



Review of the Viability Report on the Development of Greggs Bakery Site and 2 Gould Road TW2 6TR

On behalf of The London Borough of Richmond upon Thames

December 2022

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1.0 Instructions and compliance with the RICS Professional Statement – Financial Viability in Planning: conduct and reporting.

- 1.1 Bespoke Property Consultants (BPC) has been instructed by The London Borough of Richmond upon Thames Council to review the applicant's viability assessment of the proposed development at Greggs Bakery & 2 Gould Road TW2 6RT.
- 1.2 In carrying out this review, BPC has been issued with a report dated August 2022 by DS2 which assesses the viability of the proposed development.
- 1.3 BPC have not inspected the property.
- 1.4 This assessment is provided for the purposes of agreeing appropriate S.106 and affordable housing obligations and is not a valuation of the subject site or scheme. It is provided for the sole use of the Local Planning Authority and the applicant who may review it. As such it is exempted from the RICS "Red Book" (with the exception of PS 2 in relation to Ethics, competency, objectivity and disclosures) on the basis of the parties negotiating and agreeing the planning obligations.
- 1.5 It may be made publicly available, and the Executive Summary extracted by the Local Planning Authority as a "Non-Technical Summary" in line with para 21 of the NPPG (Sept 2019). This agreement to publish relates solely to the Local Planning Authority in respect of their statutory duty and no other party.
- 1.6 Bespoke Properties Ltd accepts responsibility only to the Local Planning Authority named at the start of this report alone that this report has been prepared with the skill, care and diligence reasonably to be expected of a competent consultant but accept no responsibility whatsoever to any other person or entity.
- 1.7 We confirm compliance with the RICS Professional Statement "Financial Viability in Planning: Conduct and Reporting" May 2019. As required by the Professional Statement we confirm the following matters:

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- a) We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information.
 - b) We have identified no conflicts of interest or risk of conflicts in preparing this report.
 - c) We are not working under a performance related fee agreement or on a contingent fee basis.
 - d) We advocate reasonable, transparent and appropriate engagement between the parties in the planning process and we will do all that we can to assist in that process.
 - e) All of the sub-consultants who have contributed to this report have been made aware of the Professional Statement and its requirements, they in turn have confirmed compliance with it.
 - f) We have been allowed sufficient time since instruction to carry out this FVA bearing in mind the scale of the development and the status of the information as at the date of this report.
 - g) We have not been involved in the preparation of the Council's Local Plan Area Wide Viability Assessment
- 1.8 We have not yet carried out sensitivity testing as required by the RICS Professional Statement as we wish to agree with the local authority the parameters for such testing.
- 1.9 The status of this report is Draft until the Council advise on the matters raised for their consideration.

2.0 Executive Summary

2.1 We have reviewed the report by DS2 dated August 2022 and concluded the most significant issues we have identified, relate to the construction cost and the Benchmark Land Value.

2.2 Local Plan FVA Assumptions

In line with the requirements of para 8 of the NPPG the table below gives a comparison of the scheme appraisal assumptions and the Local plan viability assessment assumptions for same scheme typology

Item	Local Plan Allowance	Applicant's Allowance	Comments
Sales values / m ²	£5,257-£9,231	£8,407	
Base build / m ²	£1,297 -£2,915	£2,508	
Professional fees	12%	12%	
Contingency	5%	5%	
Sales & Marketing costs	3%	3%+£1.000 legal fees per unit	
Finance interest rate	6.75%	6.5%	
Finance fees	nil	nil	
Profit margin:			
Open market	20%	17.5%	
Affordable	6%	6%	

2.3 We have reviewed the inputs and assumptions used by DS2 as set out in Section 4 below. The main issues identified are

- the construction cost which is higher than that independently assessed by Exigere on behalf of the Council
- the Benchmark Land Value proposed which is higher than our assessment.
- In addition, we believe that the allowances for professional fees and sales and marketing are higher than we would expect.

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- 2.4 We have carried out our own appraisal based on the build cost provided by Exigere and the Benchmark Land Value based on our calculation of the Alternative Use Value. We have also adjusted the allowances for professional fees, sales & marketing and pricing that reflects the average sales values from our market research, but maintaining the other inputs adopted by the applicant. The results of this appraisal are shown at Appendix A.
- 2.5 This appraisal shows a residual land value of £14,291,548 This land value is above the benchmark land value by £4,991,548 and therefore the proposed scheme is viable and could provide additional S. 106/affordable housing contributions

3.0 Policy Context

3.1 The Local Plan for the London Borough of Richmond upon Thames

- 3.1.1 The Local Plan was adopted 3rd July 2018 and the affordable housing policies are contained in Policy LP36. This states that a contribution towards affordable housing is expected from all sites. Where onsite housing is required, the Council expects 50% of housing will be affordable and of the affordable units 40% should be for rent and 10% intermediate housing. On former employment sites at least 50% affordable housing is required. For schemes providing less than 10 units a financial contribution commensurate with the scale of the development is required
- 3.1.2 The policy goes on to say the Council will seek the maximum reasonable amount of affordable housing having regard to economic viability; individual site costs; the availability of public subsidy and the overall mix of uses and any other planning benefits.
- 3.1.3 If the proposals are unviable the applicant will be expected to demonstrate this with a detail open book provision of all the financial information, sufficient to enable the council or independent consultant to assess the viability position. This accords with para 10 of the NPPG which states that a financial viability assessment should be supported by appropriate evidence.
- 3.1.4 Existing Use Value plus a premium should be used to determine Benchmark Land Value.

3.2 National Planning Policy Framework (July 2021)

- 3.2.1 Para 56 sets out that *“Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.*
- 3.2.2 The framework, in paragraph 57, states that planning obligations normally required under S.106 agreements should only be sought where they meet all of the following tests:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development; and
 - Fairly and reasonably related in scale and kind to the development.

3.2.3 Para 58 goes on to say; *“Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. All viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available.”*

3.3 **National Planning Practice Guidance (Sept 2019)**

3.3.1 Paragraph 2 states that the role of a financial viability assessment (FVA) is primarily at the plan-making stage. It is the responsibility of site promoters to engage in plan making and the price paid for land is not relevant justification for failing to accord with the relevant policies of the plan.

3.3.2 Paragraph 6 states that developers should have regard to the total cost of the relevant planning policies when buying land.

3.3.3 Paragraph 8 requires that the FVA should refer back to the information that supported the Local Plan making and explain the differences. Ultimately it is for the decision-maker having regard to the transparency of assumptions made in the FVA as to the weight to be applied to the FVA in coming to the final decision.

3.3.4 Paragraph 9 of the guidance advises that review mechanisms should be used where appropriate and there is no mention in the guidance of whether these should be pre or post-implementation or whether the size of a scheme impacts on the decision whether to use one.

3.3.5 Paragraph 10 states that any FVA should be supported by appropriate evidence and that the FVAs should be proportionate, simple, transparent and publicly available. This ethos is expanded upon in paragraphs 11-18 where the relative values and costs (including land value) are discussed in further detail.

3.3.6 Paragraph 13 states that the benchmark land value should primarily be based on Existing Use Value (EUV) plus a premium and paragraph 14 expands upon this to say that the EUV should

reflect the implications of abnormal costs, infrastructure, professional fees and be informed by market evidence.

- 3.3.7 Paragraph 15 states that the EUV is the value of the land in its existing use without hope value.
- 3.3.8 Paragraph 16 advises that the premium to be applied to the EUV should be a reasonable incentive to the landowner to bring forward the development whilst allowing for policy compliance. As a practice we have always taken this to mean that EUV plus a premium would equal market value as defined by the RICS Guidance Note 94/2012.
- 3.3.9 The guidance advises at para 17 that AUV should be based on a development that would fully comply with up to date plan policies. AUV will include existing use values where works are needed to make the property saleable / lettable. To such a value no landowner premium is to be added. If such an alternative use is being utilized as the benchmark, then the applicant should give a justification for why it is not being pursued.

4.0 Assessment Inputs and Assumptions

4.1 Assessment methodology

4.1.1 The applicant's appraisal uses the Argus Developer appraisal model, whereas the alternative model used by Bespoke Property Consultants is the HCA EAT. Both appraisal models are acceptable and should give similar answers if the same inputs are used.

4.2 Unit Mix

4.2.1 The scheme comprises 97 residential units, including 29 affordable units and 1,000m² of industrial floorspace as set out in the applicant's report.

4.3 Values of residential units

4.3.1 The values used within the applicant's appraisal are based on comparable evidence comprising an analysis of new build units sold or being marketed at the time the report was written (Aug 22), within a mile of the proposed development. Asking prices and achieved prices in 2022 of second-hand units within 0.7miles of the subject site are also provided.

4.3.2 The comparative data used by Bespoke Property Consultants is based on current market research undertaken on the internet, for similar properties sold in the locality of the proposed development since January 2022 and June 2020 (listed with floor areas in Appendix C). This research looks at achieved prices and discounted asking prices to estimate what is achievable. All the properties identified in our research are resales rather than new homes.

4.3.3 The DS2 assessment of the values of the proposed units is an average of £8,407/m². The BPC market research shows lower average values per metre squared. However, we have adopted the DS2 values assuming that this represents a reasonable new build premium.

4.3.4 DS2 have calculated the value of the Open Market Housing as £53,085,000. The BPC estimate of value is £52,929,461.

4.4 Value of the affordable units

4.4.1 DS2 have provided Proval calculations which assess the value of the affordable housing. For the rent units they have assume the provision will be as London Affordable Rent and have used

the rents for 2022/23 promulgated by the Mayor for London. Their valuation of the rented housing £1,250,000.

4.4.2 DS2 have modelled the Shared Ownership element based on two thirds of the units being affordable for household incomes of up to £47,000 and the remainder of households with an income of up to £90,000 in line with the Mayor of London's policy. Rent on the unsold equity range from 0.85% -2,75%. Their estimate of the value of the shared ownership element of the affordable housing is £4,200,000.

4.4.3 For the purposes of this appraisal BPC have modeled the same rents and income thresholds and arrive at similar values to those proposed by DS2. Our appraisal shows a value of £1,275,040 for the rented element and £4,177,808 for the shared ownership units.

4.4.4 It should be noted that the Council's Affordable Housing Policy requires applicants to get offers from a number of Registered Providers for the affordable housing units. Also, there is a requirement to engage with the Council's Housing Department not only as to appropriate Registered Providers for this process, but also to determine whether there is funding available which might increase the number of units or improve the mix to better address the assessed demand for affordable housing. Therefore, we would expect this aspect of the appraisal to be revisited when the offers from Registered Providers are available, and the discussions with the Housing Department have taken place.

4.5 The value of the commercial element

4.5.1 The commercial element of the proposed scheme is 1,000m² of factory space. There are two elements in this provision – 883m² of open market space and 117m² of affordable workspace which is defined by DS2 as being rented at 80% of the market rate.

4.5.2 DS2 have provided a report by Colliers that suggests a market rate of £18/ft² for the market rent and therefore £14.40 for the affordable commercial area. The report proposes a capitalization rate of 4%. The DS2 valuation of the commercial element is therefore £4,565,548.

4.5.2 We believe that the rents proposed, and the capitalization rate are reasonable. Using these figures in our appraisal provides a commercial value of £4,510,740.

4.6 Gross Development Value

4.6.1 Combining the value of the open market units, the affordable housing and the commercial element provides the Gross Development Value. The DS2 estimate is £63,100,548 and the BPC estimate is £62,893,049.

4.7 Development Timescale

4.7.1 DS2 have assumed a 44 month programme, including 6 months pre-construction and a 28 month construction period. BPC have assumed sales at a quicker rate and have allowed for a 41 month programme.

4.8 Build Costs

4.8.1 DS2 have relied on a cost plan provided by the applicant, London Square. This proposes a construction cost of £27,589,996, including contingency.

4.8.2 The cost plan has been independently analysed on behalf of the Council by Exigiere, and they advise that the appropriate construction cost should be £4.9M lower at £22,688,000. We have used this figure in our appraisal.

4.9 Other assumptions

4.9.1 Professional Fees – a figure of 12% has been used for professional fees by the applicant. We believe that 10% is the appropriate level for this type of scheme

4.9.2 S.106 Contributions – these contributions and a carbon offset payment totaling £256,135 have been included by DS2. These have been included in the BPC appraisal but should be verified by the Council and subsequently adjusted as necessary.

4.9.3 CIL – an allowance of £3,004,852 has been included by the applicant. The Council should check this figure is correct.

4.9.4 Sales and Marketing – 3% plus £1,000 legal fees per unit has been allowed for by the applicant. The BPC assumption is an all-in allowance of 3% inclusive of legal fees which we believe is sufficient for a scheme of this type.

4.9.5 Finance costs – an interest rate of 6.5% has been used by the applicant, which is a reasonable assumption and replicated in the BPC appraisal

4.9.6 Profit – the applicant has adopted a figure of 17.5% of GDV for the return for risk and profit. For this development we consider this is appropriate in the current market and that is the figure adopted in our appraisal which reflects the risks involved in the scheme and the current macro-economic situation.

4.10 Benchmark Land Value

4.10.1 DS2 have provided a report by Colliers which assesses their view on the Benchmark Land Value. They have assumed a cost of £30/ft² as the cost of refurbishing the existing building. They have assumed a rent of £10/m² for the refurbished premises and applied a yield of 4.5%. This results in a value of £12,800,000 which is adopted as the Benchmark Land Value for the DS2 appraisal.

4.10.2 We believe the rent is reasonable for this type of asset in the current market but the yield maybe a little optimistic. For the purposes of this review we have adopted both values for our calculation. However, the all-in allowance of £30/ft² for refurbishment is neither broken down nor is the basis for this figure explained.

4.10.3 When calculating the cost to be netted off the value of the refurbished premises for the purposes of assessing an Alternative Use Value, all the costs of a commercial scheme should be accounted for. These include not only the build costs but also professional fees, finance, sales and marketing costs and an allowance for profit.

4.10.4 The BPC AUV calculation is based on the median BCIS rate for refurbishing factories of £460/m² (see Appendix E). We have then calculated the value of the premises net of works, professional fees finance, sales and marketing and profit (see Appendix D). This gives a AUV value of £9,300,000 which we have adopted as the Benchmark Land Value for our appraisal.

5.0 BPC Assessment and Conclusions

- 5.1 We have re-run the appraisal, taking account of all the comments on the applicant's inputs and assumptions as noted above. The results of this analysis are shown at Appendix A to this report.
- 5.2 CIL has been estimated as £3,004,852 and the Council should verify this is correct.
- 5.3 The Council should also confirm the S106 liabilities attributable to this scheme are £256,135 as stated by the applicant
- 5.3 Our own assessment of the scheme shows a residual site value of £14,291,548 which is above the benchmark land value of £9,300,000 by £4,991,548. This suggests that the scheme is viable and could support additional affordable housing or S.106 contributions.

Appendix A

GVA GRIMLEY & BESPOKE PROPERTY GROUP HCA ECONOMIC APPRAISAL TOOL

(Worksheet 4)

SUMMARY

Site Address	Greggs Bakery & 2 Gould Road TW2 6RT
Site Reference	Appendix A
File Source	
Scheme Description	97 Residential Units and 1,000sqm of Commercial Space
Date	29/11/2022
Site Area (hectares)	
Author & Organisation	S.Devitt
HCA Investment Manager	

Housing Mix (Affordable + Open Market)

Total Number of Units	97	units
Total Number of Open Market Units	77	units
Total Number of Affordable Units	20	units
Total Net Internal Area (sq m)	7,624	sq m
Total Habitable Rooms	289	habitable rooms
% Affordable by Unit	20.6%	
% Affordable by Area	17.4%	
% Affordable by Habitable Rooms	18.7%	
% Social Rented within the Affordable Housing	-	by number of units
% Social Rented within the Affordable Housing	-	by area
% Social Rented within the Affordable Housing	-	by habitable rooms
Total Number of A/H Persons	67	Persons
Total Number of Social Rented Persons	0	Persons
Total Number of Intermediate Persons	67	Persons
Total Number of Open Market Persons	412	Persons
Total Number of Persons	479	Persons
Site Area	0.00	hectares
Net Internal Housing Area / Hectare	-	sq m / hectare

Residential Values

Affordable Housing Tenure 1:

Social Rented

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	-	-	-

Total Capital Value of Affordable Housing Tenure 1

£0

Affordable Housing Tenure 2:

Intermediate - Shared Ownership

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
1 bed	£8,000	312	£2,496,000
2 bed	£7,600	355	£2,698,000
3 bed	£7,800	198	£1,544,400
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total	-	865	£6,738,400

Owner-occupied / rented % share

40%

Capital Value of owner-occupied part

£2,695,360

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 bed	£32,947	6.00%	£549,120
2 bed	£35,614	6.00%	£593,560
3 bed	£20,386	6.00%	£339,768
0	-	-	-
0	-	-	-
£0	-	-	-
£0	-	-	-
Total (full capital value if sold at OMV)	£88,947	-	£1,482,448

Total Capital Value of Affordable Housing Tenure 2

£4,177,808

Affordable Housing Tenure 3: Intermediate - Discounted Market Sale

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
0	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total	-	-	-

% of Open Market Value -

Total Capital Value of Affordable Housing Tenure 3 £0

Affordable Housing Tenure 4: Intermediate - Other Type of Shared Own / Shared Equity

Type of Unit	Capital Value (£ psm)	Total Floorspace (sq m)	Total Capital Value (£)
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total	-	-	-

Owner-occupied / rented % share -

Capital Value of owner-occupied part -

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
	-	-	-
Total (full capital value if sold at OMV)	-	-	-

Total Capital Value of Affordable Housing Tenure 4 £0

Affordable Housing Tenure 5: Affordable Rent

Type of Unit	Total Rent pa (£)	Yield (%)	Capital Value (£)
1 bed flat	£17,472	5.00%	£349,440
2 bed flat	£37,024	5.00%	£740,480
2b house	£9,256	5.00%	£185,120
0	-	-	-
0	-	-	-
0	-	-	-
0	-	-	-
Total	£63,752	-	£1,275,040

Total Capital Value of Affordable Housing Tenure 5 £1,275,040

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (EXCLUDING SHG & OTHER FUNDING) £5,452,848

Social Housing Grant

	Grant per unit (£)	Number of Units	Grant (£)
Social Rented	£0	0	£0
Intermediate - Shared Ownership	£0	13	£0
Intermediate - Discounted Market Sale	£0	0	£0
Intermediate - Other Type of Shared Own / Share	£0	0	£0
Affordable Rent	£0	7	£0
SHG Total	-	20	£0

Social Housing Grant per Affordable Housing Person £0

Social Housing Grant per Social Rented Person -

Social Housing Grant per Intermediate Person £0

TOTAL VALUE OF SOCIAL HOUSING GRANT £0

0 £0

0	£0
0	£0
0	£0
0	£0
0	£0

OTHER SOURCES OF AFFORDABLE HOUSING FUNDING £0

TOTAL CAPITAL VALUE OF ALL AFFORDABLE HOUSING (INCLUDING SHG & OTHER FUNDING) £5,452,848

Open Market Housing

Type of Open Market Housing	Net Area (sq m)	Revenue (£ / sq m)	Total Revenue (£)
1 bed flat	1,294	£8,897	£11,510,494
2 bed flat	1,341	£8,141	£10,920,337
2 bed house	324	£8,642	£2,800,008
3 bed flat	194	£7,474	£1,449,956
3 bed house	3,143	£8,352	£26,248,666
Total	6,296	-	£52,929,461

	Average value (£ per unit)
1 bed flat	£460,420
2 bed flat	£574,755
2 bed house	£700,002
3 bed flat	£724,978
3 bed house	£13,124,333

TOTAL CAPITAL VALUE OF OPEN MARKET HOUSING £52,929,461

Car Parking

No. of Spaces	Price per Space (£)	Value
-	-	-

TOTAL VALUE OF CAR PARKING £0

Ground rent

		Capitalised annual ground rent
Affordable Housing Tenure 1:	Social Rented	£0
Affordable Housing Tenure 2:	Intermediate - Shared Ownership	£0
Affordable Housing Tenure 3:	Intermediate - Discounted Market Sale	£0
Affordable Housing Tenure 4:	Intermediate - Other Type of Shared Own / Shared Equity	£0
Affordable Housing Tenure 5:	Affordable Rent	£0
Open Market Housing Type 1:	1 bed flat	£0
Open Market Housing Type 2:	2 bed flat	£0
Open Market Housing Type 3:	2 bed house	£0
Open Market Housing Type 4:	3 bed flat	£0
Open Market Housing Type 5:	3 bed house	£0

TOTAL CAPITALISED ANNUAL GROUND RENT £0

TOTAL CAPITAL VALUE OF RESIDENTIAL SCHEME £58,382,309

Non-Residential Values

Office	£0	
Retail	£0	
Industrial	£4,510,740	
Leisure	£0	
Community-use	£0	£4,510,740

TOTAL CAPITAL VALUE OF NON-RESIDENTIAL SCHEME £4,510,740

TOTAL VALUE OF SCHEME £62,893,049

Residential Building, Marketing & Section 106 Costs

Affordable Housing Build Costs	£3,493,968	
Open Market Housing Build Costs	£16,564,644	£20,058,612

Cost Multipliers

Site Specific Sustainability Initiatives (%)	0.0%	£0
Lifetime Homes (%)	0.0%	£0
Code for Sustainable Homes (%)	0.0%	£0
Other (%)	0.0%	£0

Residential Car Parking Build Costs		£0
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Other site costs

Building Contingencies	5.0%	£1,002,931
Building Cost Fees (Architects, QS etc):	10.0%	£2,106,154
Other Acquisition Costs (£)		£0

Site Abnormals

0	£0
0	£0
0	£0
0	£0
0	£0
0	£0
0	£0
0	£0

Total Building Costs		£23,167,697
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Section 106 Costs (£)

CIL		£3,004,852
S106		£256,135
0		£0
0		£0
0		£0
0		£0
0		£0
0		£0

Section 106 costs		£3,260,987
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Marketing (Open Market Housing ONLY)

Sales Fees:	3.0%	£1,587,884
Legal Fees (per Open Market unit):	£0	£0

Marketing (Affordable Housing)

Developer cost of sale to RSL (£)		£15,000
RSL on-costs (£)		£130,000
Intermediate Housing Sales and Marketing (£)		£115,000

Total Marketing Costs		£1,847,884
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Non-Residential Building & Marketing Costs**Building Costs**

Office	£0	
Retail	£0	
Industrial	£2,629,200	
Leisure	£0	
Community-use	£0	£2,629,200

Professional Fees (Building, Letting & Sales)

Office	£0	
Retail	£0	
Industrial	£362,648	
Leisure	£0	
Community-use	£0	£362,648

Total Non-Residential Costs		£2,991,848
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TOTAL DIRECT COSTS:		£31,268,416.15
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Finance and acquisition costs**(finance costs are only displayed if there is a positive residual site value)**

Arrangement Fee	£0
Misc Fees (Surveyors etc)	£0
Agents Fees	£142,915
Legal Fees	£107,187
Stamp Duty	£714,577
Total Interest Paid	£6,101,967

Total Finance and Acquisition Costs	£7,066,647
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Developer's return for risk and profit**Residential**

Open Market Housing Operating 'Profit'	£9,262,656
Affordable Housing 'Profit'	£327,171

Non-residential

Office	£0	
Retail	£0	
Industrial	£676,611	
Leisure	£0	
Community-use	£0	£676,611

Total Operating Profit	£10,266,437
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(profit after deducting sales and site specific finance costs but before allowing for developer overheads and taxation)

Residual Site Value


SITE VALUE TODAY	£14,291,548
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EXISTING USE VALUE	£9,300,000
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DIFFERENCE BETWEEN SITE VALUE AND EXISTING USE VALUE	£4,991,548
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Checks:

Site Value as a Percentage of Total Scheme Value	
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Site Value per hectare	
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#VALUE!

Appendix B



exigere

Greggs Bakery, Twickenham
Cost Plan Review
02 November 2022
Bespoke Property Consultants

Making projects happen

Quality Control

Document Title	Location	Date	Issued to	Prepared by	Approved by
Cost Plan Review	1834.02.02	02 November 2022	Bespoke Property Consultants	Aaron Mitchell	Philippa Brown

Issued By:
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Introduction

This report has been prepared by exigere to provide Bespoke Property Consultants with a review and commentary of the construction costs contained within Appendix 11 of the Financial Viability Assessment from DS2 dated August 2022.

Project Overview

The site is located on Gould Road, bordering the River Crane to the north within the administrative boundary of the London Borough of Richmond upon Thames. The existing site comprises the former Greggs Bakery Site and No. 2 Gould Road.

The proposal is for the demolition of existing buildings (with retention of a single dwelling) and redevelopment of the site to provide 97 residential units (a mix of one, two, and three bed homes), 883 sqm industrial floorspace and 117sqm of affordable workspace.

Below is an extract from the viability report confirming the GIA and NIA areas of the proposed scheme.

TABLE 1: DEVELOPMENT AREAS, GREGGS BAKERY, JULY 2022		
Use	GIA SQM	GIA SQ FT
Residential (Use Class C3) (including ancillary space)	9,989	107,525
Commercial Space (Use Class E)	1,000	10,764
Total	10,989	118,289

TABLE 4: DEVELOPMENT RESIDENTIAL NET SALES AREA (NSA), GREGGS BAKERY, JULY 2022		
Tenure	NSA (sqm)	NSA (sq ft)
Market Sale	6,314	67,966
Intermediate	867	9,333
Low Cost Rent	463	4,984
Total	7,644	82,283

Key Findings

Below is a brief explanation of the adjustments we have proposed to the construction cost estimate contained within the financial viability assessment; further explanation of these changes is included within Appendix A of this report.

Generally, unit costs provided within the financial viability assessment seem reasonable when compared with our experience in dealing with mixed-use housing developments of this type, however a number of minor adjustments have been made.

The adjustments to the cost of the works have been identified below:

The Works

- External Works: Rates included for block pavers at £166/m² seems high, this has been reduced to £130/m² to align with benchmarks. Similarly tarmac rates at £138/m² are also high and have been reduced to £115/m². This reduces external finishes by circa £75k.
- Substructure: Allowances included for substructure all seems reasonable, the total cost for substructure equates to £16/ft² which aligns with project benchmarks.
- External doors: Minor reduction has been made to rates for bin store doors, reduced from £2.8k to £2k to align with benchmarks.
- Balconies: Costs for balconies seem high when compared with project benchmarks, cost for balconies are included at £12.5k per unit, this is high and has been reduced to £8.5k per unit, reducing overall costs by circa £190k.
- Roof: Rates for single ply to roof seems high – this has been reduced from £311/m² to £150/m². Similarly rate for green / brown roof seems high and has been reduced to £250/m² to align with benchmarks.
- Kitchens: Kitchen costs for OM and shared ownership have been reduced to £7k per unit to align with project benchmarks for this level of specification including appliances, Affordable kitchen cost seem reasonable, this reduces overall costs by circa £117k.
- Fittings and furnishing: Mastic to flats has been reduced to £252 per unit for consistency across tenures / units, reducing costs by c. £18k. Wardrobe costs in OM houses has been reduced to £885 per unit for consistency across units, this reduces overall costs by c. £21k.
- Mechanical and Electrical Installation: Costs have been reduced to £42k per unit to align with project benchmarks, reducing costs by £388k overall.

Measured Works Summary

- Our proposed adjustments to the measured works based on the information provided equate to a total reduction of costs by circa. £818k, bringing the total to £23,564,000 (£199/ft² GIA).

Main Contractor On Costs

- Main Contractor preliminaries have been included at 10% which seems reasonable for a project of this nature. Overheads and Profit have been included at 3% which also seem reasonable for the project.

Risk & Inflation

- There is no contingency carried in the total build costs however the appraisal carries an allowance of 5% of the total construction cost for developer's contingency, which seems reasonable for a project of this nature.
- Inflation: There are no transparent inflation allowances carried within the construction costs, therefore it is assumed construction costs are current at Q3 2022.

Summary

- Our proposed adjustments to the works based on the information provided equate to a total reduction of the costs by circa £926,000, bringing the total to £26,668,000 (£225/ft² GIA).

Summary of Costs

Description	Qty	Unit	London Square Build Cost	Exigere Cost Review	Variance
External Works			2,650,000	2,574,000	(76,000)
Substructure			1,977,000	1,977,000	-
Superstructure					
Upper Floors & Staircases			1,326,000	1,326,000	-
Envelope			5,345,000	5,153,000	(192,000)
Roof Coverings			1,681,000	1,670,000	(11,000)
Fit-Out Architectural			6,940,000	6,789,000	(151,000)
Services			4,463,000	4,075,000	(388,000)
Nett Build Costs			24,382,000	23,564,000	(818,000)
Preliminaries	10%		2,459,927	2,377,398	(82,529)
OH&P	3%		751,614	726,398	(25,216)
Rounding			459	204	(255)
Total Build Cost	118,289	ft² £/ft²	27,594,000 233	26,668,000 225	(926,000) (8)

Basis and Assumptions

Our report is based upon the following information received:

- DS2 Financial Viability Assessment dated August 2022.
- London Square Build Cost Estimate contained in Appendix 11 of the DS2 Financial Viability Assessment dated August 2022.
- Areas and accommodation included in the Viability Assessment.

We have not been provided with specification information other than what can be gleaned from the cost plan and from the area schedule and floor plans. Our review is therefore limited to the information available and may not take cognisance of additional design or survey information in existence.

The below is an extract from the BCIS which indicates that the median cost for new build mixed-use housing developments is £1,909/m² within the London Borough of Richmond Upon Thames. Please note that this excludes the cost of professional fees, demolition, basements, services diversions and other significant site abnormal costs.

	Min	1	2	3	4	5	6	7	8	9	Max
Range	1,001										4,250
Deciles		1,516	1,636	1,726	1,812	1,909	2,027	2,186	2,366	2,607	
Quartiles			1,683						2,277		
Median						1,909					

Appendix A – Detailed Cost Review

Cost Summary

Nett Residential (NIA)	82,323
Commercial GIA	10,764
Total Sellable	93,087
Total GIA	118,289
Total Units	97

Description	Qty	Unit	London Square Build Cost	Exigere Cost Review	Variance
External Works			2,650,000	2,574,000	(76,000)
Substructure			1,977,000	1,977,000	-
Superstructure					
Upper Floors & Staircases			1,326,000	1,326,000	-
Envelope			5,345,000	5,153,000	(192,000)
Roof Coverings			1,681,000	1,670,000	(11,000)
Fit-Out Architectural			6,940,000	6,789,000	(151,000)
Services			4,463,000	4,075,000	(388,000)
Nett Build Costs			24,382,000	23,564,000	(818,000)
Preliminaries	10%		2,459,927	2,377,398	(82,529)
OH&P	3%		751,614	726,398	(25,216)
Rounding			459	204	(255)
Total Build Cost	118,289	ft² £/ft²	27,594,000 233	26,668,000 225	(926,000) (8)

Elemental Cost Summary

Nett Residential (NIA)	82,323
Commerical GIA	10,764
Total Sellable	93,087
Total GIA	118,289
Total Units	97

Description	Qty	Unit	London Square Build Cost	Exigere Cost Review	Variance
<u>External Works</u>					
Demolition and Site Clearance			580,629	580,629	-
Externals Groundworks			1,574,549	1,499,603	(74,946)
Landscaping			169,569	169,569	-
Street Lighting			30,667	30,667	-
Signage			26,837	26,837	-
Fencing			67,428	67,428	-
Brickwork Walls - Labour			36,000	36,000	-
Brickwork Walls - Material			15,381	15,381	-
Externals Metalwork			120,350	119,718	(632)
Playgrounds & Playground Equipment			27,668	27,668	-
Externals Unallocated Costs			-	-	-
Rounding			922	501	(421)
Total External Works			2,650,000	2,574,000	(76,000)
<u>Substructure</u>					
Substructure Groundworks			1,334,831	1,334,831	-
Refurb Costs			212,510	212,510	-
Piling			-	-	-
Stat Connection Costs			428,964	428,964	-
Rounding			695	695	-
Total Substructure			1,977,000	1,977,000	-
<u>Superstructure</u>					
<u>Upper Floors & Staircases</u>					
Concrete Frame			641,666	641,666	-
Precast Concrete Floors and Stairs			291,600	291,600	-
Structural Steel			392,679	392,679	-
Rounding			55	55	-
Total Superstructure			1,326,000	1,326,000	-
<u>Envelope</u>					

Brickwork • Labour	2,017,623	2,017,623	-
Brickwork . Material	1,179,162	1,179,162	-
Scaffolding	472,025	472,025	-
Windows	578,425	576,125	(2,300)
Metalwork	880,088	690,470	(189,618)
Cladding	200,120	200,120	-
Curtain Walling	-	-	-
Glass Block Walling	-	-	-
Rendering	-	-	-
Lightning Protection	16,601	16,601	-
Rounding	956	874	(82)
Total Envelope	5,345,000	5,153,000	(192,000)
<u>Roof Coverings</u>			
Roof Tiling	274,970	274,970	-
Asphalt/Membrane Roof	259,203	248,140	(11,063)
Sheet Roofing	1,071,943	1,071,943	-
Mansafe System	8,300	8,300	-
Insulation	66,456	66,456	-
Rounding	128	191	63
Total Roof Coverings	1,681,000	1,670,000	(11,000)
<u>Fit-Out Architectural</u>			
Carpentry - Labour	774,406	774,406	-
Carpentry - Material	1,393,910	1,393,910	-
Dry Lining, Partitioning and Screeds	1,761,993	1,761,993	-
Kitchens & Appliances	778,453	661,431	(117,023)
Wardrobes	100,267	83,236	(17,031)
Special Fixtures & Fittings	5,534	5,534	-
Floor and Wall Tiling	177,244	177,244	-
Carpets and Floor Covering	322,036	322,036	-
Painting and Decorating	299,881	299,881	-
Builders Clean	78,268	78,268	-
Mastic	42,135	24,462	(17,673)
FireProofing and Protection	61,103	61,103	-
Leisure Centre/Gym Fit-out	-	-	-
Customer Care	107,350	107,350	-
Main Contractor Costs	988,739	988,739	-
Builders work in Connection	48,514	48,514	-
Rounding	167	893	726
Total Fit-Out Architectural	6,940,000	6,789,000	(151,000)
<u>Services</u>			
Mechanical Installations	2,586,554	2,365,287	(221,267)
Electrical Installations	1,698,640	1,547,643	(150,997)
Lifts	177,185	161,803	(15,382)

Rounding		621	267	(354)	
Total Services		4,463,000	4,075,000	(388,000)	
Nett Build Costs		24,382,000	23,564,000	(818,000)	
Preliminaries					
Construction Staff Costs		1,459,014	2,377,398	(834,143)	
Site Logistics Costs		927,607	incl. above	-	
Safety & Welfare		4,270	incl. above	-	
Site Establishment		209,760	incl. above	-	
Hired Plant		346,280	incl. above	-	
Site Running Costs		149,687	incl. above	-	
Insurances		114,923	incl. above	-	
OH&P		incl. above	726,398	-	
Rounding		459	204	(255)	
Total Site Overheads		3,212,000	3,104,000	(108,000)	
Total Build Cost	118,289	ft²	27,594,000	26,668,000	(926,000)
		£/ft²	233	225	(8)

Detailed Cost Breakdown - External Works

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
<u>External Works</u>								
Demolition and Site Clearance								
Allowance for demolition and cart away incl Principle contractor	1	item	332,010	332,010	332,010	332,010	-	
Allowance for soft strip out and removal	-	Item		-		-	-	
Temporary Building Support	1	item	90,749	90,749	90,749	90,749	-	
General Site clearance	11,325	m'	2	25,028	2	25,028	-	
Removal of existing services	-	item		-		-	-	
Notifiable Asbestos/contamination removal	1	Item	66,402	66,402	66,402	66,402	-	
Japanese Knotweed removal	1	Item	11,067	11,067	11,067	11,067	-	
Tree Surgery/Removal	-	Item	1,937	-	1,937	-	-	
Tree protection (per tree)	-	no	830	-	830	-	-	
Allowance for removing tanks/other underground obstructions	1	Item	55,335	55,335	55,335	55,335	-	
Rounding				37		37	-	
Externals Groundworks								
<u>Site Levels</u>								
Excavate to reduce levels incl topsoil to formation level incl cartaway	240	m'	51	12,314	51	12,314	-	
EODisposal of spoil off site (hazardous)	-	m'	347	-	347	-	-	
Allowance for removal of contamination hot spot 4m x 4m x 4m	64	m'	378	24,223	378	24,223	-	
Import fill to make up levels incl compact in layers	-	m'	44	-	44	-	-	
<u>Walls</u>								
Allowance boundary treatment	-	m	44	-	44	-	-	
Retaining Walls/Make good existing Retaining Walls	-	m	664	-	664	-	-	
Permacrib/Timber retaining walls	-	item	16,601	-	16,601	-	-	
Foundations to brick walls	53	m	136	7,169	136	7,169	-	
<u>Drainage</u>								
Surtrace Water Drainage below ground • Infrastructure	372	m	149	55,350	149	55,350	-	
Foul Water Drainage below ground • Infrastructure	372	m	184	68,388	184	68,388	-	
Private Drainage • Houses	155	Lat	1,383	214,424	1,383	214,424	-	

Private Drainage • Structures/Commercial	68	Lat	1,107	75,256	1,107	75,256	-
Surface Water Attenuation	406	m'	356	144,435	356	144,435	-
Abnormal Attenuation/Reinforcement beds	-	item		-		-	-
Hydrobrakes	-	no	5,534	-	5,534	-	-
Petrol interceptors	-	no	2,767	-	2,767	-	-
Stormwater/Foul Pumping	1	item	23,794	23,794	23,794	23,794	-
Allowance for sewer connections	-	Item	5,534	-	5,534	-	-
Sewer Diversions	-	Item		-		-	-
Swales/Ponds	-	item	55,335	-	55,335	-	-
Deep borehole soakaway	-	item	11,067	-	11,067	-	-
Pavement fountain feature	-	item	276,675	-	276,675	-	-
Allowance for Hydrants	-	No	1,937	-	1,937	-	-
<u>Roads & Footpaths</u>							
<u>Adoptable</u>							
Roads (Block Pavers)	-	m'	158	-	158	-	-
Roads (Tarmac)	-	m'	158	-	158	-	-
Footway (Block pavers)	-	m'	162	-	162	-	-
Footway (Tarmac)	-	m'	116	-	116	-	-
Footway (Slab Paving)	-	m'	104	-	104	-	-
Car Parking (Block Pavers)	-	space	1,821	-	1,821	-	-
Car Parking (Tarmac)	-	space	1,825	-	1,825	-	-
<u>Private</u>							
Roads (Granite/Yorkstone)	-	m'	282	-	282	-	-
Roads (Limestone)	-	m'	208	-	208	-	-
Roads (Tegular)	640	m'	171	109,523	171	109,523	-
Roads (Block Pavers)	1,453	m'	166	241,910	130	188,890	(53,020) Seems high, reduce to £130/m2
Roads (Tarmac)	960	m'	138	132,326	115	110,400	(21,926) Seems high for tarmac. Reduce to £115/m2
Footpaths (Granite/Yorkstone)	-	m'	174	-	174	-	-
Footpaths (Limestone)	-	m'	130	-	130	-	-
Footpaths (Tegular paving)	455	m'	96	43,885	96	43,885	-
Footpaths (Block pavers)	-	m'	102	-	102	-	-
Footpaths (Tarmac)	13	m'	73	947	73	947	-
Footpaths (Slab Paving)	624	m'	65	40,329	65	40,329	-
Footpaths (Tactile Paving)	218	m'	91	19,786	91	19,786	-
Car Parking (Granite/Yorkstone)	-	space	2,759	-	2,759	-	-
Car Parking (Limestone)	-	space	2,198	-	2,198	-	-
Car Parking (Tegular)	-	space	1,768	-	1,768	-	-
Car Parking (Block Pavers)	-	space	1,714	-	1,714	-	-
Car Parking (Tarmac)	102	space	1,052	107,346	1,052	107,346	-

E/O for Conservation Kerbs to Roads etc	-	m'	19	-	19	-	-
<u>Additional Works</u>							
Allowance for Ramps	-	item	5,534	-	5,534	-	-
Allowance for Steps	-	item	8,300	-	8,300	-	-
Water proofing to podium slab - Radmat Permaquik	288	m'	87	24,990	87	24,990	-
Planters	-	item	8,300	-	8,300	-	-
Gravel drives	-	m'	77	-	77	-	-
Resin Paving	-	m'	166	-	166	-	-
Patios and paths	-	m'	44	-	44	-	-
Grasscrete	-	m'	61	-	61	-	-
Rumble Strips/Granite Setts	-	m'	257	-	257	-	-
Topsoil as 300mm capping layer	1,602	m'	14	21,627	14	21,627	-
Tree Grilles	-	no	1,273	-	1,273	-	-
Allowance for crossovers	2	no	5,534	11,067	5,534	11,067	-
Concrete shed base	-	no	332	-	332	-	-
Foundations to External Binstores/Cyclestores Out Buildings	-	no	2,213	-	2,213	-	-
<u>Services</u>							
Thermal Trench & Duct for centralised heating pipework		m	526	-	526	-	-
Public Utility trenches & ducts	372	m	89	32,937	89	32,937	-
E/O for Barrier Pipe	-	m	9	-	9	-	-
Service pipes & ducts - Houses	32	no	1,383	44,268	1,383	44,268	-
Service pipes & ducts - Flats	65	no	277	17,984	277	17,984	-
	81	no	166	13,447	166	13,447	-
<u>Off Site Works</u>							
River Wall works	93	m	851	79,172	851	79,172	-
Site Frontage• make good footpath	118	m'	66	7,835	66	7,835	-
Bridge Works	-	no	276,675	-	276,675	-	-
Section 278 Works	-	Item	276,675	-	276,675	-	-
Rounding				(184)		(184)	-
<u>Landscaping</u>							
Turfing	1,602	m'	7	11,615	7	11,615	-
Landscaping to concrete podium	288	m'	243	70,119	243	70,119	-
Street furniture	1	item	13,834	13,834	13,834	13,834	-
Semi mature trees	-	no	830	-	830	-	-
Nursery stock trees	63	no	332	20,917	332	20,917	-
Shrub planting	240	m'	221	53,122	221	53,122	-
Rounding				(37)		(37)	-

Street Lighting

External lighting	19	no	775	14,719	775	14,719	-
Lamp Columns	11	no	1,450	15,948	1,450	15,948	-
Rounding				0		0	-

Signage

Site signage	97	plots	277	26,838	277	26,838	-
Rounding				(1)		(1)	-

Fencing

Knee Rail 900mm	-	m	32	-	32	-	-
900mm Strained Wire	-	m	35	-	35	-	-
900mm Chain Link Fencing	-	m	42	-	42	-	-
1800mm Close Boarded Fencing	168	m	52	8,802	52	8,802	-
1200mm Close Boarded Fencing	-	m	42	-	42	-	-
Palisade Fencing	23	m	133	3,054	133	3,054	-
Extra over for gate.	73	no	111	8,079	111	8,079	-
Hardwood Timber Decking	-	m'	155	-	155	-	-
Boundary treatment	508	m	50	25,298	50	25,298	-
Pergola	-	m'	50	-	50	-	-
Timber Shed	-	no	310	-	310	-	-
Enclosures to bin stores	5	no	4,427	22,134	4,427	22,134	-
TOTAL FENCING							
Rounding				61		61	-

Brickwork Walls - Labour

Brickwork Walls 1b thick · 1.8m High	53	m	320	16,946	320	16,946	-
Piers - 1.8m HiQh	22	no	594	13,066	594	13,066	-
Binstore/ Cyclestore/ Out BuildinQ	-	no	5,511	-	5,511	-	-
GaraQe [Compound]	-	no	5,511	-	5,511	-	-
GaraQe [Detached]	-	no	8,494	-	8,494	-	-
GaraQe [Attached]	-	no	6,938	-	6,938	-	-
Clean, repair existinQ walls	314	m'	19	6,107	19	6,107	-
Rounding				(119)		(119)	-

Brickwork Walls - Material

Brickwork Walls 1b thick · 1.8m High	53	m	109	5,764	109	5,764	-
Piers - 1.8m HiQh	22	no	202	4,445	202	4,445	-
Binstore/ Cyclestore/ Out BuildinQ	-	no	1,881	-	1,881	-	-
GaraQe [Compound]	-	no	1,881	-	1,881	-	-
GaraQe [Detached]	-	no	2,656	-	2,656	-	-
GaraQe [Attached]	-	no	2,435	-	2,435	-	-
Clean, repair existinQ walls	314	m'	17	5,212	17	5,212	-
Rounding				(40)		(40)	-

Externals Metalwork

Automatic security gate	2	no	27,668	55,335	27,668	55,335	-
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Manual gate.	14	no	1,383	19,367	1,383	19,367	-
Grilled vent to energy centre		no	8,300	-	8,300	-	-
Cycle Stands	128	no	155	19,832	150	19,200	(632) £150/bike to align with benchmark
Bollards		no	194	-	194	-	-
Railings	59	m	194	11,427	194	11,427	-
Crash Barriers		m	349	-	349	-	-
Paladin storage bins	20	no	277	5,534	277	5,534	-
Column protectors		no	62	-	62	-	-
Sub-station	1	no	8,854	8,854	8,854	8,854	-
Public Art		no	5,534	-	5,534	-	-
Garage Door - Single		no	1,992	-	1,992	-	-
Garage Door - Double		no	2,656	-	2,656	-	-
Rounding				2		2	-
							-
<u>Playgrounds & Playground Equipment</u>							-
Table tennis table		no	5,534	-	5,534	-	-
Children's play area	2	no	8,300	16,601	8,300	16,601	-
Children's play equipment	1	no	11,067	11,067	11,067	11,067	-
Rounding				1		1	-
							-
Externals Unallocated Costs				-		-	-
Total External Works				2,649,078		2,573,499	(75,579)

Detailed Cost Breakdown - Structure - Substructure

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
<u>Substructure</u>								
<u>Substructure Groundworks Prelims</u>								
Groundworker Prelims	1	Item	250,673	250,673	250,673	250,673	-	
Rounding				0		0	-	
<u>Traditional Strip Foundations & Precast Floor</u>								
<u>Strip Foundations</u>								
Excavate to reduce levels	1421	m'	5	6,437	5	6,437	-	
EO Break out hard surfaces	426	m'	83	35,358	83	35,358	-	
EO Disposal of spoil off site (non hazardous)	1421	m'	55	77,842	55	77,842	-	
EO Disposal of spoil off site (hazardous)		m'	347	-	347	-	-	
Excavate Traditional founds/Ground beams & pits	2088	m'	15	30,694	15	30,694	-	
Earthwork Support Traditional founds/Ground beams & pits	4066	m'	6	26,307	6	26,307	-	
Concrete to Traditional founds	2088	m'	144	300,401	144	300,401	-	
Backfilling Traditional founds/Groundbeams & pits	427	m'	7	3,070	7	3,070	-	
EO Disposal of spoil off site (non hazardous)	1662	m'	55	91,044	55	91,044	-	
EO Disposal of spoil off site (hazardous)	-	m'	347	-	347	-	-	
<u>Sundry Items</u>								
Blockwork to substructure	726	m'	75	54,639	75	54,639	-	
Cavity fill to cavity wall	388	m'	15	6,010	15	6,010	-	
Cavity ventilators	807	no	13	10,717	13	10,717	-	
Beam & Block Floor	2368	m'	44	104,831	44	104,831	-	
Precast Concrete Floor. 225mm Units	-	m'	64	-	64	-	-	
Drainage system below slab (add external)	2368	m'	11	26,214	11	26,214	-	
EO Concrete topping incl 049 mesh to form garage floor slab	-	m'	29	-	29	-	-	
EO gas membrane DPM	-	m'	9	-	9	-	-	
Rounding				(0)		(0)	-	
<u>Raft Foundations</u>								
<u>Formation of Reinforced Slab</u>								
Excavate to reduce levels	-	m'	5	-	5	-	-	
EO Break out hard surfaces	-	m'	83	-	83	-	-	
Level & compact excavations	-	m'	1	-	1	-	-	
Weedkiller ground beams & pits	-	m'	1	-	1	-	-	

Import fill to make up levels incl compact in layers	-	m'	44	-	44	-	-
Blinding beds < 150mm	-	m'	310	-	310	-	-
Edge of slab	-	m	27	-	27	-	-
Reinforcement	-	tonne	2,098	-	2,098	-	-
A393 Mesh reinforcement	-	m'	25	-	25	-	-
Beds • 150mm • 450mm	-	m'	207	-	207	-	-
Tamp Finish	-	m'	4	-	4	-	-
Backfilling • Traditional founds/Groundbeams & pits	-	m'	7	-	7	-	-
EODisposal of spoil off site (non hazardous)	-	m'	55	-	55	-	-
EODisposal of spoil off site (hazardous)	-	m'	347	-	347	-	-
<u>Sundry Items</u>							
Blockwork to substructure	-	m'	75	-	75	-	-
Cavity fill to cavity wall	-	m'	15	-	15	-	-
Drainage system below slab (add external)	-	m'	11	-	11	-	-
<u>Piling Attendancies</u>							
<u>Piling attendance by groundworker</u>							
Pile mat 500mm thick levelling and compacting in layers	-	m'	40	-	40	-	-
Disposal of pile mat	-	m'	42	-	42	-	-
20% Extra thickness on Pile mat for working next to Railway lines	-	m'	82	-	82	-	-
Terram geotextile	-	m'	4	-	4	-	-
EODisposal of spoil off site (non hazardous)	-	m'	55	-	55	-	-
EODisposal of spoil off site (hazardous)	-	m'	347	-	347	-	-
Attendance on CFA rig	-	wks	4,261	-	4,261	-	-
Attendance on Contig/Sheet Piling rig	-	wks	4,261	-	4,261	-	-
Attendance on Contig/Sheet Piling rig • leader trench	-	m	19	-	19	-	-
E/O Costs for working around temp works to sheet piling	-	item	27,668	-	27,668	-	-
Probing Contiguous pile positions	-	m	50	-	50	-	-
Probing pile positions	-	nr	50	-	50	-	-
Cutting off pile heads • 300mm	-	nr	50	-	50	-	-
Cutting off pile heads • 450mm	-	nr	78	-	78	-	-
Cutting off pile heads • 600mm	-	nr	145	-	145	-	-
Cutting off pile heads • 750mm	-	nr	183	-	183	-	-
Cutting off pile heads • 900mm	-	nr	216	-	216	-	-
Formtemporary ramp into basement and subsequently remove	-	item	8,715	-	8,715	-	-
<u>Risk Items</u>							
Disposal of water	1	item	11,067	11,067	11,067	11,067	-
EO break out underground obstructions	1	item	27,668	27,668	27,668	27,668	-
<u>Ground beams & Pile caps</u>							
Excavate to reduce levels	413	m'	5	1,871	5	1,871	-

EOBreak out hard surfaces	124	m'	83	10,292	83	10,292	-
Working Space	-	m'	17	-	17	-	-
Excavate Traditional founds/Ground beams & pits	-	m'	15	-	15	-	-
Level & compact excavations	-	m'	1	-	1	-	-
Weedkiller ground beams & pits	-	m'	1	-	1	-	-
Earthwork Support Traditional founds/Ground beams & pits	-	m'	6	-	6	-	-
Blinding beds < 150mm	-	m'	310	-	310	-	-
Formwork ground beams & pits	-	m'	30	-	30	-	-
Reinforcement	-	tonne	2,098	-	2,098	-	-
RC Concrete Pile caps & ground beams	-	m'	203	-	203	-	-
Backfilling Traditional founds/Groundbeams & pits	-	m'	7	-	7	-	-
EODisposal of spoil off site (non hazardous)	413	m'	55	22,624	55	22,624	-
EODisposal of spoil off site (hazardous)	-	m'	347	-	347	-	-
75mm Clay Master (1 side)	-	m'	15	-	15	-	-
250mm Clay Master (bottom)	-	m'	42	-	42	-	-
Ground bearing slab				-		-	-
Level & compact excavations	1032	m'	1	1,373	1	1,373	-
Reinforcement	52	tonne	2,098	108,206	2,098	108,206	-
Blinding beds < 150mm	52	m'	310	15,984	310	15,984	-
Beds • 150mm • 450mm	258	m'	207	53,336	207	53,336	-
Edge of slab	-	m	27	-	27	-	-
Concrete to upstands	-	m'	267	-	267	-	-
Tamp Finish	1032	m'	4	4,087	4	4,087	-
<u>Sundry Items</u>							-
Blockwork to substructure	-	m'	75	-	75	-	-
Cavity fill to cavity wall	-	m'	15	-	15	-	-
Cavity ventilators	-	no	13	-	13	-	-
Beam & Block Floor	-	m'	44	-	44	-	-
Precast Concrete Floor • 225mm Units	-	m'	64	-	64	-	-
Drainage system below slab (add external)	1032	m'	11	11,424	11	11,424	-
Rounding				(0)		(0)	-
<u>Piled Foundations and Basement</u>							-
<u>Construction</u>							-
<u>Excavation & Filling</u>							-
Excavate to reduce levels	-	m'	5	-	5	-	-
EOBreak out hard surfaces	-	m'	83	-	83	-	-
Excavate Traditional founds/Ground beams & pits	-	m'	15	-	15	-	-
Working Space	-	m'	17	-	17	-	-
EODisposal of spoil off site (non hazardous)	-	m'	55	-	55	-	-
EODisposal of spoil off site (hazardous)	-	m'	347	-	347	-	-
Level & compact excavations	-	m'	1	-	1	-	-

Earthwork Support• Traditional foundations/Ground beams & pits	-	m'	6	-	6	-	-
Clean face of sheet piled/CFA piled Wall	-	m'	14	-	14	-	-
<u>In situ Concrete</u>				-		-	-
Blinding beds < 150mm	-	m'	310	-	310	-	-
Beds • 150mm • 450mm	-	m'	207	-	207	-	-
RC Concrete Pile caps & ground beams	-	m'	203	-	203	-	-
Ramps • 350mm	-	m'	168	-	168	-	-
Concrete to RC Suspended Slab • podium slab	-	m'	212	-	212	-	-
Concrete to RC Suspended Slab • intermediate slab	-	m'	165	-	165	-	-
Concrete to walls • 250mm	-	m'	177	-	177	-	-
Concrete to columns	-	m'	254	-	254	-	-
Concrete to upstands	-	m'	267	-	267	-	-
Concrete capping beam • 600x750mm	-	m'	164	-	164	-	-
E/OPudlow concrete to form waterproof concrete box	-	m'	81	-	81	-	-
<u>Formwork</u>				-		-	-
Pilecaps & ground beams	-	m'	30	-	30	-	-
Capping Beam • 500-1000mmdp	-	m'	50	-	50	-	-
Edge of slab	-	m	27	-	27	-	-
Edge of suspended slab • podium slab	-	m	27	-	27	-	-
Soffits of suspended slabs • podium slab	-	m'	47	-	47	-	-
Edge of suspended slab • intermediate slab	-	m	27	-	27	-	-
Soffits of suspended slabs • intermediate slab	-	m'	47	-	47	-	-
Formwork to soffits of ramp	-	m'	41	-	41	-	-
Formwork to columns	-	m'	49	-	49	-	-
Formwork to wall kicker	-	m	21	-	21	-	-
Formwork to walls [2 sided]	-	m'	70	-	70	-	-
Formwork to walls 11sided]	-	m'	47	-	47	-	-
End of walls	-	m	22	-	22	-	-
Attached Beams	-	m'	89	-	89	-	-
Steps in soffit 250-500mm	-	m	29	-	29	-	-
Steps in soffit 500-1000mm	-	m	52	-	52	-	-
Upstands	-	m'	41	-	41	-	-
<u>Reinforcement</u>				-		-	-
Reinforcement	-	tonne	2,098	-	2,098	-	-
<u>Staircases</u>				-		-	-
Stairmaster [1200mm]	-	nr	6,207	-	6,207	-	-
<u>Worked Finishes</u>				-		-	-
Tamp Finish	-	m'	4	-	4	-	-
OrdinaryFinishU2 Horizontal	-	m'	6	-	6	-	-
<u>Sundry Items</u>				-		-	-
Void former 160mm Cordek HSS-13/18	-	m'	43	-	43	-	-
Return visit for crane infill's to podium slab	-	no	3,486	-	3,486	-	-

Movement joint • Design joint Ancon DSD	42	m	227	9,517	227	9,517	-
Lift Pit	5	no	5,534	27,668	5,534	27,668	-
Basement White lining	1	item	5,534	5,534	5,534	5,534	-
Building Over Agreement	-	item	27,668	-	27,668	-	-
Propping to Ground slab	-	item	5,534	-	5,534	-	-
EO gas membrane DPM	-	m'	9	-	9	-	-
<u>Waterproofing</u>							
Cetco volclay; horizontal under basement slab	-	m'	18	-	18	-	-
Cetco volclay; horizontal under lift pits slabs	-	m'	27	-	27	-	-
Cetco volclay; horizontal under lift pit walls	-	m'	29	-	29	-	-
Cetco volclay; sloping n/e 15 degrees	-	m'	20	-	20	-	-
Cetco volclay; vertical to sides of sheet piling	-	m'	26	-	26	-	-
Cetco volclay; vertical to sides of existing structure	-	m'	26	-	26	-	-
Cetco waterbar horizontal	-	m'	12	-	12	-	-
Cetco waterbar vertical	-	m'	14	-	14	-	-
<u>Underpinning</u>							
Excavating preliminary trenches ne 4m dp	-	m'	41	-	41	-	-
Excavating underpinning pits ne 4m dp	-	m'	81	-	81	-	-
Earthwork Support • to existing buildings	-	m'	10	-	10	-	-
Disposal on site	-	m'	409	-	409	-	-
Backfilling to preliminary trench	-	m'	7	-	7	-	-
Disposal off site	-	m'	39	-	39	-	-
Earthwork support to underpinning pits	-	m'	19	-	19	-	-
Compacting bottoms of excavation	-	m'	5	-	5	-	-
Concrete to underpins	-	m'	273	-	273	-	-
Formwork to sides of underpins	-	m'	24	-	24	-	-
Orypacking to undersides of existing foundations	-	m'	54	-	54	-	-
Compressible material to underside of basement slab	-	m'	81	-	81	-	-
Slip membrane between underpinning and face of basement wall	-	m'	3	-	3	-	-
Rounding				(0)		(0)	-
Rounding							-
Total Substructure Groundworks							-
<u>Refurb Costs</u>							
Chemical Injected Ope	1.00	item	11,067	11,067	11,067	11,067	-
Refurb allowance • External Walls & Scaffolding	110.00	m'	332	36,521	332	36,521	-
Refurb allowance • Windows	25.00	m'	387	9,684	387	9,684	-
Refurb allowance • Party Walls	50.00	m'	111	5,534	111	5,534	-
Refurb allowance • Floors	90.00	m'	155	13,945	155	13,945	-
Refurb allowance • Alterations	90.00	m'	83	7,470	83	7,470	-

Refurb allowance • Roofs	45.00	m'	199	8,964	199	8,964	-
Refurb allowance • Scaffolding	45.00	m'	160	7,221	160	7,221	-
TemporaryRoof							
Refurb allowance • Large Flats	-	no	83,003	-	83,003	-	-
Refurb allowance • Listed Building	-	no	110,670	-	110,670	-	-
Woodworm infestation	1.00	item	5,534	5,534	5,534	5,534	-
Water-proofing & cavity drainage systems	1.00	item	11,067	11,067	11,067	11,067	-
Underpinning work to foundations	45.00	m'	1,383	62,252	1,383	62,252	-
Dryrot treatments	1.00	item	5,534	5,534	5,534	5,534	-
Contingency for Refurb	1.00	item	27,719	27,719	27,719	27,719	-
VAT of 20% n Refurb Costs	-	item	55,689	-	55,689	-	-
Rounding				(0)		(0)	-
Total Refurb Costs							-

PILING

CFA Piling

Mobilisation	-	nr	6,963	-	6,963	-	-
Design calculations/Pile Mat design	-	nr	4,982	-	4,982	-	-
set out pile positions	-	nr	14	-	14	-	-
set up at pile positions	-	nr	41	-	41	-	-
Piling [300mm Ø x 25 mtr deep]	-	nr	860	-	860	-	-
e/o for 450mm Ø pile	-	nr	344	-	344	-	-
e/o for 600mm Ø pile	-	nr	947	-	947	-	-
e/o for 750mm Ø pile	-	nr	1,717	-	1,717	-	-
e/o for 900mm Ø pile	-	nr	3,227	-	3,227	-	-
empty bore	-	m	39	-	39	-	-
Pile Integrity Test • Visit	-	Visit	204	-	204	-	-
Pile Integrity Test	-	nr	8	-	8	-	-
Debonding piles	-	nr	14	-	14	-	-
Static Load Test	-	nr	7,132	-	7,132	-	-
Piling provision for working next to Railway lines	-	item	138,338	-	138,338	-	-
Standing Time [Risk Allowance]	-	Hrs	408	-	408	-	-
Principle Contractor Margin on CFA piling	-	Item		-		-	-

Earthwork support (Contig piling)

Mobilise & demobilise contiguous piling rig	-	nr	8,411	-	8,411	-	-
Design calculations/Pile Mat design	-	nr	4,982	-	4,982	-	-
set out pile positions	-	nr	14	-	14	-	-
set up at pile positions	-	nr	41	-	41	-	-
Contiguous piling 450mm Ø 0m deep	-	nr	-	-	-	-	-
e/o for 600mm Ø pile	-	nr	-	-	-	-	-
Principle Contractor Margin on Contig piling	-	Item	-	-	-	-	-
Earthwork support (Secant piling)							
Mobilise & demobilise secant piling rig	-	nr	7,194	-	7,194	-	-
Design calculations/Pile Mat design	-	nr	4,982	-	4,982	-	-
set out pile positions	-	nr	14	-	14	-	-

set up at pile positions	-	nr	41	-	41	-	-
Install 600mm Ø secant pile [Female]	-	lm	58	-	58	-	-
Install 600mm Ø secant pile [Male] incl reinforcement	-	lm	71	-	71	-	-
Installation of guide wall incl setting out	-	m	255	-	255	-	-
Piling provision for working next to Railway lines	-	item	-	-	-	-	-
Principle Contractor Margin on Secant piling	-	Item	-	-	-	-	-
<u>Earthwork support (Sheet piling)</u>							
Mobilise & demobilise sheet piling rigs	-	nr	11,488	-	11,488	-	-
Reaction Stand set-up	-	nr	1,450	-	1,450	-	-
Design calculations/Pile Mat design	-	nr	4,261	-	4,261	-	-
Pre auger to pile line prior to piling	-	m	40	-	40	-	-
E/O for Corners	-	m	59	-	59	-	-
No Piling Required	-	m'	122	-	122	-	-
E/O for PU22 section	-	m'	29	-	29	-	-
E/O for PU28 section	-	m'	54	-	54	-	-
Supply & install • strutting/bracing/thrust blocks	-	item	-	-	-	-	-
E/O Shear studs at 600mm c/c	-	no	7	-	7	-	-
Cut off sheet piles	-	m	21	-	21	-	-
Credit for removal of temporary sheet piling	-	m'	(40)	-	(40)	-	-
Standing Time [Risk Allowance]	-	Hrs	697	-	697	-	-
Profiled Water bar welded to sheet piles	-	m	116	-	116	-	-
Weld clutches and profiled waterbar	-	m'	57	-	57	-	-
Sheet Piling provision for working next to Railway lines	-	item	-	-	-	-	-
Principle Contractor Margin on sheet piling	-	item	-	-	-	-	-
Rounding							
Total Piling Costs							
STAT CONNECTION CHARGES							
<u>SUBSTATION AND MAINS CAPITAL CONTRIBUTION</u>							
Allowance for new sub station (Contribution)	1.00	item	88,536	88,536	88,536	88,536	-
On site electric mains	-	item	55,335	-	55,335	-	-
Allowance for electric infrastructure upgrades	-	item	38,735	-	38,735	-	-
Water Main	1.00	item	27,668	27,668	27,668	27,668	-
Water & Sewerage Infrastructure Charges• [1st April 2017/18 Ofwat]	97.00	item	1,107	107,350	1,107	107,350	-
Allowance for gas supply	-	item	22,134	-	22,134	-	-
<u>SERVICE DIVERSIONS</u>							
Electricity service diversion	-	item	166,005	-	166,005	-	-
Water Service diversion	-	item	166,005	-	166,005	-	-

Gas Service diversion	-	item	55,335	-	55,335	-	-
Telephone Service diversion	-	item	55,335	-	55,335	-	-
Cable TV Service diversion	-	item	55,335	-	55,335	-	-
Cellular Phone Equipment Relocation	-	item	276,675	-	276,675	-	-
Service Diversion to Crossover	2	no	16,601	33,201	16,601	33,201	-
SITE SERVICE DIS-CONNECTION COSTS							
Site service disconnection costs	1	item	22,134	22,134	22,134	22,134	-
CONNECTION COSTS							
Satellite/Cable TV Connection Charges	97	no	138	13,419	138	13,419	-
Gas Connection Charges		no	111	-	111	-	-
Electrical Connection Charges	97	no	948	91,999	948	91,999	-
Telephone Connection Charges	97	no		-		-	-
Water Connection Charge	97	no	460	44,658	460	44,658	-
Connection Costs [Structures]		no	8,300	-	8,300	-	-
Connection Costs [Commercial]		no	8,300	-	8,300	-	-
Rounding				0		0	-
Total Stat Connection Costs							-
Total Substructure				1,976,360		1,976,360	-

Detailed Cost Breakdown - Structure - Upper Floors

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
<u>Upper Floors & Staircases</u>								
<u>Concrete Frame</u>								
Concrete Frame· Columns	92	no	751	68968	751	68968	0	
Concrete Frame· Walls	189	m'	210	39670	210	39670	0	
Concrete Frame· Floor Slabs [not incl GF]	1219	m'	227	277148	227	277148	0	
Concrete Frame· Balconies	0	m'	206	0	206	0	0	
Concrete Frame· Roof Slab/Roof Terraces	288	m'	227	65506	227	65506	0	
Concrete Frame· Attached Beams	15	m	572	8573	572	8573	0	
Concrete Frame· Upstands	20	m	29	589	29	589	0	
Concrete Frame· Stairs	2	no	6207	12414	6207	12414	0	
Concrete Frame· Sundries	1	item	84574	84574	84574	84574	0	
Concrete Frame· Cantilevered slabs/Curves/Slopes etc	0	item		0		0	0	
Concrete Frame· E/O for Fair faced concrete works	0	m'	17	0	17	0	0	
Principle Contractor Marginon Concrete Frame	0	Item		0		0	0	
Concrete Frame Prelims	1	Item	84321	84321	84321	84321	0	
Rounding				-98		-98	0	
<u>Precast Concrete Stairs & Floors</u>								
Precast concrete floor planks · 150mm incl fall arrest	0	m'	64	0	64	0	0	
Precast concrete floorplanks · 200mm incl fall arrest	3545	m'	73	257509	73	257509	0	
Precast concrete stairs includinghalf landing	9	no	3790	34112	3790	34112	0	
Solid Ends	0	m	12	0	12	0	0	
Raked Ends	0	m	12	0	12	0	0	
E/ORigid Lorry delivery	0	m'	3	0	3	0	0	
Precast concrete floor planks· Lifetime Homes - !Future Lift provision]	0	No	166	0	166	0	0	
Rounding				-21		-21	0	
<u>Structural Steelwork</u>								
Structural steel to External Walls	1	tns	3431	2058	3431	2058	0	
Structural steel to floors	16	tns	3431	54892	3431	54892	0	
E/O floors for Staggared stairs	0	No	885	0	885	0	0	

Structural steel to roof	0	tns	3431	0	3431	0	0
Structural steel to mansard roof	0	tns	3431	0	3431	0	0
H-Frame stone support steel	0	tns	2324	0	2324	0	0
Structural steel to cantilever balconies	48	No	1217	58434	1217	58434	0
Structural steel to Lifetimes Homes !Future Lift provision]	0	No	1062	0	1062	0	0
Intumescent paint to steelwork	1	item	11521	11521	11521	11521	0
Composite Metal decking including Comflor 5111.2mm	0	m'	68	0	68	0	0
Rounding				-179		-179	0
Total Upper Floors				1,059,992		1,059,992	-

Detailed Cost Breakdown - Structure - Envelope

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
<u>External Walls (Envelope)</u>								
<u>Brickwork Labour</u>								
<u>Substructure Brickwork to Podium</u>								
Blockwork • 100mm		m'	31	0	31	0	-	
Half brick facings to skin of external wall		m'	91	0	91	0	-	
Forming130mmcavity		m'	604	0	604	0	-	
Cavity Tray, DPC's, Weepholes etc		m'	8	0	8	0	-	
<u>Brickwork</u>				0		0	-	
Half brick facings to skin of external wall	2918	m'	91	264867	91	264867	-	
E/Ofor features to elevations	2918	m'	31	91100	31	91100	-	
E/ONon sizebricks		m'	16	0	16	0	-	
E/OFlemish/EnglishBond		m'	23	0	23	0	-	
E/OStack Bond		m'	52	0	52	0	-	
E/O50mm thick bricks		m'	15	0	15	0	-	
E/OProjecting motif pattern		m'	33	0	33	0	-	
E/OForming Honeycombe pattern		m'	44	0	44	0	-	
Brick slips mechanically fixed and pointed		m'	259	0	259	0	-	
Slopping/SlantedBrickwork		m	101	0	101	0	-	
Brick facedlintels and pointed	489	m	101	49365	101	49365	-	
Existing brickwork repainted & cleaned		m'	65	0	65	0	-	
<u>Stonework</u>				0		0	-	
100mm reconstituted stone panels to cavity wall		m'	467	0	467	0	-	
Window Cills		m	91	0	91	0	-	
Window Heads		m	91	0	91	0	-	
Window Reveals		m	266	0	266	0	-	
Stone String Course		m	91	0	91	0	-	
Stone Coping • 540x160mm		m	108	0	108	0	-	
Stone Canopy & Columns		no	973	0	973	0	-	
<u>Blockwork to External Walls</u>				0		0	-	
Blockwork • 100mm	3597	m'	31	111471	31	111471	-	
Blockwork • 140mm		m'	38	0	38	0	-	
<u>External Sundries</u>				0		0	-	
Forming150mm cavity incl 100mm insulation	3257	m'	13	41396	13	41396	-	
AnconWP 01W	226	no	84	19050	84	19050	-	
Brick support, lintel dpc fire barrier and sundry items	3257	m'	35	112464	35	112464	-	
<u>Internal as party wall</u>				0		0	-	

100mm KinQspanK8 insulation	3257	m'	28	92759	28	92759	-
Ancon brick support	612	m	188	114970	188	114970	-
Pistol Bricks	612	m	20	12460	20	12460	-
Ancon WP 01Windpost	226	no	214	48332	214	48332	-
Ancon PWP01Parapet Post	57	no	142	8093	142	8093	-
Cavity Lintels	489	m	25	12313	25	12313	-
<u>Internal</u>				0		0	-
Block work to party walls [2no skins· 100mm]	3817	m'	22	84394	22	84394	-
100mm cavity with RD100 full fill insulation	3817	m'	4	14619	4	14619	-
Blockwork· 100mm7N	534	m'	11	5698	11	5698	-
Blockwork. 140mm7N	57	m'	16	891	16	891	-
Blockwork. 215mm [Blocks laid Flat]	177	m'	24	4211	24	4211	-
<u>Internal Sundries</u>							-
Concrete Lintels, Head restraints,soft joints,padstones and sundy items	4585	m'	21	95139	21	95139	-
PCC Lintels		m	11	0	11	0	-
Padstones		no	6	0	6	0	-
Rounding				27		27	-
<u>Scaffolding</u>							-
External ScaffoldinA · 20wks hire period [Traditional Build]	4006	m'	37	147261	37	147261	-
External ScaffoldinA · [Concrete Frame with Metsec]		m'	45	0	45	0	-
HanQinA ScaffoldinA		m'	81	0	81	0	-
Scaffold Gantry 15Kn loadinA		m'	154	0	154	0	-
Scaffold Protection Fan to Entrances	47	m	60	2819	60	2819	-
Scaffold bridQinA to form clear frontaQes	45	m	502	22587	502	22587	-
Staircase Towers	15	floors	711	10664	711	10664	-
LoadinA bays [4mx2.5ml · Cantilevered	15	floors	864	12960	864	12960	-
LoadinA bays [4mx2 5ml	15	floors	526	7883	526	7883	-
BirdcaQe with-in Stairs	4	No	761	3042	761	3042	-
Handrails to Stairs	15	Stairs	76	1146	76	1146	-
Riser Shaft incl handrails to openinQs	15	floors	38	572	38	572	-
Lift shaft incl handrails to openinQs & Lift	20	floors	1121	22426	1121	22426	-
Gates by CJS Safety							-
Rubbish Chute	15	floors	165	2473	165	2473	-
EdQeprotection		m	19	0	19	0	-
Hoist tower		floors	589	0	589	0	-
Hoist Qates		floors	55	0	55	0	-
Crash decks		m'	51	0	51	0	-
Fixonly Mona flex on framework		m'	9	0	9	0	-
Supply Mona flex		m'	4	0	4	0	-
Lintel Rack		no	507	0	507	0	-
Timber rack		no	1564	0	1564	0	-
Truss rack		no	806	0	806	0	-

Debris netting		m'	3	0	3	0	-
Temporary roof		m'	158	0	158	0	-
Scaffold Inspections	42	Visit	190	7964	190	7964	-
Adaptions	1	Item	29447	29447	29447	29447	-
Mast Climbers • Single				0		0	-
ErecU Remove on completion • Single		no	2844	0	2844	0	-
Delivery/Collection		no	2370	0	2370	0	-
Hire • Single		wks	190	0	190	0	-
Front edge extension • Single		no	142	0	142	0	-
Debris netting • Single		no	142	0	142	0	-
Anchors • Single		no	190	0	190	0	-
Testing		no	569	0	569	0	-
Mast Climbers • Twin				0		0	-
ErecU Remove on completion • Twin		no	5689	0	5689	0	-
Delivery/Collection		no	2370	0	2370	0	-
Hire - Twin		wks	47500	0	47500	0	-
Front edge extension • Twin		no	23703	0	23703	0	-
Debris netting. Twin		no	23703	0	23703	0	-
Anchors - Twin		no	758	0	758	0	-
Testing		no	569	0	569	0	-
Rounding				-23		-23	-
<u>Windows & External Doors</u>							
<u>Glazing</u>							
Windows • uPVC Profile incl cavity closers & installation	341	m'	305	104008	305	104008	-
Windows - Timber Profile (Jeldwen Timber)		m'	24901	0	24901	0	-
Windows . Timber Profile (Specialist Joinery)		m'	398	0	398	0	-
Windows . Aluminium/Timber Composite incl installation		m'	543	0	543	0	-
Windows • Aluminium profile		m'	542	0	542	0	-
Windows - Conservation Box Sash Windows		m'	800	0	800	0	-
Windows • Balconey Units with single door	408	m'	412	167970	412	167970	-
Patio doors/French doors [incl sidelights]		m'	397	0	397	0	-
E/O Windows for improved thermal standards		m'	44	0	44	0	-
E/O Windows for solar prevention		m'	11	0	11	0	-
E/O Windows for Acoustic Standards (High 46dB)		m'	61	0	61	0	-
External Bin Store/Cycle Store Doors (Doubles)	3	no	2767	8300	2000	6000	(2,300) High for bin doors, reduced to £2k to align with benchmarks

External Entrance Frames & Doors	4	no	5534	22134	5534	22134	-
External Front Entrance Frames & Doors [incl sidelights]	4	no	8854	35414	8854	35414	-
Internal Entrance Frames		no	1992	0	1992	0	-
Sunray Substation Door		no	4980	0	4980	0	-
Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed		m	1959	0	1959	0	-
Wintergardens - Bottom section - 780mm Luman balustrade incl 70mm fiat plat fitted to concrete with resin anchor		m	1448	0	1448	0	-
Top section - 1270mm Opening and folding balcony glazing incl head steelwork				0		0	-
Glazed Lantern Lightwell		no	4980	0	4980	0	-
Rounding				-240		-240	-
<u>Metalwork</u>							
Bolt on metal balconies with Continuous Steel balustrading inc decking	48	no	12450	597618	8500	408000	(189,618) High for balconies - Reduced to £8.5k per unit
Bolt on metal balconies with Glazed balustrading inc decking		no	7968	0	7968	0	-
Juliette Balconies • Metal		no	587	0	587	0	-
Juliette Balconies • Glass		no	1328	0	1328	0	-
Continuous steel handrail to parapet	15	m	155	2324	155	2324	-
Continuous Steel Balustrades	76	m	587	44578	587	44578	-
Framed Glazed Balustrades inc sis handrail		m	492	0	492	0	-
Frameless structural Glazed Balustrades inc sis handrail		m	714	0	714	0	-
Perforated steel cladding		m'	421	0	421	0	-
Window • Aluminium Soffit panels incl ventilation grilles		m	216	0	216	0	-
Canopies	1	no	5534	5534	5534	5534	-
Green Wall		m'	72	0	72	0	-
Privacy screen 1.75m high	2	m	1046	1673	1046	1673	-
Hydro-swing Doors		item	5534	0	5534	0	-
External Staircase/Steel walkway incl dg decking & handrails etc		no	55335	0	55335	0	-
Metal stair balustrades & handrails	15	fir	1643	24652	1643	24652	-
Grilles & Louvres	1	no	24901	24901	24901	24901	-
Cat Ladders/Access ladders walkways	2	no	8300	16601	8300	16601	-
Support Grillage for PV Panels/Air Handling Units	65	no	221	14387	221	14387	-
Sunray Substation Doors/Louvre Trench Cover Set	1	no	9108	9108	9108	9108	-
AOV Shaft Grillage	15	fir	149	2241	149	2241	-
Rounding				-73		-73	-

External CladdingCladding Finish Type 1 [Metsec support measured in drylining]

Aluminium panel	340	m'	250	84949	250	84949	-
E/OPCC Cladding for Textured/Fluted/Scalloped cladding rail background system [General]		m'	277	0	277	0	-
breather membrane [General]	340	m'	66	22457	66	22457	-
80mm k15 insulation [General]	340	m'	8	2856	8	2856	-
reveal flashings [General]	340	m'	34	11699	34	11699	-
head vent [General]	170	m	46	7903	46	7903	-
aluminium band [400mm wide]	85	m	21	1814	21	1814	-
claddingrail background system [400mm wide]	0	m'	167	0	167	0	-
breather membrane [400mm wide]	0	m'	81	0	81	0	-
80mm k15 insulation f400mmwide]	0	m'	840	0	840	0	-

Cladding Finish Type 2 [Metsec support measured in drylining]

Glazed Rainscreen cladding Lithodecor [Composite Natural Stone]	0	m'	545	0	545	0	-
E/OPCC Cladding for Textured/Fluted/Scalloped cladding rail background system [General]		m'	277	0	277	0	-
breather membrane [General]	0	m'	66	0	66	0	-
80mm k15 insulation [General]	0	m'	840	0	840	0	-
reveal flashings [General]	0	m'	3441	0	3441	0	-
head vent [General]	0	m	4649	0	4649	0	-
Glazed bands [400mm] Lithodecor	0	m	21	0	21	0	-
cladding rail background system [400mm wide]	0	m'	451	0	451	0	-
breather membrane [400mm wide]	0	m'	81	0	81	0	-
80mm k15 insulation f400mmwide]	0	m'	840	0	840	0	-

Cladding Finish Type 3 [Metsec support measured in drylining]

PC Concrete panel Smooth	0	m'		0		0	-
E/OPCC Cladding for Textured/Fluted/Scalloped cladding rail background system [General]		m'	277	0	277	0	-
breather membrane [General]	0	m'	66	0	66	0	-
80mm k15 insulation [General]	0	m'	840	0	840	0	-
reveal flashings [General]	0	m'	3441	0	3441	0	-
head vent [General]	0	m	4649	0	4649	0	-
PC Concrete band [400mm wide] Smooth	0	m	21	0	21	0	-
cladding rail background system [400mm wide]	0	m'	81	0	81	0	-
breather membrane [400mm wide]	0	m'	840	0	840	0	-
80mm k15 insulation f400mmwide]	0	m'	840	0	840	0	-

<u>Cladding Finish Type 4 [Metsec support measured in drylining]</u>				0		0	-
Stone Cladding [Reconstituted Stone] Smooth	0	m'	191	0	191	0	-
E/OPCC Cladding for Textured/Fluted/Scalloped	0	m'	277	0	277	0	-
cladding rail background system incl secondary steel [Stonework]	0	m'	127	0	127	0	-
breather membrane [General]	0	m'	840	0	840	0	-
80mm k15 insulation [General]	0	m'	3441	0	3441	0	-
Stone surrounds to openings head vent [General]	0	m	93	0	93	0	-
Stone band [400mm] Smooth	0	m	104	0	104	0	-
cladding rail background system [400mm wide]	0	m'	81	0	81	0	-
breather membrane [400mm wide]	0	m'	840	0	840	0	-
80mm k15 insulation f400mmwide]	0	m	30	0	30	0	-
<u>Cladding Design</u>				0		0	-
cladding design	1	item	5261	5261	5261	5261	-
<u>HardiPlank</u>				0		0	-
Hardiplank Pre-finished Weatherboarding 8x190mm [E/o Blockwork Cavity Wall] incl framing batten & trim beads	0	m'	61	0	61	0	-
Rounding				-164		-164	-
<u>Curtain Walling</u>				0		0	-
Kawneer AA100Dryglaze curtain wall system and AA100SSG Silicone glazed curtain wall system with Kawneer AA541 thermally broken windows and Kawneer 190 system entry doors		m'	736	0	736	0	-
E/Ofor Curved Glazing		m	1660	0	1660	0	-
Glass curtain walling • Doors to balconies		no	2490	0	2490	0	-
Glass curtain walling . EntranceDoors		no	11067	0	11067	0	-
Glazed Atrium		no	243474	0	243474	0	-
e/o for double opening doors		no	1383	0	1383	0	-
E/OPatent glazing system for improved thermal standards		m'	44	0	44	0	-
E/OPatent glazing system for solar prevention		m'	11	0	11	0	-
<u>Glass Block Walling</u>				0		0	-
Glass Block Walling• External		m'	105	0	105	0	-
Glass Block Walling• Internal		m'	105	0	105	0	-
Glass Block Walling• Fire Rated		m'	105	0	105	0	-
<u>Rendering</u>				0		0	-
20mm Sand & Cement Render incl paint finish		m'	32	0	32	0	-

8mm Pargetting render coat to party walls	m'	15	0	15	0	-
Monocouch Self Colour Render to blockwork incl expansion joints	m'	31	0	31	0	-
Stow Self Colour Render to blockwork [Water proof/flexible]	m'	61	0	61	0	-
Ashlar Rendering to blockwork background	m'	70	0	70	0	-
Lightning Protection						
Lightning Protection System • Down Tapes	item	38735	0	38735	0	-
Lightning Protection System . Reinforcing columns	1 item	16601	16601	16601	16601	-
Rounding			1		1	-
Total Envelope			3,401,011		3,209,093	(191,918)

Detailed Cost Breakdown - Structure - Roof

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
<u>Roof Coverings</u>								
<u>Roof Tiling</u>								
Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	66	0	66	0	-	
				0		0	-	
Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge,hip, valley & verges:		m'	82	0	82	0	-	
				0		0	-	
Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge,hip, valley & verges:		m'	91	0	91	0	-	
				0		0	-	
Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge,hip, valley & verges:		m'	103	0	103	0	-	
				0		0	-	
e/o for counter battening		m'	4	0	4	0	-	
Vertical tile hanging (incldg felt & battens etc)		m'	184	0	184	0	-	
Ventilation Terminals	38	no	60	2271	60	2271	-	
Roofs over Bays.		no	1195	0	1195	0	-	
Roofs over Dormers.		no	1660	0	1660	0	-	
Leadwork to fiat roofs (incldgrolls etc)		m'	292	0	292	0	-	
Leadwork to roof and mansards	4	item	2390	9562	2390	9562	-	
Leadwork to valleys, abutments etc		no	598	0	598	0	-	
Leadwork to parapets	286	m	60	17091	60	17091	-	
Leadwork to back Gutters	169	m	133	22443	133	22443	-	
Fascia's and soffits		m	83	0	83	0	-	
Roof Lights		no	609	0	609	0	-	
AOV Access Hatches		no	4980	0	4980	0	-	
Rounding				-17		-17	-	
							-	
							-	
<u>Asphalti Membrane Roof</u>								
<u>Membrane Roof</u>								
Single ply Membrane Roof	17	m'	312	5302	150	2550	(2,752)	Single ply seems high, reduce to £150/m2

Single ply Membrane incl green/brownroof	64	m'	380	24311	250	16000	(8,311)	£250/m2 to align with benchmarking
Membrane to balconies/Terraces - [not Podium slab]	171	m'	315	53798	315	53798	-	
<u>Hot Melt Bitumen Membrane</u>							-	
Hot Melt Permateg roofing incl 160mm insulation	0	m'	147	0	147	0	-	
Hot Melt Permateg roofing incl 190mm insulation with green/brownroof	0	m'	19605	0	19605	0	-	
Skirtings incl AL Retaining Trim	0	m	129	0	129	0	-	
Weatherings to AOV/LOR etc	0	m'	129	0	129	0	-	
<u>Sundries</u>							-	
e/o Waterproof callers to steelwork staunchions	98	m'	21	2039	21	2039	-	
e/o Saxon Paving slabs to Membrane/Hot Melt Roof	459	m'	109	50095	109	50095	-	
e/o Perfecta Paving slabs to Membrane/ Hot Melt Roof	0	m'	118	0	118	0	-	
Electronic leak test	2	no	902	1804	902	1804	-	
Rounding				13		13	-	
<u>Sheet Roofing</u>							-	
Sheet Metal Roof• Zinc inc plywood and underlay	1971	m'	183	359924	183	359924	-	
Sheet Metal Roof• Zinc to dormers/small areas	0	m'	326	0	326	0	-	
Sheet Metal Roof• Lead	0	m'		0		0	-	
Sheet Metal Roof• Copper	0	m'		0		0	-	
Sheet Metal Roof. Elainsulation, breather membrane to warm roof	1971	m'	45	89424	45	89424	-	
e/o eaves & fascia trims	0	m	83	0	83	0	-	
Sheet Metal Roof• Parapets/Cappings	287	m	232	66585	232	66585	-	
Sheet Metal Soffit Panel to balcony	10	m'	194	1995	194	1995	-	
Roof Light	0	m'	304	0	304	0	-	
Rounding				-34		-34	-	
<u>Mansafe System</u>							-	
Restraint Anchor Points	0	no	105	0	105	0	-	
Roof Restraint system	1	no	8300	8300	8300	8300	-	
Roof Mounted Twin Track cleaning and maintenance system	0	no	83,00250	0	83,00250	0	-	
Rounding				0		0	-	
<u>Insulation</u>							-	
Injected Cavity Insulation		m'	7	0	7	0	-	

Roof insulation 200mm between joists; 200mm over joists	m'	7	0	7	0	-
Roof insulation Rigid form to either sloping or fiat roofs	m'	44	0	44	0	-
Soffit lining[insulated] to underside of external ceilings\soffits	203 m'	55	11234	55	11234	-
Rounding			-1		-1	-
Total Roof			726,141		715,078	(11,063)

Detailed Cost Breakdown - Structure Architectural Fit Out

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY AND JOINERY								
Communals								
Carpentry to Communals	886	m'	15	13467	15	13467	0	
Timber Staircases including handrails ballustrades protection etc		no	694	0	694	0	0	
Flat Entrance Doors & Communal Doors	188	no	111	20885	111	20885	0	
Communal Letterboxes	65	no	19	1203	19	1203	0	
Communal wallpanelling • Ground floor		firs		0		0	0	
Communal wallpanelling • Intermediate floors		firs		0		0	0	
Communal wallpanelling • Top floor		firs		0		0	0	
E/O Reception Area fit-out		Item	6480	0	6480	0	0	
Structure & Roof				0		0	0	
Refurbish Floor		m'	97	0	97	0	0	
Joists/boarding/substrate		m'	23	0	23	0	0	
ECO Type joists incl chipboard covering and insulation		m'	52	0	52	0	0	
Ecodeck composite decking to balconies (Metal & Concrete type)		m'	45	0	45	0	0	
Ecodeck composite soffit cladding to underside of metal walk on balconies		m'	9	0	9	0	0	
Cement particle board to underside of concrete balconies		m'	27	0	27	0	0	
Chevron Hoarding to Shopfronts		m	11	0	11	0	0	
Fascia's and soffits		m	11	0	11	0	0	
Roof Lights	4	no	417	1666	417	1666	0	
Verticle & Sloping Combination Rooflights		no	417	0	417	0	0	
Feature Bay Window		no	231	0	231	0	0	
Timber/GRPCanopy	4	no	324	1296	324	1296	0	
Loft Hatches/Roof void access	4	no	167	667	167	667	0	
AOV Doors to smoke Vents	15	floors	222	3333	222	3333	0	
Timber roof structure[Flat roan	17	m'	41	699	41	699	0	

Timber roof structure[Cut & pitch roan	1364	m'	39	53032	39	53032	0
Timber roof structure[Mansard roof-measured on elevation]		m'	50	0	50	0	0
Timber roof structure[Trusses measured on plan]		m'	34	0	34	0	0
Timber roof structure[Attic trusses measured on plan]		m'	36	0	36	0	0
e/o for ply lining to supporting type roofs/rooms within roof	1364	m'	5	6315	5	6315	0
Form Back Gutter include Ply etc	169	m	28	4803	28	4803	0
FormFalse timber parapets		m	18	0	18	0	0
Craneage by subcontractor to lift and distribute roof trusses		no	1111	0	1111	0	0
Carpenter Prelims				0		0	0
Carpenter & Joiner Prelims	1	Item	109563	73407	109563	73407	0
		109,563.					
		30					
		73,4					
		19					
Rounding				15		15	0
							0
CARPENTRY AND JOINERY MATERIALS							0
Communals				0		0	0
Carpentry to Communals	886	m'	28	24799	28	24799	0
Timber Staircases including handrails ballustrades etc		no	4032	0	4032	0	0
Flat EntranceDoorset ISBD]	65	no	863	56110	863	56110	0
Communal Doors [FD60]	35	no	518	18142	518	18142	0
Lobbies & Staircore Doors							
Communal Doors IFD60] Riser	88	no	248	21793	248	21793	0
Cupboards & Plant Doors							
Communal Letterboxes	65	no	127	8236	127	8236	0
Communal wallpanelling•		firs		0		0	0
Ground floor							
Communal wall panelling •		firs		0		0	0
Intermediate floors							
Communal wallpanelling• Top floor		firs		0		0	0
E/OR Reception Area fit-out		Item	17278	0	17278	0	0
External Water Consumption . provide water butts		no	69	0	69	0	0
Structure & Roof				0		0	0
RefurbishFloor		m'	98	0	98	0	0
Joists/boarding/substrate							
ECOType joists incl chipboard covering and insulation		m'	48	0	48	0	0

Ecodeck composite decking to balconies (Metal & Concrete type)		m'	92	0	92	0	0
Ecodeck composite soffit cladding to underside of metal walk on balconies		m'	75	0	75	0	0
Cement particleboard to underside of concrete balconies		m'	17	0	17	0	0
Chevron Hoarding to Shopfronts		m'	52	0	52	0	0
Fascia's and soffits		m	28	0	28	0	0
Roof Lights - Structures	4	no	1094	4377	1094	4377	0
Vertical & Sloping Combination Rooflights		no	1037	0	1037	0	0
Feature Bay Window		no	1267	0	1267	0	0
Timber/GRP Canopy	4	no	2592	10367	2592	10367	0
Loft Hatches FR/Roof void access	4	no	116	466	116	466	0
AOV Doors to smoke vents	15	floors	432	6479	432	6479	0
Timber roof structure[Flat roof]	17	m'	54	920	54	920	0
Timber roof structure[Cut & pitch roof]	1364	m'	94	128830	94	128830	0
Timber roof structure[Mansard roof -measured on elevation]		m'	94	0	94	0	0
Timber roof structure[Trusses measured on plan]		m'	78	0	78	0	0
Timber roof structure[Attic trusses measured on plan]		m'	88	0	88	0	0
e/o for ply lining to supporting type roofs/rooms within roof	1364	m'	9	12576	9	12576	0
Form Back Gutter include Ply etc	169	m	29	4867	29	4867	0
Form False timber parapets Rounding		m	17	0	17	0	0
				20		20	0
							0
DRY LINING AND PARTITIONS							0
Envelope				0		0	0
Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)		m'	47	0	47	0	0
Breather membrane & 1000g polythene		m'	8	0	8	0	0
Cement particle board/Sheathing Board		m'	26	0	26	0	0
110mm Kingspan K15 insulation fixed to sheathing board		m'	50	0	50	0	0

100mm rockwool insulation with-in studs	m'	8	0	8	0	0
Bricklayers Channels fixed to framing [Ties by bricklayer]	m'	15	0	15	0	0
Ope fixed to faceof insulation at slab edge lapped with ancon	m	11	0	11	0	0
Party Walls			0		0	0
[RSD E-WS-11]Jumbo stud partition as party wall [Brds&skim elsewhere]	m'	51	0	51	0	0
Deflection heads to party walls [RSD E-WS-1]	m	25	0	25	0	0
Party wall sole plate	m	2	0	2	0	0
Communals			0		0	0
Plasterboard on dab inclskim coat • height 2500-2700mm	836 m	48	39936	48	39936	0
75mm partition; metal studplasterboard 2 sides incl skim	37 m'	57	2094	57	2094	0
65mm Screed on sound reduction quilt	535 m'	47	25364	47	25364	0
65mm Granolithic screed	351 m'	56	19695	56	19695	0
E/0 Floor screed for insulation to ground floor only	448 m'	32	14336	32	14336	0
MF Suspended Ceiling • BG Quattro to communal (Base/Med Spec Only)	535 m'	55	29259	55	29259	0
MFSuspended Ceiling • Rigitone acoustic tiles to communal	m'	57	0	57	0	0
Perimeter Margins to rigitone areas	m	25	0	25	0	0
Coffers to communal ceilings skim coat to coffers	m	21	0	21	0	0
E/0 2x 15mmFirelineboard to underside of timber roof	m'	7	0	7	0	0
E/0 2x 15mm Fireline Board & Insulation to ceilings	m'	8	0	8	0	0
E/0 standard plasterboard for thermal insulated to sloping/flat ceilings	1364 m'	48	65813	48	65813	0
Dryliner Prelims			0		0	0
Ory Liner & Partitioner Prelims	1 Item	167554	112261	167554	112261	0
Rounding			33		33	0
SPECIAL FIXTURES & FITTINGS						0
Concierge area including desk, we and kitchenette	no	16601	0	16601	0	0

DOA Compliance	10	no	553	5534	553	5534	0
Rounding				1		1	0
							0
FLOOR AND WALL TILING							0
Communals		no	24077	0	24077	0	0
Extra over tiling for marble and granite [Entrance Areas]							
Extraover tiling for marble and granite		no	1324	0	1324	0	0
							0
CARPETS AND FLOOR COVERINGS							0
Communals				0		0	0
Floor finishes (common areas)	535	m'	32	16927	32	16927	0
Floor finishes to staircase (common areas) e/o	146	m'	8	1155	8	1155	0
Stair treads Gradus non slip	195	m	9	1763	9	1763	0
Matwell & Coir matting to Entrances	4	no	1695	6779	1695	6779	0
Upgrade to Reception Area	324	m'	34	10984	34	10984	0
Rounding				-4		-4	0
							0
PAINTING AND DECORATING							0
Communals				0		0	0
Decorations • Communals	65	no	289	18797	289	18797	0
Rounding				0		0	0
							0
BUILDER'S CLEAN							0
Builders clean . Communals:	15	firs	329	4935	329	4935	0
Reclean communals:	15	firs	141	2115	141	2115	0
Clean windows externally• Communals:	15	firs	47	705	47	705	0
Rounding				0		0	0
							0
FIRE PROOFING AND PROTECTION							0
Firestops to flats	65	no	940	61103	940	61103	0
Rounding				0		0	0
							0
LEISURE CENTRE							0
Gym incl. Equipment		item	83003	0	83003	0	0
Non recoverable VAT on Health and fitness equipment		item		0		0	0
							0
MAIN CONTRACTOR							0
Full Construction of a separate Commercial Building	10764	ft'	92	988781	92	988781	0

Prelims, Overheads, Profit & Insurances incl VAT	item		0		0	0	0
Refuse centre incl compactor and washing facilities	item	111	0	111		0	0
Prelims, Overheads, Profit & Insurances incl VAT	item	0			0		0
Rounding			-42			-42	0
							0
BUILDERS WORK IN CONNECTION							0
BWIC Electrical	1	no	20098	20098	20098	20098	0
BWIC Plumbing & Mechanical	1	no	25759	25759	25759	25759	0
BWIC Lift Installation	1	no	2658	2658	2658	2658	0
Rounding				0		0	0
				0		0	0
Total Structure Architect Fit Out				1,955,608		1,955,608	0

Detailed Cost Breakdown - Structure - Service

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL AND PLUMBING INSTALLATIONS								
Additional Items								
Sprinklers to residential flats [30mtrs + open plan units]	53	plots	- 553	- 29,328	- 505	- 26,782		2,546 MEP costs reduced to £42k per unit to align with benchmarks
Aluminium Guttering & Downpipes • Structures	4108	m'	6	26,250	6	23,971	(2,279)	
UvPC Guttering & Downpipes • Structures		m'	3	-	3	-	-	
Drainage to Balconies	65	no	117	7,587	107	6,928	(659)	
Ory riser	15	Fir	1,592	23,875	1,453	21,802	(2,073)	
O & M manuals	4108	m'	1	3,245	1	2,964	(282)	
Communals	228	m	265	60,484	242	55,233	(5,251)	
Primary heating pipework communals fl THW risers & lateral runouts]								
Cold water risers and runouts	4108	m'	12	50,405	11	46,029	(4,376)	
Meters, Heat Meters, Water Meters & Gas Meters	4108	m'	9	35,740	8	32,637	(3,103)	
Gas risers and runouts incl ventilation		m'	13	-	12	-	-	
Car Par Extract & Smoke Extract				-	-	-	-	
Automatic Opening Vents		no	2,494	-	2,277	-	-	
Automatic Opening Vents [Extract Fans]	4	no	4,775	19,100	4,361	17,442	(1,658)	
Corridor smoke detection/venting system incl dampers, grilles actuators	15	no	7,640	114,600	6,977	104,652	(9,948)	
Fire curtains to lift cores		core	10,081	-	9,205	-	-	
Impulse/Induction/Extract Fans incl attenuation and associated controls	452	m'	90	40,892	83	37,343	(3,550)	
Basement Car Park				-	-	-	-	
Cast iron drainage	452	m'	5	2,301	5	2,101	(200)	
Sprinklers to car park	452	m'	30	13,429	27	12,263	(1,166)	
CENTRALISED BOILERS & ENERGY CENTRE				-	-	-	-	
Centralised ASHP including Boosters, Thermal Stores, Expansion/Buffer	1	no	201,612	201,612	184,110	184,110	(17,502)	

Vessels, Pressurisation Units, Low Loss Header, Dosing Pots, Pumpsets & Valves			-	-	-	-	-
Thermal Bridges between ASHP Unit & Boosters/Thermal stores/Roof Plant	12	Fir	3,820	45,840	3,488	41,861	(3,979)
BMS Contois		m'	5,178	-	4,728	-	-
Mechanical Ventilation to plant room	1	No	4,775	4,775	4,361	4,361	(415)
ASHP Unit, Control Panels and BMS Interface		no	37,139	-	33,915	-	-
Hydromaq water conditioner	1	no	11,407	11,407	10,417	10,417	(990)
Cold water tank set	1	No	9,019	9,019	8,236	8,236	(783)
Cold water tank and pumping set to service high pressure HW tanks		plots	531	-	485	-	-
Incoming Gas & Booster sets		no	18,570	-	16,957	-	-
Standby Generators		no	47,750	-	43,605	-	-
Mechanical and Plumbing Prelims			-	-	-	-	-
Mechanical and Plumber Prelims	1	Item	168,672	113,010	154,029	103,200	(9,810)
		168,671					
		79					
		113,027					
Rounding			-	146	-		146
ELECTRICAL INSTALLATIONS			-	-	-	-	-
Communals			-	-	-	-	-
Landlords mains distribution & LV Power	65	plot	878	57,042	801	52,090	(4,952)
Electric sub main to risers	65	plot	638	41,455	582	37,856	(3,599)
LV Distribution & Laterals	65	plot	566	36,812	517	33,616	(3,196)
Communal small power and lighting	65	plot	1,932	125,609	1,765	114,705	(10,904)
Landlords Earthing & Bonding	65	plot	249	16,167	227	14,764	(1,403)
IRSTV & Satellite distribution	65	plot	506	32,915	462	30,058	(2,857)
Telecoms distribution	65	plot	189	12,271	172	11,205	(1,065)
Cable containment	65	plot	722	46,927	659	42,854	(4,074)
Fire alarm, smoke management cables and controls - AOV, Vents	5108	m'	10	48,884	9	44,640	(4,244)
MBUS System for Metering	65	plot	108	7,047	99	6,436	(612)
UPS & Lift Standby supply mains	5	plot	688	3,438	628	3,139	(298)
Structure & Envelope			-	-	-	-	-
CCTV [per camera]	15	no	2,279	34,191	2,082	31,223	(2,968)
Aircraft Beacon		no	31,888	-	29,120	-	-
External lighting to balconies	65	no	370	24,044	338	21,957	(2,087)

PV Array panel on roof inclPV Inverter & Generation Meter	65	no	1,881	122,292	1,718	111,676	(10,616)
External lighting	65	m'	10	622	9	568	(54)
Basement Car Park				-	-	-	-
Power & Lighting Electrical to Basement/Undercoft Car park & Plant rms	452	m'	41	18,451	37	16,849	(1,602)
ElectricCharging Points	21	no	3,620	76,020	3,306	69,420	(6,599)
Electrical Prelims & Design				-	-	-	-
ElectricianPrelims	1	Item	90,041	60,328	82,225	55,091	(5,237)
Desiqn	65	plot	861	55,964	786	51,106	(4,858)
Rounding				-	9		9
LIFT INSTALLATIONS				-		-	-
13 person/1000kqlift - 5 floors	2	no	34,244	68,487	31,271	62,542	(5,945)
13 person/1000kqlift - 4 floors	1	no	32,592	32,592	29,763	29,763	(2,829)
13 person/1000kq lift - 3 floors	2	no	30,988	61,975	28,298	56,595	(5,380)
13 person/1000kq lift - 0 floors		no	39,841	-	36,383	-	-
13 person/1000kqlift - 0 floors		no	39,841	-	36,383	-	-
13 person/1000kq lift. 0 floors		no	39,841	-	36,383	-	-
13 person/1000kq lift• 0 floors		no	39,841	-	36,383	-	-
13 person/1000kqlift• 0 floors		no	39,841	-	36,383	-	-
Saving for 8 person/630kg Lift		flrs	936	-	855	-	-
Extraover for Lifts exceeding 30 floors [Max 35floors]		flrs	1,031	-	942	-	-
Extraover for through Lift Doors		flrs	2,479	-	2,264	-	-
Extraover for fireman's lift	20	flrs	707	14,130	645	12,904	(1,227)
Goods Lifts		flrs	35,271	-	32,209	-	-
Dumb Waiter• 2 Stops		no	6,696	-	6,114	-	-
Wohr V08 • 3.2 tonnes Car lift• 2 storey		no	109,563	-	100,052	-	-
Wahr VO? • 2.7 tonnes Car lift• 2 storey		no	85,216	-	77,818	-	-
Drapes		no	852	-	778	-	-
Rounding				0			(0)
Total Service				1,751,753		1,599,825	(151,928)

Detailed Cost Breakdown - OM Units Architectural Fit Out

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY AND JOINERY								
Flat Internals								
1st Fix								
Cut and fit window board	173	m	11	1842	11	1,842	-	
Fit softwood door linings to blockwork	326	no	22	7169	22	7,169	-	
Fit softwood linings for PockeUSliding door gear - Flats		no		0		-	-	
Supply of intumescent fire stop fire foam to fire door frames	326	no	5	1734	5	1,734	-	
Cut protection for bath/shower and fit	68	no	5	330	5	330	-	
Plywood framing & Access panel to bath & Basin/WC	182	no	23	4211	23	4,211	-	
Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	431	m'	20	8499	20	8,499	-	
Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	863	m'	4	3797	4	3,797	-	
Fit protection to window boards	173	m	2	280	2	280	-	
Fit protection to door linings	326	no	7	2262	7	2,262	-	
Install Staircase to Duplex Flat unit		no	356	0	356	-	-	
Install temporary security door and lock	46	no	50	2278	50	2,278	-	
Allowance for noqqins to support equipment	46	plots	231	10646	231	10,646	-	
2nd Fix								
Internal FD30 solid core 44mm veneer door	326	no	23	7544	23	7,544	-	
Fit butt hinges	978	no	2	1584	2	1,584	-	
Cut and fit door stop set	326	no	9	3094	9	3,094	-	
Cut and fit architrave set 22 x 95mm	326	no	12	4000	12	4,000	-	
Cut and fit skirting board 22 x 220mm	3301	m	3	11454	3	11,454	-	
Fit privacy mortice lock	68	no	9	614	9	614	-	
Fit mortice latch	258	no	7	1850	7	1,850	-	
Construct door coffin	46	no	24	1118	24	1,118	-	
Remove doors to coffin	326	no	5	1509	5	1,509	-	

Construct accessible casing to conceal underfloor heating manifold		no	37	0	37	-	-
Install vanity units	68	no	74	5036	74	5,036	-
Fit bath screens	46	no	148	6814	148	6,814	-
Fit shower screens	22	no	190	4175	190	4,175	-
Fit mirror above basin worktop/vanity unit	68	no	32	2203	32	2,203	-
Fit glass shelving to bathrooms/ensuites		no		0		-	-
Finals				0		-	-
Replace doors from coffin	326	no	5	1584	5	1,584	-
Fit intumescent strip/ smoke seal to pre routed fire door frame	326	no	7	2416	7	2,416	-
Check & adjust doors	326	no	3	906	3	906	-
Fit lever handles	258	no	6	1553	6	1,553	-
Fit privacy handles to bathrooms	68	no	7	472	7	472	-
Standard fixings - nails, glue, screws etc	1	item	2525	2525	2525	2,525	-
Unloading, distributing and clearing Rounding	1	item	6211	6211	6211	6,211	-
				7		7	-
CARPENTRY AND JOINERY							
Flat Internals				0		-	-
1st Fix				0		-	-
Window board	173	m	4	638	4	638	-
Softwood door linings	326	no	14	4505	14	4,505	-
Door Lining for Pocket Sliding door gear • Flats		no		0		-	-
Intumescent fire strip	326	no	9	2794	9	2,794	-
Plywood framing & Access Panel to bath & basin/WC	182	no	40	7338	40	7,338	-
46x73 CLS Framing	431	m	1	371	1	371	-
Wedi Board	863	m'	23	20237	23	20,237	-
Staircase & Ballustrade set to Duplex Flat unit • OM		no	830	0	830	-	-
Temporary security door and lock	46	no	69	3179	69	3,179	-
Allowance for nozzles to support equipment	46	plots	58	2649	58	2,649	-
2nd Fix				0		-	-
Internal FD30 solid core 44mm door • OM	326	no	255	82980	255	82,980	-
Door to Living room Inon glazed to baseline spec!		no		0		-	-
Butt hinges	978	no	1	1350	1	1,350	-
Architrave set 18 x 70mm 118mm x 57mm PR to Baseline!	326	no	18	5888	18	5,888	-
Skirting board 18 x 144mm 118mm x 94mm PR on Baseline spec!	3301	m	3	10959	3	10,959	-

Mortice lock	68	no	8	521	8	521	-
Mortice latch	258	no	3	699	3	699	-
Casing to conceal underfloor heating manifold		no	19	0	19	-	-
Vanity units	68	no	553	37628	553	37,628	-
Bath screens	46	no	111	5091	111	5,091	-
Shower screens	22	no	310	6817	310	6,817	-
Mirror above basin worktop/vanity unit	68	no	232	15804	232	15,804	-
3 Tier Glass shelving to bathrooms/ensuites		no		0		-	-
Finals				0		-	-
Lever handles	258	no	17	4283	17	4,283	-
Lever handles to bathrooms	68	no	10	677	10	677	-
Drying Space - Rotary		no	20	0	20	-	-
Drier/Retractable line over bath							
Roundgin				-2	-	2	-
							-
							-
DRY LINING AND PARTITIONS							-
Flats Ceilings				0		-	-
MF System to concrete soffit incl 15mm Soundbloc		m'	34	0	34	-	-
MF System to B&B soffit incl 50mm insultn & 15mm Soundbloc	2099	m'	26	53839	26	53,839	-
R/Bar to timber soffit incl 100mm insultn & 2x 15mm Soundbloc		m'	39	0	39	-	-
15mm Soundbloc fixed direct to timber roofs	958	m'	9	8421	9	8,421	-
Skim coat finish - Ceilings		m'	9	0	9	-	-
Tape & joint finish - Ceilings	3057	m'	5	16600	5	16,600	-
E/O for additional Fireline board	958	m'	7	7099	7	7,099	-
E/O for Moisture resistant	579	m'	3	1465	3	1,465	-
E/O for Thermal insulated (Sloping ceilings)		m'	48	0	48	-	-
E/O for faming Bulkheads	49	no	21	1009	21	1,009	-
E/O for BG access panels	49	no	19	924	19	924	-
Blind Box Bulkhead 200mm wide recess to walls with openings	171	no		0		-	-
E/O Coffered Ceilings 'Bespoke Spec' only		no		0		-	-
Coving		no		0		-	-
Walls				0		-	-
2x Wallboard/Soundbloc screwfixed to metsec/jumbo stud walls		m'	23	0	23	-	-
12.5mm Plasterboard on dabs	3811	m'	9	33956	9	33,956	-
EO for increased ceiling height above 2.4m high		m'	9	0	9	-	-
Skim coat finish - Walls		m'	9	0	9	-	-

Tape & joint finish. Walls	3811	m'	6	21380	6	21,380	-
Window reveal liner	171	no	46	7816	46	7,816	-
Partitions							
70mm C studs partition; insulation, 2x wallboard & deflection heads	2761	m'	35	96331	35	96,331	-
EO for increased ceiling height above 2.4m high		m'	35	0	35	-	-
E/O moisture resistant plaster board to bathrooms & kitchens	2547	m'	2	5629	2	5,629	-
E/O for WBP Plywood backing fixed between studs to bathrooms	1783	m'	17	30311	17	30,311	-
EO Aquaboard/Wedi board to showers & boxing in	88	m'	39	3423	39	3,423	-
Skim coat finish · Walls		m'	9	0	9	-	-
Tape & joint finish. Walls	5521	m'	6	30973	6	30,973	-
Noggins	49	no	375	18382	375	18,382	-
Sealant to abutments	49	no	131	6395	131	6,395	-
Form door openings	343	no	32	10808	32	10,808	-
Form letterbox service boxes incl intumescent sleeve	49	no	540	26282	540	26,282	-
Form mirror recesses	68	no	235	15970	235	15,970	-
Floors				0		-	-
Upper Floors; 65mm Reinforced screed laid on 10mm yelofon insulation	2142	m'	31	67366	31	67,366	-
Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane or Sundries	915	m'	92	84171	92	84,171	-
E/o for boxing-in PockeUSliding door gear		no	142	0	142	-	-
Full height boxing to SVP girth ne: 0.8m	68	no	175	11896	175	11,896	-
Half height boxing behind sanitarvware	68	no	129	8786	129	8,786	-
Baffle boxes and putty pads	46	plot	138	6337	138	6,337	-
Make Good & Clear	46	no	477	21935	477	21,935	-
			476.85				
			21,				
			935				
Rounding				-149	-	149	-
KITCHENS & APPLIANCES							
Kitchens & Appliances to flats - OM	46	no	8300	381812	7000	322,000	(59,812) £7k per kitchen to align with benchmarkin g
Utility & Appliances to flats - OM		no	2213	0	2213	-	-

E/O Kitchens to penthouse units		no	37074	0	37074	-	-
Recyclable Waste • 60litres Kitchen containers	46	no	66	3054	66	3,054	-
		66.40					
		3,0					
		54					
Rounding				0		0	-
WARDROBES							
Wardrobes . OM Baseline Spec		no		0		-	-
Wardrobes • OM Medium Spec	46	no	885	40727	885	40,727	-
Wardrobes • OM High Spec		no	1771	0	1771	-	-
Wardrobes • OM Bespoke Spec		no	3873	0	3873	-	-
TOTAL WARDROBES UNITS							
Rounding				0		0	-
SPECIAL FIXTURES & FITTINGS							
DOA Compliance		no	3200	0	3200	-	-
TOTAL SPECIAL FIXTURES & FITTINGS							
FLOOR AND WALL TILING							
OM Flats				0		-	-
Wall Tiling	529	m'	72	38056	72	38,056	-
Back Painted Glass - Bathrooms/Ensuites		m'	211	0	211	-	-
Splashbacks - Kitchens		m'	211	0	211	-	-
Floor Tiling	288	m'	72	20719	72	20,719	-
E/O Floor Tiling to form shower floor		m'		0		-	-
E/O Penthouse Units		no	602	0	602	-	-
E/O Wall & Floor tiling for additional bathrooms/ensuites - OM Flats		no	939	0	939	-	-
E/O Wall & Floor tiling for additional utility room - OM Flats		no	602	0	602	-	-
Rounding				-65	-	65	-
CARPETS AND FLOOR COVERINGS							
Flats				0		-	-
Timber Flooring to halls & living rooms OM	1560	m'	55	86330	55	86,330	-
Timber Flooring to kitchen OM	195	m'	55	10791	55	10,791	-
Carpet to bedrooms OM	1108	m'	33	36786	33	36,786	-
Vinyl Flooring		m'	39	0	39	-	-
TOTAL CARPETS AND FLOOR COVERINGS							
Rounding				-14	-	14	-
PAINTING AND DECORATING							
Flats				0		-	-

Decorations - OM Flat	46	no	2310	106269	2310	106,269	-
Decoration to pre primed Doors		no	32	0	32	-	-
Rounding				0	-	0	-
							-
BUILDER'S CLEAN							-
Flats				0		-	-
Builders clean - Flats	46	no	329	15134	329	15,134	-
Reclean 13 nol	46	no	282	12972	282	12,972	-
Clean windows externally	46	no	47	2162	47	2,162	-
Rounding				0	-	0	-
							-
MASTIC							-
Mastic to flats	46	no	524	24108	252	11,601	(12,507) Mirror house rate
Rounding				0		0	-
							-
CUSTOMER CARE							-
Customer Care • Maintaining units	46	no	1107	50908	1107	50,908	-
Rounding				0	-	0	-
				0		-	-
Total Architect Fit Out				1,751,230		1,678,912	(72,318)

Detailed Cost Breakdown - OM Units - Service

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL AND PLUMBING INSTALLATIONS				-			-	
Flats				-			-	
Heating				0			0	-
Primary heating connection		no	159	0	145		0	- MEP costs reduced to £42k per unit to align with benchmarks
Heating Primary Pipework - Flats/Houses	2850	m'	15	42266	14		38596	(3,669)
Radiators	210	No	110	23008	100		21010	(1,997)
Manifolds		No	256	0	234		0	-
Mech & plumbing installations (Under floor heating)		m'	34	0	31		0	-
Comfort Cooling		No	11331	0	10347		0	-
BMS to Flats		No	12224	0	11163		0	-
Domestic Water				0	0		0	-
Hot & Cold Water [per wet room]	114	No	578	65850	527		60133	(5,716)
E/O Wet rooms/ Utilities Ventilation		No	578	0	527		0	-
Vent Box incl Humidistat	46	No	546	25101	498		22922	(2,179)
Ventilation to Kitchen	46	No	440	20257	402		18498	(1,758)
Ventilation to Utility		No	347	0	317		0	-
Ventilation to WC		No	347	0	317		0	-
Ventilation to Bath	46	No	347	15980	317		14593	(1,387)
Ventilation to Ensuite	22	No	347	7643	317		6979	(663)
E/O whole house ventilation	46	No	1137	52312	1038		47771	(4,541)
Above Ground Drainage				0	0		0	-
SVP waste pipework	114	No	44	5003	40		4569	(434)
SVP Stub Stack incl AAV,s	68	No	88	5997	81		5476	(521)
Wastes	250	No	24	5995	22		5475	(520)
Fix only sanitaryware:				0	0		0	-
Fix WC	68	No	137	9326	125		8517	(810)
Fix Basin	68	No	112	7630	102		6968	(662)
Fix Bath with shower over	46	No	137	6309	125		5761	(548)
Fix Shower	22	No	199	4389	182		4008	(381)
Fix Kitchen	46	No	112	5162	102		4714	(448)

Renewables				0	0	0	-
Worcester Greenstar Boiler & Cylinder		no	4032	0	3682	0	-
Centralised ASHP incl HIA & Thermal store	46	No	6656	306193	6079	279612	(26,581)
Daikin Altherma Heatbox incl external unit		No	8553	0	7810	0	-
Daikin Altherma Cylinder		No	1474	0	1346	0	-
High pressure hot water cylinder (Megaflow or similar)		no	902	0	824	0	-
Sundries:				0	0	0	-
E/O for Duplex		No	801	0	732	0	-
OM Manuals/Handover Packs		No	106	0	97	0	-
Supply only sanitaryware:				0	0	0	-
WC suite-OM	68	no	266	18061	243	16494	(1,568)
Basin suite - OM	68	no	188	12794	172	11683	(1,111)
Bath suite - OM	46	no	631	29018	576	26499	(2,519)
Shower suite - OM	22	no	321	7061	293	6448	(613)
Contractors marQin on sanitarware	1	item	10040	10040	9168	9168	(872)
Rounding				13			(13)
						0	-
ELECTRICAL INSTALLATION				0		0	-
Flats	46	plot	4677	215144	4271	196467	(18,677)
Small power and lighting IOM]							
Apartment fire and heat detectors	46	plot	402	18482	367	16878	(1,604)
Telecommunications	46	plot	492	22639	449	20674	(1,965)
Door bells	46	no	83	3814	76	3483	(331)
Electrics to dwelling mechanical services	46	plot	497	22883	454	20897	(1,986)
Supply and install towel rails - OM units	46	plot	621	28574	567	26093	(2,480)
Towel rail to addition bathrooms		no	357	0	326	0	-
Shaver Socket to Bathrooms/Ensuites	46	plot	163	7520	149	6867	(653)
Video door entry	46	plot	619	28457	565	25987	(2,470)
Access control to vehicle gate	46	plot	293	13495	268	12324	(1,172)
IRS installation (SKY+/TV/FM/DAB)	46	plot	246	11320	225	10337	(983)
IRS System - ducting & cable for Virgin		plot	179	0	163	0	-
Energy Display Meter [CfSH]	46	no	255	11735	233	10716	(1,019)
Electric heating							
Electric heating to apartments (inclusive of E10meter & sockets)		plot	3825	0	3493	0	-

Audio Visual	no	6183	0	5646	0	-
Audio Visual - Flats						
Rounding			0			0
Total Service			1,069,469		976,617	(92,852)

Detailed Cost Breakdown - Shared Ownership Flats - Architecu

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY AND JOINERY								
Flat Internals								
1st Fix								
Cut and fit window board	53	m	11	564	11	564	-	
Fit softwood door linings to blockwork	98	no	22	2155	22	2155	-	
Supply of intumescent fire stop fire foam to fire door frames	98	no	5	521	5	521	-	
Cut protection for bath/shower and fit	20	no	5	97	5	97	-	
Plywood framing & Access panel to bath & Basin/WC	53	no	23	1226	23	1226	-	
Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	127	m'	20	2504	20	2504	-	
Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	254	m'	4	1118	4	1118	-	
Fit protection to window boards	53	m	2	86	2	86	-	
Fit protection to door linings	98	no	7	680	7	680	-	
Install Staircase to Duplex Flat unit		no	356	0	356	0	-	
Install temporary security door and lock	13	no	50	644	50	644	-	
Allowance for noggins to support equipment	13	plots	231	3009	231	3009	-	
2nd Fix								
Internal FD30 solid core 44mm veneer door	98	no	23	2268	23	2268	-	
Fit butt hinges	294	no	2	476	2	476	-	
Cut and fit door stop set	98	no	9	930	9	930	-	
Cut and fit architrave set 22 x 95mm	98	no	12	1202	12	1202	-	
Cut and fit skirting board 22 x 220mm	998	m	3	3463	3	3463	-	
Fit privacy mortice lock	20	no	9	181	9	181	-	
Fit mortice latch	78	no	7	559	7	559	-	
Construct door coffin	13	no	24	316	24	316	-	
Remove doors to coffin	98	no	5	454	5	454	-	
Construct accessible casing to conceal underfloor heating manifold		no	37	0	37	0	-	
Install vanity units	20	no	74	1481	74	1481	-	
Fit bath screens	13	no	148	1926	148	1926	-	
Fit shower screens	7	no	190	1328	190	1328	-	
Fit mirror above basin worktop/vanity unit	20	no	32	648	32	648	-	
Finals								
Replace doors from coffin	98	no	5	476	5	476	-	
Fit intumescent strip/ smoke seal to pre routed fire door frame	98	no	7	726	7	726	-	
Check & adjust doors	98	no	3	272	3	272	-	

Fit lever handles	78	no	6	470	6	470	-
Fit privacy handles to bathrooms	20	no	7	139	7	139	-
Standard fixings - nails, glue, screws etc	1	item	748	748	748	748	-
Unloading, distributing and clearing	1	item	1840	1840	1840	1840	-
TOTAL CARPENTRY AND JOINERY							
Rounding				-6		-6	-
CARPENTRY AND JOINERY							-
Flat Internals				0		0	-
1st Fix				0		0	-
Window board	53	m	4	196	4	196	-
Softwood door linings	98	no	14	1354	14	1354	-
Intumescent fire strip	98	no	9	840	9	840	-
Plywood framing & Access Panel to bath & basin/WC	53	no	40	2137	40	2137	-
46x73 CLS Framing	127	m	1	109	1	109	-
Wedi Board	254	m'	23	5956	23	5956	-
Staircase & Ballustrade set to Duplex Flat unit. AFH		no	609	0	609	0	-
Temporary security door and lock	13	no	69	898	69	898	-
Allowance for noqins to support equipment	13	plots	58	749	58	749	-
2nd Fix				0		0	-
Internal FD30 solid core 44mm door • AFH	98	no	255	24945	255	24945	-
Butt hinges	294	no	1	406	1	406	-
Architrave set • AFH SO	98	no	18	1770	18	1770	-
Skirting board • AFH SO	998	m	3	3313	3	3313	-
Mortice lock	20	no	8	153	8	153	-
Mortice latch	78	no	3	211	3	211	-
Casing to conceal underfloor heating manifold		no	19	0	19	0	-
Vanity units	20	no	553	11067	553	11067	-
Bath screens	13	no	111	1439	111	1439	-
Shower screens - AFH SO	7	no	310	2169	310	2169	-
Mirror above basin worktop/vanity unit	20	no	232	4648	232	4648	-
Finals				0		0	-
Lever handles	78	no	17	1295	17	1295	-
Lever handles to bathrooms - AFH SO	20	no	10	199	10	199	-
Drying Space - Rotary Drier/Retractable line over bath		no	20	0	20	0	-
TOTAL CARPENTRY AND JOINERY							
Rounding				-6		-6	-
DRY LINING AND PARTITIONS							-
Flats Ceilings				0		0	-
MF System to concrete soffit incl 15mm Soundbloc		m'	34	0	34	0	-
MF System to B&B soffit incl 50mm insultn & 15mm Soundbloc	606	m'	26	15544	26	15544	-

R/Bar to timber soffit incl 100mm insuln & 2x 15mm Soundbloc		m'	39	0	39	0	-
15mm Soundbloc fixed direct to timber roofs	292	m'	9	2567	9	2567	-
Skim coat finish - Ceilings		m'	9	0	9	0	-
Tape & joint finish - Ceilings	898	m'	5	4876	5	4876	-
E/O for additional Fireline board	292	m'	7	2164	7	2164	-
E/O for Moisture resistant	167	m'	3	423	3	423	-
E/O for Thermal insulated (Sloping ceilings)		m'	48	0	48	0	-
E/O for faming Bulkheads	14	no	21	288	21	288	-
E/O for BG access panels	14	no	19	264	19	264	-
Blind Box Bulkhead 200mm wide recess to walls with openings		no		0		0	-
E/O Coffered Ceilings 'Bespoke Spec' only		no		0		0	-
Coving		no		0		0	-
Walls		m'	23	0	23	0	-
2x Wallboard/Soundbloc srewfixed to metsec/jumbo stud walls							
12.5mm Plasterboard on dabs	1147	m'	9	10220	9	10220	-
EO for increased ceiling height above 2.4m high		m'	9	0	9	0	-
Skim coat finish • Walls		m'	9	0	9	0	-
Tape & joint finish • Walls	1147	m'	6	6435	6	6435	-
Window reveal liner	51	no	46	2331	46	2331	-
Partitions							
70mm C studs partition; insulation, 2x wallboard & deflection heads	835	m'	35	29133	35	29133	-
EO for increased ceiling height above 2.4m high		m'	35	0	35	0	-
E/O moisture resistant plaster board to bathrooms & kitchens	736	m'	2	1627	2	1627	-
E/O for WBP Plywood backing fixed between studs to bathrooms	515	m'	17	8755	17	8755	-
EO Aquaboard/Wedi board to showers & boxing in	28	m'	39	1089	39	1089	-
Skimcoat finish . Walls		m'	9	0	9	0	-
Tape & joint finish • Walls	1670	m'	6	9369	6	9369	-
Noggins	14	no	375	5156	375	5156	-
Sealant to abutments	14	no	131	1827	131	1827	-
Form door openings	101	no	32	3183	32	3183	-
Form letterbox service boxes incl intumescent sleeve	14	no	540	7428	540	7428	-
Form mirror recesses	20	no	235	4697	235	4697	-
Floors				0		0	-
Upper Floors; 65mm Reinforced sreed laid on 10mm yelofon insulation	629	m'	31	19782	31	19782	-
Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane or Sundries	269	m'	92	24745	92	24745	-
E/o for boxing-in PockeUSliding door gear		no	14204	0	14204	0	-

Full height boxing to SVP girth ne: 0.8m	20	no	175	3499	175	3499	-
Half height boxing behind sanitarware	20	no	129	2584	129	2584	-
Baffle boxes and putty pads	13	plot	138	1791	138	1791	-
Make Good & Clear	13	no	477	6199	477	6199	-
Rounding				-90		-90	-
KITCHENS & APPLIANCES							
Kitchens & Appliances to flats - AFH SO	13	no	8300	107903	7000	91000	(16,903) £7k per kitchen to align with benchmarking
Utility & Appliances to flats - AFH SO		no	1992	0	1992	0	-
Recyclabe Waste - 60litres Kitchen	13	no	66	863	66	863	-
Rounding				0		0	-
WARDROBES							
Wardrobes • SO Flat	13	no	885	11510	885	11510	-
TOTAL WARDROBES UNITS							-
Rounding				0		0	-
FLOOR AND WALL TILING							
Flats				0		0	-
Wall Tiling [£10/m2 supply]• AFH SO &	154	m'	58	8863	58	8863	-
Floor Tiling f£10/m2 supply]• AFH SO & Rented	85	m'	58	4892	58	4892	-
E/O Wall & Floor tiling for additional bathrooms/ensuites • AFH SO Flats		no	1064	0	1064	0	-
E/O Wall & Floor tiling for additional utility room • AFH SO Flats		no	692	0	692	0	-
Rounding				-4		-4	-
CARPETS AND FLOOR COVERINGS							
Flats				0		0	-
Timber Flooring to halls & living rooms AFH SO	447	m'	55	24737	55	24737	-
Timber Flooring to kitchen AFH	55	m'	55	3044	55	3044	-
Carpet to bedrooms AFH SO	337	m'	33	11188	33	11188	-
Vinyl Flooring		m'	39	0	39	0	-
TOTAL CARPETS AND FLOOR COVERINGS							-
Rounding				15		15	-
PAINTING AND DECORATING							
Flats				0		0	-
Decorations - SO Flat	13	no	2310	30033	2310	30033	-
Decoration to pre primed Doors		no	32	0	32	0	-
Rounding				0		0	-

BUILDER'S CLEAN

Flats				0		0	-
Builders clean - Flats	13	no	329	4277	329	4277	-
Reclean 13 nol	13	no	282	3666	282	3666	-
Clean windows externally	13	no	47	611	47	611	-
Rounding				0		0	-

MASTIC

Mastic to flats	13	no	524	6813	252	3278	(3,535) Mirror house
TOTAL MASTIC							rate
Rounding				0		0	-

CUSTOMER CARE

Customer Care • Maintaining units	13	no	1107	14387	1107	14387	-
Rounding				0		0	-

Total Architect Fit Out				505,033		484,595	(20,438)
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Detailed Cost Breakdown - Shared Ownership Flats - Service

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL AND PLUMBING INSTALLATIONS								
Flats								
Heating				0		0	-	
Primary heating connection		no	159	0	145	0	-	- MEP costs reduced to £42k per unit to align with benchmarks
Heating Primary Pipework- Flats/Houses	868	m'	15	12872	14	11755	(1,117)	
Radiators	63	No	110	6902	100	6303	(599)	
Manifolds		No	256	0	234	0	-	
Mech & plumbing installations (Under floor heating)		m'	34	0	31	0	-	
Domestic Water				0	0	0	-	
Hot & Cold Water [per wet room]	33	No	578	19062	527	17407	(1,655)	
E/O Wet rooms/ Utilities		No	578	0	527	0	-	
Ventilation				0	0	0	-	
Vent Box incl Humidistat	13	No	546	7094	498	6478	(616)	
Ventilation to Kitchen	13	No	440	5725	402	5228	(497)	
Ventilation to Utility		No	347	0	317	0	-	
Ventilation to WC		No	347	0	317	0	-	
Ventilation to Bath	13	No	347	4516	317	4124	(392)	
Ventilation to Ensuite	7	No	347	2432	317	2221	(211)	
E/O whole house ventilation	13	No	1137	14784	1038	13500	(1,283)	
Above Ground Drainage				0	0	0	-	
SVP waste pipework	33	No	44	1448	40	1323	(126)	
SVP Stub Stack incl AAV,s	20	No	88	1764	81	1611	(153)	
Wastes	73	No	24	1751	22	1599	(152)	
Fix only sanitaryware:				0	0	0	-	
Fix WC	20	No	137	2743	125	2505	(238)	
Fix Basin	20	No	112	2244	102	2049	(195)	
Fix Bath with shower over	13	No	137	1783	125	1628	(155)	
Fix Shower	7	No	199	1396	182	1275	(121)	
Fix Kitchen	13	No	112	1459	102	1332	(127)	
Renewables				0	0	0	-	
Worcester Greenstar Boiler & Cylinder		no	4032	0	3682	0	-	

Centralised ASHP incl HIA & Thermal store	13	No	6656	86533	6079	79021	(7,512)
Daikin Altherma Heatbox incl external unit		No	8553	0	7810	0	-
Daikin Altherma Cylinder		No	1474	0	1346	0	-
High pressure hot water cylinder (Megaflo or similar)		no	902	0	824	0	-
Sundries:				0	0	0	-
E/O for Duplex		No	801	0	732	0	-
OM Manuals/Handover Packs		No	106	0	97	0	-
Supply only sanitaryware:				0	0	0	-
WC suite - AFH SO	20	no	266	5312	243	4851	(461)
Basin suite - AFH SO	20	no	188	3763	172	3436	(327)
Bath suite - AFH SO	13	no	631	8201	576	7489	(712)
Shower suite - AFH SO	7	no	321	2247	293	2052	(195)
Contractors margin on sanitaryware	1	item	2928	2928	2674	2674	(254)
Rounding				4			(4)
							-
ELECTRICAL INSTALLATION							-
Flats	13	plot	4438	57698	4053	52689	(5,009)
Small power and lighting ISO]							
Apartment fire and heat detectors	13	plot	402	5223	367	4770	(453)
Telecommunications	13	plot	492	6398	449	5843	(555)
Door bells	13	no	83	1078	76	984	(94)
Electrics to dwelling mechanical services	13	plot	497	6467	454	5906	(561)
Supply and install towel rails - AFH SO units	13	plot	268	3482	245	3180	(302)
Video door entry	13	plot	619	8042	565	7344	(698)
Access control to vehicle gate	13	plot	293	3814	268	3483	(331)
IRS installation (SKY+/TVIFMIDAB)	13	plot	246	3199	225	2921	(278)
Energy Display Meter ICISHI	13	no	255	3316	233	3029	(288)
Electric heating							
Electric heating to apartments (inclusive of E10meter & sockets)		plot	3456	0	3156	0	-
Rounding				0			(0)
Total Service				295,680		270,008	(25,672)

Detailed Cost Breakdown - Affordable Rented Flats - Architectu

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY AND JOINERY								
Flat Internals								
1st Fix								
Cut and fit window board	23	m	11	245	11	245	-	
Fit softwood door linings to blockwork	38	no	22	836	22	836	-	
Supply of intumescent fire stop fire foam to fire door frames	38	no	5	202	5	202	-	
Cut protection for bath/shower and fit	6	no	5	29	5	29	-	
Plywood framing & Access panel to bath & Basin/WC	6	no	23	139	23	139	-	
Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	63	m'	20	1242	20	1242	-	
Cut and fit Wedi board to framing within bathrooms, ensuites and WC's	127	m'	4	559	4	559	-	
Fit protection to window boards	23	m	2	37	2	37	-	
Fit protection to door linings	38	no	7	264	7	264	-	
Install Staircase to Duplex Flat unit		no	356	0	356	0	-	
Install temporary security door and lock	6	no	50	297	50	297	-	
Allowance for noggins to support equipment	6	plots	231	1389	231	1389	-	
2nd Fix								
Internal FD30 solid core 44mm paint grade door	38	no	23	879	23	879	-	
Fit butt hinges	114	no	2	185	2	185	-	
Cut and fit door stop set	38	no	9	361	9	361	-	
Cut and fit architrave set 22 x 95mm	38	no	12	466	12	466	-	
Cut and fit skirting board 22 x 220mm	448	m	3	1555	3	1555	-	
Fit privacy mortice lock	6	no	9	54	9	54	-	
Fit mortice latch	32	no	7	229	7	229	-	
Construct accessible casing to conceal underfloor heating manifold		no	37	0	37	0	-	
Install vanity units	6	no	74	444	74	444	-	
Install boxings to bathrooms	6	no	56	333	56	333	-	

Fit bath screens	6	no	148	889	148	889	-
Fit shower screens		no	190	0	190	0	-
Finals				0		0	-
Fit intumescent strip/ smoke seal to pre routed fire door frame	38	no	7	282	7	282	-
Check & adjust doors	38	no	3	106	3	106	-
Fit lever handles	32	no	6	193	6	193	-
Fit privacy handles to bathrooms	6	no	7	42	7	42	-
Standard fixings - nails, qlue, screws etc	1	item	282	282	282	282	-
Unloading, distributing and clearing	1	item	693	693	693	693	-
Rounding				12		12	-
CARPENTRY AND JOINERY							
Flat Internals				0		0	-
1st Fix				0		0	-
Window board -AFHRented	23	m	4	85	4	85	-
Softwood door linings	38	no	14	525	14	525	-
Intumescent fire strip	38	no	9	326	9	326	-
Plywood framing & Access Panel to bath & basin/WC	6	no	40	242	40	242	-
46x73 CLS Framing	63	m	1	54	1	54	-
Wedi Board	127	m'	23	2978	23	2978	-
Staircase & Ballustrade set to Duplex Flat unrt -AFH		no	609	0	609	0	-
Temporary security door and lock	6	no	69	415	69	415	-
Allowance for noggins to support equipment	6	plots	58	346	58	346	-
2nd Fix				0		0	-
Internal FD30 solid core 44mm paint grade door · AFH Rented	38	no	188	7149	188	7149	-
Butt hinges	114	no	1	157	1	157	-
Architrave set · AFHRented	38	no	14	536	14	536	-
Skirting board · AFHRented	448	m	3	1192	3	1192	-
Mortice lock	6	no	8	46	8	46	-
Mortice latch	32	no	3	87	3	87	-
Casing to conceal underfloor heating manifold		no	19	0	19	0	-
Vanity units	6	no	553	3320	553	3320	-
Boxings to bathrooms · AFH SO & Rented	6	no	40	242	40	242	-
Bath screens · Rented	6	no	111	664	111	664	-
Shower screens · AFH SO		no	310	0	310	0	-
Finals				0		0	-
Lever handles - AFHRented	32	no	8	248	8	248	-
Lever handles to bathrooms · AFH Rented	6	no	8	47	8	47	-

Drying Space - Rotary	no	20	0	20	0	-
Drier/Retractable line over bath						
Rounding			-3		-3	-
DRY LINING AND PARTITIONS						
Flats			0		0	-
Ceilings			0		0	-
MFSsystem to concrete soffit incl 15mm Soundbloc	m'	34	0	34	0	-
MFSsystem to B&B soffit incl 50mm insultn & 15mm Soundbloc	279 m'	26	7156	26	7156	-
R/Bar to timber soffit incl 100mm insultn & 2x 15mm Soundbloc	m'	39	0	39	0	-
15mm Soundbloc fixed direct to timber roofs	131 m'	9	1151	9	1151	-
Skim coat finish - Ceilings	m'	9	0	9	0	-
Tape & joint finish - Ceilings	410 m'	5	2226	5	2226	-
EJO for additional Fireline board	131 m'	7	971	7	971	-
E/O for Moisture resistant	80 m'	3	202	3	202	-
EJO for Thermal insulated (Sloping ceilings)	m'	48	0	48	0	-
EJO for foiniq Bulkheads	6 no	21	124	21	124	-
EJO for BG access panels	6 no	19	113	19	113	-
Blind Box Bulkhead 200mm wide recess to walls with openinqs	no		0		0	-
EJO Coffered Ceilings 'Bespoke Spec' only	no		0		0	-
Coving	no		0		0	-
Walls			0		0	-
2x Wallboard/Soundbloc screwfixed to metsec/jumbostud walls	m'	23	0	23	0	-
12.5mm Plasterboard on dabs	497 m'	9	4428	9	4428	-
EO for increased ceiling height above 2.4m high	m'	9	0	9	0	-
Skim coat finish - Walls	m'	9	0	9	0	-
Tape & joint finish • Walls	497 m'	6	2788	6	2788	-
Window reveal liner	23 no	46	1051	46	1051	-
Partitions			0		0	-
70mm C studs partition; insulation, 2x wallboard & deflection heads	386 m'	35	13468	35	13468	-
EO for increased ceiling height above 2.4mhigh	m'	35	0	35	0	-
EJO moisture resistant plaster board to bathrooms & kitchens	355 m'	2	785	2	785	-
EJO for WBP Plywood backing fixed between studs to bathrooms	249 m'	17	4233	17	4233	-
EOAquaboard/Wedi board to showers & boxing in	m'	39	0	39	0	-
Skim coat finish • Walls	m'	9	0	9	0	-

Tape & joint finish • Walls	771	m'	6	4226	6	4226	-
Noqins	6	no	375	2380	375	2380	-
Sealant to abutments	6	no	131	783	131	783	-
Form door openings	40	no	32	1260	32	1260	-
Form letterbox service boxes incl intumescent sleeve	6	no	540	3428	540	3428	-
Form mirror recesses		no	235	0	235	0	-
Floors				0		0	-
Upper Floors; 65mm Reinforced screed laid on 10mm yelofon insulation	287	m'	31	9026	31	9026	-
Ground Floor; 75mm Reinforced screed laid on 500g polythene membrane on	123	m'	92	11315	92	11315	-
Sundries				0		0	-
Elo for boxing-in PockeVSliding door gear		no	142	0	142	0	-
Full height boxing to SVP qirth ne: 0.8m	6	no	175	1050	175	1050	-
Half height boxing behind sanitarvware	6	no	129	775	129	775	-
Baffle boxes and putty pads	6	plot	138	827	138	827	-
Make Good & Clear	6	no	477	2861	477	2861	-
Rounding				166		166	-
KITCHENS & APPLIANCES							-
Kitchens & Appliances to flats - AFH Rented	6	no	3873	23241	3873	23241	-
Recyclabe Waste - 60litres Kitchen containers	6	no	66	398	66	398	-
Rounding				0		0	-
WARDROBES							-
Wardrobes- Rented Flat		no		0		0	-
FLOOR AND WALL TILING							-
Flats				0		0	-
Wall Tiling 1£101m2 supply]· AFH SO & Rented	76	m'	58	4374	58	4374	-
Floor Tiling 1£10/m2 supply]· AFHSO & Rented		m'	58	0	58	0	-
EJO Wall & Floor tiling for additional bathrooms· AFH Rented Flats		no	751	0	751	0	-
Rounding				6		6	-
CARPETS AND FLOOR COVERINGS							-
Flats				0		0	-

Vinyl Flooring	390	m'	39	15105	39	15105	-
Rounding				1		1	-
PAINTING AND DECORATING							
Flats				0		0	-
Decorations - Rented Flat	6	no	2310	13861	2310	13861	-
Decoration to pre primed Doors	38	no	32	1221	32	1221	-
Rounding				0		0	-
BUILDER'S CLEAN							
Flats				0		0	-
Builders clean - Flats	6	no	329	1974	329	1974	-
Reclean [3no]	6	no	282	1692	282	1692	-
Clean windows externally	6	no	47	282	47	282	-
Rounding				0		0	-
MASTIC							
Mastic to flats	6	no	524	3144	252	1513	(1,631) Mirror house rate
Rounding				0		0	-
CUSTOMER CARE							
Customer Care - MaintaininQ units	6	no	1107	6640	1107	6640	-
Rounding				0		0	-
Total Architect Fit Out				179,630		177,999	(1,631)

Detailed Cost Breakdown - Affordable Rented Flats - Service

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL AND PLUMBING INSTALLATIONS								
Flats								-
Heating				0	0	0		- MEP costs reduced to £42k per unit to align with benchmarks
Primary heating connection		no	159	0	145	0	-	
Heating Primary Pipework - Flats/Houses	390	m'	15	5784	14	5282	(502)	
Radiators	28	No	110	3068	100	2801	(266)	
Manifolds		No	25513	0	23298	0	-	
Mech & plumbing installations (Under floor heating)		m'	34	0	31	0	-	
Domestic Water				0	0	0	-	
Hot & Cold Water [per wet room!]	12	No	578	6932	527	6330	(602)	
E/O Wet rooms/ Utilities		No	578	0	527	0	-	
Ventilation				0	0	0	-	
Vent Box incl Humidistat	6	No	546	3274	498	2990	(284)	
Ventilation to Kitchen	6	No	440	2642	402	2413	(229)	
Ventilation to Utility		No	347	0	317	0	-	
Ventilation to WC		No	347	0	317	0	-	
Ventilation to Bath	6	No	347	2084	317	1903	(181)	
Ventilation to Ensuite		No	347	0	317	0	-	
E/O whole house ventilation	6	No	1137	6823	1038	6231	(592)	
Above Ground Drainage				0	0	0	-	
SVP waste pipework	12	No	44	527	40	481	(46)	
SVP Stub Stack incl MV,s	6	No	88	529	81	483	(46)	
Wastes	24	No	24	576	22	526	(50)	
Fix only sanitaryware:				0	0	0	-	
Fix WC	6	No	137	823	125	751	(71)	
Fix Basin	6	No	112	673	102	615	(58)	
Fix Bath with shower over	6	No	137	823	125	751	(71)	
Fix Shower		No	199	0	182	0	-	
Fix Kitchen	6	No	112	673	102	615	(58)	
Renewables				0	0	0	-	
Worcester Greenstar Boiler & Cylinder		no	4032	0	3682	0	-	

Centralised ASHP incl HIA & Thermal store	6	No	6656	39938	6079	36471	(3,467)
Daikin Altherma Heatbox incl external unit		No	8553	0	7810	0	-
Daikin Altherma Cylinder		No	1474	0	1346	0	-
High pressure hot water cylinder (Megaflow or similar)		no	902	0	824	0	-
Sundries:				0	0	0	-
E/O for Duplex		No	801	0	732	0	-
OM Manuals/Handover Packs	6	No	106	637	97	581	(55)
Supply only sanitaryware:				0	0	0	-
WC suite • AFH Rented	6	no	155	930	141	849	(81)
Basin suite • AFH Rented	6	no	133	797	121	728	(69)
Bath suite • AFH Rented	6	no	432	2590	394	2365	(225)
Shower suite• AFH Rented		no	243	0	222	0	-
Contractors marqin on sanitarware	1	item	647	647	591	591	(56)
Rounding				2			(2)
							-
ELECTRICAL INSTALLATION							-
Flats				0		0	-
Small power and lighting [Rent]	6	plot	3031	18186	2768	16608	(1,579)
Apartment fire and heat detectors	6	plot	402	2411	367	2201	(209)
Telecommunications	6	plot	492	2953	449	2697	(256)
Door bells	6	no	83	497	76	454	(43)
Electrics to dwellinQ mechanical services	6	plot	497	2985	454	2726	(259)
Supply and install towel rails - AFH Rented units	6	plot	179	1071	163	978	(93)
Video door entry	6	plot	619	3712	565	3390	(322)
Access control to vehicle gate	6	plot	293	1760	268	1607	(153)
IRS installation (SKY+/TV/FM/DAB)	6	plot	246	1476	225	1348	(128)
Energy Display Meter [CfSHI	6	no	255	1531	233	1398	(133)
Electric heating				0	0	0	-
Electric heating to apartments (inclusive of E10 meter & sockets)		plot	3456	0	3156	0	-
Rounding				0			0
Total Service				117,354		107,165	(10,189)

Detailed Cost Breakdown - OM Houses - Upper Floors

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
STRUCTURAL STEELWORK								
Structural steel to External Walls		tns	3,430.77	-	3,430.77	-	0.00	
Structural steel to floors	50	tns	3431	172,527	3431	172,527	0	
E/O floors for Stairwelled stairs		No	885	-	885	-	0	
Structural steel to roof	27	Ins	3431	93,427	3431	93,427	0	
Structural steel to mansard roof		tns	3431	-	3431	-	0	
H-Frame stone support steel		Ins	2324	-	2324	-	0	
Structural steel to cantilever balconies		No	1217	-	1217	-	0	
Structural steel to Lifetimes Homes [Future Lift provision]		No	1062	-	1062	-	0	
Intumescent paint to steelwork		item	26595	-	26595	-	0	
Rounding				-	1	-	1	0
								0
PRE-CAST CONCRETE STAIRS AND FLOORS								
Precast concrete floor planks - 150mm incl fall arrest		m'	64	-	64	-	0	
Precast concrete floor planks - 200mm incl fall arrest		m'	73	-	73	-	0	
Solid Ends		m	12	-	12	-	0	
Raked Ends		m	12	-	12	-	0	
E/O Rigid Lorry delivery		m'	3	-	3	-	0	
Precast concrete floor planks - Lifetime Homes - (Future Lift provision]		No	166	-	166	-	0	
Precast concrete stairs including half landing		no	3790	-	3790	-	0	
								0
IN-SITU CONCRETE FRAME								
Concrete Frame - as breakdown sheet		m'		-		-	0	
Principle Contractor Margin on Concrete Frame		Item		-		-	0	
ConcreteFrame Prehms		Item	84321	-	84321	-	0	
Total Upper Floors				265,953		265,953	0	

Detailed Cost Breakdown - OM Houses - Envelope

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
BRICKWORK LABOUR							-	
Substructure Brickwork to Podium							-	
Blockwork• 100mm		m'	31	0	31	0	0	
Half brick facings to skin of external wall		m'	88	0	88	0	0	
Fonninci130mm cavity		m'	6	0	6	0	0	
Cavity Tray, DPC's, Weepholes etc		m'	8	0	8	0	0	
Brickwork								
Half brick facings to skin of external wall	2907	m'	88	256339	88	256339	0	
E/O for features to elevations		m'	54	0	54	0	0	
E/O Non size bricks		m'	16	0	16	0	0	
E/O Flemish/EnglishBond		m'	23	0	23	0	0	
E/O Stack Bond		m'	52	0	52	0	0	
E/O 50mm thick bricks		m'	15	0	15	0	0	
E/O ProjectinQ motif pattern		m'	33	0	33	0	0	
E/O FonninQ Honevcombe pattern		m'	44	0	44	0	0	
Brick slips mechanically fixed and ooinled		m'	259	0	259	0	0	
Brick faced lintels and ooinled	646	m	101	65214	101	65214	0	
Brick Chimney incl Pol haunchinQ etc		no	973	0	973	0	0	
Existing brickwork reoointed & cleaned		m'	65	0	65	0	0	
Stonework				0		0	0	
100mm reconstituted stone panels to cavity wall		m'	467	0	467	0	0	
Window Cills	24	m	91	2178	91	2178	0	
Window Heads	93	m	91	8442	91	8442	0	
Window Reveals		m	266	0	266	0	0	
Stone StrinQ Course		m	91	0	91	0	0	
Stone Copinq - 540x160mm		m	108	0	108	0	0	
Stone Canopy & Columns	9	no	973	8753	973	8753	0	
Blockwork to External Walls				0		0	0	
Blockwork• 100mm	3299	m'	31	102236	31	102236	0	
Blockwork• 140mm		m'	38	0	38	0	0	
External Sundries								
Fonninci150mm cavity incl 100mm insulation	3103	m'	13	39439	13	39439	0	
Ancon WP01 W		no	84	0	84	0	0	
Brick supoort. lintel dPC fire barrier and sundry items	3103	m'	35	107147	35	107147	0	
Internal								

Block work to oartv walls 12no skins • 100mm	2101	m'	58	122593	58	122593	0
100mm cavity with RD100 full fill insulation	2101	m'	12	25884	12	25884	0
Blockwork- 100mm to internal partitions	216	m'	29	6303	29	6303	0
Blockwork. 140mm		m'	38	0	38	0	0
Blockwork• 215mm !Blocks laid Flat!		m'	60	0	60	0	0
Internal Sundries							
Safestand scaffold to internal walls	1	Item	12893	12893	12893	12893	0
Concrete Lintels. Head restraints. soft joints. padstones and sundv items	2317	m'	14	33110	14	33110	0
Basement Blockwork				0		0	0
Blockwork • 100mm to internal partitions		m'	29	0	29	0	0
Blockwork. 140mm		m'	38	0	38	0	0
Blockwork • 215mm !Blocks laid Flat!		m'	60	0	60	0	0
Concrete Lintels. Head restraints, soft joints, padstones and sundv items		m'	14	0	14	0	0
Bricklayer Prelims							
Bricklayer Prelims	0	Item	148740	47536	148740	47536	0
Rounding				-60		-60	0
BRICKWORK MATERIALS							0
Brickwork				0		0	0
Half brick facinqs to skinof external wall - PC £600/k • OM Houses	2907	m'	31	89768	31	89768	0
E/O for features to elevations		m'	22	0	22	0	0
Brick slips cladding panels incl support frame and ply		m'	481	0	481	0	0
Brick faced lintels and pointed	646	m	128	82572	128	82572	0
BrickChimney incl Pot haunchinQetc		no	1937	0	1937	0	0
Existing brickwork repainted & cleaned		m'	55	0	55	0	0
Stonework				0		0	0
100mm reconstituted stone panels to cavity wall		m'	166	0	166	0	0
Window Cills	24	m	43	1032	43	1032	0
Window Heads	93	m	64	5970	64	5970	0
Window Reveals		m	55	0	55	0	0
Stone Strinq Course		m	107	0	107	0	0
Stone Copino • 540x160mm		m	80	0	80	0	0
Stone Canopy & Columns	9	no	4980	44821	4980	44821	0
Blockwork				0		0	0
Blockwork• 100mm 7N	3299	m'	11	35200	11	35200	0
Blockwork• 140mm 7N		m'	16	0	16	0	0
Coursinq Blocks	18603	no	0	7255	0	7255	0
External Sundries				0		0	0

60mm Kincispan KS insulation	3103	m'	15	47755	15	47755	0
90mm KinQspan KS insulation		m'	27	0	27	0	0
100mm KinqspanKS insulation		m'	28	0	28	0	0
Ancon brick support		m	188	0	188	0	0
PistolBricks		m	20	0	20	0	0
Ancon WP 01 Windpost		no	214	0	214	0	0
Ancon PWP01 Parapet Post	219	no	142	31094	142	31094	0
Cavity Lintels	465	m	25	11709	25	11709	0
Internal				0		0	0
Block work to party walls12no skins • 100mml	2101	m'	22	46453	22	46453	0
100mm cavity with RD100 full fill insulation	2101	m'	4	8047	4	8047	0
Blockwork- 100mm 7N	216	m'	11	2305	11	2305	0
Blockwork - 140mm 7N		m'	16	0	16	0	0
Blockwork- 215mm 7N		m'	23	0	23	0	0
Blockwork - 215mm !Blocks laid Flatl		m'	24	0	24	0	0
Internal Sundries				0		0	0
Concrete Lintels, Head restraints. soft joints. padstones and sundv items	2317	m'	21	48078	21	48078	0
PCC Lintels		m	11	0	11	0	0
Padstones		no	6	0	6	0	0
Rounding				-97		-97	0
SCAFFOLDING							0
External Scaffoldingq • 20wks hire period rTraditional Build]	3574	m'	37	131380	37	131380	0
Internal Scaffoldingq • 20wks hire period		m'	22	0	22	0	0
Scaffold Protection Fan to Entrances		m	60	0	60	0	0
Haki Staircase Towers		floors	589	0	589	0	0
Loading bays [4mx2.5ml		floors	526	0	526	0	0
Birdcage with-in Stairs	58	No	761	44109	761	44109	0
Handrails to Stairs	89	Stairs	76	6797	76	6797	0
Rubbish Chute		floors	165	0	165	0	0
Edge protection		m	19	0	19	0	0
Hoist tower		floors	589	0	589	0	0
Hoistoates		floors	55	0	55	0	0
Crash decks		m'	51	0	51	0	0
Backpropping to timber floor joists	89	floors	142	12658	142	12658	0
Fix only Mona flex on framework		m'	9	0	9	0	0
Supply Mona flex		m'	4	0	4	0	0
Scaffold alarm svstem		Item	2181	0	2181	0	0
Lintel Rack		no	507	0	507	0	0
Timber rack		no	1564	0	1564	0	0
Protected walkways		m	38	0	38	0	0

Debris netting		m'	3	0	3	0	0
Temporary roof		m'	158	0	158	0	0
Adaptions		Item	13136	0	13136	0	0
Scaffold Inspections	31	Visit	190	5878	190	5878	0
Scaffolding - additional hire		wks	334	0	334	0	0
Rounding				-18		-18	0
							0
WINDOWS AND EXTERNAL DOORS							0
Windows - uPVC Profile incl cavity closers & installation		m'	222	0	222	0	0
Windows - Timber Profile (Jeldwen Timber)		m'	249	0	249	0	0
Windows - Timber Profile (Specialist Joinery)		m'	398	0	398	0	0
Windows - Aluminium/Timber Composite incl installation	378	m'	543	205088	543	205088	0
Windows - Conservation Box Sash Windows		m'	800	0	800	0	0
E/O Windows for improved thermal standards		m'	44	0	44	0	0
Single Front Entrance Frame & Door - IG Style		no	830	0	830	0	0
Double/Combination Front Entrance Frame & Door		no	1494	0	1494	0	0
e/o for sidelights to entrance doors		m	387	0	387	0	0
Rear/Personnel Doors		no	609	0	609	0	0
Internal Entrance Frames		no	1992	0	1992	0	0
Patio doors/French doors incl sidelights	90	m	397	35758	397	35758	0
Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed		m	1959	0	1959	0	0
Sunray Substation Door		no	4980	0	4980	0	0
Rounding				-8		-8	0
							0
METALWORK							0
Bolt on metal balconies with Continuous Steel balustrade incl deck		no	1826	0	1826	0	0
Bolt on metal balconies with Glazed balustrade incl deck		no	7968	0	7968	0	0
Juliette Balconies - Metal	31	no	587	18183	587	18183	0
Continuous Steel Balustrades		m	587	0	587	0	0
Framed Glazed Balustrades incl sis handrail		m	492	0	492	0	0
Frameless structural Glazed Balustrades incl sis handrail		m	714	0	714	0	0
Perforated steel cladding		m'	421	0	421	0	0
Window Planter	121	no	830	100434	830	100434	0

Privacy screen 1.75m high		m	1046	0	1046	0	0
Garage Door - Single	9	no	1992	17929	1992	17929	0
Garage Door - Double		no	2656	0	2656	0	0
Support Metalwork for PV Panels		m'	83	0	83	0	0
External staircases		item	55335	0	55335	0	0
Metal stair balustrades		flr	830	0	830	0	0
Rounding				0		0	0
RENDERING							0
20mm Sand & Cement Render incl paint finish		m'	32	0	32	0	0
8mm Paroetting render coat to party walls		m'	15	0	15	0	0
Monocouch Self Colour Render to blockwork incl expansion joints		m'	31	0	31	0	0
Stow Self Colour Render to blockwork (Water proof/flexible)		m'	61	0	61	0	0
Ashlar Renderino to blockwork backround		m'	70	0	70	0	0
EXTERNAL CLADDING							0
Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)		m'	116	0	116	0	0
Hardplank Pre-finished Weatherboarding 8x190mm (E/o Blockwork Cavity Wall) incl framing batten & trim beads		m'	61	0	61	0	0
External Cladding [Zinc]		m'	323	0	323	0	0
External Cladding [Aluminium] E/O PCC Cladding for Textured/Fluted/Scalloped	196	m'	323	63339	323	63339	0
External Cladding [Timber boarding] Cladding to balcony enclosures		m'	277	0	277	0	0
Rounding				6		6	0
CURTAIN WALLING							0
Glass curtain walling - Kawneer 50mm profile		m'	664	0	664	0	0
Glass curtain walling - Doors to balconies		no	2490	0	2490	0	0
Glass curtain walling - Entrance Doors Glazed Atrium		no	11067	0	11067	0	0
e/o for double opening doors		no	243474	0	243474	0	0
GLASS BLOCK WALLING							0
Glass Block Walling • External		m'	105	0	105	0	0
Glass Block Walling • Internal		m'	105	0	105	0	0
Glass Block Walling • Fire Rated		m'	105	0	105	0	0

Total Envelope	1,941,500	1,941,500	0
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Detailed Cost Breakdown - OM Houses - Roof

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
ROOF TILING								
Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	65.55	-	65.55	-	0.00	
Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	82	0	82	0	0	
Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	91	0	91	0	0	
Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	103	0	103	0	0	
e/o for counter battening	1034	m'	4	4581	4	4581	0	
Vertical tile hanoins (incl felt & battens etc)		m'	184	0	184	0	0	
Ventilation Terminals	62	no	60	3705	60	3705	0	
Roofs over Bays.	40	no	1195	47810	1195	47810	0	
Roofs over Dormers.		no	1660	0	1660	0	0	
Leadwork to flat roofs (incl rolls etc)		m'	292	0	292	0	0	
Leadwork to roof and mansards	27	item	2390	64543	2390	64543	0	
Leadwork to valleys, abutments etc	31	no	598	18526	598	18526	0	
Leadwork to parapets	657	m	60	39262	60	39262	0	
Leadwork to chimneys		no	657	0	657	0	0	
Leadwork to back Gutters	340	m	133	45152	133	45152	0	
Rounding				41		41	0	
INSULATION								
Injected Cavity Insulation		m'	7	0	7	0	0	
Roof insulation : 200mm between joists: 200mm over joists	1430	m'	7	9438	7	9438	0	
Roof insulation : Rigid form to either slope or flat roofs	1034	m'	44	45775	44	45775	0	
Soffit lining insulated to underside of external ceilings/soffits		m'	55	0	55	0	0	
TOTAL INSULATION								
Rounding				10		10	0	
ASPHALT/MEMBRANE ROOF								
Single ply Membrane Roof	390	m'	201	78472	201	78472	0	
Single ply Membrane incl green/brown roof		m'	264	0	264	0	0	

Membrane to balconies/Terraces -[not Podiumslab]	146	m'	187	27350	187	27350	0
e/o Waterproof collers to steelwork staunchions		m'	21	0	21	0	0
e/o Saxon Paving slabs to Membrane/Hot Melt Roof	146	m'	109	15934	109	15934	0
e/o Pertecta Pavino slabs to Membrane/ Hot Melt Roof		m'	118	0	118	0	0
Electronic leak test		no	902	0	902	0	0
Hot Melt Permateg roofing incl 160mmsinsulation		m'	147	0	147	0	0
Rounding				83		83	0
							0
SHEET ROOFING							0
Sheet Metal Roof - Zinc inc plwood and underlay	2198	m'	183	401377	183	401377	0
Sheet Metal Roof - Copper		m'		0		0	0
Sheet Metal Roof - Lead		m'		0		0	0
Sheet Metal Roof - Parapets/Cappinos	657	m	232	152693	232	152693	0
e/oeaves & fascia trims		m	83	0	83	0	0
Rounding				-22		-22	0
							0
MANSAFE SYSTEM							0
Restraint Anchor Points		no	105	0	105	0	0
Roof Restraint system		m'	6	0	6	0	0
Roof Mounted Twin Trackcleanino and maintenance system		no	83003	0	83003	0	0
Total Roof				954,731		954,731	0

Detailed Cost Breakdown - OM Houses - Architectural Fit Out

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY ANO JOINERY								-
1st Fix								-
Cut and fit window board	282	m	11	3003	11	3003		-
Fit softwood door hminos to blockwork	315	no	22	6927	22	6927		-
Fit softwood lininos for PockeVSliding door gear • Houses	49	no	278	13608	278	13608		-
Fit Bi-Fold/Sliding door oear including lininQs. architrave & ha11C1ina doors		m	300	0	300	0		-
Supply of intumescent fire stop fire foam lo fire door frames	364	no	5	1936	5	1936		-
Cut protection for bath/shower and fit Plwoodframino & Access panel to bath & Basin/WC	49	no	5	238	5	238		-
Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's	114	no	23	2638	23	2638		-
Cut and fit Wedi board to framinQ within bathrooms, ensuites and WC's	1595	m'	20	31453	20	31453		-
Fit protection to window boards				0		0		-
Fit protection to door lininos	975	m'	4	4290	4	4290		-
Install temporarysecuritydoor and lock	282	m	2	457	2	457		-
Allowance for noqqins to support equipment	364	no	7	2526	7	2526		-
2nd Fix	36	no	50	1783	50	1783		-
Internal FO30 solid core 44mm veneer door	36	plots	231	8438	231	8438		-
Fit butt hinqes				0		0		-
Cut and fit door stop set	364	no	23	8423	23	8423		-
Cut and fit architrave set 22 x 95mm	1093	no	2	1771	2	1771		-
Cut and fit skirtino board 22 x 220mm	364	no	9	3454	9	3454		-
Fit privacy mortice lock	364	no	12	4466	12	4466		-
Fit mortice latch	3217	m	3	11163	3	11163		-
Construct door coffin	114	no	9	1029	9	1029		-
Remove doors to coffin	251	no	7	1800	7	1800		-
Construct accessible casino to conceal underfloor heatingmanifold	36	no	24	875	24	875		-
Install vanity units	364	no	5	1685	5	1685		-
Fit bath screens	73	no	37	2703	37	2703		-
Fit shower screens	118	no	74	8739	74	8739		-
	36	no	148	5332	148	5332		-
	45	no	190	8540	190	8540		-

Fit mirror above basin worktop/vanity unit	114	no	32	3694	32	3694	-
Fit glass shelving to bathrooms/ensuites		no		0		0	-
Finals				0		0	-
Replace doors from coffin	364	no	5	1769	5	1769	-
Fit intumescent strip/ smoke seal to pre routed fire door frame	364	no	7	2697	7	2697	-
Check & adjust doors	364	no	3	1012	3	1012	-
Fit lever handles	251	no	6	1511	6	1511	-
Fit privacy handles to bathrooms	114	no	7	791	7	791	-
Standard fixings • nails, glue, screws etc	1	item	3722	3722	3722	3722	-
Unload in Q, distribute and clear in Q	1	item	9157	9157	9157	9157	-
Staircases				0		0	-
Staircase OM Baseline Spec		item	487	0	487	0	-
Staircase OM Medium Spec	31	item	487	15095	487	15095	-
Staircase OM High Spec		item	487	0	487	0	-
Staircase OM Bespoke Spec		item	2213	0	2213	0	-
Carpenter Prelims				0		0	-
Carpenter & Joiner Prelims	0	Item	109563	35015	109563	35015	-
Rounding				133		133	-
CARPENTRY AND JOINERY							-
1st Fix				0		0	-
Window board	282	m	4	1041	4	1041	-
Softwood door linings	315	no	14	4353	14	4353	-
Door Linings for Pocket Sliding door gear • Houses	49	no	243	11909	243	11909	-
Bi-Fold/Sliding door gear including linings, architrave doors & ironmongery		m	432	0	432	0	-
Intumescent fire strip	364	no	9	3119	9	3119	-
Plasterboard & Access Panel to bath & basin in WC	114	no	40	4596	40	4596	-
46x73 CLS Framing	3828	m	1	3292	1	3292	-
Wedi Board	975	m'	23	22864	23	22864	-
Temporary security door and lock	36	no	69	2488	69	2488	-
Allowance for no. of plots to support equipment	36	plots	58	2073	58	2073	-
2nd Fix				0		0	-
Internal FD30 solid core 44mm door • OM	291	no	255	74071	255	74071	-
Door to Living room [non glazed to baseline spec]	73	no		0		0	-
Butt hinges	1093	no	1	1508	1	1508	-
Architrave set 18 x 70mm [18mm x 57mm PR to Baseline]	364	no	18	6574	18	6574	-

Skirtino board 18 x 144mm [18mm x 94mm PR on Baseline spec]	3217	m	3	10680	3	10680	-
Mortice lock	114	no	8	873	8	873	-
Mortice latch	251	no	3	680	3	680	-
Casirn:1 to conceal underfloor heating manifold	73	no	19	1362	19	1362	-
Vanity units	102	no	553	56442	553	56442	-
Bath screens	36	no	111	3984	111	3984	-
Shower screens	45	no	310	13945	310	13945	-
Mirror above basin worktop/vanijiy unit	89	no	232	20684	232	20684	-
3 Tier Glass shelving to bathrooms/ensuites		no		0		0	-
Finals				0		0	-
Lever handles	251	no	17	4167	17	4167	-
Lever handles to bathrooms	114	no	10	1135	10	1135	-
Drvinci Space• RotaryDrier/Retractable line over bath		no	20	0	20	0	-
Staircases				0		0	-
Staircase OM Baseline Spec		no	1328	0	1328	0	-
Staircase OM Medium Spec	31	no	1771	54892	1771	54892	-
Staircase OM Hiah Soec		no	8854	0	8854	0	-
Staircase OM Bespoke Spec		no	27668	0	27668	0	-
Rounding				200		200	-
CARPENTRY• FLOORS & ROOFS							-
ECO Type ioists incl chipboard covering and insulation	2836	m'	23	64320	23	64320	-
Ecodeck comoosite decking to balconies (Metal & Concrete tvoe)		m'	52	0	52	0	-
Ecodeck composite soffit cladding to underside of metal walk on balconies		m'	45	0	45	0	-
Cement particle board to underside of concrete balconies		m'	9	0	9	0	-
Fascia's and soffits		m	11	0	11	0	-
Roof Liahts	68	no	417	28327	417	28327	-
Feature Bay Window	40	no	231	9257	231	9257	-
Timber/GRPCanoov	31	no	324	10044	324	10044	-
SinQ[e Front EntranceFrame & Door	31	no	130	4018	130	4018	-
Double/CombinationFront EntranceFrame & Door		no	167	0	167	0	-
e/o for sidelights to entrance doors		m	37	0	37	0	-
Rear/Personnel Doors		no	111	0	111	0	-
Loft Hatches/Roof void access	31	no	167	5166	167	5166	-
AOV Doors to smoke Vents		floors	222	0	222	0	-
Timber roof structure [Flat roof\	1430	m'	41	58773	41	58773	-
Timber roof structure [Cut & pitch roof}	231	m'	39	8981	39	8981	-

Timber roof structure [Mansard roof - measured on elevation]	313	m'	50	15647	50	15647	-
Timber roof structure [Trusses measured on plan]		m'	34	0	34	0	-
Timber roof structure [Attic trusses measured on plan]		m'	36	0	36	0	-
e/o for ply lining to supportino typeroofs/rooms within roof	1034	m'	5	4787	5	4787	-
Safety Decking to enable workingo platform to roof		m'	26	0	26	0	-
Form Back Gutter include Ply etc	340	m	28	9663	28	9663	-
Form False timber parapets	278	m	18	5082	18	5082	-
Crane hire by subcontractor to lift and distribute roof trusses		no	1111	0	1111	0	-
Rounding				199		199	-
							-
							-
CARPENTRY- FLOORS & ROOFS							-
ECOTECH joists incl chipboard coveringo and insulation	2836	m'	48	136610	48	136610	-
Ecotech composite decking to balconies (Metal & Concrete toe)		m'	92	0	92	0	-
Ecotech composite soffit claddingo to underside of metal walk on balconies		m'	75	0	75	0	-
Cement particle board to underside of concrete balconies		m'	17	0	17	0	-
Fascia's and soffits		m	28	0	28	0	-
Roof Lights - Houses	68	no	518	35248	518	35248	-
Feature Bay Window	40	no	1267	50683	1267	50683	-
Timber/GRP Canopy	31	no	2592	80344	2592	80344	-
Single Front Entrance Frame & Door	31	no	885	27446	885	27446	-
Double/Combination Front Entrance Frame & Door		no	1785	0	1785	0	-
e/o for sidelights to entrance doors	5	m	374	1872	374	1872	-
Rear/Personnel Doors		no	340	0	340	0	-
Loft Hatches FR/Roof void access	31	no	116	3609	116	3609	-
AOV Doors to smoke vents		floors	432	0	432	0	-
Timber roof structure !Flat roof	1430	m'	54	77420	54	77420	-
Timber roof structure [Cut & pitch roof]	231	m'	94	21818	94	21818	-
Timber roof structure [Mansard roof - measured on elevation]	313	m'	94	29563	94	29563	-
Timber roof structure [Trusses measured on plan]		m'	78	0	78	0	-
Timber roof structure [Attic trusses measured on plan]		m'	88	0	88	0	-
e/o for ply lining to supportino type roofs/rooms within roof	1034	m'	9	9533	9	9533	-
Form Back Gutter include Ply etc	340	m	29	9792	29	9792	-
Form False timber parapets	278	m	17	4804	17	4804	-
Rounding				-149		-149	-

DRYLINING ANO PARTITIONS

Ceilings				0		0	-
MF Svstem to concrete soffit inci 15mm Soundbloc		m'	34	0	34	0	-
MF Svstem to B&B soffit incl 50mm insultn & 15mm Soundbloc		m'	26	0	26	0	-
R/Bar to timber soffit incl 100mm insulin & 2x 15mm Soundbloc	1534	m'	39	59289	39	59289	-
15mm Soundbloc fixed direct to timber roofs	1933	m'	9	16991	9	16991	-
Skim coat finish• Ceilinos		m'	9	0	9	0	-
Tape & joint finish• Ceilinqs	3467	m'	5	18826	5	18826	-
E/O for additional Fireline board	3467	m'	7	25690	7	25690	-
E/O for Moisture resistant	601	m'	3	1521	3	1521	-
E/O for Thermal insulated (SlopinQ ceilinos)	1034	m'	48	49891	48	49891	-
E/O for fomino Bulkheads	93	no	21	1916	21	1916	-
E/O for BG access panels	93	no	19	1754	19	1754	-
Blind Box Bulkhead 200mm wide recess lo walls with openinos		no		0		0	-
E/O Coffered Ceihnos 'Bespoke Spec' only		no		0		0	-
Covino		no		0		0	-
Walls				0		0	-
2x Wallboard/Soundbloc srewfixed to metsec/iumbostud walls	1595	m'	23	36940	23	36940	-
12.5mmPlasterboard on dabs	7532	m'	9	67110	9	67110	-
EO for increased ceiling height above 2.4m high			9	0	9	0	-
Skimcoat finish• Walls		m'	9	0	9	0	-
Tape & joint finish• Walls	9126	m'	6	51197	6	51197	-
Window reveal liner	182	no	46	8319	46	8319	-
Partitions				0		0	-
70mm C studs partition: insulation. 2x wallboard & deflection heads		m'	35	0	35	0	-
EO for increased ceiling height above 2.4m high		m'	35	0	35	0	-
E/O moisture resistant plaster board to bathrooms & kitchens	72	m'	2	159	2	159	-
E/O for WBP Plwooc backina fixed between studs to bathrooms	50	m'	17	850	17	850	-
EOAouaboard/Wedi board to showers & boxinciin		m'	39	0	39	0	-
Skim coat finish• Walls		m'	9	0	9	0	-
Tape & ioint finish• Walls		m'	6	0	6	0	-
Noaoins	31	no	375	11630	375	11630	-
Sealant to abutments		no	131	0	131	0	-
Form door openinos	9	no	32	284	32	284	-

Fann letterbox service boxes incl intumescent sleeve		no	540	0	540	0	-
Fann mirror recesses	102	no	235	23956	235	23956	-
Floors				0		0	-
Upper Floors: 65mm Reinforced screed laid on 10mm velofon insulation		m'	31	0	31	0	-
Ground Floor: 75mm Reinforced screed laid on 500Q polythene membrane on	1144	m'	92	105237	92	105237	-
E/o for boxing-in Pocket/Sliding door gear	31	no	142	4403	142	4403	-
Full height boxing to SVP Qirth ne: 0.8m	129	no	175	22567	175	22567	-
Half height boxing behind sanitaryware	98	no	129	12662	129	12662	-
Baffle boxes and putty pads		plot	138	0	138	0	-
Make Good & Clear	31	no	477	14782	477	14782	-
Oryliner Prelims				0		0	-
Ory Liner & Partitioner Prelims	0	Item	167554	53548	167554	53548	-
Rounding				68		68	-
KITCHENS							-
Kitchens & Appliances to houses- OM	31	no	8300	257308	7000	217000	(40,308) £7k per kitchen to align with benchmarkin g
Utility & Appliances to houses- OM		no		0		0	-
Recyclable Waste - 60Litres Kitchen containers		no	66	0	66	0	-
Rounding				0		0	-
WARDROBES							-
Wardrobes- OM House	31	no	1549	48031	1000	31000	(17,031) Wardrobes included at mid spec
Rounding				0		0	-
SPECIAL FIXTURES AND FITTINGS							-
ODA Compliance		no	3541	0	3541	0	-
FLOOR AND WALL TILING							-
WALLS				0		0	-
Wall Tiling Kitchen - OM		m'	72	0	72	0	-
Bathroom OM Baseline Spec		m'	69	0	69	0	-
Bathroom OM Med Spec	217	m'	72	15611	72	15611	-
Bathroom OM High Spec		m'	83	0	83	0	-
Bathroom OM Bespoke Spec		m'	94	0	94	0	-

Ensuite OM Baseline Spec		m'	69	0	69	0	-
Ensuite OM Med Spec	189	m'	72	13597	72	13597	-
Ensuite OM High Spec		m'	83	0	83	0	-
Ensuite OM Bespoke Spec		m'	94	0	94	0	-
Wall Tiling WC - OM	31	m'	72	2230	72	2230	-
Back Painted Glass Kitchen - OM		m'	211	0	211	0	-
Back Painted Glass Bathroom - OM		m'	211	0	211	0	-
Back Painted Glass Ensuite - OM		m'	211	0	211	0	-
Floors		m'	211	0	211	0	-
Floor Tiling Kitchen - OM	217	m'	72	15611	72	15611	-
Floor Tiling Bathroom - OM	186	m'	72	13381	72	13381	-
Floor Tiling Ensuite - OM	162	m'	72	11654	72	11654	-
Floor Tiling WC - OM	62	m'	72	4460	72	4460	-
E/O floor tiling to form shower floor		m'		0		0	-
E/O wall and floor tiling for additional bathrooms/ensuites - OM Houses	11	m'	2107	23174	2107	23174	-
E/O wall and floor tiling for additional utility room - OM Houses		no	1384	0	1384	0	-
Rounding				-5		-5	-
CARPETS AND FLOOR COVERINGS							
Timber Flooring to halls & living rooms OM Baseline Spec		m'		0		0	-
iTimber Flooring to halls & living rooms OM Medium Spec		m'	55	0	55	0	-
iTimber Flooring to halls & living rooms OM High Spec		m'	94	0	94	0	-
iTimber Flooring to halls & living rooms OM Bespoke Spec		m'	138	0	138	0	-
Carpet OM Baseline Spec		m'	33	0	33	0	-
Carpet OM Medium Spec	2730	m'	33	90636	33	90636	-
Carpet OM High Spec		m'	50	0	50	0	-
Carpet OM Bespoke Spec		m'	61	0	61	0	-
Vinyl Flooring	70	m'	39	2711	39	2711	-
Rounding				-12		-12	-
PAINTING AND DECORATING							
Decorations OM House	36	no	3456	126018	3456	126018	-
Decorations to pre primed Doors		no	32	0	32	0	-
TOTAL PAINTING AND DECORATING							
BUILDER'S CLEAN							
Builders clean - Houses	31	item	585	18137	585	18137	-
Reclean 13 no]	31	no	282	8742	282	8742	-
Clean windows externally TOTAL		no	47	0	47	0	-
BUILDER'S CLEAN							
Rounding				-1		-1	-

MASTIC								-
Mastic to houses	31	no	252	7818	252	7818		-
Rounding				0		0		-
								-
CUSTOMERCARE								-
Customer Care - Maintaining units	31	no	1107	34308	1107	34308		-
TOTAL MAINTENANCE								-
Rounding				0		0		-
								-
Total Architect Fit Out				2,514,664		2,457,325		(57,339)

Detailed Cost Breakdown - OM Houses - Service

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL ANO PLUMBING INSTALLATIONS								
Renewables				-	-		-	- MEP costs reduced to £42k per unit to align with benchmarks
AC Heat pumps		no	15651	0	14293	0	-	
Centralised boiler & distribution		no	5465	0	4990	0	-	
Centralised ASHPincl HIA & Thermal store	31	no	9762	302630	8915	276359	(26,271)	
Worcester Greenstar Boiler & Cylinder		no	4032	0	3682	0	-	
Solar Water Array & Cylinder		no	3608	0	3295	0	-	
House Internals				0	0	0	-	
Gas installation	31	no	578	17928	528	16371	(1,556)	
Heating				0	0	0	-	
Primaryheating connection		no	159	0	145	0	-	
HeatinQPrimaryPipework-Flats/Houses	3467	m'	15	51416	14	46952	(4,463)	
Radiators	251	No	110	27500	100	25112	(2,387)	
Manifolds		No	256	0	234	0	-	
Mech & plumbing installations (Under floor heating)		m'	34	0	31	0	-	
Domestic Water				0	0	0	-	
Hot & Cold Water /per wet room]	120	No	578	69316	527	63298	(6,017)	
E/O Wet rooms/ Utilities	9	No	578	5199	527	4747	(451)	
Ventilation				0	0	0	-	
Vent Box incl Humidistat	31	No	546	16916	498	15448	(1,468)	
Ventilation to Kitchen	31	No	440	13651	402	12466	(1,185)	
Ventilation to Utility		No	347	0	317	0	-	
Ventilation lo WC	27	No	347	9380	317	8565	(814)	
Ventilation lo Bath	31	No	347	10769	317	9834	(935)	
Ventilation lo Ensuite	40	No	347	13896	317	12689	(1,206)	
E/O whole house ventilation	31	No	1137	35254	1038	32193	(3,060)	
Above Ground Drainage				0	0	0	-	
SVP waste pipework	89	No	44	3906	40	3567	(339)	
SVP Stub Stack incl AAV.s	89	No	88	7849	81	7168	(681)	
Wastes	298	No	24	7146	22	6526	(620)	
Sanitaryware				0	0	0	-	

Fix Shower	40	No	199	7980	182	7287	(693)
Fix Bath with shower over	31	No	137	4252	125	3883	(369)
Fix WC	98	No	137	13441	125	12274	(1,167)
Fix Basin	98	No	112	10997	102	10042	(955)
Fix Kitchen	31	No	112	3479	102	3177	(302)
Guttering				0	0	0	-
Aluminium Guttering & Downpipes - Houses	3467	m'	20	70623	19	64492	(6,131)
UvPC Guttering & Downpipes - Houses		m'	9	0	8	0	-
Sundries				0	0	0	-
Sprinklersto residential houses [4 storeys +]		plots	1660	0	1516	0	-
Comfort Cooling incl grilles: living room & master bed		m'	98	0	89	0	-
Quooker Tap to kitchen OM		no		0	0	0	-
OM Manuals/Handover Packs	27	No	106	2865	97	2616	(249)
Mechanical and Plumbing Prelims				0	0	0	-
Mechanical and Plumber Prelims Rounding	0	Item	168672	53905	154029	46209	(7,696)
				-24			24
							-
SANITARYWARE (MATERIALS)							-
WC suite-OM	98	no	266	26030	243	26030	-
Basin suite - OM	98	no	188	18438	172	18438	-
Bathsuite - OM	31	no	631	19555	576	19555	-
Shower suite - OM	40	no	321	12838	293	12838	-
Contractors margin on sanitaryware	1	item	11529	11529	10528	11529	-
Rounding				-1			1
							-
ELECTRICAL INSTALLATION							-
House Liotino & Luminaires	31	plot	1497	46411	1367	42382	(4,029)
House distribution boards & consumer unit	31	plot	695	21550	635	19679	(1,871)
House small oower	31	plot	2342	72607	2139	66304	(6,303)
House electrical to mechanical plant	36	plot	497	18138	454	16354	(1,784)
Smoke detectors/Heat Detector/Carbon monoxide detectors	31	plot	517	16014	472	14624	(1,390)
Earthina & Bondina	31	plot	249	7711	227	7041	(669)
Suoply and install towel rails - OM units	31	plot	621	19256	567	17585	(1,672)
Shaver Socket to Bathrooms/Ensuites	31	plot	163	5068	149	4628	(440)
Door bells	31	no	83	2570	76	2347	(223)
Renewables				0	0	0	-
PV Array panel on roof incl PVInverter & Generation Meter	36	no	1881	68599	1718	61851	(6,748)

Communications				0	0	0	-
Telecommunications	31	plot	492	15257	449	13933	(1,324)
TV Installation, Sat. TV,FM. DAB	31	plot	337	10439	308	9533	(906)
Ethenel & WiFi	36	plot	185	6658	169	6080	(578)
Video Door Entrv		plot	619	0	565	0	-
CCTV		olot	2279	0	2082	0	-
Audio Visual				0	0	0	-
Heatino Control		m'	26	0	23	0	-
Multi Room Audio: 5.1surround sound to main room		m'	25	0	23	0	-
Prewire & speakers: living area & master beds OM High Spec		m'	23	0	21	0	-
Mood Liqhtinq Control		m'	18	0	17	0	-
Electrical Prelims				0	0	0	-
Test & Commission	2948	m'	3	9581	3	8749	(832)
ElectricianPrelims	0	Item	90041	28776	82225	24667	(4,109)
Rounding				92			(92)
Total Service				1,197,386		1,095,423	(101,963)

Detailed Cost Breakdown - AFH - Upper Floors

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
Upper floors & Staircases								
Structural Steelwork							0	
Structural steel to external walls		tns	3431	0	3431	0	0	
Structural steel to floors		tns	3431	0	3431	0	0	
E/O floors for staggered stairs		No	885	0	885	0	0	
Structural steel to roof		tns	3431	0	3431	0	0	
Structural steel to mansard roof		tns	3431	0	3431	0	0	
H-Frame stone support steel		tns	2324	0	2324	0	0	
Structural steel to cantilever balconies		No	1217	0	1217	0	0	
Structural steel to lifetimes homes [future lift provision]		No	1062	0	1062	0	0	
Intumescent paint to steelwork		item		0		0	0	
RE-CAST CONCRETE STAIRS AND FLOORS								
Precast concrete floor planks - 150mm incl fall arrest		m'	64	0	64	0	0	
Precast concrete floor planks - 200mm incl fall arrest		m'	73	0	73	0	0	
Solid ends		m'	12	0	12	0	0	
Raked ends		m'	12	0	12	0	0	
E/O Rigid lorry delivery		m'	3	0	3	0	0	
Precast concrete floor planks - lifetime homes - [Future lift provision]		No	166	0	166	0	0	
Precast concrete stairs including half landing		No	3790	0	3790	0	0	
IN-SITU CONCRETE FRAME								
Concrete frame as breakdown sheet		m'		0		0	0	
Principle contractor margin on concrete frame		item		0		0	0	
Concrete frame prelims		item	84321	0	84321	0	0	
Total Upper Floors				0		0	0	

Detailed Cost Breakdown - AFH - Envelope

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
BRICKWORK LABOUR								
Substructure Brickwork to Podium			30.99	-	30.99	-	0	
Blockwork - 100mm		m'	88	0	88	0	0	
Half brick facings to skin of external wall		m'	6	0	6	0	0	
Forming 130mm cavity		m'	8	0	8	0	0	
Cavity Tray, DPC's Weepholes etc		m'		0		0	0	
BrickWork			88	0	88	0	0	
Half brick facings to skin of external wall		m'	55	0	55	0	0	
E/O for features to elevations		m'	16	0	16	0	0	
E/O Non size bricks		m'	23	0	23	0	0	
E/O Flemish/English Bond		m'	52	0	52	0	0	
E/O Stack bond		m'	15	0	15	0	0	
E/O 50mm thick bricks		m'	33	0	33	0	0	
E/O Protecting motif pattern		m'	44	0	44	0	0	
E/O Forming honeycombe pattern		m'	259	0	259	0	0	
Brick slips mechanically fixed and pointed		m'	101	0	101	0	0	
Brick faced lintels and pointed		m'	973	0	973	0	0	
Brick chimney incl pot haunching etc		m'	65	0	65	0	0	
Existing brickwork repointed & cleaned		m'		0		0	0	
Stonework			467	0	467	0	0	
100mm reconstituted stone panels to cavity wall		m'	91	0	91	0	0	
Window cills		m'	91	0	91	0	0	
Window heads		m'	266	0	266	0	0	
Window reveals		m'	91	0	91	0	0	
Stone string course		m'	108	0	108	0	0	
Stone coping - 540x160mm		m'	973	0	973	0	0	
Stone canopy & columns		m'		0		0	0	
Blockwork to external walls			31	0	31	0	0	
Blockwork - 100mm		m'	38	0	38	0	0	
Blockwork - 140mm		m'		0		0	0	
External Sundries			13	0	13	0	0	
Forming 150mm cavity incl 100mm insulation		m'	84	0	84	0	0	
Ancon WP 01 W		no	35	0	35	0	0	
Brick support, lintel dpc fire barrier and sundry items		m'		0		0	0	
Internal			58	0	58	0	0	
Block work to party walls [2no skins - 100mm]		m'	12	0	12	0	0	

100mm cavity with RD100 full fill insulation	m'	29	0	29	0	0
Blockwork - 100mm to internal partitions	m'	38	0	38	0	0
Blockwork - 140mm	m'	60	0	60	0	0
Blockwork - 215mm [Blocks laid Flat]	m'		0		0	0
Internal Sundries			0		0	0
Safestand scaffold to internal walls	item		0		0	0
Concrete Lintels, Head restraints, soft joints, padstones and sundy items	m'	14	0	14	0	0
Basement blockwork			0		0	0
Blockwork - 100mm to internal partitions	m'	29	0	29	0	0
Blockwork - 140mm	m'	38	0	38	0	0
Blockwork - 215mm [Blocks laid Flat]	m'	60	0	60	0	0
Concrete Lintels, Head restraints, soft joints, padstones and sundy items	m'	14	0	14	0	0
Bricklayer prelims		148740	1533	148740	1533	0
						0
BRICKWORK MATERIALS						0
Brickwork			0		0	0
Half brick facings to skin of external wall - PC 600k - Rented Houses	m'	31	0	31	0	0
E/O for features to elevations	m'	22	0	22	0	0
Brick slips cladding panels incl support frame and ply	m'	481	0	481	0	0
Brick faced lintels and pointed	m	128	0	128	0	0
Brick chimney incl pot haunching etc	no	1937	0	1937	0	0
Existing brickwork repointed & cleaned	m'	55	0	55	0	0
Stonework			0		0	0
100mm reconstituted stone panels to cavity wall	m'	166	0	166	0	0
Window cills	m	43	0	43	0	0
Window heads	m	64	0	64	0	0
Window reveals	m	55	0	55	0	0
Stone string course	m	107	0	107	0	0
Stone coping - 540x160mm	m	80	0	80	0	0
Stone canopy & columns	no	4980	0	4980	0	0
Blockwork			0		0	0
Blockwork 100mm 7N	m'	11	0	11	0	0
Blockwork - 140mm 7N	m'	16	0	16	0	0
Coursing blocks	no	0	0	0	0	0
External Sundries			0		0	0
60mm Kingspan K8 insulation	m'	15	0	15	0	0
90mm Kingspan K8 insulation	m'	27	0	27	0	0
100mm Kingspan K8 insulation	m'	28	0	28	0	0
Ancon brick support	m	188	0	188	0	0
Pistol bricks	m	20	0	20	0	0
Ancon WP 01 Windpost	no	214	0	214	0	0
Ancon PWP 01 Parapet Post	no	142	0	142	0	0

Cavity Lintels	m	25	0	25	0	0
Internal			0		0	0
Block work to party walls [2no skins - 100mm]	m'	22	0	22	0	0
100mm cavity with RD100 full fill insulation	m'	4	0	4	0	0
Blockwork - 100mm 7N	m'	11	0	11	0	0
Blockwork - 140mm 7N	m'	16	0	16	0	0
Blockwork - 215mm 7N	m'	23	0	23	0	0
Blockwork - 215mm [Blocks laid Flat]	m'	24	0	24	0	0
Internal Sundries			0		0	0
Concrete Lintels, Head restraints, soft joints, padstones and sundy items	m'	21	0	21	0	0
PCC Lintels	m	11	0	11	0	0
Padstones	no	6	0	6	0	0
						0
SCAFFOLDING						0
External Scaffolding - 20wks hire period	m'	37	0	37	0	0
Traditional Build						
Internal Scaffolding - 20wks hire period	m'	22	0	22	0	0
Scaffold Protection Fan to Entrances	m	60	0	60	0	0
Haki Staircase Towers	floors	589	0	589	0	0
Loading bays 4m x 2.5m	floors	526	0	526	0	0
Birdcage with-in Stairs	No	761	0	761	0	0
Handrails to Stairs	Stairs	76	0	76	0	0
Rubbish Chute	floors	165	0	165	0	0
Edge protection	m	19	0	19	0	0
Hoist tower	floors	589	0	589	0	0
Hoist gates	floors	55	0	55	0	0
Crash decks	m'	51	0	51	0	0
Backpropping to timber floor joists	floors	142	0	142	0	0
Fix only Mona flex on framework	m'	9	0	9	0	0
Supply Mona flex	m'	4	0	4	0	0
Scaffold alarm system	Item	2181	0	2181	0	0
Lintel Rack	no	507	0	507	0	0
Timber rack	no	1564	0	1564	0	0
Protected walkways	m	38	0	38	0	0
Debris netting	m'	3	0	3	0	0
Temporary roof	m'	158	0	158	0	0
Adaptions	Item		0		0	0
Scaffold Inspections	Visit	190	0	190	0	0
Scaffolding - additional hire	wks	334	0	334	0	0
						0
WINDOWS AND EXTERNAL DOORS						0
Windows - uPVC Profile incl cavity closers & installation	m'	22200	0	22200	0	0
Windows - Timber Profile (Jeldwen Timber)	m'	249	0	249	0	0

Windows - Timber Profile (Specialist Joinery)	m'	398	0	398	0	0
Windows - Aluminium/Timber Composite incl installation	m'	543	0	543	0	0
Windows - Conservation Box Sash Windows	m'	800	0	800	0	0
E/O Windows for improved thermal standards	m'	44	0	44	0	0
Single Front Entrance Frame & Door - Timber Plain	no	1051	0	1051	0	0
Double/Combination Front Entrance Frame & Door	no	1494	0	1494	0	0
e/o for sidelights to entrance doors	m	387	0	387	0	0
Rear/Personnel Doors	no	609	0	609	0	0
Internal Entrance Frames	no	1992	0	1992	0	0
Patio doors/French doors (incl sidelights)	m	397	0	397	0	0
Solarlux External Bifold doors - 2450mm high - 0.7 u value triple glazed	m	1959	0	1959	0	0
Sunray Substation Door	no	4980	0	4980	0	0
METALWORK						0
Bolt on metal balconies with Continuous Steel balustrading inc decking	no	1826	0	1826	0	0
Bolt on metal balconies with Glazed balustrading inc decking	no	7968	0	7968	0	0
Juliette Balconies - Metal	no	587	0	587	0	0
Continuous Steel Balustrades	m	587	0	587	0	0
Framed Glazed Balustrades inc sis handrail	m	492	0	492	0	0
Frameless structural Glazed Balustrades inc s/s handrail	m	714	0	714	0	0
Pertorated steel cladding	m'	421	0	421	0	0
Window Planter	no	83003	0	83003	0	0
Privacy screen 1.75m high	m	1046	0	1046	0	0
Garaqe Door - Single	no	1992	0	1992	0	0
Garaqe Door - Double	no	2656	0	2656	0	0
Support Metalwork for PV Panels	m'	83	0	83	0	0
External staircases	item	55335	0	55335	0	0
Metal stair balustrades	flr	83003	0	83003	0	0
RENDERING						0
20mm Sand & Cement Render incl paint finish	m'	32	0	32	0	0
8mm Parquetting render coat to party walls	m'	15	0	15	0	0
Monocouch Self Colour Render to blockwork incl expansion joints	m'	31	0	31	0	0
Stow Self Colour Render to blockwork [Water proof/flexible]	m'	61	0	61	0	0

Ashlar Rendering to blockwork background	m'	70	0	70	0	0
TOTAL RENDERING						
EXTERNAL CLADDING			0		0	0
Lightweight Metal Stud Wall as internal skin to External Wall (Metsec)	m'	116	0	116	0	0
Hardiplank Pre-finished Weatherboarding 8x190mm [E/o Blockwork Cavity Wall: incl framing batten & trim beads	m'	61	0	61	0	0
External Cladding [Zincl	m'	323	0	323	0	0
External Cladding [Aluminium)	m'	323	0	323	0	0
EID PCC Cladding for Textured/Fluted/Scalloped	m'	277	0	277	0	0
External Cladding [Timber boarding]	m'	304	0	304	0	0
Cladding to balcony enclosures	m'	398	0	398	0	0
TOTAL EXTERNAL CLADDING						0
CURTAIN WALLING						0
Glass curtain walling - Kawneer 50mm profile	m'	664	0	664	0	0
Glass curtain walling - Doors to balconies	no	2490	0	2490	0	0
Glass curtain walling - Entrance Doors	no	11067	0	11067	0	0
Glazed Atrium	no	243474	0	243474	0	0
e/o for double opening doors	no	1383	0	1383	0	0
GLASSBLOCK WALLING						0
Glass Block Walling - External	m'	105	0	105	0	0
Glass Block Walling - Internal	m'	105	0	105	0	0
Glass Block Walling - Fire Rated	m'	105	0	105	0	0
TOTAL GLASSBLOCK WALLING						0
Total Envelope			1,533		1,533	0

Detailed Cost Breakdown - AFH - Roof

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
ROOF TILING								
Concrete Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	65.55	-	65.55	-	0	
Clay Tile roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	82	0	82	0	0	
Cement Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	91	0	91	0	0	
Natural Slate roof coverings on battens and type 1F underlay: incl ventilation, ridge, hip, valley & verges:		m'	103	0	103	0	0	
e/o for counter battening		m'	4	0	4	0	0	
Vertical tile hanging (incl felt & battens etc)		m'	184	0	184	0	0	
Ventilation Terminals		no	60	0	60	0	0	
Roofs over Saws.		no	1195	0	1195	0	0	
Roofs over Dormers.		no	1660	0	1660	0	0	
Leadwork to flat roofs (incl rolls etc)		m'	292	0	292	0	0	
Leadwork to roof and mansards		item	2390	0	2390	0	0	
Leadwork to valleys, abutments etc		no	598	0	598	0	0	
Leadwork to parapets		m	60	0	60	0	0	
Leadwork to chimneys		no	657	0	657	0	0	
Leadwork to back Gutters		m	133	0	133	0	0	
INSULATION								
Injected Cavity Insulation		m'	7	0	7	0	0	
Roof insulation 200mm between joists: 200mm over joists		m'	7	0	7	0	0	
Roof insulation Rigid form to either sloping or flat roofs		m'	44	0	44	0	0	
Soffit lining [insulated] to underside of external ceilings/soffits		m'	55	0	55	0	0	
CARPENTRY - FLOORS & ROOFS								
ECO Type joists incl chipboard covering and insulation		m'	23	0	23	0	0	
Ecodeck composite decking to balconies (Metal & Concrete type)		m'	52	0	52	0	0	
Ecodeck composite soffit cladding to underside of metal walk on balconies		m'	45	0	45	0	0	

Cement particle board to underside of concrete balconies	m'	9	0	9	0	0
Fascia's and soffits	m	11	0	11	0	0
Roof Lights	no	417	0	417	0	0
Feature Bay Window	no	231	0	231	0	0
Timber/GRP Canopy	no	32400	0	32400	0	0
Single Front Entrance Frame & Door	no	130	0	130	0	0
Double/Combination Front Entrance Frame & Door	no	167	0	167	0	0
e/o for sidelights to entrance doors	m	3703	0	3703	0	0
Rear/Personnel Doors	no	11109	0	11109	0	0
Loft Hatches/Roof void access	no	167	0	167	0	0
ADV Doors to smoke Vents	floors	222	0	222	0	0
Timber roof structure [Flat roof]	m'	41	0	41	0	0
Timber roof structure [Cul & pitch roof]	m'	39	0	39	0	0
Timber roof structure [Mansard roof - measured on elevation]	m'	50	0	50	0	0
Timber roof structure rTrusses measured on plan1	m'	34	0	34	0	0
Timber roof structure [Attic trusses measured on plan]	m'	36	0	36	0	0
e/o for ply lining to supporting type roofs/rooms within roof	m'	5	0	5	0	0
Safely Decking to enable working platform to roof	m'	26	0	26	0	0
Form Back Gutter include Ply etc	m	28	0	28	0	0
Form False timber parapets	m	18	0	18	0	0
Craneage by subcontractor to lift and distribute roof trusses	no	1111	0	1111	0	0

CARPENTRY - FLOORS & ROOFS

ECO Type joists incl chipboard covering and insulation	m'	48	0	48	0	0
Ecodeck composite decking to balconies (Metal & Concrete type)	m'	92	0	92	0	0
Ecodeck composite soffit cladding to underside of metal walk on balconies	m'	75	0	75	0	0
Cement particle board to underside of concrete balconies	m'	17	0	17	0	0
Fascia's and soffits	m	28	0	28	0	0
Roof Lights - Houses	no	518	0	518	0	0
Feature Bay Window	no	1,26707	0	1,26707	0	0
Timber/GRP Canopy	no	2,59173	0	2,59173	0	0
Single Front Entrance Frame & Door	no	885	0	885	0	0
Double/Combination Front Entrance Frame & Door	no	1785	0	1785	0	0
e/o for sidelights to entrance doors	m	374	0	374	0	0
Rear/Personnel Doors	no	340	0	340	0	0

Loft Hatches FR/Roof void access	no	116	0	116	0	0
ADV Doors to smoke vents	floors	432	0	432	0	0
Timber roof structure [Flat roof]	m'	54	0	54	0	0
Timber roof structure [Cut & pitch roof]	m'	94	0	94	0	0
Timber roof structure fMansard roof - measured on elevation]	m'	94	0	94	0	0
Timber roof structure rTrusses measured on plan]	m'	78	0	78	0	0
Timber roof structure fAttic trusses measured on plan]	m'	88	0	88	0	0
e/o for ply lining to supporting type roofs/rooms within roof	m'	9	0	9	0	0
Form Back Gutter include Ply etc	m	29	0	29	0	0
Form False timber parapets	m	17	0	17	0	0
						0
ASPHALT/MEMBRANEROOF						0
Single ply Membrane Roof	m'	201	0	201	0	0
Single ply Membrane incl green/brown roof	m'	264	0	264	0	0
Membrane to balconies/Terraces -[not Podium slab]	m'	187	0	187	0	0
e/o Waterproof callers to steelwork staunchions	m'	21	0	21	0	0
e/o Saxon Paving slabs to Membrane/Hot Melt Roof	m'	109	0	109	0	0
e/o Perfecta Paving slabs to Membrane/ Hot Melt Roof	m'	118	0	118	0	0
Electronic leak test	no	902	0	902	0	0
Hot Melt Permatec roofing incl 160mm insulation	m'	147	0	147	0	0
TOTAL ASPHALT/MEMBRANEROOF						0
						0
SHEET ROOFING						0
Sheet Metal Roof - Zinc inc plywood and underlay	m'	183	0	183	0	0
Sheet Metal Roof - Copper	m'		0		0	0
Sheet Metal Roof - Lead	m'		0		0	0
Sheet Metal Roof - Parapets/Cappings	m	232	0	232	0	0
						0
e/o eaves & fascia trims	m	83	0	83	0	0
						0
MANSAFE SYSTEM						0
Restraint Anchor Points	no	105	0	105	0	0
Roof Restraint system	m'	6	0	6	0	0
Roof Mounted Twin Track cleaning and maintenance system	no	83003	0	83003	0	0

Total Roof

0

0

0

Detailed Cost Breakdown - AFH - Architectural Fit Out

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
CARPENTRY AND JOINERY								
1st Fix								
Cut and fit window board	6	m	11	64	11	64	0	
Fit softwood door linings to blockwork	7	no	22	154	22	154	0	
Supply of intumescent fire stop fire foam to fire door frames	7	no	5	37	5	37	0	
Cut protection for bath/shower and fit	1	no	5	5	5	5	0	
Plywood framing & Access panel to bath & Basin/WC	-1	no	23	-23	23	-23	0	
Set out and fix partition and framing sole plate to bathrooms, ensuites and WC's		m'	20	0	20	0	0	
Cut and fit Wedi board to framing within bathrooms, ensuites and WC's		m'	4	0	4	0	0	
Fit protection to window boards	6	m	2	10	2	10	0	
Fit protection to door linings	7	no	7	49	7	49	0	
Install temporary security door and lock		no	50	0	50	0	0	
Allowance for noqgins to support equipment	1	plots	231	231	231	231	0	
2nd Fix								
Internal FD30 solid core 44mm paint grade door	7	no	23	162	23	162	0	
Fit butt hinges	21	no	2	34	2	34	0	
Cut and fit door slop set	7	no	9	66	9	66	0	
Cut and fit architrave set 22 x 95mm	7	no	12	86	12	86	0	
Cut and fit skirting board 22 x 220mm	83	m	3	288	3	288	0	
Fit privacy mortice lock	1	no	9	9	9	9	0	
Fit mortice latch	6	no	7	43	7	43	0	
Construct door coffin		no	24	0	24	0	0	
Remove doors to coffin		no	5	0	5	0	0	
Construct accessible casing to conceal underfloor heating manifold	2	no	37	74	37	74	0	
Install vanity units	1	no	74	74	74	74	0	
Install boxings to bathrooms	2	no	56	111	56	111	0	

Fit bath screens	1	no	148	148	148	148	0
Fit shower screens		no	190	0	190	0	0
Finals				0		0	0
Replace doors from coffin		no	5	0	5	0	0
Fit intumescent strip/ smoke seal to pre routed fire door frame	7	no	7	52	7	52	0
Check & adjust doors	7	no	3	19	3	19	0
Fit lever handles	6	no	6	36	6	36	0
Fit privacy handles to bathrooms	1	no	7	7	7	7	0
Standard fixings - nails, glue, screws etc	1	item	43	43	43	43	0
Unloading, distributing and clearing Staircases	1	item	107	107	107	107	0
Staircase AFH RENT Spec		item	487	0	487	0	0
Carpenter Prelims				0		0	0
Carpenter & Joiner Prelims	0	Item	109563	1130	109563	1130	0
Rounding				-1		-1	0
							0
CARPENTRY AND JOINERY							0
1st Fix				0		0	0
Window board - AFHRented	6	m	4	22	4	22	0
Softwood door linings	7	no	14	97	14	97	0
Intumescent fire strip	7	no	9	60	9	60	0
Plywood framing & Access Panel to bath & basin/WC		no	40	0	40	0	0
46x73 CLS Framing	73	m	1	63	1	63	0
Wedi Board		m'	23	0	23	0	0
Temporary security door and lock		no	69	0	69	0	0
Allowance for nozzles to support equipment	1	plots	58	58	58	58	0
2nd Fix				0		0	0
Internal FD30 solid core 44mm paint grade door - AFHRented	7	no	188	1317	188	1317	0
Butt hinges	21	no	1	29	1	29	0
Architrave set - AFH Rented	7	no	14	99	14	99	0
Skirting board - AFH Rented	83	m	3	221	3	221	0
Mortice lock	1	no	8	8	8	8	0
Mortice latch	6	no	3	16	3	16	0
Casing to conceal underfloor heating manifold	2	no	19	37	19	37	0
Vanity units	1	no	553	553	553	553	0
Boxings to bathrooms - AFH SO & Rented	2	no	40	81	40	81	0
Bath screens - Rented	1	no	111	111	111	111	0
Shower screens - AFH Rented		no	232	0	232	0	0
Finals				0		0	0
Lever handles - AFH Rented	6	no	8	47	8	47	0

Lever handles to bathrooms - AFH Rented	1	no	8	8	8	8	0
Drivinq Space - Rotary		no	20	0	20	0	0
Drier/Retractable line over bath							
Staircases				0		0	0
Staircase AFH RENT Spec	1	no	664	664	664	664	0
Rounding				0		0	0
DRY LINING AND PARTITIONS							0
Ceilings				0		0	0
MF System to concrete soffit incl 15mm Soundbloc		m'	34	0	34	0	0
MF System to B&B soffit incl 50mm insultn & 15mm Soundbloc		m'	26	0	26	0	0
R/Bar to timber soffit incl 100mm insultn & 2x 15mm Soundbloc	80	m'	39	3092	39	3092	0
15mm Soundbloc fixed direct to timber roofs		m'	9	0	9	0	0
Skim coat finish - Ceilinqs		m'	9	0	9	0	0
Tape & joint finish - Ceilinqs	80	m'	5	434	5	434	0
EID for additional Fireline board	80	m'	7	593	7	593	0
E/O for Moisture resistant	8	m'	3	20	3	20	0
EID for Thermal insulated (Sloping ceilings)		m'	48	0	48	0	0
EID for fominq Bulkheads	3	no	21	62	21	62	0
EID for BG access panels	3	no	19	57	19	57	0
Blind Box Bulkhead 200mm wide recess to walls with opening		no		0		0	0
EID Coffered Ceilinqs 'Bespoke Spec' only		no		0		0	0
Coving		no		0		0	0
Walls				0		0	0
2x Wallboard/Soundbloc srewfixed to metsec/jumbo stud walls	40	m'	23	926	23	926	0
12.5mm Plasterboard on dabs	193	m'	9	1720	9	1720	0
ED for increased ceiling height above 2.4m high			9	0	9	0	0
Skim coat finish - Walls		m'	9	0	9	0	0
Tape & joint finish - Walls	233	m'	6	1307	6	1307	0
Window reveal liner	5	no	46	229	46	229	0
Partitions				0		0	0
70mm C studs partition; insulation, 2x wallboard & deflection heads		m'	35	0	35	0	0
ED for increased ceiling height above 2.4m high			35	0	35	0	0
E/O moisture resistant plaster board to bathrooms & kitchens		m'	2	0	2	0	0

EID for WBP Plywood backing fixed between studs to bathrooms		m'	17	0	17	0	0
ED Aquaboard/Wedi board to showers & boxing in		m'	39	0	39	0	0
Skim coat finish - Walls		m'	9	0	9	0	0
Tape & joint finish - Walls		m'	6	0	6	0	0
Noqqins		no	375	0	375	0	0
Sealant to abutments		no	131	0	131	0	0
Form door openings		no	32	0	32	0	0
Form letterbox service boxes incl intumescent sleeve		no	540	0	540	0	0
Form mirror recesses		no	235	0	235	0	0
Floors				0		0	0
Upper Floors; 65mm Reinforced screed laid on 10mm yelofon insulation		m'	31	0	31	0	0
Ground Floor; 75mm Reinforced screed laid on 500q polythene membrane o	27	m'	92	2484	92	2484	0
Sundries				0		0	0
Elo for boxing-in PockeVSliding door gear		no	142	0	142	0	0
Full height boxing to SVP qirth ne: 0.8m	2	no	175	350	175	350	0
Half height boxing behind sanitaryware	1	no	129	129	129	129	0
Baffle boxes and putty pads		plot	138	0	138	0	0
Make Good & Clear	1	no	477	477	477	477	0
Dryliner Prelims				0		0	0
Dry Liner & Partitioner Prelims	0	Item	167554	1727	167554	1727	0
Rounding				-29		-29	0
							0
KITCHENS							0
Kitchens & Appliances to houses - AFH Rented	1	no	3873	3873	3873	3873	0
Utility & Appliances to houses - AFH Rented		no	1051	0	1051	0	0
Recyclabe Waste - 601itres Kitchen containers		no	66	0	66	0	0
Rounding				0		0	0
							0
WARDROBES							0
Wardrobes - AFH Rented House		no		0		0	0
							0
SPECIAL FIXTURES & FITTINGS							0
DOA Compliance		no	3541	0	3541	0	0
							0
FLOOR AND WALL TILING							0
Walls				0		0	0

Wall Tiling Kitchen - AFH Rented	4	m'	58	230	58	230	0
Wall Tiling Bathroom - AFH Rented	7	m'	58	403	58	403	0
Wall Tiling Ensuite - AFH Rented		m'	58	0	58	0	0
Wall Tiling We - AFHRented	1	m'	58	58	58	58	0
Floors				0		0	0
Floor Tiling Kitchen - AFHRented		m'	58	0	58	0	0
Floor Tiling Bathroom - AFH Rented		m'	58	0	58	0	0
Floor Tiling Ensuite - AFHRented		m'	58	0	58	0	0
Floor Tiling We - AFH Rented		m'	58	0	58	0	0
E/O Floor Tiling to form shower floor		m'		0		0	0
E/O Wall & Floor tiling for additional bathrooms/ensuites - AFH Rented Hous,		no	1505	0	1505	0	0
E/O Wall & Floor tiling for additional utility room - AFHRented Houses Rounding		no	963	0	963	0	0
				0		0	0
							0
CARPETS AND FLOOR COVERINGS							0
Timber Flooring to halls & living rooms AFH Rented		m'		0		0	0
Vinyl Flooring	80	m'	39	3098	39	3098	0
Rounding				15		15	0
							0
PAINTING AND DECORATING							0
Decorations AFH Rented House	1	no	3456	3456	3456	3456	0
Decoration to pre primed Doors	7	no	32	225	32	225	0
Rounding				0		0	0
							0
BUILDER'S CLEAN							0
Builders clean - Houses	1	item	585	585	585	585	0
Reclean [3 no]	1	no	282	282	282	282	0
Clean windows externally		no	47	0	47	0	0
Rounding				0		0	0
							0
MASTIC							0
Mastic to houses	1	no	252	252	252	252	0
Rounding				0		0	0
							0
CUSTOMER CARE							0
Customer Care - MaintaininQ units	1	no	1107	1107	1107	1107	0
Rounding				0		0	0
				0		0	0
Total Architect Fit Out				33,666		33,666	0

Detailed Cost Breakdown - AFH - Services

Description	London Square Build Cost				Exigere Cost Review		Variance	Comments
	Qty	Unit	Rate	Total	Rate	Total		
MECHANICAL AND PLUMBING INSTALLATIONS								
Renewables				-	-	-		- MEP costs reduced to £42k per unit to align with benchmarks
AC Heat pumps		no	15,651	0	14,293	0	-	
Centralised boiler & distribution		no	5,465	0	4,990	0	-	
Centralised ASHP incl HIA & Thermal store	1	no	9,762	9762	8,915	8915	(847)	
Worcester Greenstar Boiler & Cylinder		no	4,032	0	3,682	0	-	
Solar Water Array & Cylinder		no	3,608	0	3,295	0	-	
House Internals				0	-	0	-	
Gas installation	1	no	578	578	528	528	(50)	
Heating				0	-	0	-	
Primary heating connection		no	159	0	145	0	-	
Heating Primary Pipework - Flats/Houses	80	m'	15	1186	14	1083	(103)	
Radiators	6	No	110	657	100	600	(57)	
Manifolds		No	256	0	234	0	-	
Mech & plumbing installations (Under floor heating)		m'	34	0	31	0	-	
Domestic Water				0	-	0	-	
Hot & Cold Water [per wet room]	3	No	578	1733	527	1582	(150)	
E/O Wet rooms/ Utilities		No	578	0	527	0	-	
Ventilation				0	-	0	-	
Vent Box incl Humidistat	1	No	546	546	498	498	(47)	
Ventilation to Kitchen	1	No	440	440	402	402	(38)	
Ventilation to Utility		No	347	0	317	0	-	
Ventilation to WC		No	347	0	317	0	-	
Ventilation to Bath	1	No	347	347	317	317	(30)	
Ventilation to Ensuite		No	347	0	317	0	-	
E/O whole house ventilation	1	No	1,137	1137	1,038	1038	(99)	
Above Ground Drainage				0	-	0	-	
SVP waste pipework	2	No	44	88	40	80	(8)	
SVP Stub Stack incl AAV,s	2	No	88	176	81	161	(15)	
Wastes	4	No	24	96	22	88	(8)	

Sanitaryware			0	0	-	0	-
Fix Shower		No	199	0	182	0	-
Fix Bath with shower over	1	No	137	137	125	125	(12)
Fix WC	1	No	137	137	125	125	(12)
Fix Basin	1	No	112	112	102	102	(10)
Fix Kitchen	1	No	112	112	102	102	(10)
Guttering				0	-	0	-
Aluminium Guttering & Downpipes - Houses		m'	20	0	19	0	-
UvPC Guttering & Downpipes - Houses	80	m'	9	730	8	667	(63)
Sundries				0	-	0	-
Sprinklers to residential houses [4 storeys+]		plots	1,660	0	1,516	0	-
OM Manuals/Handover Packs	1	No	106	106	97	97	(9)
Mechanical and Plumbing Prelims							
Mechanical and Plumber Prelims	0	Item	168,672	1739	154,029	0	(1,739)
Rounding				9			(9)
SANITARYWARE (MATERIALS)							
Shower suite - AFH Rented		no	243	0	243	0	-
Bath suite - AFH Rented	1	no	432	432	432	432	-
WC suite - AFH Rented	1	no	155	155	155	155	-
Basin suite -AFHRented	1	no	133	133	133	133	-
Contractors margin on sanitaryware	1	item	108	108	108	108	-
TOTAL SANITARYWARE (MATERIALS)							
Rounding				0			0
ELECTRICAL INSTALLATION							
House Lighting & Luminaires - Rented	1	plot	1,457	1457	1,330	1330	(126)
House distribution boards & consumer unit	1	plot	695	695	635	635	(60)
House small power - Rented	1	plot	2,317	2317	2,116	2116	(201)
House electrical to mechanical plant	1	plot	497	497	454	454	(43)
Smoke detectors/Heat Detector/Carbon monoxide detectors	1	plot	517	517	472	472	(45)
Earthing & Bonding	1	plot	249	249	227	227	(22)
Supply and install towel rails - AFH Rented units	1	plot	179	179	163	163	(16)
Door bells	1	no	83	83	76	76	(7)
Renewables				0	-	0	-
PV Array panel on roof incl PV Inverter & Generation Meter	1	no	1,881	1881	1,718	1718	(163)
Communications				0	-	0	-

Telecommunications	1	plot	492	492	449	449	(43)
TV Installation, Sat, TV, FM, DAB	1	plot	337	337	308	308	(29)
Ethenet & WiFi	1	plot	185	185	169	169	(16)
Video Door Entry		plot	619	0	565	0	-
CCTV		plot	2,279	0	2,082	0	-
Electrical Prelims							
Test & Commission	80	m'	3	260	3	237	(23)
ElectricianPrelims	0	Item	90,041	928	82,225	0	(928)
Rounding				2	-	0	(2)
Total Service				30,736		25,695	(5,041)

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Appendix C

APPENDIX D Market Research

Asking Prices for 1 bed flats within ¼ mile

Address	Price (£)	Area (m ²)	£/m ²
The Green	549,950	62	8,870
Heath Road	429,950	51.1	8,414
May Road	365,000	50.2	7,371
The Green	325,000	41.9	7,757
The Green	320,000	44.5	7,191
Average			7,901

Prices achieved for 2 bed flats

Address	Price (£)	Area (m ²)	£/m ²
96 Craneford Way	499,100	67.8	7,361
108 Craneford Way	499,999	59.8	8,361
37a Staines Road	465,000	47	9,894
136 Craneford Way	500,000	69.9	7,153
20b Camac Road	435,000	65.8	7,132
104 Craneford Way	475,000	66.6	7,132
Average			7,828

3 bed houses for sale

Address	Price (£)	Area (m ²)	£/m ²
Mereway Road	865,000	120.4	7,184
Crane Road	850,000	90.2	9,424
May Road	850,000	99.7	8,526
Albert Road	825,000	100.5	8,209
Mereway Road	775,000	105.7	7,332
Albion Road	725,000	95.02	7,630
Crane Mews	650,000	82.2	7,608
Marsh Farm Road	575,000	80.43	7,149
			7,883

Appendix D

----- Contribution from -----
-- Commercial Elements --

This page allows the user to input data relating to a commercial property element of a scheme. The user will need to complete the white boxes relating to size of scheme, rent, yield and capital value. In addition cost related data will need to be inputted

Revenues	Office	Industrial	Retail	Hotel	Leisure/Community Services	Other
Net area in Sq. m		7,371				
Rent (£ per sq.m per annum)		£ 108.00				
Yield (%)		4.5%				
Capital value	£ -	£ 17,690,400	£ -	£ -	£ -	£ -
Costs						
Gross Internal Area in Sq. m		7,371				
Build costs (£ per GIA sq m)		£ 460				
Professional fees (% of Build Costs)		10.00%				
Interest Rate (% of Build Costs)		7%				
Marketing fees (% of Capital Value)		10%				
Return (% of Capital Value)		15%				
Total build costs	£ -	£ 3,390,660	£ -	£ -	£ -	£ -
Professional, other fees and finance costs	£ -	£ 2,345,452	£ -	£ -	£ -	£ -
Return	£ -	£ 2,653,560	£ -	£ -	£ -	£ -
Total development costs	£ -	£ 8,389,672	£ -	£ -	£ -	£ -
Site value for commercial element	£ -	£ 9,300,728	£ -	£ -	£ -	£ -
Total site value for all commercial Elements	£	9,300,728				

Appendix E

£/m² study

Description: Rate per m² gross internal floor area for the building Cost including prelims.

Last updated: 05-Nov-2022 05:40

› Rebased to London Borough of Richmond Upon Thames (120; sample 30)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
273. Food/drink/tobacco factories (20)	1,823	746	-	1,921	-	2,704	4
273.5 Breweries (25)	2,470	961	-	-	-	3,978	2
274. Factories for chemical and allied industries (20)	3,043	600	-	3,049	-	5,473	4
275.1 Factories for metals (25)	2,239	1,680	-	-	-	2,798	2
275.2 Factories for mechanical engineering (20)	1,611	613	-	1,843	-	2,376	3
275.3 Factories for instrument engineering (40)	1,879	-	-	-	-	-	1
275.4 Factories for electrical engineering (30)	1,355	-	-	-	-	-	1
275.5 Factories for electronics, computers, or the like (25)	1,807	596	-	1,604	-	3,219	3
275.6 Factories for vehicles (25)	1,457	1,328	-	-	-	1,587	2
276.1 Factories for textiles (35)	1,264	1,208	-	-	-	1,320	2
276.2 Factories for leather, leather goods and fur (30)	796	-	-	-	-	-	1
276.3 Factories for clothes, footwear (40)	2,299	-	-	-	-	-	1
277.1 Factories for bricks, pottery, glass, cement (30)	610	-	-	-	-	-	1
277.2 Factories for timber, furniture (30)	1,346	-	-	-	-	-	1
277.3 Factories for paper, printing and publishing (30)	1,283	439	865	989	1,445	2,859	6
282. Factories							
Generally (20)	1,440	328	792	1,187	1,698	5,473	90
Up to 500m ² GFA (20)	1,832	1,170	1,315	1,549	2,293	3,161	13
500 to 2000m ² GFA (20)	1,539	328	852	1,373	1,697	5,473	39

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Over 2000m ² GFA (20)	1,205	596	712	986	1,329	3,141	38
282.1 Advance factories							
Generally (15)	1,267	585	1,076	1,201	1,533	2,044	20
Up to 500m ² GFA (15)	1,393	1,170	1,182	1,313	1,518	1,834	6
500 to 2000m ² GFA (15)	1,356	585	1,133	1,462	1,560	2,044	9
Over 2000m ² GFA (15)	958	704	790	991	1,105	1,200	5
282.12 Advance factories/offices - mixed facilities (class B1)							
Generally (20)	1,725	631	1,068	1,749	2,075	3,161	18
Up to 500m ² GFA (20)	2,799	2,293	-	2,942	-	3,161	3
500 to 2000m ² GFA (20)	1,587	631	1,419	1,749	1,920	2,107	6
Over 2000m ² GFA (20)	1,458	738	985	1,138	1,942	3,141	9
282.2 Purpose built factories							
Generally (30)	1,565	328	829	1,346	1,975	5,473	79
Up to 500m ² GFA (30)	1,816	975	1,253	1,542	2,444	2,798	7
500 to 2000m ² GFA (30)	1,692	328	879	1,266	1,898	5,473	28
Over 2000m ² GFA (30)	1,444	439	784	1,341	1,952	2,895	44
282.22 Purpose built factories/Offices - mixed facilities (15)	1,227	607	992	1,209	1,335	2,673	23
284. Warehouses/stores							
Generally (15)	1,253	495	757	1,003	1,449	5,703	46
Up to 500m ² GFA (15)	2,296	823	1,270	1,627	2,748	5,703	8
500 to 2000m ² GFA (15)	1,151	583	841	1,044	1,306	2,008	17
Over 2000m ² GFA (15)	938	495	695	760	1,081	1,979	21
284.1 Advance warehouses/stores (15)	1,009	507	756	1,024	1,270	1,665	10
284.2 Purpose built warehouses/stores							
Generally (15)	1,326	495	774	1,003	1,503	5,703	34
Up to 500m ² GFA (15)	2,648	823	1,578	2,084	3,356	5,703	6
500 to 2000m ² GFA (15)	1,103	583	810	1,003	1,259	2,008	14
Over 2000m ² GFA (15)	982	495	737	865	1,166	1,979	14
284.5 Cold stores/refrigerated stores (25)	1,607	1,200	-	1,271	-	2,348	3
Horizontal extension							
273. Food/drink/tobacco factories (30)	1,919	1,025	1,373	1,798	2,388	3,116	9
273.5 Breweries (30)	1,186	-	-	-	-	-	1

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
274. Factories for chemical and allied industries (30)	1,592	590	776	1,380	2,275	2,939	5
275.1 Factories for metals (30)	765	-	-	-	-	-	1
275.2 Factories for mechanical engineering (25)	1,409	976	-	-	-	1,841	2
275.4 Factories for electrical engineering (30)	580	-	-	-	-	-	1
275.5 Factories for electronics, computers, or the like (30)	1,596	-	-	-	-	-	1
275.6 Factories for vehicles (20)	2,286	-	-	-	-	-	1
276.1 Factories for textiles (35)	1,472	-	-	-	-	-	1
276.2 Factories for leather, leather goods and fur (40)	663	-	-	-	-	-	1
276.3 Factories for clothes, footwear (30)	645	-	-	-	-	-	1
277.1 Factories for bricks, pottery, glass, cement (30)	925	-	-	-	-	-	1
277.3 Factories for paper, printing and publishing (30)	1,329	882	914	1,130	1,703	2,016	5
282. Factories							
Generally (30)	1,339	509	880	1,151	1,682	3,116	55
Up to 500m ² GFA (30)	1,488	709	999	1,092	1,737	3,116	6
500 to 2000m ² GFA (30)	1,219	509	803	1,116	1,454	2,939	29
Over 2000m ² GFA (30)	1,467	580	939	1,323	1,921	2,710	20
282.1 Advance factories (30)	1,091	1,065	-	-	-	1,116	2
282.12 Advance factories/offices - mixed facilities (class B1) (35)	1,368	-	-	-	-	-	1
282.2 Purpose built factories (30)	1,349	509	826	1,160	1,774	3,116	50
282.22 Purpose built factories/offices - mixed facilities (25)	1,556	747	1,077	1,326	1,386	3,535	6
284. Warehouses/stores (15)	1,144	471	589	923	1,400	3,102	13
284.2 Purpose built warehouses/stores (15)	981	471	581	857	1,267	2,110	12
284.5 Cold stores/refrigerated stores (30)	2,264	1,445	-	2,254	-	3,102	4

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
Rehabilitation/Conversion							
273. Food/drink/tobacco factories (25)	2,565	1,180	-	-	-	3,949	2
274. Factories for chemical and allied industries (40)	3,619	-	-	-	-	-	1
275.1 Factories for metals (40)	377	-	-	-	-	-	1
275.3 Factories for instrument engineering (40)	253	-	-	-	-	-	1
275.6 Factories for vehicles (10)	305	-	-	-	-	-	1
276.3 Factories for clothes, footwear (30)	842	-	-	-	-	-	1
282. Factories							
Generally (30)	930	291	384	701	1,098	3,949	15
Up to 500m ² GFA (35)	875	492	-	689	-	1,445	3
500 to 2000m ² GFA (30)	1,447	305	821	1,211	1,290	3,949	6
Over 2000m ² GFA (30)	585	291	374	460	842	1,016	9
282.1 Advance factories (30)	345	-	-	-	-	-	1
282.12 Advance factories/offices - mixed facilities (class B1) (25)	818	394	-	-	-	1,242	2
282.2 Purpose built factories (30)	1,052	291	357	651	1,057	3,949	8
282.22 Purpose built factories/Offices - mixed facilities (25)	992	570	-	-	-	1,414	2
284. Warehouses/stores (15)	712	284	-	636	-	1,292	4
284.2 Purpose built warehouses/stores (15)	712	284	-	636	-	1,292	4