PV Panels		m²	83.00			
HMTWK01	13	External staircases		item	55,335.00			
HMTWK01	14	Metal stair balustrades		flr	830.03			
		TOTAL METALWORK					136,545	1.66
HREND RENDERING								
HREND01	01	20mm Sand & Cement Render incl paint finish		m²	32.26			
HREND01	02	8mm Parquetting render coat to party walls		m²	14.65			
HREND01	03	Monocouch Self Colour Render to blockwork incl expansion joints		m²	30.99			
HREND01	04	Stow Self Colour Render to blockwork (Water proof/flexible)		m²	60.87			
HREND01	05	Ashlar Rendering to blockwork background		m²	69.72			
		TOTAL RENDERING						
HCLAD EXTERNAL CLADDING								
HCLAD01	01	Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)		m²	116.20			
HCLAD01	02	Hardiplank Pre-finished Weatherboarding 8x190mm (E/o Blockwork Cavity Wall) incl framing batten & trim beads		m²	61.09			
HCLAD01	02	External Cladding (Zinc)		m²	323.16			
HCLAD01	03	External Cladding (Aluminium)	196	m²	323.16	63,345		
HCLAD01	04	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	05	External Cladding (Timber boarding)		m²	304.34			
HCLAD01	06	Cladding to balcony enclosures		m²	398.41			
		TOTAL EXTERNAL CLADDING					63,345	
HCURW CURTAIN WALLING								
HCURW01	01	Glass curtain walling - Kawneer 50mm profile		m²	664.02			
HCURW01	02	Glass curtain walling - Doors to balconies		no	2,490.08			
HCURW01	03	Glass curtain walling - Entrance Doors		no	11,067.00			
HCURW01	04	Glazed Atrium		no	243,474.00			
HCURW01	05	e/o for double opening doors		no	1,383.38			
		TOTAL CURTAIN WALLING						
HGBLK GLASS BLOCK WALLING								
HGBLK01	01	Glass Block Walling - External		m²	105.14			
HGBLK01	02	Glass Block Walling - Internal		m²	105.14			
HGBLK01	03	Glass Block Walling - Fire Rated		m²	105.14			
		TOTAL GLASS BLOCK WALLING						



Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
ROOF COVERINGS								
HRTIL ROOF TILING								
HRTIL01	01	Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	65.55			
HRTIL01	02	Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	81.63			
HRTIL01	03	Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	91.20			
HRTIL01	04	Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	102.60			
HRTIL01	05	e/o for counter battening	1034	m²	4.43	4,579		
HRTIL01	06	Vertical tile hanging (incldg felt & battens etc)		m²	183.55			
HRTIL01	07	Ventilation Terminals	62	no	59.76	3,705		
HRTIL01	08	Roofs over Bays.	40	no	1,195.24	47,809		
HRTIL01	09	Roofs over Dormers.		no	1,660.05			
HRTIL01	10	Leadwork to flat roofs (incldg rolls etc)		m²	292.17			
HRTIL01	11	Leadwork to roof and mansards	27	item	2,390.47	64,543		
HRTIL01	12	Leadwork to valleys, abutments etc	31	no	597.62	18,526		
HRTIL01	13	Leadwork to parapets	657	m	59.76	39,252		
HRTIL01	14	Leadwork to chimneys		no	657.38			
HRTIL01	15	Leadwork to back Gutters	340	m	132.80	45,206		
TOTAL ROOF TILING							223,620	2.72
HRINS INSULATION								
HRINS01	01	Injected Cavity Insulation		m²	6.64			
HRINS01	02	Roof insulation : 200mm between joists: 200mm over joists	1430	m²	6.60	9,434		
HRINS01	03	Roof insulation : Rigid form to either sloping or flat roofs	1034	m²	44.27	45,788		
HRINS01	04	Soffit lining [insulated] to underside of external ceilings/soffits		m²	55.34			
TOTAL INSULATION							55,223	0.67
HCARP CARPENTRY - FLOORS & ROOFS								
HCARP01	01	ECO Type joists incl chipboard covering and insulation	2836	m²	22.68	64,331		
HCARP01	02	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	52.44			
HCARP01	03	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	44.81			
HCARP01	04	Cement particle board to underside of concrete balconies		m²	9.03			
HCARP01	05	Fascia's and soffits		m	11.11			
HCARP01	06	Roof Lights	68	no	416.58	28,327		
HCARP01	07	Feature Bay Window	40	no	231.43	9,257		
HCARP01	08	Timber/GRP Canopy	31	no	324.00	10,044		
HCARP01	09	Single Front Entrance Frame & Door	31	no	129.60	4,018		
HCARP01	10	Double/Combination Front Entrance Frame & Door		no	166.63			
HCARP01	11	e/o for sidelights to entrance doors	5	m	37.03	167		
HCARP01	12	Rear/Personnel Doors		no	111.09			
HCARP01	13	Loft Hatches/Roof void access	31	no	166.63	5,166		
HCARP01	14	AOV Doors to smoke Vents		floors	222.17			
HCARP01	15	Timber roof structure [Flat roof]	1430	m²	41.10	58,789		
HCARP01	16	Timber roof structure [Cut & pitch roof]	231	m²	38.88	8,981		
HCARP01	17	Timber roof structure [Mansard roof -measured on elevation]	313	m²	49.99	15,639		
HCARP01	18	Timber roof structure [Trusses measured on plan]		m²	34.35			
HCARP01	19	Timber roof structure [Attic trusses measured on plan]		m²	36.38			
HCARP01	20	e/o for ply lining to supporting type roofs/rooms within roof	1034	m²	4.63	4,788		
HCARP01	21	Safety Decking to enable working platform to roof		m²	25.92			
HCARP01	22	Form Back Gutter include Ply etc	340	m	28.42	9,674		
HCARP01	23	Form False timber parapets	278	m	18.28	5,083		
HCARP01	24	Craneage by subcontractor to lift and distribute roof trusses		no	1,110.87			
TOTAL CARPENTRY AND JOINERY							224,264	2.72
HCARP CARPENTRY - FLOORS & ROOFS								
HCARP02	01	ECO Type joists incl chipboard covering and insulation	2836	m²	48.17	136,636		
HCARP02	02	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	92.15			
HCARP02	03	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	74.87			
HCARP02	04	Cement particle board to underside of concrete balconies		m²	17.28			
HCARP02	05	Fascia's and soffits		m	27.65			
HCARP02	06	Roof Lights - Houses	68	no	518.35	35,248		
HCARP02	07	Feature Bay Window	40	no	1,267.07	50,683		
HCARP02	08	Timber/GRP Canopy	31	no	2,591.73	80,344		
HCARP02	09	Single Front Entrance Frame & Door	31	no	885.36	27,446		
HCARP02	10	Double/Combination Front Entrance Frame & Door		no	1,785.42			
HCARP02	11	e/o for sidelights to entrance doors	5	m	374.36	1,685		
HCARP02	12	Rear/Personnel Doors		no	339.81			
HCARP02	13	Loft Hatches FR/Roof void access	31	no	116.41	3,609		
HCARP02	14	AOV Doors to smoke vents		floors	431.96			
HCARP02	15	Timber roof structure [Flat roof]	1430	m²	54.14	77,436		
HCARP02	16	Timber roof structure [Cut & pitch roof]	231	m²	94.45	21,819		
HCARP02	17	Timber roof structure [Mansard roof -measured on elevation]	313	m²	94.45	29,550		
HCARP02	18	Timber roof structure [Trusses measured on plan]		m²	78.04			
HCARP02	19	Timber roof structure [Attic trusses measured on plan]		m²	87.54			
HCARP02	20	e/o for ply lining to supporting type roofs/rooms within roof	1034	m²	9.22	9,532		
HCARP02	21	Form Back Gutter include Ply etc	340	m	28.80	9,803		
HCARP02	22	Form False timber parapets	278	m	17.28	4,803		
TOTAL CARPENTRY AND JOINERY							488,592	5.94

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
HASPH ASPHALT/MEMBRANE ROOF								
HASPH01	01	Single ply Membrane Roof	390	m²	201.21	78,436		
HASPH01	02	Single ply Membrane incl green/brown roof		m²	263.66			
HASPH01	03	Membrane to balconies/Terraces -[not Podium slab]	146	m²	187.33	27,426		
HASPH01	04	e/o Waterproof collers to steelwork staunchions		m²	20.81			
HASPH01	05	e/o Saxon Paving slabs to Membrane/Hot Melt Roof	146	m²	109.14	15,978		
HASPH01	06	e/o Perfecta Paving slabs to Membrane/ Hot Melt Roof		m²	118.23			
HASPH01	07	Electronic leak test		no	901.98			
HASPH01	08	Hot Melt Permatec roofing incl 160mm insulation		m²	147.31			
		TOTAL ASPHALT/MEMBRANE ROOF					121,840	1.48
HSHRF SHEET ROOFING								
HSHRF01	01	Sheet Metal Roof - Zinc inc plywood and underlay	2198	m²	182.61	401,403		
HSHRF01	02	Sheet Metal Roof - Copper		m²				
HSHRF01	03	Sheet Metal Roof - Lead		m²				
HSHRF01	04	Sheet Metal Roof - Parapets/Cappings	657	m	232.41	152,645		
HSHRF01	05	e/o eaves & fascia trims		m	83.00			
		TOTAL SHEET ROOFING					554,048	6.73
HSAFE MANSAFE SYSTEM								
HSAFE01	01	Restraint Anchor Points		no	105.14			
HSAFE01	02	Roof Restraint system		m²	5.53			
HSAFE01	03	Roof Mounted Twin Track cleaning and maintenance system		no	83,002.50			
		TOTAL MANSAFE SYSTEM						
FIT OUT ARCHITECTURAL								
HCARP CARPENTRY AND JOINERY								
1st Fix								
HCARP01	01	Cut and fit window board	282	m	10.65	3,005		
HCARP01	02	Fit softwood door linings to blockwork	315	no	21.99	6,920		
HCARP01	03	Fit softwood linings for Pocket/Sliding door gear - Houses	49	no	277.72	13,736		
HCARP01	04	Fit Bi-Fold/Sliding door gear including linings, architrave & hanging doors		m	299.93			
HCARP01	05	Supply of intumescent fire stop fire foam to fire door frames	364	no	5.32	1,939		
HCARP01	06	Cut protection for bath/shower and fit	49	no	4.86	240		
HCARP01	07	Plywood framing & Access panel to bath & Basin/WC	114	no	23.14	2,631		
HCARP01	08	Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	1595	m²	19.72	31,447		
HCARP01	09	Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	975	m²	4.40	4,286		
HCARP01	10	Fit protection to window boards	282	m	1.62	457		
HCARP01	11	Fit protection to door linings	364	no	6.94	2,529		
HCARP01	12	Install temporary security door and lock	36	no	49.53	1,806		
HCARP01	13	Allowance for noggins to support equipment	36	plots	231.43	8,438		
2nd Fix								
HCARP01	14	Internal FD30 solid core 44mm veneer door	364	no	23.14	8,429		
HCARP01	15	Fit butt hinges	1093	no	1.62	1,770		
HCARP01	16	Cut and fit door stop set	364	no	9.49	3,456		
HCARP01	17	Cut and fit architrave set 22 x 95mm	364	no	12.27	4,467		
HCARP01	18	Cut and fit skirting board 22 x 220mm	3217	m	3.47	11,167		
HCARP01	19	Fit privacy mortice lock	114	no	9.03	1,026		
HCARP01	20	Fit mortice latch	251	no	7.17	1,797		
HCARP01	21	Construct door coffin	36	no	24.30	886		
HCARP01	22	Remove doors to coffin	364	no	4.63	1,686		
HCARP01	23	Construct accessible casing to conceal underfloor heating manifold	73	no	37.03	2,700		
HCARP01	24	Install vanity units	118	no	74.06	8,715		
HCARP01	25	Fit bath screens	36	no	148.12	5,401		
HCARP01	26	Fit shower screens	45	no	189.77	8,494		
HCARP01	27	Fit mirror above basin worktop/vanity unit	114	no	32.40	3,683		
HCARP01	28	Fit glass shelving to bathrooms/ensuites		no				
Finals								
HCARP01	29	Replace doors from coffin	364	no	4.86	1,770		
HCARP01	30	Fit intumescent strip / smoke seal to pre routed fire door frame	364	no	7.41	2,697		
HCARP01	31	Check & adjust doors	364	no	2.78	1,011		
HCARP01	32	Fit lever handles	251	no	6.02	1,507		
HCARP01	33	Fit privacy handles to bathrooms	114	no	6.94	789		
HCARP01	34	Standard fixings - nails, glue, screws etc	1	item	3,722.16	3,722		
HCARP01	35	Unloading, distributing and clearing	1	item	9,156.50	9,157		
Staircases								
HCARP01	36	Staircase OM Baseline Spec		item	486.95			
HCARP01	37	Staircase OM Medium Spec	31	item	486.95	15,095		
HCARP01	38	Staircase OM High Spec		item	486.95			
HCARP01	39	Staircase OM Bespoke Spec		item	2,213.40			
Carpenter Prelims								
HCARP01	40	Carpenter & Joiner Prelims	0.3	Item	109,563.30	35,015		
		TOTAL CARPENTRY AND JOINERY					211,875	2.57

GREGGS BAKERY TWICKENHAM

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HOUSES



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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
HCARP		CARPENTRY AND JOINERY						
		1st Fix						
HCARP02	01	Window board	282	m	3.69	1,040		
HCARP02	02	Softwood door linings	315	no	13.82	4,351		
HCARP02	03	Door Lining for Pocket/Sliding door gear - Houses	49	no	243.05	12,021		
HCARP02	04	Bi-Fold/Sliding door gear including linings, architrave doors & ironmongery		m	431.96			
HCARP02	05	Intumescent fire strip	364	no	8.57	3,121		
HCARP02	06	Plywood framing & Access Panel to bath & basin/WC	114	no	40.32	4,583		
HCARP02	07	46x73 CLS Framing	3828	m	0.86	3,307		
HCARP02	08	Wedi Board	975	m²	23.45	22,857		
HCARP02	09	Temporary security door and lock	36	no	69.11	2,520		
HCARP02	10	Allowance for noggins to support equipment	36	plots	57.59	2,100		
		2nd Fix						
HCARP02	11	Internal FD30 solid core 44mm door - OM	291	no	254.54	74,143		
HCARP02	12	Door to Living room [non glazed to baseline spec]	73	no				
HCARP02	13	Butt hinges	1093	no	1.38	1,510		
HCARP02	15	Architrave set 18 x 70mm [18mm x 57mm PR to Baseline]	364	no	18.06	6,578		
HCARP02	16	Skirting board 18 x 144mm [18mm x 94mm PR on Baseline spec]	3217	m	3.32	10,680		
HCARP02	17	Mortice lock	114	no	7.66	871		
HCARP02	18	Mortice latch	251	no	2.71	678		
HCARP02	19	Casing to conceal underfloor heating manifold	73	no	18.66	1,361		
HCARP02	20	Vanity units	102	no	553.35	56,442		
HCARP02	21	Bath screens	36	no	110.67	4,035		
HCARP02	22	Shower screens	45	no	309.88	13,869		
HCARP02	23	Mirror above basin/worktop/vanity unit	89	no	232.41	20,684		
HCARP02	24	3 Tier Glass shelving to bathrooms/ensuites		no				
		Finals						
HCARP02	25	Lever handles	251	no	16.60	4,159		
HCARP02	26	Lever handles to bathrooms	114	no	9.96	1,132		
HCARP02	27	Drying Space - Rotary Drier/Retractable line over bath		no	19.92			
		Staircases						
HCARP02	28	Staircase OM Baseline Spec		no	1,328.04			
HCARP02	29	Staircase OM Medium Spec	31	no	1,770.72	54,892		
HCARP02	30	Staircase OM High Spec		no	8,853.60			
HCARP02	31	Staircase OM Bespoke Spec		no	27,667.50			
		TOTAL CARPENTRY AND JOINERY					306,935	3.73
HDRYL		DRY LINING AND PARTITIONS						
		Ceilings						
HDRYL01	01	MF System to concrete soffit incl 15mm Soundbloc		m²	33.56			
HDRYL01	02	MF System to B&B soffit incl 50mm insuln & 15mm Soundbloc		m²	25.65			
HDRYL01	03	R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc	1534	m²	38.65	59,265		
HDRYL01	04	15mm Soundbloc fixed direct to timber roofs	1,933	m²	8.79	17,003		
HDRYL01	05	Skim coat finish - Ceilings		m²	8.59			
HDRYL01	06	Tape & joint finish - Ceilings	3,467	m²	5.43	18,839		
HDRYL01	07	E/O for additional Fireline board	3,467	m²	7.41	25,679		
HDRYL01	08	E/O for Moisture resistant	601	m²	2.53	1,522		
HDRYL01	09	E/O for Thermal insulated (Sloping ceilings)	1034	m²	48.25	49,909		
HDRYL01	10	E/O for forming Bulkheads	93	no	20.60	1,915		
HDRYL01	11	E/O for BG access panels	93	no	18.86	1,754		
HDRYL01	12	Blind Box Bulkhead 200mm wide recess to walls with openings		no				
HDRYL01	13	E/O Coffered Ceilings 'Bespoke Spec' only		no				
HDRYL01	14	Coving		no				
		Walls						
HDRYL01	15	2x Wallboard/Soundbloc screwfixed to metsec/jumbo stud walls	1595	m²	23.16	36,942		
HDRYL01	16	12.5mm Plasterboard on dabs	7532	m²	8.91	67,141		
HDRYL01	17	EO for increased ceiling height above 2.4m high			8.91			
HDRYL01	18	Skim coat finish - Walls		m²	9.36			
HDRYL01	19	Tape & joint finish - Walls	9126	m²	5.61	51,208		
HDRYL01	20	Window reveal liner	182	no	45.71	8,319		
		Partitions						
HDRYL01	21	70mm C studs partition; insulation, 2x wallboard & deflection heads		m²	34.89			
HDRYL01	22	EO for increased ceiling height above 2.4m high		m²	34.89			
HDRYL01	23	E/O moisture resistant plaster board to bathrooms & kitchens	72	m²	2.21	159		
HDRYL01	24	E/O for WBP Plywood backing fixed between studs to bathrooms	50	m²	17.00	857		
HDRYL01	25	EO Aquaboard/Wedi board to showers & boxing in		m²	38.90			
HDRYL01	26	Skim coat finish - Walls		m²	9.36			
HDRYL01	27	Tape & joint finish - Walls		m²	5.61			
HDRYL01	28	Noggins	31	no	375.15	11,630		
HDRYL01	29	Sealant to abutments		no	130.52			
HDRYL01	30	Form door openings	9	no	31.51	284		
HDRYL01	31	Form letterbox service boxes incl intumescent sleeve		no	540.45			
HDRYL01	32	Form mirror recesses	102	no	234.86	23,956		
		Floors						
HDRYL01	33	Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation		m²	31.45			
HDRYL01	34	Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane on	1144	m²	91.99	105,245		

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

HOUSES



HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION								
MEDIUM SPECIFICATION								
Sundries								
HDRYL01	35	E/o for boxing-in Pocket/Sliding door gear	31	no	142.04	4,403		
HDRYL01	36	Full height boxing to SVP girth ne: 0.8m	129	no	174.94	22,567		
HDRYL01	37	Half height boxing behind sanitaryware	98	no	129.20	12,661		
HDRYL01	38	Baffle boxes and putty pads		plot	137.76			
HDRYL01	39	Make Good & Clear	31	no	476.85	14,783		
Dryliner Prelims								
HDRYL01	40	Dry Liner & Partitioner Prelims	0.3	Item	167,554.38	53,548	589,589	7.16
TOTAL DRY LINING AND PARTITIONS								
HKITS KITCHENS								
HKITS01	01	Kitchens & Appliances to houses - OM	31	no	8,300.25	257,308		
HKITS01	04	Utility & Appliances to houses - OM		no	2,766.75			
HKITS01	07	Recyclable Waste - 60litres Kitchen containers		no	66.40		257,308	3.13
TOTAL KITCHENS								
HWARD WARDROBES								
HWARD01	01	Wardrobes - OM House	31	no	1,549.38	48,031	48,031	0.58
TOTAL WARDROBES UNITS								
HFURN SPECIAL FIXTURES & FITTINGS								
HFURN01	01	DDA Compliance		no	3,541.44			
TOTAL SPECIAL FIXTURES & FITTINGS								
HWTL FLOOR AND WALL TILING								
Walls								
HWTL01	01	Wall Tiling Kitchen - OM		m²	71.94			
HWTL01	02	Bathroom OM Baseline Spec		m²	68.62			
HWTL01	03	Bathroom OM Medium Spec	217	m²	71.94	15,610		
HWTL01	04	Bathroom OM High Spec		m²	83.00			
HWTL01	05	Bathroom OM Bespoke Spec		m²	94.07			
HWTL01	06	Ensuite OM Baseline Spec		m²	68.62			
HWTL01	07	Ensuite OM Medium Spec	189	m²	71.94	13,596		
HWTL01	08	Ensuite OM High Spec		m²	83.00			
HWTL01	09	Ensuite OM Bespoke Spec		m²	94.07			
HWTL01	10	Wall Tiling Wc - OM	31	m²	71.94	2,230		
HWTL01	11	Back Painted Glass Kitchen - OM		m²	210.67			
HWTL01	12	Back Painted Glass Bathroom - OM		m²	210.67			
HWTL01	13	Back Painted Glass Ensuite - OM		m²	210.67			
Floors								
HWTL01	14	Floor Tiling Kitchen - OM	217	m²	71.94	15,610		
HWTL01	15	Floor Tiling Bathroom - OM	186	m²	71.94	13,380		
HWTL01	16	Floor Tiling Ensuite - OM	162	m²	71.94	11,654		
HWTL01	17	Floor Tiling Wc - OM	62	m²	71.94	4,460		
HWTL01	18	E/O Floor Tiling to form shower floor		m²				
HWTL01	19	E/O Wall & Floor tiling for additional bathrooms/ensuites - OM Houses	11.0	no	2,106.72	23,174		
HWTL01	20	E/O Wall & Floor tiling for additional utility room - OM Houses		no	1,384.42		99,713	1.21
TOTAL FLOOR AND WALL TILING								
HFCOV CARPETS AND FLOOR COVERINGS								
HFCOV01	01	Timber Flooring to halls & living rooms OM Baseline Spec		m²				
HFCOV01	02	Timber Flooring to halls & living rooms OM Medium Spec		m²	55.34			
HFCOV01	03	Timber Flooring to halls & living rooms OM High Spec		m²	94.07			
HFCOV01	04	Timber Flooring to halls & living rooms OM Bespoke Spec		m²	138.34			
HFCOV01	05	Carpet OM Baseline Spec		m²	33.20			
HFCOV01	06	Carpet OM Medium Spec	2730	m²	33.20	90,623		
HFCOV01	07	Carpet OM High Spec		m²	49.80			
HFCOV01	08	Carpet OM Bespoke Spec		m²	60.87			
HFCOV01	09	Vinyl Flooring	70	m²	38.73	2,711	93,335	1.13
TOTAL CARPETS AND FLOOR COVERINGS								
HDECS PAINTING AND DECORATING								
HDECS01	01	Decorations OM House	36	no	3,456.21	126,018		
HDECS01	02	Decoration to pre primed Doors		no	32.13		126,018	1.53
TOTAL PAINTING AND DECORATING								
HCLNR BUILDER'S CLEAN								
HCLNR01	01	Builders clean - Houses	31	item	585.06	18,137		
HCLNR01	02	Reclean [3 no]	31	no	281.99	8,742		
HCLNR01	03	Clean windows externally		no	47.00		26,878	0.33
TOTAL BUILDER'S CLEAN								
HMAST MASTIC								
HMAST01	01	Mastic to houses	31	no	252.19	7,818	7,818	0.09
TOTAL MASTIC								
HCARE CUSTOMER CARE								
HCARE01	01	Customer Care - Maintaining units	31	no	1,106.70	34,308	34,308	0.42
TOTAL MAINTENANCE								

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

HOUSES

HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OM HOUSE CONSTRUCTION			MEDIUM SPECIFICATION					
SERVICES								
HMECH	MECHANICAL AND PLUMBING INSTALLATIONS							
	Renewables							
MECH01	01	AC Heat pumps		no	15,651.44			
MECH01	02	Centralised boiler & distribution		no	5,464.74			
MECH01	03	Centralised ASHP incl HIA & Thermal store	31	no	9,762.26	302,630		
MECH01	04	Worcester Greenstar Boiler & Cylinder		no	4,032.24			
MECH01	05	Solar Water Array & Cylinder		no	3,607.79			
	House Internals							
MECH01	06	Gas installation	31	no	578.31	17,928		
	Heating							
MECH01	07	Primary heating connection		no	159.17			
MECH01	08	Heating Primary Pipework - Flats/Houses	3467	m²	14.83	51,431		
MECH01	09	Radiators	251	No	109.56	27,448		
MECH01	10	Manifolds		No	255.73			
MECH01	11	Mech & plumbing installations (Under floor heating)		m²	34.13			
	Domestic Water							
MECH01	12	Hot & Cold Water [per wet room]	120	No	577.63	69,315		
MECH01	13	E/O Wet rooms/ Utilities	9	No	577.63	5,199		
	Ventilation							
MECH01	14	Vent Box incl Humidistat	31	No	545.68	16,916		
MECH01	15	Ventilation to Kitchen	31	No	440.36	13,651		
MECH01	16	Ventilation to Utility		No	347.39			
MECH01	17	Ventilation to WC	27	No	347.39	9,379		
MECH01	18	Ventilation to Bath	31	No	347.39	10,769		
MECH01	19	Ventilation to Ensuite	40	No	347.39	13,896		
MECH01	20	E/O whole house ventilation	31	No	1,137.22	35,254		
	Above Ground Drainage							
MECH01	21	SVP waste pipework	89	No	43.89	3,906		
MECH01	22	SVP Stub Stack incl AAV,s	89	No	88.19	7,849		
MECH01	23	Wastes	298	No	23.98	7,146		
	Sanitaryware							
MECH01	24	Fix Shower	40	No	199.49	7,980		
MECH01	25	Fix Bath with shower over	31	No	137.15	4,252		
MECH01	26	Fix WC	98	No	137.15	13,441		
MECH01	27	Fix Basin	98	No	112.21	10,997		
MECH01	28	Fix Kitchen	31	No	112.21	3,479		
	Guttering							
MECH01	29	Aluminium Guttering & Downpipes - Houses	3467	m²	20.37	70,635		
MECH01	30	UvPC Guttering & Downpipes - Houses		m²	9.13			
	Sundries							
MECH01	31	Sprinklers to residential houses [4 storeys +]		plots	1,660.05			
MECH01	32	Comfort Cooling incl grilles; living room & master bed		m²	97.62			
MECH01	33	Quooker Tap to kitchen OM		no				
MECH01	34	OM Manuals/Handover Packs	27	No	106.11	2,865		
	Mechanical and Plumber Prelims							
MECH01	35	Mechanical and Plumber Prelims	0.3	Item	168,671.79	53,905	760,269	9.24
	TOTAL MECHANICAL & PLUMBING INSTALLATIONS							
	SANITARYWARE (MATERIALS)							
MECH01	01	WC suite - OM	98	no	265.61	26,030		
MECH01	02	Basin suite - OM	98	no	188.14	18,438		
MECH01	03	Bath suite - OM	31	no	630.82	19,555		
MECH01	04	Shower suite - OM	40	no	320.94	12,838		
MECH01	05	Contractors margin on sanitaryware	1	item	11,529.05	11,529	88,389	1.07
	TOTAL SANITARYWARE (MATERIALS)							
HELEC	ELECTRICAL INSTALLATION							
ELEC01	01	House Lighting & Luminaires	31	plot	1,497.14	46,411		
ELEC01	02	House distribution boards & consumer unit	31	plot	695.17	21,550		
ELEC01	03	House small power	31	plot	2,342.17	72,607		
ELEC01	04	House electrical to mechanical plant	36	plot	497.46	18,138		
ELEC01	05	Smoke detectors/Heat Detector/Carbon monoxide detectors	31	plot	516.59	16,014		
ELEC01	06	Earthing & Bonding	31	plot	248.73	7,711		
ELEC01	07	Supply and install towel rails - OM units	31	plot	621.17	19,256		
ELEC01	08	Shaver Socket to Bathrooms/Ensuites	31	plot	163.47	5,067		
ELEC01	09	Door bells	31	no	82.91	2,570		
	Renewables							
ELEC01	09	PV Array panel on roof incl PV Inverter & Generation Meter	36	no	1,881.42	68,599		
	Communications							
ELEC01	10	Telecommunications	31	plot	492.16	15,257		
ELEC01	11	TV Installation, Sat, TV, FM, DAB	31	plot	336.74	10,439		
ELEC01	12	Ethernet & WiFi	36	plot	184.95	6,744		
ELEC01	13	Video Door Entry		plot	618.64			
ELEC01	14	CCTV		plot	2,279.39			
	Audio Visual							
ELEC01	15	Heating Control		m²	25.64			
ELEC01	16	Multi Room Audio; 5.1 surround sound to main room		m²	25.17			
ELEC01	17	Prewire & speakers; living area & master beds OM High Spec		m²	23.09			
ELEC01	18	Mood Lighting Control		m²	18.20			
	Electrical Prelims							
ELEC01	19	Test & Commission	2948	m²	3.25	9,588		
ELEC01	20	Electrician Prelims	0.3	Item	90,041.11	28,776	348,728	4.24
	TOTAL ELECTRICAL INSTALLATION							
TOTAL HOUSEBUILD							6,874,236	83.50

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION						RENTED		
UPPER FLOORS & STAIRCASES								
HSTWK		STRUCTURAL STEELWORK						
HSTWK01	01	Structural steel to External Walls		tns	3,430.77			
HSTWK01	02	Structural steel to floors		tns	3,430.77			
HSTWK01	03	E/O floors for Stagqared stairs		No	885.36			
HSTWK01	04	Structural steel to roof		tns	3,430.77			
HSTWK01	05	Structural steel to mansard roof		tns	3,430.77			
HSTWK01	06	H-Frame stone support steel		tns	2,324.07			
HSTWK01	07	Structural steel to cantilever balconies		No	1,217.37			
HSTWK01	08	Structural steel to Lifetimes Homes [Future Lift provision]		No	1,062.43			
HSTWK01	09	Intumescent paint to steelwork		item				
		TOTAL STRUCTURAL STEELWORK						
HPCCF		PRE-CAST CONCRETE STAIRS AND FLOORS						
HPCCF01	01	Precast concrete floor planks - 150mm incl fall arrest		m²	63.88			
HPCCF01	02	Precast concrete floor planks - 200mm incl fall arrest		m²	72.64			
HPCCF01	03	Solid Ends		m	11.62			
HPCCF01	04	Raked Ends		m	11.62			
HPCCF01	05	E/O Rigid Lorry delivery		m²	2.60			
HPCCF01	06	Precast concrete floor planks - Lifetime Homes - [Future Lift provision]		No	166.01			
HPCCF01	07	Precast concrete stairs including half landing		no	3,790.23			
		TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS						
HCONC		IN-SITU CONCRETE FRAME						
HCONC01	01	Concrete Frame - as breakdown sheet		m²				
HCONC01	02	Principle Contractor Margin on Concrete Frame		Item				
HCONC01	03	Concrete Frame Prelims		Item	84,321.28			
		TOTAL IN-SITU CONCRETE FRAME						
ENVELOPE								
HBLYR		BRICKWORK						
		Substructure Brickwork to Podium						
HBLYR01	01	Blockwork - 100mm		m²	30.99			
HBLYR01	02	Half brick facings to skin of external wall		m²	88.18			
HBLYR01	03	Forming 130mm cavity		m²	6.04			
HBLYR01	04	Cavity Tray, DPC's, Weepholes etc		m²	7.85			
		Brickwork						
HBLYR01	05	Half brick facings to skin of external wall		m²	88.18			
HBLYR01	06	E/O for features to elevations		m²	54.46			
HBLYR01	07	E/O Non size bricks		m²	15.56			
HBLYR01	08	E/O Flemish/English Bond		m²	23.34			
HBLYR01	09	E/O Stack Bond		m²	51.87			
HBLYR01	10	E/O 50mm thick bricks		m²	14.52			
HBLYR01	11	E/O Projecting motif pattern		m²	33.20			
HBLYR01	12	E/O Forming Honeycombe pattern		m²	44.09			
HBLYR01	13	Brick slips mechanically fixed and pointed		m²	259.36			
HBLYR01	14	Brick faced lintels and pointed		m	100.95			
HBLYR01	15	Brick Chimney incl Pot haunching etc		no	972.58			
HBLYR01	16	Existing brickwork repointed & cleaned		m²	64.84			
		Stonework						
HBLYR01	17	100mm reconstituted stone panels to cavity wall		m²	467.49			
HBLYR01	18	Window Cills		m	90.77			
HBLYR01	19	Window Heads		m	90.77			
HBLYR01	20	Window Reveals		m	265.84			
HBLYR01	21	Stone String Course		m	90.77			
HBLYR01	22	Stone Coping - 540x160mm		m	107.63			
HBLYR01	23	Stone Canopy & Columns		no	972.58			
		Blockwork to External Walls						
HBLYR01	24	Blockwork - 100mm		m²	30.99			
HBLYR01	25	Blockwork - 140mm		m²	38.25			
		External Sundries						
HBLYR01	26	Forming 150mm cavity incl 100mm insulation		m²	12.71			
HBLYR01	27	Ancon WP 01 W		no	84.29			
HBLYR01	28	Brick support, lintel dpc fire barrier and sundry items		m²	34.53			
		Internal						
HBLYR01	29	Block work to party walls [2no skins - 100mm]		m²	58.35			
HBLYR01	30	100mm cavity with RD100 full fill insulation		m²	12.32			
HBLYR01	31	Blockwork - 100mm to internal partitions		m²	29.18			
HBLYR01	32	Blockwork - 140mm		m²	38.25			
HBLYR01	33	Blockwork - 215mm [Blocks laid Flat]		m²	59.65			
		Internal Sundries						
HBLYR01	34	Safestand scaffold to internal walls		Item				
HBLYR01	35	Concrete Lintels, Head restraints, soft joints, padstones and sundry items		m²	14.29			

HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION			RENTED					
Basement Blockwork								
HBLYR01	36	Blockwork - 100mm to internal partitions		m²	29.18			
HBLYR01	37	Blockwork - 140mm		m²	38.25			
HBLYR01	38	Blockwork - 215mm [Blocks laid Flat]		m²	59.65			
HBLYR01	39	Concrete Lintels, Head restraints, soft joints, padstones and sundy items		m²	14.29			
Bricklayer Prelims								
HBLYR01	40	Bricklayer Prelims	0.0	Item	148,740.48	1,533	1,533.41	0.02
TOTAL BRICKWORK LABOUR								
HBLYR BRICKWORK								
Brickwork								
HBLYR02	01	Half brick facings to skin of external wall - PC £600/k - Rented Houses		m²	30.88			
HBLYR02	02	E/O for features to elevations		m²	22.13			
HBLYR02	03	Brick slips cladding panels incl support frame and ply		m²	481.41			
HBLYR02	04	Brick faced lintels and pointed		m	127.82			
HBLYR02	05	Brick Chimney incl Pot haunching etc		no	1,936.73			
HBLYR02	06	Existing brickwork repointed & cleaned		m²	55.34			
Stonework								
HBLYR02	07	100mm reconstituted stone panels to cavity wall		m²	165.56			
HBLYR02	08	Window Cills		m	43.00			
HBLYR02	09	Window Heads		m	64.19			
HBLYR02	10	Window Reveals		m	54.97			
HBLYR02	11	Stone String Course		m	107.37			
HBLYR02	12	Stone Coping - 540x160mm		m	80.20			
HBLYR02	13	Stone Canopy & Columns		no	4,980.15			
Blockwork								
HBLYR02	14	Blockwork - 100mm 7N		m²	10.67			
HBLYR02	15	Blockwork - 140mm 7N		m²	15.63			
HBLYR03	16	Coursing Blocks		no	0.39			
External Sundries								
HBLYR02	16	60mm Kingspan K8 insulation		m²	15.39			
HBLYR02	17	90mm Kingspan K8 insulation		m²	26.97			
HBLYR02	18	100mm Kingspan K8 insulation		m²	28.48			
HBLYR02	19	Ancon brick support		m	187.86			
HBLYR02	20	Pistol Bricks		m	20.36			
HBLYR02	21	Ancon WP 01 Windpost		no	213.86			
HBLYR02	22	Ancon PWP 01 Parapet Post		no	141.98			
HBLYR02	23	Cavity Lintels		m	25.18			
Internal								
HBLYR02	24	Block work to party walls [2no skins - 100mm]		m²	22.11			
HBLYR02	25	100mm cavity with RD100 full fill insulation		m²	3.83			
HBLYR02	26	Blockwork - 100mm 7N		m²	10.67			
HBLYR02	27	Blockwork - 140mm 7N		m²	15.63			
HBLYR02	28	Blockwork - 215mm 7N		m²	22.69			
HBLYR02	29	Blockwork - 215mm [Blocks laid Flat]		m²	23.79			
Internal Sundries								
HBLYR02	30	Concrete Lintels, Head restraints, soft joints, padstones and sundy items		m²	20.75			
HBLYR02	31	PCC Lintels		m	11.49			
HBLYR02	32	Padstones		no	6.31			
TOTAL BRICKWORK MATERIALS								
HSCAF SCAFFOLDING								
HSCAF01	01	External Scaffolding - 20wks hire period [Traditional Build]		m²	36.76			
HSCAF01	02	Internal Scaffolding - 20wks hire period		m²	22.46			
HSCAF01	03	Scaffold Protection Fan to Entrances		m	59.97			
HSCAF01	04	Haki Staircase Towers		floors	588.78			
HSCAF01	05	Loading bays [4mx2.5m]		floors	525.54			
HSCAF01	06	Birdcage with-in Stairs		No	760.50			
HSCAF01	07	Handrails to Stairs		Stairs	76.37			
HSCAF01	10	Rubbish Chute		floors	164.86			
HSCAF01	11	Edge protection		m	19.09			
HSCAF01	12	Hoist tower		floors	588.78			
HSCAF01	13	Hoist gates		floors	54.52			
HSCAF01	14	Crash decks		m²	50.70			
HSCAF01	15	Backpropping to timber floor joists		floors	142.22			
HSCAF01	16	Fix only Mona flex on framework		m²	9.16			
HSCAF01	17	Supply Mona flex		m²	4.01			
HSCAF01	18	Scaffold alarm system		Item	2,180.66			
HSCAF01	19	Lintel Rack		no	507.00			
HSCAF01	20	Timber rack		no	1,564.38			
HSCAF01	21	Protected walkways		m	38.16			
HSCAF01	22	Debris netting		m²	3.38			
HSCAF01	23	Temporary roof		m²	158.10			
HSCAF01	24	Adaptions		Item				
HSCAF01	25	Scaffold Inspections		Visit	189.62			
HSCAF01	26	Scaffolding - additional hire		wks	334.14			
TOTAL SCAFFOLDING								

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION			RENTED					
HWIND WINDOWS AND EXTERNAL DOORS								
HWIND01	01	Windows - uPVC Profile incl cavity closers & installation		m²	222.00			
HWIND01	02	Windows - Timber Profile (Jeldwen Timber)		m²	249.01			
HWIND01	03	Windows - Timber Profile (Specialist Joinery)		m²	398.41			
HWIND01	04	Windows - Aluminium/Timber Composite incl installation		m²	542.56			
HWIND01	05	Windows - Conservation Box Sash Windows		m²	800.49			
HWIND01	06	E/O Windows for improved thermal standards		m²	44.27			
HWIND01	07	Single Front Entrance Frame & Door - Timber Plain		no	1,051.37			
HWIND01	08	Double/Combination Front Entrance Frame & Door		no	1,494.05			
HWIND01	09	e/o for sidelights to entrance doors		m	387.35			
HWIND01	10	Rear/Personnel Doors		no	608.69			
HWIND01	11	Internal Entrance Frames		no	1,992.06			
HWIND02	12	Patio doors/French doors [incl sidelights]		m	397.31			
HWIND01	13	Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed		m	1,958.86			
HWIND01	14	Sunray Substation Door		no	4,980.15			
TOTAL WINDOWS AND EXTERNAL DOORS								
HMTWK METALWORK								
HMTWK01	01	Bolt on metal balconies with Continuous Steel balustrading inc decking		no	1,826.06			
HMTWK01	02	Bolt on metal balconies with Glazed balustrading inc decking		no	7,968.24			
HMTWK01	03	Juliette Balconies - Metal		no	586.55			
HMTWK01	04	Continuous Steel Balustrades		m	586.55			
HMTWK01	05	Framed Glazed Balustrades inc s/s handrail		m	492.48			
HMTWK01	06	Frameless structural Glazed Balustrades inc s/s handrail		m	713.82			
HMTWK01	07	Perforated steel cladding		m²	420.55			
HMTWK01	08	Window Planter		no	830.03			
HMTWK01	09	Privacy screen 1.75m high		m	1,045.83			
HMTWK01	10	Garage Door - Single		no	1,992.06			
HMTWK01	11	Garage Door - Double		no	2,656.08			
HMTWK01	12	Support Metalwork for PV Panels		m²	83.00			
HMTWK01	13	External staircases		item	55,335.00			
HMTWK01	14	Metal stair balustrades		fir	830.03			
TOTAL METALWORK								
HREND RENDERING								
HREND01	01	20mm Sand & Cement Render incl paint finish		m²	32.26			
HREND01	02	8mm Parquetting render coat to party walls		m²	14.65			
HREND01	03	Monocouch Self Colour Render to blockwork incl expansion joints		m²	30.99			
HREND01	04	Stow Self Colour Render to blockwork [Water proof/flexible]		m²	60.87			
HREND01	05	Ashlar Rendering to blockwork background		m²	69.72			
TOTAL RENDERING								
HCLAD EXTERNAL CLADDING								
HCLAD01	01	Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)		m²	116.20			
HCLAD01	02	Hardiplank Pre-finished Weatherboarding 8x190mm [E/o Blockwork Cavity Wall] incl framing batten & trim beads		m²	61.09			
HCLAD01	02	External Cladding [Zinc]		m²	323.16			
HCLAD01	03	External Cladding [Aluminium]		m²	323.16			
HCLAD01	04	E/O PCC Cladding for Textured/Fluted/Scalloped		m²	276.68			
HCLAD01	05	External Cladding [Timber boarding]		m²	304.34			
HCLAD01	06	Cladding to balcony enclosures		m²	398.41			
TOTAL EXTERNAL CLADDING								
HCURW CURTAIN WALLING								
HCURW01	01	Glass curtain walling - Kawneer 50mm profile		m²	664.02			
HCURW01	02	Glass curtain walling - Doors to balconies		no	2,490.08			
HCURW01	03	Glass curtain walling - Entrance Doors		no	11,067.00			
HCURW01	04	Glazed Atrium		no	243,474.00			
HCURW01	05	e/o for double opening doors		no	1,383.38			
TOTAL CURTAIN WALLING								
HGBLK GLASS BLOCK WALLING								
HGBLK01	01	Glass Block Walling - External		m²	105.14			
HGBLK01	02	Glass Block Walling - Internal		m²	105.14			
HGBLK01	03	Glass Block Walling - Fire Rated		m²	105.14			
TOTAL GLASS BLOCK WALLING								



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AFH - RENTED HOUSE CONSTRUCTION						RENTED		
ROOF COVERINGS								
HRTIL		ROOF TILING						
HRTIL01	01	Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	65.55			
HRTIL01	02	Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	81.63			
HRTIL01	03	Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	91.20			
HRTIL01	04	Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m²	102.60			
HRTIL01	05	e/o for counter battening		m²	4.43			
HRTIL01	06	Vertical tile hanging (incldg felt & battens etc)		m²	183.55			
HRTIL01	07	Ventilation Terminals		no	59.76			
HRTIL01	08	Roofs over Bays.		no	1,195.24			
HRTIL01	09	Roofs over Dormers.		no	1,660.05			
HRTIL01	10	Leadwork to flat roofs (incldg rolls etc)		m²	292.17			
HRTIL01	11	Leadwork to roof and mansards		item	2,390.47			
HRTIL01	12	Leadwork to valleys, abutments etc		no	597.62			
HRTIL01	13	Leadwork to parapets		m	59.76			
HRTIL01	14	Leadwork to chimneys		no	657.38			
HRTIL01	15	Leadwork to back Gutters		m	132.80			
TOTAL ROOF TILING								
HRINS		INSULATION						
HRINS01	01	Injected Cavity Insulation		m²	6.64			
HRINS01	02	Roof insulation : 200mm between joists; 200mm over joists		m²	6.60			
HRINS01	03	Roof insulation : Rigid form to either sloping or flat roofs		m²	44.27			
HRINS01	04	Soffit lining [insulated] to underside of external ceilings/soffits		m²	55.34			
TOTAL INSULATION								
HCARP		CARPENTRY - FLOORS & ROOFS						
HCARP01	01	ECO Type joists incl chipboard covering and insulation		m²	22.68			
HCARP01	02	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	52.44			
HCARP01	03	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	44.81			
HCARP01	04	Cement particle board to underside of concrete balconies		m²	9.03			
HCARP01	05	Fascia's and soffits		m	11.11			
HCARP01	06	Roof Lights		no	416.58			
HCARP01	07	Feature Bay Window		no	231.43			
HCARP01	08	Timber/GRP Canopy		no	324.00			
HCARP01	09	Single Front Entrance Frame & Door		no	129.60			
HCARP01	10	Double/Combination Front Entrance Frame & Door		no	166.63			
HCARP01	11	e/o for sidelights to entrance doors		m	37.03			
HCARP01	12	Rear/Personnel Doors		no	111.09			
HCARP01	13	Loft Hatches/Roof void access		no	166.63			
HCARP01	14	AOV Doors to smoke Vents		floors	222.17			
HCARP01	15	Timber roof structure [Flat roof]		m²	41.10			
HCARP01	16	Timber roof structure [Cut & pitch roof]		m²	38.88			
HCARP01	17	Timber roof structure [Mansard roof -measured on elevation]		m²	49.99			
HCARP01	18	Timber roof structure [Trusses measured on plan]		m²	34.35			
HCARP01	19	Timber roof structure [Attic trusses measured on plan]		m²	36.38			
HCARP01	20	e/o for ply lining to supporting type roofs/rooms within roof		m²	4.63			
HCARP01	21	Safety Decking to enable working platform to roof		m²	25.92			
HCARP01	22	Form Back Gutter include Ply etc		m	28.42			
HCARP01	23	Form False timber parapets		m	18.28			
HCARP01	24	Craneage by subcontractor to lift and distribute roof trusses		no	1,110.87			
TOTAL CARPENTRY AND JOINERY								
HCARP		CARPENTRY - FLOORS & ROOFS						
HCARP02	01	ECO Type joists incl chipboard covering and insulation		m²	48.17			
HCARP02	02	Ecodeck composite decking to balconies (Metal & Concrete type)		m²	92.15			
HCARP02	03	Ecodeck composite soffit cladding to underside of metal walk on balconies		m²	74.87			
HCARP02	04	Cement particle board to underside of concrete balconies		m²	17.28			
HCARP02	05	Fascia's and soffits		m	27.65			
HCARP02	06	Roof Lights - Houses		no	518.35			
HCARP02	07	Feature Bay Window		no	1,267.07			
HCARP02	08	Timber/GRP Canopy		no	2,591.73			
HCARP02	09	Single Front Entrance Frame & Door		no	885.36			
HCARP02	10	Double/Combination Front Entrance Frame & Door		no	1,785.42			
HCARP02	11	e/o for sidelights to entrance doors		m	374.36			
HCARP02	12	Rear/Personnel Doors		no	339.81			
HCARP02	13	Loft Hatches FR/Roof void access		no	116.41			
HCARP02	14	AOV Doors to smoke vents		floors	431.96			
HCARP02	15	Timber roof structure [Flat roof]		m²	54.14			
HCARP02	16	Timber roof structure [Cut & pitch roof]		m²	94.45			
HCARP02	17	Timber roof structure [Mansard roof -measured on elevation]		m²	94.45			
HCARP02	18	Timber roof structure [Trusses measured on plan]		m²	78.04			
HCARP02	19	Timber roof structure [Attic trusses measured on plan]		m²	87.54			
HCARP02	20	e/o for ply lining to supporting type roofs/rooms within roof		m²	9.22			
HCARP02	21	Form Back Gutter include Ply etc		m	28.80			
HCARP02	22	Form False timber parapets		m	17.28			
TOTAL CARPENTRY AND JOINERY								

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²		
AFH - RENTED HOUSE CONSTRUCTION			RENTED							
HASPH		ASPHALT/MEMBRANE ROOF								
HASPH01	01	Single ply Membrane Roof		m²	201.21					
HASPH01	02	Single ply Membrane incl green/brown roof		m²	263.66					
HASPH01	03	Membrane to balconies/Terraces -[not Podium slab]		m²	187.33					
HASPH01	04	e/o Waterproof collers to steelwork staunchions		m²	20.81					
HASPH01	05	e/o Saxon Paving slabs to Membrane/Hot Melt Roof		m²	109.14					
HASPH01	06	e/o Perfecta Paving slabs to Membrane/ Hot Melt Roof		m²	118.23					
HASPH01	07	Electronic leak test		no	901.98					
HASPH01	08	Hot Melt Permatec roofing incl 160mm insulation		m²	147.31					
		TOTAL ASPHALT/MEMBRANE ROOF								
HSHRF		SHEET ROOFING								
HSHRF01	01	Sheet Metal Roof - Zinc inc plywood and underlay		m²	182.61					
HSHRF01	02	Sheet Metal Roof - Copper		m²						
HSHRF01	03	Sheet Metal Roof - Lead		m²						
HSHRF01	04	Sheet Metal Roof - Parapets/Cappings		m	232.41					
HSHRF01	05	e/o eaves & fascia trims		m	83.00					
		TOTAL SHEET ROOFING								
HSAFE		MANSAFE SYSTEM								
HSAFE01	01	Restraint Anchor Points		no	105.14					
HSAFE01	02	Roof Restraint system		m²	5.53					
HSAFE01	03	Roof Mounted Twin Track cleaning and maintenance system		no	83,002.50					
		TOTAL MANSAFE SYSTEM								
FIT OUT ARCHITECTURAL										
HCCARP		CARPENTRY AND JOINERY								
		1st Fix								
HCCARP01	01	Cut and fit window board	6	m	10.65	64				
HCCARP01	02	Fit softwood door linings to blockwork	7	no	21.99	154				
HCCARP01	03	Supply of intumescent fire stop fire foam to fire door frames	7	no	5.32	37				
HCCARP01	04	Cut protection for bath/shower and fit	1	no	4.86	5				
HCCARP01	05	Plywood framing & Access panel to bath & Basin/WC	-1	no	23.14	-23				
HCCARP01	06	Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's		m²	19.72					
HCCARP01	07	Cut and fit Wedi board to framing within bathrooms, ensuites and WC's		m²	4.40					
HCCARP01	08	Fit protection to window boards	6	m	1.62	10				
HCCARP01	09	Fit protection to door linings	7	no	6.94	49				
HCCARP01	10	Install temporary security door and lock		no	49.53					
HCCARP01	11	Allowance for noggins to support equipment	1	plots	231.43	231				
		2nd Fix								
HCCARP01	12	Internal FD30 solid core 44mm paint grade door	7	no	23.14	162				
HCCARP01	13	Fit butt hinges	21	no	1.62	34				
HCCARP01	14	Cut and fit door stop set	7	no	9.49	66				
HCCARP01	15	Cut and fit architrave set 22 x 95mm	7	no	12.27	86				
HCCARP01	16	Cut and fit skirting board 22 x 220mm	83	m	3.47	288				
HCCARP01	17	Fit privacy mortice lock	1	no	9.03	9				
HCCARP01	18	Fit mortice latch	6	no	7.17	43				
HCCARP01	19	Construct door coffin		no	24.30					
HCCARP01	20	Remove doors to coffin		no	4.63					
HCCARP01	21	Construct accessible casing to conceal underfloor heating manifold	2	no	37.03	74				
HCCARP01	23	Install vanity units	1	no	74.06	74				
HCCARP01	22	Install boxings to bathrooms	2	no	55.54	111				
HCCARP01	23	Fit bath screens	1	no	148.12	148				
HCCARP01	24	Fit shower screens		no	189.77					
		Finals								
HCCARP01	25	Replace doors from coffin		no	4.86					
HCCARP01	26	Fit intumescent strip / smoke seal to pre routed fire door frame	7	no	7.41	52				
HCCARP01	27	Check & adjust doors	7	no	2.78	19				
HCCARP01	28	Fit lever handles	6	no	6.02	36				
HCCARP01	29	Fit privacy handles to bathrooms	1	no	6.94	7				
HCCARP01	30	Standard fixings - nails, glue, screws etc	1	item	43.42	43				
HCCARP01	31	Unloading, distributing and clearing	1	item	106.80	107				
		Staircases								
HCCARP01	32	Staircase AFH RENT Spec		item	486.95					
		Carpenter Prelims								
HCCARP01	33	Carpenter & Joiner Prelims	0.0	Item	109,563.30	1,130	3,016	0.04		
		TOTAL CARPENTRY AND JOINERY								
HCCARP		CARPENTRY AND JOINERY								
		1st Fix								
HCCARP02	01	Window board - AFH Rented	6	m	3.69	22				
HCCARP02	02	Softwood door linings	7	no	13.82	97				
HCCARP02	03	Intumescent fire strip	7	no	8.57	60				
HCCARP02	04	Plywood framing & Access Panel to bath & basin/WC		no	40.32					
HCCARP02	05	46x73 CLS Framing	73	m	0.86	63				
HCCARP02	06	Wedi Board		m²	23.45					
HCCARP02	07	Temporary security door and lock		no	69.11					
HCCARP02	08	Allowance for noggins to support equipment	1	plots	57.59	58				



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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION			RENTED					
2nd Fix								
HCARP02	09	Internal FD30 solid core 44mm paint grade door - AFH Rented	7	no	188.14	1,317		
HCARP02	10	Butt hinges	21	no	1.38	29		
HCARP02	12	Architrave set - AFH Rented	7	no	14.11	99		
HCARP02	13	Skirting board - AFH Rented	83	m	2.66	220		
HCARP02	14	Mortice lock	1	no	7.66	8		
HCARP02	15	Mortice latch	6	no	2.71	16		
HCARP02	16	Casing to conceal underfloor heating manifold	2	no	18.66	37		
HCARP02	18	Vanity units	1	no	553.35	553		
HCARP02	17	Boxings to bathrooms - AFH SO & Rented	2	no	40.32	81		
HCARP02	18	Bath screens - Rented	1	no	110.67	111		
HCARP02	19	Shower screens - AFH Rented		no	232.41			
Finals								
HCARP02	20	Lever handles - AFH Rented	6	no	7.75	46		
HCARP02	21	Lever handles to bathrooms - AFH Rented	1	no	7.75	8		
HCARP02	22	Drying Space - Rotary Drier/Retractable line over bath		no	19.92			
Staircases								
HCARP02	23	Staircase AFH RENT Spec	1	no	664.02	664		
TOTAL CARPENTRY AND JOINERY							3,489	0.04
HDRYL DRY LINING AND PARTITIONS								
Ceilings								
HDRYL01	01	MF System to concrete soffit incl 15mm Soundbloc		m²	33.56			
HDRYL01	02	MF System to B&B soffit incl 50mm insuln & 15mm Soundbloc		m²	25.65			
HDRYL01	03	R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc	80	m²	38.65	3,106		
HDRYL01	04	15mm Soundbloc fixed direct to timber roofs		m²	8.79			
HDRYL01	05	Skim coat finish - Ceilings		m²	8.59			
HDRYL01	06	Tape & joint finish - Ceilings	80	m²	5.43	437		
HDRYL01	07	E/O for additional Fireline board	80	m²	7.41	595		
HDRYL01	08	E/O for Moisture resistant	8	m²	2.53	20		
HDRYL01	09	E/O for Thermal insulated (Sloping ceilings)		m²	48.25			
HDRYL01	10	E/O for foming Bulkheads	3	no	20.60	62		
HDRYL01	11	E/O for BG access panels	3	no	18.86	57		
HDRYL01	12	Blind Box Bulkhead 200mm wide recess to walls with openings		no				
HDRYL01	13	E/O Cofferred Ceilings 'Bespoke Spec' only		no				
HDRYL01	14	Coving		no				
Walls								
HDRYL01	15	2x Wallboard/Soundbloc screwfixed to metsec/jumbo stud walls	40	m²	23.16	925		
HDRYL01	16	12.5mm Plasterboard on dabs	193	m²	8.91	1,719		
HDRYL01	17	EO for increased ceiling height above 2.4m high			8.91			
HDRYL01	18	Skim coat finish - Walls		m²	9.36			
HDRYL01	19	Tape & joint finish - Walls	233	m²	5.61	1,306		
HDRYL01	20	Window reveal liner	5	no	45.71	229		
Partitions								
HDRYL01	21	70mm C studs partition; insulation, 2x wallboard & deflection heads		m²	34.89			
HDRYL01	22	EO for increased ceiling height above 2.4m high			34.89			
HDRYL01	23	E/O moisture resistant plaster board to bathrooms & kitchens		m²	2.21			
HDRYL01	24	E/O for WBP Plywood backing fixed between studs to bathrooms		m²	17.00			
HDRYL01	25	EO Aquaboard/Wedi board to showers & boxing in		m²	38.90			
HDRYL01	26	Skim coat finish - Walls		m²	9.36			
HDRYL01	27	Tape & joint finish - Walls		m²	5.61			
HDRYL01	28	Noggins		no	375.15			
HDRYL01	29	Sealant to abutments		no	130.52			
HDRYL01	30	Form door openings		no	31.51			
HDRYL01	31	Form letterbox service boxes incl intumescent sleeve		no	540.45			
HDRYL01	32	Form mirror recesses		no	234.86			
Floors								
HDRYL01	33	Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation		m²	31.45			
HDRYL01	34	Ground Floor; 75mm Reinforced screed laid on 500q polythene membrane o	27	m²	91.99	2,439		
Sundries								
HDRYL01	35	E/o for boxing-in Pocket/Sliding door gear		no	142.04			
HDRYL01	36	Full height boxing to SVP girth ne: 0.8m	2	no	174.94	350		
HDRYL01	37	Half height boxing behind sanitaryware	1	no	129.20	129		
HDRYL01	38	Baffle boxes and putty pads		plot	137.76			
HDRYL01	23	Make Good & Clear	1	no	476.85	477		
Dryliner Prelims								
HDRYL01	24	Dry Liner & Partitioner Prelims	0.0	Item	167,554.38	1,727		
TOTAL DRY LINING AND PARTITIONS							13,577	0.16
HKITS KITCHENS								
HKITS01	01	Kitchens & Appliances to houses - AFH Rented	1	no	3,873.45	3,873		
HKITS01	02	Utility & Appliances to houses - AFH Rented		no	1,051.37			
HKITS01	03	Recyclabe Waste - 60litres Kitchen containers		no	66.40			
TOTAL KITCHENS							3,873	0.05
HWARD WARDROBES								
HWARD01	01	Wardrobes - AFH Rented House		no				
TOTAL WARDROBES UNITS								

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Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION								
RENTED								
HFURN	SPECIAL FIXTURES & FITTINGS							
HFURN01	01	DDA Compliance		no	3,541.44			
		TOTAL SPECIAL FIXTURES & FITTINGS						
HWTL	FLOOR AND WALL TILING							
		Walls						
HWTL01	01	Wall Tiling Kitchen - AFH Rented	4	m²	57.55	230		
HWTL01	02	Wall Tiling Bathroom - AFH Rented	7	m²	57.55	403		
HWTL01	03	Wall Tiling Ensuite - AFH Rented		m²	57.55			
HWTL01	04	Wall Tiling Wc - AFH Rented	1	m²	57.55	58		
		Floors						
HWTL01	05	Floor Tiling Kitchen - AFH Rented		m²	57.55			
HWTL01	06	Floor Tiling Bathroom - AFH Rented		m²	57.55			
HWTL01	07	Floor Tiling Ensuite - AFH Rented		m²	57.55			
HWTL01	08	Floor Tiling Wc - AFH Rented		m²	57.55			
HWTL01	09	E/O Floor Tiling to form shower floor		m²				
HWTL01	10	E/O Wall & Floor tiling for additional bathrooms/ensuites - AFH Rented Houses		no	1,504.80			
HWTL01	11	E/O Wall & Floor tiling for additional utility room - AFH Rented Houses		no	963.07			
		TOTAL FLOOR AND WALL TILING					691	0.01
HFCOV	CARPETS AND FLOOR COVERINGS							
HFCOV01	01	Timber Flooring to halls & living rooms AFH Rented		m²				
HFCOV01	02	Vinyl Flooring	80	m²	38.73	3,113		
		TOTAL CARPETS AND FLOOR COVERINGS					3,113	0.04
HDECS	PAINTING AND DECORATING							
HDECS01	01	Decorations AFH Rented House	1	no	3,456.21	3,456		
HDECS02	02	Decoration to pre primed Doors	7	no	32.13	225		
		TOTAL PAINTING AND DECORATING					3,681	0.04
HCLNR	BUILDER'S CLEAN							
HCLNR01	01	Builders clean - Houses	1	item	585.06	585		
HCLNR01	02	Reclean (3 no)	1	no	281.99	282		
HCLNR01	03	Clean windows externally		no	47.00			
		TOTAL BUILDER'S CLEAN					867	0.01
HMAST	MASTIC							
HMAST01	01	Mastic to houses	1	no	252.19	252		
		TOTAL MASTIC					252	
HCARE	CUSTOMER CARE							
HCARE01	01	Customer Care - Maintaining units	1	no	1,106.70	1,107		
		TOTAL MAINTENANCE					1,107	0.01
SERVICES								
HMECH	MECHANICAL AND PLUMBING INSTALLATIONS							
		Renewables						
MECH01	01	AC Heat pumps		no	15,651.44			
MECH01	02	Centralised boiler & distribution		no	5,464.74			
MECH01	03	Centralised ASHP incl HIA & Thermal store	1	no	9,762.26	9,762		
MECH01	04	Worcester Greenstar Boiler & Cylinder		no	4,032.24			
MECH01	05	Solar Water Array & Cylinder		no	3,607.79			
		House Internals						
MECH01	06	Gas installation	1	no	578.31	578		
		Heating						
MECH01	07	Primary heating connection		no	159.17			
MECH01	08	Heating Primary Pipework - Flats/Houses	80	m²	14.83	1,192		
MECH01	09	Radiators	6	No	109.56	657		
MECH01	10	Manifolds		No	255.73			
MECH01	11	Mech & plumbing installations (Under floor heating)		m²	34.13			
		Domestic Water						
MECH01	12	Hot & Cold Water [per wet room]	3	No	577.63	1,733		
MECH01	13	E/O Wet rooms/ Utilities		No	577.63			
		Ventilation						
MECH01	14	Vent Box incl Humidistat	1	No	545.68	546		
MECH01	15	Ventilation to Kitchen	1	No	440.36	440		
MECH01	16	Ventilation to Utility		No	347.39			
MECH01	17	Ventilation to WC		No	347.39			
MECH01	18	Ventilation to Bath	1	No	347.39	347		
MECH01	19	Ventilation to Ensuite		No	347.39			
MECH01	20	E/O whole house ventilation	1	No	1,137.22	1,137		
		Above Ground Drainage						
MECH01	21	SVP waste pipework	2	No	43.89	88		
MECH01	22	SVP Stub Stack incl AAV,s	2	No	88.19	176		
MECH01	23	Wastes	4	No	23.98	96		
		Sanitaryware						
MECH01	24	Fix Shower		No	199.49			
MECH01	25	Fix Bath with shower over	1	No	137.15	137		
MECH01	26	Fix WC	1	No	137.15	137		
MECH01	27	Fix Basin	1	No	112.21	112		
MECH01	28	Fix Kitchen	1	No	112.21	112		

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

HOUSES



HOUSEBUILD Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
AFH - RENTED HOUSE CONSTRUCTION			RENTED					
Guttering								
MECH01	29	Aluminium Guttering & Downpipes - Houses		m²	20.37			
MECH01	30	UvPC Guttering & Downpipes - Houses	80	m²	9.13	733		
Sundries								
MECH01	31	Sprinklers to residential houses [4 storeys +]		plots	1,660.05			
MECH01	32	OM Manuals/Handover Packs	1	No	106.11	106		
Mechanical and Plumbing Prelims								
MECH01	33	Mechanical and Plumber Prelims	0.0	Item	168,671.79	1,739	19,831	0.24
TOTAL MECHANICAL & PLUMBING INSTALLATIONS								
SANITARYWARE (MATERIALS)								
MECH01	01	Shower suite - AFH Rented		no	243.47			
MECH01	02	Bath suite - AFH Rented	1	no	431.61	432		
MECH01	03	WC suite - AFH Rented	1	no	154.94	155		
MECH01	04	Basin suite - AFH Rented	1	no	132.80	133		
MECH01	05	Contractors margin on sanitaryware	1	item	107.90	108	827	0.01
TOTAL SANITARYWARE (MATERIALS)								
HELEC ELECTRICAL INSTALLATION								
ELEC01	01	House Lighting & Luminaires - Rented	1	plot	1,456.51	1,457		
ELEC01	02	House distribution boards & consumer unit	1	plot	695.17	695		
ELEC01	03	House small power - Rented	1	plot	2,316.84	2,317		
ELEC01	04	House electrical to mechanical plant	1	plot	497.46	497		
ELEC01	12	Smoke detectors/Heat Detector/Carbon monoxide detectors	1	plot	516.59	517		
ELEC01	06	Earthing & Bonding	1	plot	248.73	249		
ELEC01	07	Supply and install towel rails - AFH Rented units	1	plot	178.58	179		
ELEC02	08	Door bells	1	no	82.91	83		
Renewables								
ELEC01	05	PV Array panel on roof incl PV Inverter & Generation Meter	1	no	1,881.42	1,881		
Communications								
ELEC00	07	Telecommunications	1	plot	492.16	492		
ELEC01	08	TV Installation, Sat, TV, FM, DAB	1	plot	336.74	337		
ELEC01	09	Ethenet & WiFi	1	plot	184.95	185		
ELEC01	10	Video Door Entry		plot	618.64			
ELEC01	11	CCTV		plot	2,279.39			
Electrical Prelims								
ELEC01	13	Test & Commission	80	m²	3.25	261		
ELEC01	14	Electrician Prelims	0.0	Item	90,041.11	928	10,078	0.12
TOTAL ELECTRICAL INSTALLATION								
TOTAL HOUSEBUILD							65,935	0.80

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

To be read in conjunction with

LSq/Greggs/PCP-001DRAFT 10

dated 10/05/2021



OVERHEADS

Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OSTAF		CONSTRUCTION STAFF COSTS [Rates updated AUG 2020]						
		Construction						
OSTAF05	00	Pre Construction Site & HO Staff Cost		Weeks	7,500			
OSTAF05	01	Project Manager		Weeks	3,800			
OSTAF05	02	Senior Site Manager	111	Weeks	2,950	327,450		
OSTAF05	03	Senior Site Manager		Weeks	2,950			
OSTAF05	04	Senior Site Manager		Weeks	2,950			
OSTAF05	05	Site Manager	83	Weeks	2,400	199,200		
OSTAF05	06	Site Manager		Weeks	2,400			
OSTAF05	07	Site Manager		Weeks	2,400			
OSTAF05	08	Site Manager		Weeks	2,400			
OSTAF05	09	assistant Site Manager	83	Weeks	1,750	145,250		
OSTAF05	10	assistant Site Manager		Weeks	1,750			
OSTAF05	11	assistant Site Manager		Weeks	1,750			
OSTAF05	12	assistant Site Manager		Weeks	1,750			
OSTAF05	13	assistant Site Manager		Weeks	1,750			
OSTAF05	14	assistant Site Manager		Weeks	1,750			
OSTAF05	15	assistant Site Manager		Weeks	1,750			
OSTAF06	03	- Appointed Person [Visiting]	80	Visits	350	28,000		
OSTAF05	16	Site Engineer	1	item	7,500	7,500		
OSTAF05	19	Crane Co-Ordinator		Weeks	1,750			
OSTAF05	20	Administration Staff/Site Secretary		Weeks	350			
		Commercial						
OSTAF05	21	Commercial Manager [50% rate]	111	Weeks	1,635	181,485		
OSTAF05	22	Senior Surveyor		Weeks	2,308			
OSTAF06	22	Project Surveyor	111	Weeks	1,827	202,797		
OSTAF05	23	Project Surveyor		Weeks	1,827			
		Technical						
OSTAF05	24	Technical Manager/Coordinator	111	Weeks	2,433	270,063		
OSTAF05	25	Technical Manager/Coordinator		Weeks	2,433			
OSTAF06	25	Technical Manager/Coordinator		Weeks	2,433			
OSTAF05	25	Utilities Manager [15% rate]	111	Weeks	349	38,745		
OSTAF04	26	Document Controller [15% rate]	111	Weeks	171	18,981		
OSTAF05	27	Document Controller [15% rate]		Weeks	171			
		Customer Care						
OSTAF05	28	Customer Care Operative [12.5% rate]	111	Weeks	119	13,181		
OSTAF05	29	Customer Care Operative [12.5% rate]		Weeks	119			
OSTAF05	30	Finishing Foreman [12.5% rate]	111	Weeks	119	13,181		
OSTAF05	31	assistant Customer Care Manager [12.5% rate]	111	Weeks	119	13,181		
		TOTAL CONSTRUCTION STAFF COSTS					1,459,014	17.72
OSLOG		SITE LOGISTICS COSTS						
OSLOG01	01	Senior Logistics / Waste Manager	78	Weeks	1,984	154,745		
OSLOG01	02	Senior Logistics / Waste Manager		Weeks	1,984			
OSLOG01	03	assistant Logistics / Waste Manager		Weeks	1,348			
OSLOG01	04	Logistics office set up, computers, printers etc	1	Item	4,875	4,875		
OSLOG01	05	Web based logistics management system	1	Item	2,375	2,375		
OSLOG01	06	Install web based biometric access control full height turnstyle	1	nr	8,000	8,000		
OSLOG01	07	Hire of access control equipment	78	Weeks	200	15,600		
OSLOG01	08	Gateman 1	78	Weeks	947	73,829		
OSLOG02	08	Gateman 2		Weeks	947			
OSLOG01	09	Traffic marshal 1	78	Weeks	947	73,829		
OSLOG02	09	Traffic marshal 2		Weeks	947			
OSLOG01	10	Slinging by Lifting Operarion Manager		Weeks	1,215			
OSLOG01	11	Slinger/Signaller 2		Weeks	1,215			
OSLOG01	12	Slinger/Signaller 3		Weeks	1,215			
OSLOG01	13	Slinger/Signaller 4		Weeks	1,215			
OSLOG01	14	Banksman 1		Weeks	1,215			
OSLOG01	15	Banksman 2		Weeks	1,215			
OSLOG01	16	Banksman 3		Weeks	1,215			
OSLOG01	17	Banksman 4		Weeks	1,215			
OSLOG01	18	Hoist operator 1 [CPCS Qualified]		Weeks	885			
OSLOG01	19	Hoist operator 2 [CPCS Qualified]		Weeks	885			
OSLOG01	20	Hoist operator 3 [CPCS Qualified]		Weeks	885			
OSLOG01	21	Hoist operator 4 [CPCS Qualified]		Weeks	885			
OSLOG01	21	Hoist operator 5 [CPCS Qualified]		Weeks	885			
OSLOG01	21	Hoist operator 6 [CPCS Qualified]		Weeks	885			
OSLOG01	21	Hoist operator 7 [CPCS Qualified]		Weeks	885			
OSLOG01	21	Hoist operator 8 [CPCS Qualified]		Weeks	885			
OSLOG01	22	Welfare labourer (incl 5 hours Saturday)	78	Weeks	895	69,807		
OSLOG01	23	Forklift driver	83	Weeks	1,146	95,106		
OSLOG01	24	Forklift driver		Weeks	1,146			
OSLOG01	25	JCB 540 170 Telehandler	83	Weeks	408	33,827		
OSLOG01	26	JCB 540 170 Telehandler		Weeks	506			
OSLOG01	27	Telehandler delivery	1	nr	875	875		

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

To be read in conjunction with

LSq/Greggs/PCP-001DRAFT 10

dated 10/05/2021



OVERHEADS

Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OSLOG01	28	Telehandler collection	1	nr	875	875		
OSLOG01	29	Fuel and maintenance including punctures	83	Weeks	213	17,638		
OSLOG01	30	Diesel fuel bowser	83	Weeks	36	3,021		
OSLOG01	31	Welfare consumables (Up to 100 operatives)	78	Weeks	138	10,725		
OSLOG01	32	Small tools and equipment		Weeks	200			
OSLOG01	33	Bailer	78	Weeks	14	1,092		
OSLOG01	34	Platform scales	78	Weeks	17	1,326		
OSLOG01	35	Waste Management incl skips	97	Plot	2,400	232,800		
OSLOG01	36	Fire marshalling (carried out by Logistics team)	78	Weeks	FOC			
OSLOG01	37	3 section fire point incl extinguishers at block entrances	18	nr	196	3,528		
OSLOG01	38	Single section fire point to cores on each level	78	Weeks	196	15,288		
OSLOG01	39	Wireless fire sounders to fire points linked to control panel	78	Weeks	249	19,422		
OSLOG01	40	Central control panel for wireless sounders	78	Weeks	544	42,432		
OSLOG01	41	Maintenance and servicing of fire points	78	Weeks	35	2,730		
OSLOG01	42	Supply and install safety and directional signage	18	item	725	13,050		
OSLOG01	43	Supply and install plot signage	97	Plot	3	291		
OSLOG01	44	Maintain signage	78	Weeks	9	702		
OSLOG01	45	Pest Control	78	Weeks	55	4,290		
OSLOG01	46	Radios [20no incl base station]	78	Weeks	135	10,530		
OSLOG01	47	CCTV Security installation with rapid response facility	1	item	15,000	15,000		
OSLOG01	48	Security guard (12 hours nights, 24 hours weekend)		Weeks	752			
TOTAL SITE LABOUR COSTS							927,607	11.27
OSFWF	SAFETY & WELFARE							
OSFWF01	01	Protective clothing	1	no	2,000	2,000		
OSFWF01	02	Visitor PPE	1	no	500	500		
OSFWF01	03	First Aid box/ refills	1	no	250	250		
OSFWF01	04	1st Aid Training	1	no	500	500		
OSFWF01	05	Safety Boat		Weeks	2,000			
OSFWF01	06	Safety visits [BBS]	6	Weeks	170	1,020		
TOTAL WELFARE FACILITIES							4,270	0.05
OESTA	SITE ESTABLISHMENT							
OESTA01	09	Oasis Unit	8	Weeks	450.00	3,600		
OESTA01	01	Site Hoarding (Unsecured perimeter areas)	120	m	91	10,920		
OESTA01	02	Site Hoarding (Compound area)	45	m	91	4,095		
OESTA01	03	Site Hoarding (Phased completion appearance hoarding)	300	m	91	27,300		
OESTA01	04	Heras Fencing/Pedestrian Walkways	85	m	43	3,613		
OESTA01	05	Towercrane Fencing/Compound		item	1,000			
OESTA01	06	Gates to site compound	3	no	750	2,250		
OESTA01	07	Main Gates to site	3	no	2,750	8,250		
OESTA01	08	Pedestrian gates to site	3	no	750	2,250		
OESTA01	09	Relocate/Move Prelim Set Up		no	5,000			
OESTA01	Site Accommodation							
OESTA01	01	7200mm x12000mm Two Storey Avflex Complex incl stair pod	58	Weeks	1,378	79,924		
OESTA01	02	Split Compact Air Conditioning to Site Accommodation		Item	5,290			
OESTA01	10	Site Accommodation incl Drying Rooms, Offices, Wc & Kitchen etc		m²	200			
OESTA01	11	Site Accommodation clearance on completion		m²	35			
OESTA01	15	Furniture for Site Accommodation	1	Item	1,378.00	1,378		
OESTA01	12	Scaffold and steel Gantries for site set up		item	50,000			
OESTA01	13	Road closure license		Weeks				
OESTA01	14	Hardstanding for site accommodation		m²	50			
OESTA01	14	Hardstanding for silomix	32	m²	50	1,600		
OESTA01	15	Temporary electrics/services to site set up	93,087	ft²	0.49	45,780		
OESTA01	20	Wheel wash installation/removal	1	Item	15,000	15,000		
OESTA01	21	Collection/Delivery	1	item	600	600		
OHIRE01	06	Generator [Not for crane use]	8	Weeks	400	3,200		
OESTA01	16	Provide Temporary Bailey Bridge for duration		Item	100,000			
OESTA01	17	RC Tower Crane base [max 5no piles]		Item	10,000			
TOTAL SITE WORKS & COMPOUND							209,760	2.55
OHIRE	HIRED PLANT							
OHIRE01	01	General Items	83	Weeks	90	7,470		
OHIRE01	02	Repairs/Replace	1	item	250.00	250		
OHIRE01	03	Small Tools [15no]	6	Weeks	150	900		
OHIRE01	04	Cleaning		Weeks	250.00			
OHIRE01	05	Road Cleaning	80	Visits	850	68,000		
OHIRE01	07	Transport	10	No	750	7,500		
OHIRE01	03	Office Accommodation		Weeks	500.00			
OHIRE01	05	Office/Meeting Room 32ft x 10ft (Rented Cabin)		Weeks	60.00			
OHIRE01	06	Office 50:50 split 32ft x 10ft (Rented Cabin)		Weeks	60.00			
OHIRE01	07	Mess/2+1 Toilet Unit 32ft x 10ft (Rented Cabin)		Weeks	75.00			
OHIRE01	08	Canteen 32ft x 10ft (Rented Cabin)		Weeks	60.00			
OHIRE01	09	Drying Room 32ft x 10ft (Rented Cabin)		Weeks	60.00			
OHIRE01	10	Toilet Unit 5+1 incl Shower 32ft x 10ft (Rented Cabin)		Weeks	85.00			

GREGGS BAKERY TWICKENHAM

BUDGET BUILD COST

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OVERHEADS Rev S0

Code	Ref	Description	Quantity	Unit	Rate	Sub-Total	Total	£/ft²
OHIRE01	11	Cabin Link Units		Weeks	18.00			
OHIRE01	12	Open Plan Office 32ft x 10ft (Rented Cabin) >100plots		Weeks	60.00			
OHIRE01	13	Canteen/Drying Room 32ft x 10ft (Rented Cabin) >100plots		Weeks	60.00			
OHIRE01	14	Cabin Link Units >100plots		Weeks	18.00			
OHIRE01	16	14 Tread Steel Staircase [2 no]		Weeks	18.00			
OHIRE01	17	Secure Storage 20ft x 8ft [2 no]		Weeks	18.00			
OHIRE01	18	Erect Site Accommodation		Item	1,640.00			
OHIRE01	19	Dismantle Site Accommodation		Item	1,640.00			
		Personnel / Goods Hoists						
		HOIST 1 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 2 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 3 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 4 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 5 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 6 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 7 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST 8 - 2000kg 415v Passenger/Goods Platform Hoist						
		HOIST Additional Items						
OHIRE01	01	Temporary Works Drawings		No	95.00			
OHIRE01	02	Weekly hoist inspections		Weeks	150.00			
		Craneage						
OHIRE01	01	Manitou 360 Fork/Crane incl Driver & Slinger	80	Weeks	3,277.00	262,160		
OHIRE01	01	Mobile crane [Contract Lift]		No	3,500			
		Tower Crane No 1 [TC1]						
		Tower Crane No 2 [TC2]						
		Tower Crane No 3 [TC3]						
		Tower Crane No 4 [TC4]						
		Tower Crane No 5 [TC5]						
		Tower Crane No 6 [TC6]						
		TOTAL HIRED PLANT					346,280	4.21
		OSRUN SITE RUNNING COSTS						
OSRUN01	01	Protection (supply only)	97	Plots	750	72,750		
OSRUN01	02	Fuel for generator	8	Weeks	350	2,800		
OSRUN01	03	Considerate Constructors (per annum)	2	Annum	1,180	2,360		
OSRUN01	04	Water Consumption on Site		Weeks	275			
OSRUN01	05	Electricity consumption on site set up		Weeks	160			
OSRUN01	06	Electricity consumption for Site Tower Crane		Weeks	310			
OSRUN01	07	Final Electricity Bills on Units	97	Plots	300	29,100		
OSRUN01	08	Final Gas Bills on Units		Plots	250			
OSRUN01	09	Water Consumption on Site set up	83	Weeks	275	22,825		
OSRUN01	10	Electricity consumption on site set up	83	Weeks	160	13,280		
OSRUN01	11	Install Spitfire telephone lines [3no copper]	1	no	500	500		
OSRUN01	12	Network set up to cabins & wireless router, switech etc	1	no	900	900		
OSRUN01	13	Broadband Line Rental	83	Weeks	FOC			
OSRUN01	14	Photocopier incl copy cost	83	Weeks	62	5,172		
OSRUN01	15	Phased Handover Costs		plots	200			
OSRUN01	16	Sacrificial Waterproofing		m²	30			
		TOTAL SITE RUNNING COSTS					149,687	1.82
		OINSU INSURANCES						
OINSU01	01	Project Insurances	1	Item	114,923	114,923		
OINSU01	02	Special Insurance [21.2.1]		Item				
		TOTAL INSURANCES					114,923	1.40
		TOTAL OVERHEADS					3,211,541	39.01



PLANNING SUBMISSION
MEDIUM SPECIFICATION

AREA SCHEDULE Rev S0

SUMMARY

OPEN MARKET

FLATS	No	%	Avg
Studio			
1 Bed Flat	24	25%	555
2 Bed Flat	20	21%	763
3 Bed Flat	2	2%	1,044
4 Bed Flat			
5 Bed Flat			
6 Bed Flat			
1 Bed Duplex			
2 Bed Duplex			
3 Bed Duplex			
4 Bed Duplex			
5 Bed Duplex			
6 Bed Duplex			
TOTALS	46	47%	667
			30,677

HOUSES	No	%	Avg
2 Bed House	4	4%	872
3 Bed House	27	28%	1,253
4 Bed House			
5 Bed House			
6 Bed House			
TOTALS	31	32%	1,204
			37,319

TOTAL OPEN MARKET FT² **67,996**
79%

AFFORDABLE

FLATS	No	%	Avg	No	%	Avg
	Shared Equity			Rented		
Studio	6	6%	562	2	2%	592
1 Bed Flat	5	5%	766	4	4%	753
2 Bed Flat	2	2%	1,071			
3 Bed Flat						
4 Bed Flat						
1 Bed Duplex						
2 Bed Duplex						
3 Bed Duplex						
4 Bed Duplex						
TOTALS	13	13%	719	6	6%	700
			9,343			4,198

HOUSES	No	%	Avg	No	%	Avg
	Shared Equity			Rented		
2 Bed House				1	1%	786
3 Bed House						
4 Bed House						
5 Bed House						
TOTALS				1	1%	786
						786

TOTAL AFFORDABLE FT² **14,327**
21%

TOTALS

FLATS	No	%	Avg
Studio			
1 Bed Flat	32	33%	559
2 Bed Flat	29	30%	762
3 Bed Flat	4	4%	1058
4 Bed Flat			
5 Bed Flat			
6 Bed Flat			
1 Bed Duplex			
2 Bed Duplex			
3 Bed Duplex			
4 Bed Duplex			
5 Bed Duplex			
6 Bed Duplex			
TOTALS	65	67%	680
			44,219

HOUSES	No	%	Avg
2 Bed House	5	5%	855
3 Bed House	27	28%	1,253
4 Bed House			
5 Bed House			
6 Bed House			
TOTALS	32	33%	1,191
			38,105

4983.732
TOTAL RESIDENTIAL FT² 82,323
100%

SITE		m ²	
Hectares	1.1325		11324.69
Acres	2.7984		
Plot/Acre	35		
Plot/Hectare	86		

INFORMATION

KEY
St = Studio
D = Duplex
H = House
P = Penthouse Unit
R = Social Rented
SO = Shared Equity
B = Bath
Es = Ensuite
Wc = Toilet

AREA	m ²	ft ²	%
RESIDENTIAL	7,648	82,323	88.4
COMMERCIAL	1,000.0	10,764	11.6
TOTALS	8,648.0	93,087	100.0

PLOT SCHEDULE

Plot	House	Location/Storey	Tenure	Beds	Baths	Asp	House type	m ²	ft ²
BLOCK B									
BG00	Commercial	Ground Floor	Com		[0x]Wc [0x]B [0]Es			784.00	8,439
BM00	Commercial	Mezzanine	Com		[0x]Wc [0x]B [0]Es			99.00	1,066
BM01	Commercial	Affordable Workspace	Com		[0x]Wc [0x]B [0]Es			117.00	1,259
BLOCK A									
A-00-01	1 Bed Flat	Ground Floor	OM	1	[0x]Wc [1x]B [0]Es			50.00	538
A-00-02	2 Bed Flat	Ground Floor	OM	2	[0x]Wc [1x]B [1]Es			61.00	657
A-01-01	1 Bed Flat	First Floor	OM	1	[0x]Wc [1x]B [0]Es			57.00	614
A-01-02	2 Bed Flat	First Floor	OM	2	[0x]Wc [1x]B [1]Es			72.00	775
A-02-01	1 Bed Flat	Second Floor	OM	1	[0x]Wc [1x]B [0]Es			57.00	614
A-02-02	2 Bed Flat	Second Floor	OM	2	[0x]Wc [1x]B [1]Es			72.00	775
BLOCK C									
C-13	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3 [End]	113.00	1,216
C-14	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3* [Mid]	113.00	1,216
C-15	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 4* (WC) [Mid]	130.00	1,399
C-16	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 4* (WC) [Mid]	130.00	1,399
C-17	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3 [Mid]	113.00	1,216
C-18	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3* [Mid]	113.00	1,216
C-19	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3 [Mid]	113.00	1,216
C-20	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 3* [End]	113.00	1,216
C-21	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8 [End]	108.00	1,163
C-22	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8* [Mid]	108.00	1,163
C-23	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8 [Mid]	108.00	1,163
C-24	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8* [Mid]	108.00	1,163
C-25	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8 [Mid]	108.00	1,163
C-26	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8* [Mid]	108.00	1,163
C-27	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8 [Mid]	108.00	1,163
C-28	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8* [Mid]	108.00	1,163
C-29	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8 [Mid]	108.00	1,163
C-30	3 Bed House	2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es	HT 8* [End]	108.00	1,163

Plot	House		Location/Storey	Tenure	Beds		Baths	Asp	House type	m ²	ft ²
BLOCK D											
D-8	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Semi]	125.00	1,346
D-9	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Semi]	125.00	1,346
D-10	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [End]	125.00	1,346
D-11	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Mid]	125.00	1,346
D-12	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Mid]	125.00	1,346
D-13	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Mid]	125.00	1,346
D-14	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Mid]	125.00	1,346
D-15	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [Mid]	125.00	1,346
D-16	3 Bed House		2 (+1) Storey	OM	3	H	[1x]Wc [1x]B [1]Es		HT 6 [End]	125.00	1,346
BLOCK E											
E-00-01	1B/2P Flat	Rented	Ground Floor	R	AFH	1	[0x]Wc [1x]B [0]Es		(WC)	55.00	592
E-00-02	1B/2P Flat	Rented	Ground Floor	R	AFH	1	[0x]Wc [1x]B [0]Es		(WC)	55.00	592
E-01-01	2B/3P Flat	Rented	First Floor	R	AFH	2	[0x]Wc [1x]B [0]Es			70.00	753
E-01-02	2B/3P Flat	Rented	First Floor	R	AFH	2	[0x]Wc [1x]B [0]Es			70.00	753
E-02-01	2B/3P Flat	Rented	Second Floor	R	AFH	2	[0x]Wc [1x]B [0]Es			70.00	753
E-02-02	2B/3P Flat	Rented	Second Floor	R	AFH	2	[0x]Wc [1x]B [0]Es			70.00	753
BLOCK F											
F-00-01	2B/3P Flat	Shared Ownership	Ground Floor	SO	AFH	2	[0x]Wc [1x]B [0]Es			71.00	764
F-00-02	1B/2P Flat	Shared Ownership	Ground Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es			54.00	581
F-00-03	2B/3P Flat	Shared Ownership	Ground Floor	SO	AFH	2	[0x]Wc [1x]B [0]Es			72.00	775
F-00-04	1B/2P Flat	Shared Ownership	Ground Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es			50.00	538
F-00-05	3B/4P Flat	Shared Ownership	Ground Floor	SO	AFH	3	[1x]Wc [1x]B [0]Es		(WC)	100.00	1,076
F-00-06	1 Bed Flat		Ground Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-00-07	1 Bed Flat		Ground Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-00-08	2 Bed Flat		Ground Floor	OM	2		[0x]Wc [1x]B [1]Es			67.00	721
F-01-01	2B/3P Flat	Shared Ownership	First Floor	SO	AFH	2	[0x]Wc [1x]B [0]Es			71.00	764
F-01-02	2B/3P Flat	Shared Ownership	First Floor	SO	AFH	2	[0x]Wc [1x]B [0]Es			70.00	753
F-01-03	3B/4P Flat	Shared Ownership	First Floor	SO	AFH	3	[1x]Wc [1x]B [0]Es			99.00	1,066
F-01-04	1B/2P Flat	Shared Ownership	First Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es			55.00	592
F-01-05	2B/3P Flat	Shared Ownership	First Floor	SO	AFH	2	[0x]Wc [1x]B [0]Es			72.00	775
F-01-06	1B/2P Flat	Shared Ownership	First Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es			50.00	538
F-01-07	1B/2P Flat	Shared Ownership	First Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es			50.00	538
F-01-08	1B/2P Flat	Shared Ownership	First Floor	SO	AFH	1	[0x]Wc [1x]B [0]Es		(WC)	54.00	581
F-01-09	2 Bed Flat		First Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-01-10	1 Bed Flat		First Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-01-11	1 Bed Flat		First Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-01-12	1 Bed Flat		First Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-01-13	2 Bed Flat		First Floor	OM	2		[0x]Wc [1x]B [1]Es			67.00	721
F-01-14	1 Bed Flat		First Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-01-15	2 Bed Flat		First Floor	OM	2		[0x]Wc [1x]B [1]Es			72.00	775
F-02-01	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-02-02	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			70.00	753
F-02-03	3 Bed Flat		Second Floor	OM	3		[0x]Wc [1x]B [1]Es			99.00	1,066
F-02-04	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			55.00	592
F-02-05	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			72.00	775
F-02-06	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-07	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-08	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es		(WC)	54.00	581
F-02-09	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-02-10	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-11	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-12	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-13	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			67.00	721
F-02-14	1 Bed Flat		Second Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-02-15	2 Bed Flat		Second Floor	OM	2		[0x]Wc [1x]B [1]Es			72.00	775
F-03-01	2 Bed Flat		Third Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-03-02	2 Bed Flat		Third Floor	OM	2		[0x]Wc [1x]B [1]Es			70.00	753
F-03-03	2 Bed Flat		Third Floor	OM	2		[0x]Wc [1x]B [1]Es			75.00	807
F-03-04	1 Bed Flat		Third Floor	OM	1		[0x]Wc [1x]B [0]Es			57.00	614
F-03-05	2 Bed Flat		Third Floor	OM	2		[0x]Wc [1x]B [1]Es			75.00	807
F-03-06	1 Bed Flat		Third Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-03-07	1 Bed Flat		Third Floor	OM	1		[0x]Wc [1x]B [0]Es		(WC)	54.00	581
F-03-08	2 Bed Flat		Third Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-03-09	1 Bed Flat		Third Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-03-10	1 Bed Flat		Third Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-03-11	3 Bed Flat		Third Floor	OM	3		[0x]Wc [1x]B [1]Es			95.00	1,023
F-04-01	1 Bed Flat		Fourth Floor	OM	1		[0x]Wc [1x]B [0]Es		(WC)	54.00	581
F-04-02	2 Bed Flat		Fourth Floor	OM	2		[0x]Wc [1x]B [1]Es			71.00	764
F-04-03	1 Bed Flat		Fourth Floor	OM	1		[0x]Wc [1x]B [0]Es			50.00	538
F-04-04	2 Bed Flat		Fourth Floor	OM	2		[0x]Wc [1x]B [1]Es		(WC)	80.00	861
BLOCK G											
G-1	2 Bed House		2 (+1) Storey	OM	2	H	[1x]Wc [1x]B [0]Es		HT 1 [End]	81.00	872
G-2	2 Bed House		2 (+1) Storey	OM	2	H	[1x]Wc [1x]B [0]Es		HT 1 [Mid]	81.00	872
G-3	2 Bed House		2 (+1) Storey	OM	2	H	[1x]Wc [1x]B [0]Es		HT 1 [Mid]	81.00	872
G-4	2 Bed House		2 (+1) Storey	OM	2	H	[1x]Wc [1x]B [0]Es		HT 1 [End]	81.00	872
BLOCK H											
H-1	2B/3P House	Rented	2 (+1) Storey	R	AFH	2	H	[1x]Wc [1x]B [0]Es	Existing [End]	73.00	786

**APPENDIX TWELVE: Proposed Scheme ARGUS Appraisal, DS2 LLP,
25/07/2022**

Greggs Twickenham
Proposed Scheme Appraisal
Residential and Industrial Scheme
20% Affordable

Development Appraisal
Licensed Copy
25 July 2022

**Greggs Twickenham
Proposed Scheme Appraisal
Residential and Industrial Scheme**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation

	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Building A - Market Sale Apartments	6	3,972	761.58	504,167	3,025,000
Building C - Market Sale Townhouses	18	21,722	773.41	933,333	16,800,000
Building D - Market Sale Townhouses	9	12,110	780.35	1,050,000	9,450,000
Building E - Affordable Rent Apartments	6	4,198	250.80	175,476	1,052,858
Building F - Market Sale Apartments	40	26,674	787.66	525,250	21,010,000
Building F - Shared Ownership Apartments	13	9,333	450.02	323,077	4,200,000
Building G - Market Sale Houses	4	3,488	802.75	700,000	2,800,000
Building H - Affordable Rent Houses	<u>1</u>	<u>786</u>	250.80	197,129	<u>197,129</u>
Totals	97	82,283			58,534,987

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Building B - Commercial	1	9,504	18.00	171,072	171,072	171,072
Building B - Affordable Commercial	<u>1</u>	<u>1,259</u>	14.40	18,130	<u>18,130</u>	<u>18,130</u>
Totals	2	10,763			189,202	189,202

Investment Valuation

Building B - Commercial

Market Rent	171,072	YP @	4.0000%	25.0000	
(1yr Rent Free)		PV 1yr @	4.0000%	0.9615	4,112,308

Building B - Affordable Commercial

Current Rent	18,130	YP @	4.0000%	25.0000	453,240
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Total Investment Valuation

4,565,548

GROSS DEVELOPMENT VALUE

63,100,535

**Greggs Twickenham
Proposed Scheme Appraisal
Residential and Industrial Scheme**

Purchaser's Costs			(310,457)	
Effective Purchaser's Costs Rate		6.80%		(310,457)
NET DEVELOPMENT VALUE				62,790,078
NET REALISATION				62,790,078
OUTLAY				
ACQUISITION COSTS				
Residualised Price			9,635,529	9,635,529
Stamp Duty		5.00%	481,776	
Agent Fee		1.00%	96,355	
Legal Fee		0.80%	77,084	
				655,216
CONSTRUCTION COSTS				
Construction	Units	Unit Amount	Cost	
Build Costs	1 un	27,589,996	27,589,996	
Contingency		5.00%	1,379,500	
MCIL 2			756,434	
Borough CIL			2,248,418	
Carbon Offset			122,075	
Air Quality			14,275	
Ecology			50,000	
Traffic Management			3,200	
S106 Management Monitoring Fee			13,670	
Playspace Contribution			25,415	
Open Space Contribution			27,500	
				32,230,483
Other Construction Costs				
NHBC	97 un	2,000.00 /un	194,000	

**Greggs Twickenham
Proposed Scheme Appraisal
Residential and Industrial Scheme**

				194,000
PROFESSIONAL FEES				
Professional Fees		12.00%	3,310,800	3,310,800
MARKETING & LETTING				
Residential Marketing		1.50%	796,275	
Commercial Marketing	9,504 ft²	1.50	14,256	
Letting Agent and Legal Fee		10.00%	18,920	
Letting Legal Fee		5.00%	9,460	838,911
DISPOSAL FEES				
Residential Sales Agent Fee		1.50%	796,275	
Commercial Sales Agent Fee		1.50%	1,819	
Affordable Sales Agent Fee		0.50%	28,802	
Residential Sales Legal Fee	77 un	1,000.00 /un	77,000	
Commercial Sales Legal Fee		1.00%	1,213	905,109
TOTAL COSTS BEFORE FINANCE				47,770,047
FINANCE				
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)				
Land			1,988,724	
Construction			2,342,901	
Other			327,268	
Total Finance Cost				4,658,892
TOTAL COSTS				52,428,939
PROFIT				10,361,138
Performance Measures				
Profit on Cost%		19.76%		

**Greggs Twickenham
Proposed Scheme Appraisal
Residential and Industrial Scheme**

Profit on GDV%	16.42%
Profit on NDV%	16.50%
Development Yield% (on Rent)	0.36%
Equivalent Yield% (Nominal)	4.00%
Equivalent Yield% (True)	4.10%
IRR% (without Interest)	17.80%
Rent Cover	54 yrs 9 mths
Profit Erosion (finance rate 6.500)	2 yrs 10 mths