

### 15th March 2017

Description	Period	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20
Enabling Works	11/3/19-23/8/19	97,000	194,000	242,500	291,000	312,825	340,175						
Retail Blocks B,C and D	15/7/19-2/10/20					649,483	1,605,699	2,510,357	2,342,903	2,579,925	3,473,254	2,909,313	2,965,082
Retail Block E	15/7/19-17/4/20					118,439	317,560	516,229	478,150	509,182	642,296	488,235	438,585
Residential Block B	16/4/21-16/6/23												
Residential Block C	2/2/21-2/11/22												
Residential Block D	13/1/20-16/4/21											118,872	292,469
Residential Block E	15/7/19-16/4/21					38,461	89,872	134,636	123,668	136,185	185,486	158,715	166,225
S278 Works	29/9/19-24/1/20							7,045	43,919	58,308	71,199	41,452	
Public Realm	17/12/19-17/6/20										180,703	524,567	671,937

- 1. Assumed 12 month defects period
- 2. No inflation included beyond Q1 2017
- 3. No professional fees included
- 4. Marketing costs for residential are excluded from the above meantime
- 5. Figures exclude VAT
- 6. Site wide costs and public realm have been apportioned to each component
- 7. Bank relocation excluded meantime
- 8. Retention assumed at 3%, reducing to 1.5% at PC, retained for 12 months on each component



### 15th March 2017

Description	Period	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20	Oct-20	Nov-20	Dec-20	Jan-21	Feb-21
Enabling Works	11/3/19-23/8/19						22,500						
Retail Blocks B,C and D	15/7/19-2/10/20	3,699,818	2,886,657	3,425,327	2,525,897	2,274,934	2,405,789	1,506,362	899,978				
Retail Block E	15/7/19-17/4/20	440,589	252,308										
Residential Block B	16/4/21-16/6/23												
Residential Block C	2/2/21-2/11/22												717,911
Residential Block D	13/1/20-16/4/21	455,792	425,071	591,102	508,964	530,613	679,052	544,144	534,522	639,963	477,692	538,481	372,151
Residential Block E	15/7/19-16/4/21	215,996	177,491	225,203	180,956	179,994	221,291	172,194	166,225	197,040	147,162	168,336	120,298
S278 Works	29/9/19-24/1/20											3,380	
Public Realm	17/12/19-17/6/20	918,869	695,621	682,024	240,309								

- 1. Assumed 12 month defects period
- 2. No inflation included beyond Q1 2017
- 3. No professional fees included
- 4. Marketing costs for residential are excluded from the above meantime
- 5. Figures exclude VAT
- 6. Site wide costs and public realm have been apportioned to each component
- 7. Bank relocation excluded meantime
- 8. Retention assumed at 3%, reducing to 1.5% at PC, retained for 12 months on each component



### 15th March 2017

Description	Period	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22
Enabling Works	11/3/19-23/8/19												
Retail Blocks B,C and D	15/7/19-2/10/20								588,743				
Retail Block E	15/7/19-17/4/20		63,983										
Residential Block B	16/4/21-16/6/23		402,180	1,174,904	1,102,160	1,233,702	1,709,297	1,486,923	1,988,826	1,680,949	1,748,182	2,261,960	1,856,705
Residential Block C	2/2/21-2/11/22	865,842	1,000,172	1,418,391	1,252,676	1,342,796	1,784,502	1,495,829	1,932,753	1,579,997	1,595,301	1,994,923	1,579,997
Residential Block D	13/1/20-16/4/21	309,608	296,773										
Residential Block E	15/7/19-16/4/21	105,855	89,872	91,652									
S278 Works	29/9/19-24/1/20												
Public Realm	17/12/19-17/6/20				59,605								

- 1. Assumed 12 month defects period
- 2. No inflation included beyond Q1 2017
- 3. No professional fees included
- 4. Marketing costs for residential are excluded from the above meantime
- 5. Figures exclude VAT
- 6. Site wide costs and public realm have been apportioned to each component
- 7. Bank relocation excluded meantime
- 8. Retention assumed at 3%, reducing to 1.5% at PC, retained for 12 months on each component



### 15th March 2017

Description	Period	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23
Enabling Works	11/3/19-23/8/19												
Retail Blocks B,C and D	15/7/19-2/10/20												
Retail Block E	15/7/19-17/4/20												
Residential Block B	16/4/21-16/6/23	1,885,937	1,903,476	2,386,196	1,900,187	2,345,088	1,837,704	1,790,933	2,155,082	1,642,947	1,558,175	1,810,695	1,324,686
Residential Block C	2/2/21-2/11/22	1,551,091	1,508,582	1,805,225	1,363,200	1,580,458	1,148,954	1,031,628	1,103,823	1,187,581			
Residential Block D	13/1/20-16/4/21		111,400										
Residential Block E	15/7/19-16/4/21			53,190									
S278 Works	29/9/19-24/1/20												
Public Realm	17/12/19-17/6/20												

- 1. Assumed 12 month defects period
- 2. No inflation included beyond Q1 2017
- 3. No professional fees included
- 4. Marketing costs for residential are excluded from the above meantime
- 5. Figures exclude VAT
- 6. Site wide costs and public realm have been apportioned to each component
- 7. Bank relocation excluded meantime
- 8. Retention assumed at 3%, reducing to 1.5% at PC, retained for 12 months on each component



### 15th March 2017

Description	Period	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Nov-23	Jun-24	Totals
Enabling Works	11/3/19-23/8/19								1,500,000
Retail Blocks B,C and D	15/7/19-2/10/20								39,249,521
Retail Block E	15/7/19-17/4/20								4,265,555
Residential Block B	16/4/21-16/6/23	1,201,913	1,311,928	882,921	857,611			661,542	44,102,811
Residential Block C	2/2/21-2/11/22						469,670		31,311,304
Residential Block D	13/1/20-16/4/21								7,426,669
Residential Block E	15/7/19-16/4/21								3,546,005
S278 Works	29/9/19-24/1/20								225,302
Public Realm	17/12/19-17/6/20								3,973,636

- 1. Assumed 12 month defects period
- 2. No inflation included beyond Q1 2017
- 3. No professional fees included
- 4. Marketing costs for residential are excluded from the above meantime
- 5. Figures exclude VAT
- 6. Site wide costs and public realm have been apportioned to each component
- 7. Bank relocation excluded meantime
- 8. Retention assumed at 3%, reducing to 1.5% at PC, retained for 12 months on each component



# L8698QS - The Mall Refurbishment and Extension, Walthamstow Cost Review and Reconciliation

21st March 2017

		T&A Review	Notes
		0400 057 700	
Cost Plan 12 dated 3rd June 2016		£132,857,706	
Deduct Fees		(£9,891,627)	
Deduct Marketing		(£1,791,429)	
Deduct Contingency on Externals	5.0%	(£495,000)	Calculated on fees omission only and rounded
Deduct Contingency on Marketing	5.0%	(£89,571)	
Deduct balance of Development Contingency	5.0%	(£4,888,344)	
Add retail shell specification enhancements		£2,000,000	
·	_	£117,701,735	-
Design Development Adjustments to Cost Plan 12		£1,608,626	See separate tab - Adjustments - for details
_	_	£119,310,361	_
Contingency 7.5%	7.5%	£8,948,277	
	_	£128,258,638	-
Contractor's profit 5%	5.0%	£6,412,932	
	_	£134,671,570	_
Inflation to 1Q17*	0.69%	£929,234	
	_	£135,600,803	_

#### Notes:

<sup>\*</sup> no adjustment for inflation included beyond Q1'17



### L8698QS - The Mall Refurbishment and Extension, Walthamstow

#### Summary of adjustments to BL Cost Plan No 12 dated 3rd June 2016

Total Adjustments to BL Cost Plan No 12 dated 3rd June 2016

21st March 2017

£1,608,626

	Construction (	Cost Movement Omit	
1. Summary of cost adjustments as per revised Cost Plan			
dated 29th November 2016*			
Retail Blocks B,C & D	£2,190,670	(£1,562,691)	£627,979
Residential Block B	£1,480,438	(£67,680)	£1,412,758
Residential Block C	£374,220	(£386,795)	(£12,575)
Residential Block D	£1,404,604	(£944,454)	£460,150
Retail Block E	£445,039	(£1,808,150)	(£1,363,111)
Residential Block E	£261,303	(£392,049)	(£130,746)
Common Residential Costs	£147,936	-	£147,936
Preliminaries Adjustment	-	(£230,641)	(£230,641)
Project Insurance Adjustment (@ £0.25 per £100)	£2,856	-	£2,856
Contingency Adjustment (@ 5%)	£45,730	-	£45,730
			£960,337
Design development cost adjustments Nov'16 - Mar'17 as per Cost tracker rev D dated 2nd March 2017**     Adjustment to suit Collado Collins area schedule of 08/12/16	_	(£177,640)	(£177,640)
•	C746 060	(~111,040)	
Design development review of Public Realm	£746,263	-	£746,263
Section 278 works Gen Arrangement (Rev A) review	£198,235		£198,235
Cladding Rate review for Block "D"	-	(£118,569)	(£118,569)
			£648,289

#### Notes:

\*Please note that the revised cost plan dated 29th November 2016 is based upon adjustments to the Gost Plan 12 figure, dated 03rd June 2016. This does not represent a complete remeasure of the scheme and assumes that the cost plan was correct in the first instance. Thomas & Adamson have only carried out an exercise of comparison between two sets of drawings and made due allowance for visible changes.

<sup>\*\*</sup>No allowance for inflation included in the above; this has been accounted for elsewhere



Cost Plan 12

3rd June 2016

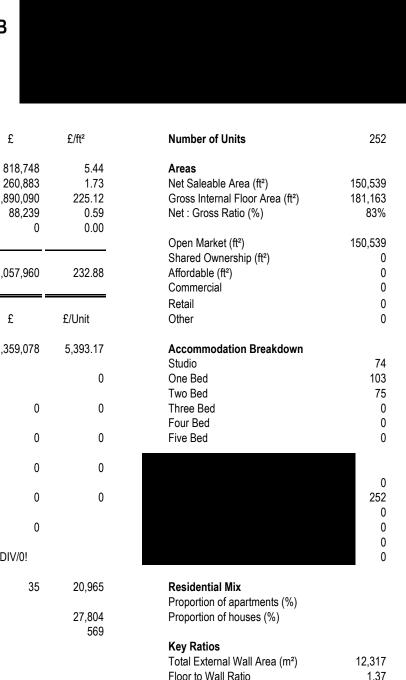


Cost Plan 12 3rd June 2016

#### **Key Data**

**Cost Summary** 

Externals



### Plot Housebuild 33,890,090 Overheads Marketing Total 35,057,960 **Allowances within Cost Plan** 1,359,078 Contingency (£ & £ / ft² NSA) Marketing (£ / Private Unit) Total Pre-Planning Design Fees (£& £/Unit) Total Design Fees (£& £/Unit) NHBC Fees (£ & £/unit) Local Authority and Miscellaneous Fees (£) Demolitions (£) Basement (£ per Parking Space) #DIV/0! Frame (£ / ft2 (NSA)& £/Unit) Façade (£ / Unit) Façade (£ /m² elevation excluding balconies) Brickwork Materials (£/1000) Mechanical Electrical & Plumbing Installations 31,175 (£/Unit) Dry Lining and Partitions excl Metsec (£ / unit) 15,330 #DIV/0! Average Cost of Hard Landscaping (£/m²) Average Cost of Soft Landscaping (£/m²) 108,200 Value of any Non Residential Fit-Out (£ & £/m2) **Programme** Start date Site abnormals (£/ft² NSA) Costs to date (as of State Date) (£) **CSH Level** Planning Gain / CIL (£)

Floor to Wall Ratio	1.37
Total Window Area (m²) Window to Wall Ratio (%)	4,927 40%
Average Storey Height (m)	3.29
Maximum no. of storeys	0

0

Completion date
Programme period in Weeks



BUDGET BUILD COST

Element	Description	TOTAL	£/ft² NSA	£/unit	%
	Pre-Planning Fees	0	0.00	0.00	0.00
	Surveying and Design Fees	0	0.00	0.00	0.00
	Local Authority Fees	0	0.00	0.00	0.00
	Miscellaneous Fees	0	0.00	0.00	0.00
	Temporary Works	0	0.00	0.00	0.00
	NHBC Fees	0	0.00	0.00	0.00
	Demolition and Site Clearance	0	0.00	0.00	0.00
	Roads and Footpaths	0	0.00	0.00	0.00
	Street Lighting	0	0.00	0.00	0.00
	External Signage	25,200	0.17	100.00	0.07
	Drainage	381,960	2.54	1,515.71	1.09
	Landscaping	108,200	0.72	429.37	0.31
	Section 278 Works	0	0.00	0.00	0.00
	Planning Gain	0	0.00	0.00	0.00
	LEB Substation and Mains Capital Contribution	264,400	1.76	1,049.21	0.75
	Services Diversions	0	0.00	0.00	0.00
,	Walls and Fencing	0	0.00	0.00	0.00
	Site Entrance Features/Gates	0	0.00	0.00	0.00
	TOTAL SECTION E - EXTERNALS	779,760	5.18	3,094.29	2.22
			0.00		0.00
	Substructure	0	0.00 0.00	0.00 0.00	0.00
	Piling and Attendances Service Connections		1.65	985.95	0.00 0.71
	Service Connections	248,460	1.05	905.95	0.71
<del>-</del>	TOTAL SECTION P - PLOT	248,460	1.65	985.95	0.71
	Mastic	66,750	0.44	264.88	0.19
	Fire Proofing and Protection	95,760	0.64	380.00	0.27
	BWIC	21,000	0.14	83.33	0.06
	Insitu Concrete Frame	5,283,201	35.10	20,965.08	15.07
	External Cladding	1,341,520	8.91	5,323.49	3.83
	Brickwork	1,024,446	6.81	4,065.26	2.92
	Precast Concrete Floors and Stairs	0	0.00	0.00	0.00
	Structural Steel and Metalwork	352,800	2.34	1,400.00	1.01
	Scaffolding	1,198,571	7.96	4,756.23	3.42
	Carpentry	1,531,854	10.18	6,078.78	4.37
•	Windows/Glazing Systems	3,089,363	20.52	12,259.38	8.81
	Balconies/Metalwork	1,979,140	13.15	7,853.73	5.65
	Roof Covering	237,617	1.58	942.92	0.68
	Mansafe Systems	22,400	0.15	88.89	0.06
	Window Cleaning Equipment	0	0.00	0.00	0.00
	Plumbing	5,578,213	37.05	22,135.76	15.91
	AOV and Ventilation	105,000	0.70	416.67	0.30
	Electrical Installations	2,172,775	14.43	8,622.12	6.20
	Sustainability Requirements	126,000	0.84	500.00	0.36
	Lifts	796,099	5.29	3,159.12	2.27
	Kitchens	806,400	5.36	3,200.00	2.30
	White Goods	501,984	3.33	1,992.00	1.43
,	Vanity Units & Wardrobes	262,279	1.74	1,040.79	0.75
	Dry Lining and Partitioning	3,863,119	25.66	15,329.84	11.02
	Floor and Wall Tiling	544,698	3.62	2,161.50	1.55
	Carpets and Floor Covering	619,302	4.11	2,457.55	1.77
	Painting and Decorating	353,385	2.35	1,402.32	1.01
	Builders Clean	88,200	0.59	350.00	0.25
	Maintenance	252,000	1.67	1,000.00	0.72
	Unallocated Costs	252,000	1.67	1,000.00	0.72
	Leisure Centre	0	0.00	0.00	0.00
	Refuse Disposal	20,750	0.14	82.34	0.06

BUDGET BUILD COST

Element	Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
	Site Management	0	0.00	0.00	0.00
	Site Security	0	0.00	0.00	0.00
	Protection	0	0.00	0.00	0.00
	Welfare Facilities/Consumables	0	0.00	0.00	0.00
	Site Compound	0	0.00	0.00	0.00
	Site Accommodation	0	0.00	0.00	0.00
	Site Running Costs	0	0.00	0.00	0.00
	Labourers	0	0.00	0.00	0.00
	Printing Costs	0	0.00	0.00	0.00
	Insurances	84,037	0.56	333.48	0.24
	Road Cleaning	0	0.00	0.00	0.00
	Hired Plant	0	0.00	0.00	0.00
	Skips	0	0.00	0.00	0.00
	Small Tools	0	0.00	0.00	0.00
-	TOTAL 050TION 0 01TE 01/50U5AD0	24.00		200.40	
-	TOTAL SECTION G - SITE OVERHEADS	84,037	0.56	333.48	0.24
	Sales Office - Temporary	0	0.00	0.00	0.00
	Sales Office - Permanent	0	0.00	0.00	0.00
	Sales Arena Costs	0	0.00	0.00	0.00
	Show Houses	0	0.00	0.00	
	Snow Houses	U	0.00	0.00	0.00
-	TOTAL SECTION M - MARKETING	0	0.00	0.00	0.00
	SUB-TOTAL	33,698,882	223.85	133,725.72	96.12
_	OOD TOTAL	00,000,002	220.00	100,120.12	
	CONTINGENCIES				
	5% Contingency on Externals	38,988	0.26	154.71	0.11
	5% Contingency on Plot	12,423	0.08	49.30	0.04
	4% Contingency on Housebuild	1,303,465	8.66	5,172.48	3.72
	5% Contingency on Overheads	4,202	0.03	16.67	0.01
	5% Contingency on Markets	0	0.00	0.00	0.00
	TOTAL CONTINGENCIES	1,359,078	9.03	5,393.17	3.88
	TOTAL	35,057,960	232.88	139,118.89	100.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE- PLANNING FEES Allowance for Pre-Planning Fees TOTAL PRE-PLANNING FEES	0	item	0	0	0	0.00	0	0.00	Included in common residential costs bill

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>r</b>									
SURVEYING AND DESIGN FEES									
Allowance for Surveying and Design Fees	0	no	0	0	0	0.00			Included in common residential costs bill
TOTAL SURVEYING AND DESIGN FEES				-			0	0.0	0
LOCAL AUTHORITY FEES									
Allowance for Local Authority Fees	0	no		0	0	0.00			Included in common residential costs bill
TOTAL LOCAL AUTHORITY FEES							0	0.0	0
MISCELLANEOUS FEES									
Hazardous Waste Registration	0	no	56	56	0	0.00			Included in common residential costs bill
Environmental Agency	0	no		0	0	0.00			
British rail /TFL/DLR	0	no		0	0	0.00			
Railway Supervision Fees	0	no		0	0	0.00			
River Authority fees	0	no		0	0	0.00			
TOTAL MISCELLANEOUS FEES				_			0	0.0	0
TEMPORARY WORKS									
Temporary haul road	0	m²		0	0	0.00			Included in common residential costs bill
Removal of temporary road roads on completion	0	m²		0	0	0.00			
Orange barrier fencing - erect and maintain	0	m		0	0	0.00			
TOTAL TEMPORARY WORKS				-			0	0.0	0

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
NHBC FEES									
Inspections & Warranty									Included in common residential costs bill
Up to £80.0000	0	no	317	317	0	0.00			moladou in common recidental coste ou
£80,001 to 90,000	0	no	357	357	0	0.00			
£90,000 to £100,000	0	no	384	384	0	0.00			
£100,001 to £110,000	0	no	408	408	0	0.00			
£110,001 to 120,000	0	no	422	422	0	0.00			
£120,001 to £140,000	0	no	435	435	0	0.00			
£140,001 to £160,000	0	no	461	461	0	0.00			
£160,001 to £180,000	0	no	485	485	0	0.00			
£180,000 to £200,000	0		524	524	0	0.00			
£200,000 to £250,000	0	no no	603	603	0	0.00			
£250,001 to £350,000	0	no	698	698	0	0.00			
£300,001 to £350,000	0		792	792		0.00			
·	0	no	792 886	792 886	0				
£350,001 to £400,000	0	no	1,045		0	0.00			
£400,001 to £500,000		no	,	1,045	0				
£500,001 to £600,000	0	no	1,257	1,257	0	0.00			
£600,001 to £750,000	0	no	1,605	1,605	0	0.00			
£750,001 to £1,000,000	0	no	2,094	2,094	0	0.00			
£1,000,000 to £1,200,000	0	no	3,310	3,310	0	0.00			
£1,200,001 to £1,500,000	0	no	4,689	4,689	0	0.00			
£1,500,001 to £1,750,000	0	no	5,471	5,471	0	0.00			
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00			
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00			
Non-Residential Areas	0	m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
Building control services	0								
5 or less	0	no	401	401	0	0.00			
6 to 20	0	no	216	216	0	0.00			
21 to 100	0	no	143	143	0	0.00			
101 and over	0	no	126	126	0	0.00			
Non-Residential Areas	0	m²	2	2	0	0.00			
TOTAL NHBC FEES							C	) 0	1.00
DEMOLITIONS AND SITE CLEARANCE									
Allowance for demolitions	0	item		0	0	0.00			Included in works up to podium level
Further asbestos/contamination removal	0			0	0	0.00			
Allowance for removing tanks/other underground obstructions	0	Item		0	0	0.00			
Allowance for removing Japanese Knotweed and the like	0	Item		0	0	0.00			
Allowance for relocating wildlife or flora	0			0	0	0.00			
TOTAL DEMOLITIONS AND SITE CLEARANCE	·			·			C	) (	1.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
ROADS AND FOOTPATHS									
Roads									
Tarmac	0	m²	90	90	0	0.00			Included in works up to podium level
Block Paving	0	m²	95	95	0	0.00			included in works up to podiam level
Resin Bonded	0	m²	120	120	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
Footpaths	U	111	40	40	U	0.00			
Tarmac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving	0	m²	75	75	0	0.00			
Granite Setts	0	m²	180	180	0	0.00			
	0		35	35	0	0.00			
Extra for feature band in granite setts Resin Bound Surface	0	m 2				0.00			
York Stone	0	m² m²	45 160	45 160	0	0.00			
	0		50	50	0	0.00			
Concrete kerbs and edging	0	m		125	0	0.00			
Granite kerbs and edging	0	m	125 0	125					
Traffic Signals	•	item			0	0.00			
Highways Off Site Works	0	item	0	0	-	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00		0.00	
TOTAL ROADS AND FOOTPATHS				0			0	0.00	J
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00			Included in works up to podium level
TOTAL STREET LIGHTING	U	""	00	0		0.00	0	0.00	
TOTAL OTTLET EIGHTING				O			O	0.00	,
EXTERNAL SIGNAGE									
Site signage	252	item	100	100	25,200	0.17			
TOTAL STREET LIGHTING				25,200			25,200	0.17	7
DRAINAGE									
Foul Water Drainage below ground	16.830	m²	12	12	201,960	1.34			Based on GIFA
Foul Water Sewer	0	m	50	50	0	0.00			Buddu dii dii 71
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0	0.00			
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	600	m³	300	300	180,000	1.20			
Allowance for sewer connections	000		15,000	15,000	0	0.00			
TOTAL DRAINAGE	U	ICIII	13,000	381,960		0.00	381,960	2.54	1
TOTAL DIVINAGE				501,500			301,300	2.5	т

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes	
LANDSCAPING									
Allowance for furniture etc to amenity deck	1	no	20,000	20,000	20,000	0.13		Included in works up to podium level	
Alumasc floradrain and filter sheet to podium areas	0	m²	25,000	25,000	20,000	0.00			
Supply and lay cultivated turf	0	m²	7	7	0	0.00			
Planting shrubs	0	m²	50	50	0	0.00			
Play area surfacing	0	m²	100	100	0	0.00			
Play Equipment	0	Item	25,000	25,000	0	0.00			
Street furniture	0	item	50,000	50,000	0	0.00			
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00			
Semi mature trees	0	no	1,500	1,500	0	0.00			
Tree Pit	0	no	1,500	1,500	0	0.00			
Metal planters	0	m	300	300	0	0.00			
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00			
roko Benches	0	m	180	180	0	0.00			
Making up levels to podium (600mm)	0	m²	45	45	0	0.00			
Cycle rack and enclosure	252	no	350	350	88,200	0.59			
TOTAL LANDSCAPING				108,200	00,200	0.00	108,200	0.72	
SECTION 278 WORKS									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS	v		·	0		0.00	0	0.00	
				•			-	••••	
PLANNING GAIN									
Planning Gain	0	Item	0	0	0	0.00		Insert gross figure	
CIL Payments	0	Item	0	0	0	0.00		Insert gross figure	
TOTAL PLANNING GAIN				0			0	0.00	
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION									
Allowance for new sub station	0	no	800	800	0	0.00		Included in common residential costs bill	
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00		miniumum fugure £75,000 but only populate over 25,00	00 ft2
On site electric mains	252	no	300	300	75,600	0.50			
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00			
Water Main	1	Item	25,000	25,000	25,000	0.17			
Water & Sewerage Infrastructure Charges	252	no	650	650	163,800	1.09			
Allowance for gas main supply	0	no	20,000	20,000	0	0.00			
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION	ŭ		_0,000	264,400		0.00	264.400	1.76	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SERVICE DIVERSIONS									
	0	14	0	0	0	0.00			
Electricity	0		0	0	0	0.00			
Water	0	Item	0	0	0	0.00			
Gas	0	Item	0	0	0	0.00			
Telephone	0	Item	0	0	0	0.00			
Cable TV	0	Item	0	0	0	0.00			
Sewers	0	Item	0	0	0	0.00			
Street Lighting	0	Item	0	0	0	0.00			
TOTAL SERVICE DIVERSIONS				0			0	0.00	
WALLS AND FENCING									
Perimeter fencing	0	m	50	50	0	0.00			
Acoustic fencing	0	m	500	500	0	0.00			
Perimeter railings	0	m	175	175	0	0.00			
Perimeter brick wall - materials	0	m²	100	100	0	0.00			1.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00			· · · · · · · · · · · · · · · · · · ·
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
TOTAL WALLS AND FENCING				0			0	0.00	
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0		15,000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000	0	0.00	_		
				0			0	0.00	
						-			-
TOTAL EXTERNALS					779,760		779,760	5.18	
						=			=

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
•			•						
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels	0	m³	50	50	0	0.00			
Filling to make up levels	0	m³	25	25	0	0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25	25	0	0.00			
Allowance for contamination (non-harzardous material)	0	m³	85	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0	0	0.00			
Allowance for piling mat and removal on completion	0	m²	60	60	0	0.00			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	0	m³	48	48	0	0.00			
Cut off tops of piles and remove from site	0	no	100	100	0	0.00			Need to consider size of piles and adjust accordingly
Blinding to underside of floor slabs	0	m²	15	15	0	0.00			
Reinforced concrete ground bearing slab 250mm thick inc ground									
beams	0	m²	200	200	0	0.00			
Reinforced concrete ground bearing slab 300mm thick inc ground									
beams	0	m²	225	225	0	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including									· · · · · · · · · · · · · · · · · · ·
own excavation and cart away)	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Pile Caps	0	no	400	400	0	0.00			
Pile Probing	0	no	50	50	0	0.00			
Allowance for lift pits	0	no	5,000	5,000	0	0.00			
Tanking/dpc to basement/gf slab	0	m²	45	45	0	0.00			
Parking area demarcation	0	no	38	38	0	0.00			
Retaining walls generally	0	m²	250	250	0	0.00			
Foundation / toe to retaining walls	0	m	250	250	0	0.00			
Trenching to utilities	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			· · · · · · · · · · · · · · · · · · ·
Excavate to perimeter of basement where no sheet piling and									
subsequently backfill with imported material	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			<del></del>
Allowance for contamination (non-harzardous material)	0	m³	85	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0	0	0.00			
Reinforced Concrete Frame to Basement (Columns and walls)	0	m²	75	75	0	0.00			
Waterproof concrete Walls 250mm thick to Car Park/Basement	·			. •	·	****			
perimeter including formwork	0	m²	212	212	0	0.00			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			
Suspended reinforced concrete slab 250mm thick	0	m²	135	135		0.00			
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			
Suspended waterproof reinforced concrete slab 400mm thick	0	m²	265	265	•	0.00			
Suspended waterproof reinforced concrete slab 250mm thick	0	m²	192	192		0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243	0	0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Ring beam to secant piled wall	0	m	750	750	0	0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	0	0	0	0.00			onlines pilo alamoto and more one or mig zoam
TOTAL SUBSTRUCTURE	v	110111	ŭ	0	<u> </u>	0.00	0	0.00	
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			-
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio adjust rate accordingly
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL PILING				0			0	0.00	
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	252	no	350	350	88,200	0.59			
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			
Electrical Connection Charges	252	no	450	450	113,400	0.75			
Landlords Supply	1	no	1,500	1,500	1,500	0.01			Measured one per core
Commercial Supply	0	no	1,500	1,500	0	0.00			Measured one per commercial/retail unit
Telephone(By Others No Charge)	252	no	0	0		0.00			
Water Connection Charge	252	no	150	150	37,800	0.25			
Direct purchase of Electric meter boxes	252	no	30	30	7,560	0.05			
Design development @ 3% TOTAL FOR SERVICES CONNECTIONS	0	Item	7,454	7,454 248,460	0	0.00	248,460	1.65	5
						_			_
TOTAL PLOT					248,460		248,460	1.65	5

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
·			PTT						
MASTIC									
Mastic to 1 bathroom units	177	no	250	250	44,250	0.29			
Mastic to 1 bathroom 1 ensuite units	75	no	300	300	22,500	0.15			
TOTAL MASTIC				66,750			66,750	0.44	
FIRE PROOFING AND PROTECTION									
Firestops to flats	252	no	380	380	95,760	0.64			
Firestops to non-residential areas	0	m²	5	5	0	0.00			
TOTAL FIRE PROOFING AND PROTECTION				95,760			95,760	0.64	
BUILDER'S WORK									
Allowance for builder's work - standard Units	252	no	0	0	0	0.00			
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects	
Steel box & grill service riser formers; cast into slab.	30	no	700	700	21,000	0.14			
TOTAL BUILDER'S WORK				21,000			21,000	0.14	
IN-SITU CONCRETE FRAME									
In situ concrete upper floor slabs including roof slab	16,830	m²	151	151	2,536,130	16.85			
In situ concrete frame (walls and columns)	16,830	m²	89	89	1,498,073	9.95			
Extra over for tower above 20 storey	16,830	m²	45	45	757,370	5.03			
In situ concrete balcony slab	78	m²	135	135	10,530	0.07			
In situ concrete frame	78	m²	75	75	5,850	0.04			
Extra over upper floor slab for transfer structure 450mm thick		m²	75	75	0	0.00			
Ring Beam to lower level shoulder block	76	m	450	450	34,200	0.23			
Ring Beam to Crown structure	80	m	450	450	36,000	0.24			
RC frame column extension forming shoulder Crown	48	m	250	250	12,000	0.08			
Supply only fixing bracket(shoc) for metal balconies for fixing by others									
One bed flat	166	no	780	780	129,480	0.86			
Two bed flat	66	no	950	950	62,700	0.42			
Three/Four bed flat	0	no	1,140	1,140	0	0.00			
Precast/RC stairs including half landing	30	no	3,500	3,500	105,000	0.70			
Attached Beams									
2000dpx1900w	145	m³	400	400	58,000	0.39			
1500dpx1500w	67	m³	400	400	26,668	0.18			
2000dpx1000w	28	m³	400	400	11,200	0.07			
TOTAL IN-SITU CONCRETE FRAME				•			5,283,201	35.10	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
	7.000	2	440	440	040.050	F 40		
Metsec frame including insulation, vapour barrier and pyroc board	7,390	m²	110	110	812,952	5.40		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	1,109	m²	400	400	443,428	2.95		
Aluminium Cladding to Parapet measured both sides	224	m²	300	300	67,200	0.45		(allowed parapet 500mm high)
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Reconstitute stone faced concrete cladding panels	0	m²	450	450	0	0.00		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Provisional allowance for crown to top of building	0	item	500,000	500,000	0	0.00		No details
Soffit cladding to underside of balconies	78	m²	230	230	17,940	0.12		
Design Development @ 10%	0	Item	132,358	132,358	0	0.00		
TOTAL EXTERNAL CLADDING				1,341,520			1,341,520	8.91

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	6,282	m²	95	95	596,780	3.96		
Materials £400/1000 for Bricks	6,282	m²	68	68	427,665	2.84		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		· · · · · · · · · · · · · · · · · · ·
Blockwork Loadbearing Walls								
Labour	0	m²	50	50	0	0.00		Based on m2 area of wall
Materials	0	m²	25	25	0	0.00		<u></u>
Division walls to basement areas								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		
Design Development @ 10%	0	Item	102,445	102,445	0	0.00		
TOTAL BRICKWORK AND BLOCKWORK	•			1,024,446			1,024,446	6.81
				.,,			.,-= .,	<del></del> -

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
PRE-CAST CONCRETE FLOORS								
Precast concrete upper floors	0	m²	55	55	0	0.00		Hoisting into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0	<u> </u>		0	0.00
STRUCTURAL STEELWORK AND METALWORK								
Wind post / brickwork support	252	no	1,400	1,400	352,800	2.34		
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	. 0	0.00		
TOTAL STRUCTURAL STEELWORK AND METALWORK				352,800	-		352,800	2.34
SCAFFOLDING								
Scaffolding	12,317	m²	55	55	677,460	4.50		
Extra over scaffold for high rise units	12,317	m²	35	35	431,111	2.86		Measure anything over 12 storey, rate to be applied to full façade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00		
Extra over for loading out platform	0	m	250	250	0	0.00		
Allowance for back propping through undercroft/basements	1	item	90000	90,000	90,000	0.60		
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00		
TOTAL SCAFFOLDING				1,198,571			1,198,571	7.96

Cost Plan 12 3rd June 2016

escription	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
ARPENTRY AND JOINERY									
ecure letter boxes	252	no	110	110	27,720	0.18			
ternal signage	252	no	100	100	25,200	0.10			
ylinder tank stands - Supply	252		95	95	23,200	0.17			
mber hoarding to shop front	252	no m²	95 75	95 75	23,940	0.10			
•	2.845			21					
ommunal areas (Labour)	2,645 2,845	m²	21	14	59,745 39,830	0.40 0.26			
ommunal areas (Materials)	2,040	m²	14	14	39,630	0.20			
arpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
arpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
arpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
arpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
arpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
ktra over cost for Duplex Unit	0	no	500	500	0	0.00			
arpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
arpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
arpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
arpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
arpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
ktra over cost for Duplex Unit	0	no	300	300	0	0.00			
mber staircase within house or apartment	0	no	750	750	0	0.00			
ther sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
arpentry (Labour - 1 bed flat) Private & SO	177	no	1,900	1,900	336.300	2.23			
arpentry (Labour - 2bed flat) Private & SO	75	no	2,200	2,200	165,000	1.10			
arpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
arpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
arpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
arpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
arpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
arpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
arpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
arpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
xtra over cost for Duplex Unit	0	no	500	500	0	0.00			
arpentry (Materials - 1 bed flat) Private & SO	177	no	1,398	1,398	247,381	1.64			
arpentry (Materials - 1 bed flat) Private & SO	75	no	1,748	1,748	131,137	0.87			
arpentry (Materials - 2 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
arpentry (Materials - 3 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
arpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
arpentry (Materials - 5 bed flat) Private & 30 arpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
arpentry (Materials - 1 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
arnentry (Materials - 7 hed tlat) Attordable									

Cost Plan 12 3rd June 2016

Description	Oaut!4 :	11	lau4	Data	Cub Tata!	CIEC	Tatal	C/Es2
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600	1,600	0	0.00		
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,750	1,750	0	0.00		
Extra over cost for Duplex Unit	0	no	300	300	0	0.00		
Sliding Door to Studio units	74	no	2,000	2,000	148,000	0.98		
Extra for enhanced finishes to common areas Private & SO	252	no	1,000	1,000	252,000	1.67		
Other sundry carpentry materials	252	no	300	300	75,600	0.50		A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00		
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00		
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00		
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00		
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00		
Extra over cost for Duplex Unit	0	no	500	500	0	0.00		
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00		
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00		
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00		
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00		
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00		
Extra over cost for Duplex Unit	0	no	300	300	0	0.00		
Timber staircase within house or apartment	0	no	750	750	0	0.00		
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00		
Other sundry carpentry materials	0	no	300	300	0	0.00		A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00		
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00		
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00		
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00		
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00		
Extra over cost for Duplex Unit	0	no	500	500	0	0.00		
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00		
Carpentry (Materials - 2 bed flat) Private	0	no	3,100	3,100	0	0.00		
Carpentry (Materials - 3 bed flat) Private	0	no	3,450	3,450	0	0.00		
Carpentry (Materials - 4 bed flat) Private	0	no	3,750	3,750	0	0.00		
Carpentry (Materials - 5 bed flat) Private	0	no	3,870	3,870	0	0.00		
Extra over cost for Duplex Unit	0	no	300	300	0	0.00		
Timber staircase within house or apartment	0	no	750	750	0	0.00		
Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00		
Other sundry carpentry materials	0	no	300	300	0	0.00		A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY				1,531,854	<u> </u>		1,531,854	10.18

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Windows and window frames (uPVC)	0	m²	280	280	0	0.00			
Windows and window frames (composite)	0	m²	450	450	0	0.00			
Windows and window frames (PC Aluminium)	4,927	m²	550	550	2,709,839	18.00		Default is	Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front	0	m²	650	650	0	0.00			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	4,927	m²	75	75	369,524	2.45			
Single main entrance door - glazed. (Private)	2	no	5,000	5,000	10,000	0.07			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	308,936	308,936	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS			,	3,089,363			3,089,363	20.52	
BALCONIES AND METALWORK									
Canopy to front entrance	16	m²	800	800	12,800	0.09			
Brise soleil	0	m²	250	250	0	0.00			
Walk on metal balconies - Galvanised & powder coated	·		_50	_30		0.00			
One bed flat	166	no	7.000	7.000	1.162.000	7.72		Average 5	5m²
Two bed flat	66	no	8.000	8,000	528.000	3.51		Average 6	
Three/Four bed flat	0	no	9.000	9.000	0	0.00		Average 9	
Juliette Balconies	0	no	1,500	1,500	0	0.00			<del>_</del>
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	259	m	760	760	196,840	1.31			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	30	no	2.650	2.650	79.500	0.53			
Metal feature staircase with duplex apartment	0	no	25.000	25,000	0	0.00			
Design Development @ 10%	0	Item	197,914	197,914	0	0.00			
TOTAL BALCONIES AND METALWORK	· ·		101,017	1,979,140		0.00	1,979,140	13.15	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ROOF COVERINGS		•				•		
Roof coverings including insulation, expansion joints , dressing to vents , drains and			440		400 400	0.70		D ( ) ( ) ( ) ( )
all other openings	983	m²	110	110	108,130	0.72		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		
Extra Over for green roof	266	m²	60	60	15,987	0.11		
Extra for paving slabs to walkways to plant areas	0	m²	60	60	0	0.00		
Coping detail to roof perimeter	224	m	125	125	28,000	0.19		
Allow for construction of lift motor room at roof level	3	no	5,000	5,000	15,000	0.10		
Waterproofing to podium deck below building footprint	0	m²	110	110	0	0.00		
Extra over for hardwood decking	0	m²	55	55	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	940	m²	75	75	70,500	0.47		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)	0	m²	130	130	0	0.00		
TOTAL ROOF COVERINGS				237,617			237,617	1.58
MANSAFE SYSTEM								
Mansafe system	224	m	100	100	22,400	0.15		
mandalo dystom			100	22,400	22,100	00	22,400	0.15
WINDOW CLEANING SYSTEM				, 100			, 100	
Window cleaning system / BMU	0	no	250,000	250,000	Λ	0.00		Review for job specific requirements
• •	0		10,000	10,000	0	0.00		Cost per face of tower
Anchor points for absailing systems	U	no	10,000	10,000	U	0.00	0	
TOTAL WINDOW CLEANING SYSTEM				U			0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MECHANICAL AND PLUMBING INSTALLATIONS									
Mechanical & plumbing installations to flats - one bedroom and studio flats	177	no	13,360	13,360	2,364,744	15.71			
Mechanical & plumbing installations to flats - two bedroom flats	75	no	14,063	14,063	1,054,747	7.01			
Mechanical & plumbing installations to flats - three bedroom flats	0	no	0	0	0	0.00			
Mechanical & plumbing installations to flats - four bedroom flats	0	no	0	0	0	0.00			
Mechanical & plumbing installations to flats - five bedroom flats	0	no	0	0	0	0.00			
Extra over for duplex unit	0	no	1,500	1,500	0	0.00			
Sprinkler installations to flats	252	no	1,400	1,400	352,800	2.34			use where above 10 storeys( 30 metres to last residential floor level )
Boosted Cold Water Main tanks and dual pump sets	1	no	80,000	80,000	80,000	0.53			
ENERGY CENTRE						0.00			
CHP Energy Centre	0	no	2,550	2,550	0	0.00			
CHP distribution pipework	252	no	2,650	2,650	667,800	4.44			
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00			
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00			
Allowance for generator	0	Item	100,000	100,000	0	0.00			
Rainwater installation	16,830	m²	7	7	117,813	0.78			
Dry risers	30	no	1,100	1,100	33,000	0.22			
Extra over for wet risers	30	no	2,400	2,400	72,000	0.48			use where above 20 storeys
Ventilation to common areas	2,845	m²	60	60	170,700	1.13			
Services connections to commercial space	0	no	3,000	3,000	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1.300	1.300	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
I								
Supply only plumbing goods for flat with one bathroom (Private & SO)	177	no	878	878	155,326	1.03		
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)					,			
	75	no	1,498	1,498	112,337	0.75		
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00		
<b>=</b>								
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for specification (Private)	0	no	500	500	0	0.00		
	•		0.000	0.000	0	0.00		
Comfort cooling	0	no	9,000	9,000	0	0.00		
Heat Recovery	252	no	1,575	1,575	396,945	2.64	E E70 040	27.05
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				5,578,213			5,578,213	37.05
AOV AND VENTILATION								
AOV to common area staircases	30	no	3,500	3,500	105,000	0.70		
Mechanical services to gymnasium	0	m²	420	420	0	0.00		
Mechanical services to basement car park - tunnel fans	0	m²	40	40	0	0.00		Based on impulse fans
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00		
TOTAL AOV AND VENTILATION				105,000	<u> </u>		105,000	0.70

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ELECTRICAL INSTALLATIONS								
Electrical fitout - one bedroom flat (Private & SO)	177	no	6,985	6,985	1,236,345	8.21		
Electrical fitout - two bedroom flat (Private & SO)	75	no	7,117	7,117	533,775	3.55		
Electrical fitout - three bedroom flat (Private & SO)	0	no	7,249	7,249	0	0.00		
Electrical fitout - four bedroom flat (Private & SO)	0	no	7,381	7,381	0	0.00		
Electrical fitout - five bedroom flat (Private & SO)	0	no	7,513	7,513	0	0.00		
Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	0	0.00		
Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Extra over for duplex unit	0	no	200	200	0	0.00		
Electrical fitout (common areas)	2,845	m²	73	73	207,685	1.38		
Electrical services to basement car park	0	m²	20	20	0	0.00		
Electric car charging points	0	no	1,500	1,500	0	0.00		
Audio visual door entry system	252	no	500	500	126,000	0.84		
Lift supply	3	no	1,100	1,100	3,300	0.02		
Pump supply	1	no	470	470	470	0.00		
Boiler supply	0	no	3,175	3,175	0	0.00		
Lightning conductors	252	unit	100	100	25,200	0.17		Allow one per core
CCTV Installations	1	no	15,000	15,000	15,000	0.10		Allow one per basement and one per block
Services connections to commercial space	0	no	2,000	2,000	0	0.00		
Smoke detection and fire alarms to commercial areas	0	m²	10	10	0	0.00		
Allowance for feature lighting to Crown	1	item	25,000	25,000	25,000	0.17		
Pre-wire for audio visual installations	0	no	250	250	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Home automation comelit system	0	no	8,500	8,500	0	0.00		
Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
TOTAL ELECTRICAL INSTALLATIONS				2,147,775			2,172,775	14.43

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
SUSTAINABILITY MEASURES								
Mayor's sustainability requirements renewable energy	252	no	500	500	126,000	0.84		
mayor o cacamasmy requirements renormable citergy				126,000	.20,000	0.01	126,000	0.84
LIFT INSTALLATIONS				.20,000			120,000	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 30 stops	3	no	221,498	221,498	664,494	4.41		
Stainless Deep Reveals	90	no	700	700	63,000	0.42		Per Floor
Extra over for fireman's lift 30 Stops	1	no	17,960	17,960	17,960	0.12		Over 7 storeys
Lift installations 04 stops	1	no	47,845	47,845	47,845	0.32		<del> </del>
Stainless Deep Reveals	4	no	700	700	2,800	0.02		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00		Over 7 storeys
Lift installations 10 stops	0	no	79,795	79,795	0	0.00		<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00		<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00		Over 7 storeys
Carlift	0	no	125,000	125,000	0	0.00		Assumes single basement
Goods Lift	0	no	0	0	0	0.00		· · · · · · · · · · · · · · · · · · ·
Extra over for an additional car door (dual entry 'through-car')	0	no	7,600	7,600	0	0.00		
Extra over for additional landing entrance	0	no	2,350	2,350	0	0.00		(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators								
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Extra over for uplift to GF lift entrances	0	no	2,500	2,500	0	0.00		
; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00		
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00		
TOTAL LIFT INSTALLATIONS				796,099			796,099	5.29
KITCHENS								
Vitale and to studies 2 and had flate (Drivete)	•		0.000	0.000	^	0.00		
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00		
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
·	•		•							
Kitchens to one bed flats (Private & SO)	177	no	3,200	3,200	566,400	3.76				
Kitchens to two bed flats (Private & SO)	75	no	3,200	3,200	240,000	1.59				
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Vitabane to studio and 4 had unit (Privata)	0		6 500	6,500	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	6,500		0	0.00				
Kitchens to 2 bed unit (Private)	0	no	6,500 6,500	6,500 6,500	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	,		0	0.00				
Kitchens to 4 bed unit (Private)	Ū	no	6,500	6,500	-					
Kitchens to 5 bed unit (Private )	0	no	6,500	6,500	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00				
Kitchens to 2 bed unit (Private)	0	no	8,370	8,370	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 5 bed unit (Private)	0	no	10,150	10,150	0	0.00				
TOTAL KITCHENS				806,400			806,400.00	5.36		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total £	E/ft²	Notes	
•		-	1. 2.4							
WHITE GOODS										
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00				
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00				
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				
Single fan oven - Electrlux EOB3400AOX (private and SO)	252	no	175	175	44,100	0.29				
Ceramic Hob - Electrolux EHF6141SK	252	no	140	140	35,280	0.23				
Integrated Hood - Electrolux EF160021S	252	no	125	125	31,500	0.21				
Fridge/Freezer - Electrolux ENN2901AOW	252	no	375	375	94,500	0.63				
450mm dishwasher - Electrolux ESL621LO	252	no	250	250	63,000	0.42				
Integrated Microwave - Electrolux EMS172560X	252	no	220	220	55,440	0.37				
Freestanding Washer Dryer - Zanussi ZKG7165	252	no	375	375	94,500	0.63				
Kitchen white goods to flats (HA)										
Oven, Hob & Hood	0	no	335	335	0	0.00				
Washer / Dryer	0	no	450	450	0	0.00				
Fridge / Freezer	0	no	400	400	0	0.00				
Dishwasher	0	no	330	330	0	0.00				
Microwave	0	no	192	192	0	0.00				
Fitting white goods	0	no	265	265	0	0.00				
Vat on white goods @ 20.0%	1	item	83,664	83,664	83,664	0.56				
Single fan oven - AEG BE300 302IM	0	no	435	435	0	0.00				
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00				
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00				
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00				
Vat on white goods @ 20.0%	0	item	0	0	0	0.00				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	•								
All Vitaban and inner (and another breakdown)	0		4 404	4 404	٥	0.00			
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00			
E.O for Island Hood where required	0	no	0	0	0	0.00			
Potential site specific upgrades and/or allowance for intergrated appliances (see	0		0	0	0	0.00			
kitchen appliances tab for details)	0	no :4	0	0	0	0.00			
Vat on white goods @ 20.0%	1	item	U	٠.	0	0.00	504.004	2.22	
TOTAL WHITE GOODS				501,984			501,984	3.33	
VANITY UNITS AND WARDROBES									
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700	0	0.00			
Association to control for the Monte of the Land and the Land and the Land									
Amarari cabinet, worktop/upstand/splashback and under basin box to main	050		0.45	0.45	040.040	1.41			
bathroom (private and shared ownership)	252	no	845	845	212,940				
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom	75		256	256	19,200	0.13			
(private and shared ownership) Vat on cabinet @ 20%	15	no item	30,139	30,139	30.139	0.20			
Vanity Unit Affordable	0	no	450	450	0,139	0.20			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	930	0	0.00			
	•	<b>5</b> 4	·	·	· ·	0.00			
Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00			
Amarari cabinet and under basin box to ensuite bathroom	0	no	884	884	0	0.00			
Vat on cabinet @ 20%	1	no	0	0	0	0.00			
Silstone worktop and splashback to main bathroom and ensuites	0	no	870	870	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00			
Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00			
Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			

Cost Plan 12 3rd June 2016

Description	Ourantit:	I I = i4	t	Data	Cub Tata!	CIELS	Tatal	CIELS	Notes
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
				262,279			262,279		
DRY LINING AND PARTITIONS				,					
Flats / Apartments	13,985	m²	248	248	3,464,819	23.02			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			
Common Areas	2,845	m²	140	140	398,300	2.65			
General uplift for 1 bed unit (Private)	0	no	300	300	0	0.00			
General uplift for 2 bed unit (Private)	0	no	700 900	700 900	0	0.00			
General uplift for 3 bed unit and over (Private)	0	no	900 250	900 250	0	0.00 0.00			
Bulkheads around comfort cooling units Upgrade - Curtain Rail Trough	0	no	250 650	650	0	0.00			
TOTAL DRY LINING AND PARTITIONS	U	no		3,863,119	U	0.00	3.863.119	25.66	
TOTAL DRY LINING AND PARTITIONS				3,003,119			3,003,119	23.00	
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
Ceramic floor tiling to kitchens and bathrooms (Allordable) Extin	0	""	30	30	U	0.00			bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl
									quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	5,670	m²	66	66	374,220	2.49			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	5,070	111	00	00	314,220	2.49			average 22.011 ulling per bautiouti
vali ililig to ensulte patrilooni ooo x sooniin man soniison wodeni kange	4.050	2	00		00.400	0.50			40.20
Floor Tillian to see in hother one COO or 200 one HOD Johanna Mad	1,350	m²	66	66	89,100	0.59			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range									
	1,008	m²	66	66	66,528	0.44			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	225	m²	66	66	14,850	0.10			average 3m² tiling per bathroom
					,	0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 3m² tiling per bathroom
The state of the s	·	•		30					

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
_									
Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00			
Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795	0	0.00			
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69	0	0.00			
TOTAL FLOOR AND WALL TILING				544,698			544,698	3.62	
CARPETS AND FLOOR COVERINGS									
Floor finishes (common areas)	2,845	m²	25	25	71.125	0.47			
Vat on floor finishes @ 20.0%	1	Item	14,225	14,225	14,225	0.09			
100 miles (2010 / 100 miles (2			,==0	,	,==0	0.00			
Carpet to 1 bed unit (Private & SO )	2,301	m²	25	25	57,525	0.38		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private & SO)	1,875	m²	25 25	25	46.875	0.30		based on average 15m <sup>2</sup>	
Carpet to 3 bed unit (Private & SO)	1,075	m²	25 25	25	40,073	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private & SO)	0	m²	25	25	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 1 bed unit (Private & SO)	5,664	m²	40	40	226,560	1.50		Based on average 32m <sup>2</sup>	
Amtico 'spacia range' to 2 bed unit (Private & SO)	2,850	m²	40	40	114.000	0.76		Based on average 38m <sup>2</sup>	
Amtico 'spacia range' to 3 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 61m <sup>2</sup>	
Amtico 'spacia range' to 5 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>	
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>	
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 31m <sup>2</sup>	
Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>	
Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>	
Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>	
Vinyl to 5 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 69m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	88,992	88,992	88,992	0.59		<del></del>	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 1 bed unit (Private)  Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 15m <sup>2</sup>
. ,	0		40	40	•	0.00		Based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private)	0	m² m²	40	40	0	0.00		Based on average 35ff <sup>2</sup>
Carpet to 4 bed unit (Private)	ŭ				0			
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 32m <sup>2</sup>
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55 55	55	0	0.00		Based on average 38m <sup>2</sup>
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	v	0.00		Based on average 61m <sup>2</sup>
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 27m <sup>2</sup>
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 33m <sup>2</sup>
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 50m <sup>2</sup>
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 56m <sup>2</sup>
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 62m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		<del></del>
TOTAL CARPETS AND FLOOR COVERINGS				619,302			619,302	4.11
PAINTING AND DECORATING								
	177	20	1.000	1,000	177,000	1.18		
Decorations (1 bed apartments)	177	no	1,000 1,100	,	,	0.55		
Decorations (2 bed apartments)	75 0	no	,	1,100	82,500	0.55		
Decorations (3 bed apartments)	-	no	1,345	1,345	0	0.00		
Decorations (4 bed apartments)	0	no	1,600	1,600	0			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00		
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00		
Painting sheet piling in basement	0	m²	50	50	0	0.00		
Painting masonry walls in basements	0	m²	10	10		0.00		
Decorations (common areas)	2,845	m²	25	25	71,125	0.47		
Redecorations to communal area post occupation (common areas)	2,845	m²	8	8	22,760	0.15		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
			E · ·						
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING				353,385			353,385	2.35	
BUILDER'S CLEAN									
Clean down building prior to handover	252	no	350	350	88,200	0.59			
TOTAL BUILDER'S CLEAN	202	110	000	88,200		0.00	88,200	0.59	
				,200			-5,200	2.00	
MAINTENANCE									
Maintaining flats	252	no	1,000	1,000	252,000	1.67			
•			,						

Cost Plan 12 3rd June 2016

Extra over costs for fitting out penthouse Extra for fitting out WC to duplex unit  Extra for fitting out WC to duplex unit  Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area  Wall finishes Floor finishes Ceiling finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area  Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Floor finishes Ceiling finishes Floor finishes Ceiling finishes TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 252 181,163 0 0 0 0 0	no no no no ft² m² m² m² No No m² m² m²	25,000 2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 5,000 100 100 70	252,000 25,000 2,000 2,875 1,000 0 150 70 40 25,000 5,000 100 100 70	0 0 0 252,000 0 0 0 0 0 0	0.00 0.00 0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00	252,000	1.67	Included in revised rates for brickwork; metsec and dry lining
Extra over costs for fitting out penthouse Extra for fitting out WC to duplex unit Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Ceiling finishes Ceiling finishes Floor finishes Ceiling finishes Tor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TM's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 252 181,163 0 0 0 0 0 0	no no no no ft² m² m² m² No No m² m² m²	2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 100	25,000 2,000 2,875 1,000 0 150 70 40 25,000 5,000 100	0 0 0 252,000 0 0 0 0 0 0	0.00 0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0	252,000		Included in revised rates for brickwork; metsec and dry lining
Extra over costs for fitting out penthouse Extra for fitting out WC to duplex unit Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Ceiling finishes Ceiling finishes Floor finishes Ceiling finishes Tor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TM's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 252 181,163 0 0 0 0 0 0	no no no no ft² m² m² m² No No m² m² m²	2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 100	2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 100	0 0 0 252,000 0 0 0 0 0 0	0.00 0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0			Included in revised rates for brickwork; metsec and dry lining
Extra for fitting out WC to duplex unit  Void charge Allowance for compliaance with 2014 Part L Building Regulations  Fitting out Concierge / Receiption Area  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area  Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Ceiling finishes Floor finishes Ceiling finishes TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 252 181,163 0 0 0 0 0 0	no no no no ft² m² m² m² No No m² m² m²	2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 100	2,000 2,875 1,000 0 150 150 70 40 25,000 5,000 100	0 0 0 252,000 0 0 0 0 0 0	0.00 0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0			Included in revised rates for brickwork; metsec and dry lining
Extra for fitting out WC to duplex unit Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 252 181,163 0 0 0 0 0 0 0	mo no ft² m² m² m² no No No m² m² m²	2,875 1,000 0 150 150 70 40 25,000 5,000 5,000	2,875 1,000 0 150 150 70 40 25,000 5,000 100	0 252,000 0 0 0 0 0 0 0 0	0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0			Included in revised rates for brickwork; metsec and dry lining
Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 252 181,163 0 0 0 0 0 0 0	mo no ft² m² m² m² no No No m² m² m²	2,875 1,000 0 150 150 70 40 25,000 5,000 5,000	2,875 1,000 0 150 150 70 40 25,000 5,000 100	0 252,000 0 0 0 0 0 0 0 0	0.00 1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0			Included in revised rates for brickwork; metsec and dry lining
Void charge Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	181,163 0 0 0 0 0 0 0	mo ft²  m² m² m² m² no No No m² m² m²	1,000 0 150 150 70 40 25,000 5,000 5,000	1,000 0 150 150 70 40 25,000 5,000 5,000	252,000 0 0 0 0 0 0 0 0	1.67 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0			Included in revised rates for brickwork; metsec and dry lining
Allowance for compliaance with 2014 Part L Building Regulations Fitting out Concierge / Receiption Area  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	181,163 0 0 0 0 0 0 0	ft <sup>2</sup> m <sup>2</sup> m <sup>2</sup> m <sup>2</sup> no  No  No  m <sup>2</sup> m <sup>2</sup> m <sup>2</sup>	150 150 70 40 25,000 5,000 5,000	0 150 150 70 40 25,000 5,000 5,000	0 0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0 0 0	m² m² m² m² no No No m² m² m²	150 150 70 40 25,000 5,000 5,000	150 150 70 40 25,000 5,000 5,000	0 0 0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0			
Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0 0 0	m² m² m² no No No m² m² m²	150 70 40 25,000 5,000 5,000	150 70 40 25,000 5,000 5,000	0 0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0			
Floor finishes Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0 0 0	m² m² m² no No No m² m² m²	150 70 40 25,000 5,000 5,000	150 70 40 25,000 5,000 5,000	0 0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.0			
Ceiling finishes Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0	m² m² no No No m² m² m²	70 40 25,000 5,000 5,000	70 40 25,000 5,000 5,000	0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00 0.00			
Enhanced lighting installations and features Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area Extra over for fitting out entrance lobby - no concierge Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0 0	m² no No No m² m² m²	40 25,000 5,000 5,000	40 25,000 5,000 5,000 100	0 0 0 0	0.00 0.00 0.00 0.00 0.00			
Receiption Desk Furniture and Soft Funishings Back of house WC and Kitchenette Area  Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings  TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0 0 0 0	no No No m² m² m²	25,000 5,000 5,000 100	25,000 5,000 5,000 100	0 0 0	0.00 0.00 0.00 0.00 0.00			
Furniture and Soft Funishings Back of house WC and Kitchenette Area  Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings  TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre  Gym Equipment	0 0 0 0 0 0	No No m² m² m²	5,000 5,000 100 100	5,000 5,000 100 100	0 0 0	0.00 0.00 0.00 0.00			
Back of house WC and Kitchenette Area  Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings  TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0	No m² m² m²	5,000 100 100	5,000 100 100	0 0	0.00 0.00 0.00			
Extra over for fitting out entrance lobby - no concierge  Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0 0 0	m² m² m²	100 100	100 100	0	0.00			
Wall finishes Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0	m² m²	100	100	0	0.00			
Floor finishes Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0	m² m²	100	100	0				
Ceiling finishes Enhanced lighting installations and features Furniture and Soft Funishings TMI's TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0	m²				0.00			
Enhanced lighting installations and features Furniture and Soft Funishings TMI'S TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	•		70			0.00			
Furniture and Soft Funishings IMI'S IOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	U	m²	40	40	0	0.00			
TMI'S TOTAL UNALLOCATED COSTS  LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	0	No	5.000	5,000	0	0.00			
TOTAL UNALLOCATED COSTS  LEISURE CENTRE  Allowance for fitting out Leisure Centre  Gym Equipment	0		0,000	5,000	0	0.00			
LEISURE CENTRE Allowance for fitting out Leisure Centre Gym Equipment	U	no	U	· _	U	0.00	252.000	1.67	
Allowance for fitting out Leisure Centre Gym Equipment				252,000			252,000	1.07	
Gym Equipment									
	0	item	80,000	80,000	0	0.00			
	0	item	30,000	30,000	0	0.00			Supplied by end user
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00			
TOTAL FPR LEISURE CENTRE			•	0			0	0.00	
REFUSE DISPOSAL									
Paladin storage bins	63	no	250	250	15,750	0.10			
Enclosures to bin stores	03	item	5.000	5.000	5.000	0.10			
Refuse Chute 31 stops	0		112,707	112,707	5,000	0.03			
TOTAL REFUSE DISPOSAL	U	110	112,707	20,750	U	0.00	20,750	0.14	
TO TAL REFUSE DISPUSAL				20,730		_	20,730	0.14	
TOTAL HOUSEBUILD					32,586,625			216.47	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	Notes
SITE MANAGEMENT-PRECONSTRUCTION	•		•						
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager		Weeks	2,149	2,149	0	0.00			
Commercial Manager @ 20%		Weeks	610	610	0	0.00			
Senior Surveyor		Weeks	2,261	2,261	0	0.00			
Senior Technical Manager @ 20%		Weeks	595	595	0	0.00			
Technical Manager		Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator		Weeks	1,759	1.759	0	0.00			
SITE MANAGEMENT			.,	.,					
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			multiply by 50%) and state factor in description
Construction / Project Manager		Weeks	2,888	2,888	0	0.00			manufity by 00707 and oldio redict in accompliant
Senior Site Manager		Weeks	2,149	2,149	0	0.00			
Engineer		Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other		Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other		Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other		Weeks	1,656	1,656	0	0.00			
Crane H&S Supervisor		Weeks	100	100	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1.656	1,656	0	0.00			
Assistant Site Manager	0	Weeks	906	906	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager	0	Weeks	492	492	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,263	2,263	0	0.00			
Surveyor	0	Weeks	1,709	1,709	0	0.00			
Assistant Surveyor	0	Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
Technical co-ordinator	0	Weeks	1,122	1,122	0	0.00			
Document Controller / Site Secretary	0	Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man	0	Weeks	1,373	1,373	0	0.00			
TOTAL SITE MANAGEMENT				0				0 (	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY								0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION								0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00				Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES								0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	13,600	13,600	0	0.00				(Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00				
TOTAL SITE COMPOUND								0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	
SITE ACCOMMODATION									
Office Accommodation (Rented Cabins)	0	Weeks	0	0	0	0.00			
Local Authority rates on Site Accommodation	0	month	2,000	2,000	0	0.00			
Meeting Room (Rented cabin)	0	Weeks	0	0	0	0.00			
Canteen (Rented Cabin)	0	Weeks	0	0	0	0.00			
Dry Unit (Rented Cabin)	0	Weeks	0	0	0	0.00			
First Aid (Rented Cabin)	0	Weeks	0	0	0	0.00			
Toilets (Rented Cabin)	0	Weeks	0	0	0	0.00			
Secure Storage	0	Weeks	0	0		0.00			
Erect and Dismantle Site Accommodation	1	Item	0	0	0	0.00			
Site Accommodation - Temporary Partitions/Doors/Decorations	0	Item	0	0	0	0.00			
Extra over for fitting out site toilets	0		0	0	0	0.00			
Office Furniture	0		0	0		0.00			
Meeting Room Table & Chairs	0		0	0	0	0.00			
Drying Room/Canteen Furniture	0		0	0		0.00			
TOTAL SITE ACCOMMODATION							0	0.00	
SITE RUNNING COSTS									
Site Office Running Costs & Consumables	0	Weeks	250	250	0	0.00			
Temporary sub-station install	0	Item	0	0	0	0.00			
Temporary electrics and safety lighting	0	no	500	500	0	0.00			
Temporary water connections	0	no	0	0	0	0.00			
Electricity consumption on site	0	Weeks	500	500	0	0.00			
Quarterly PAT testing of site electrics	0	Visits	400	400	0	0.00			
Maintain temporary water installation	0	Weeks	50	50		0.00			
Water Consumption on Site	0	Weeks	150	150	0	0.00			
Standpipes	0	no	500	500	0	0.00			
Final Electricity Bills on Units	0	Units	125	125	0	0.00			
Final Gas Bills on Units	0	Units	125	125	0	0.00			
Install telephone lines	0	no	0	0		0.00			
Rental	0	Weeks	5	5		0.00			
Cost of Calls		Weeks	100	100		0.00			
IT Set Up	0		1,500	1,500		0.00			
Broadband Line Rental		Weeks	25	25		0.00			
Docelite registration £360/annum		Weeks	360	360		0.00			
Cleaning		Weeks	100	100	-	0.00			
TOTAL SITE RUNNING COSTS	· ·			.00		0.00	0	0.00	
							0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LABOURERS	<u> </u>		-					
Welfare Labour	0 Weeks	575	575	0	0.00			
Storeman	0 Weeks	575	575	0	0.00			
General Labour Labourer - One	0 Weeks	500	500	0	0.00			
General Labour Labourer - Two	0 Weeks	500	500	0	0.00			
General Labour Labourer - Three	0 Weeks	500	500	0	0.00			
Aftersales handyman	0 Weeks	754	754	0	0.00			
Traffic Marshall	0 Weeks	600	600	0	0.00			
Gateman	0 Weeks	675	675	0	0.00			
TOTAL LABOURERS			-			0	0.00	
PRINTING COSTS								
Printing Costs	0 Units	75	75	0	0.00			
OTAL PRINTING COSTS			-			0	0.00	
NOUDANOTO								
INSURANCES	4 11	04.007		04.007				
Project Insurances (.25p per £100 of Construction Costs)	1 Item	84,037	84,037	84,037	0.56	04.007	0.50	
FOTAL INSURANCES						84,037	0.56	
ROAD CLEANING								
Road Cleaning	0 Weeks	225	225	0	0.00			
Vheel wash installation/removal	0 Item	10,000	10,000	0	0.00			
TOTAL ROAD CLEANING			· -			0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
HIRED PLANT								
Forklift & Driver	0 Weeks	950	950	0	0.00			
Forklift-transport each way	0 item	250	250	0	0.00			
Luffer gib cranes- Jost 158, plus driver	0 Weeks		3,164	0	0.00			
Extra over for crane over 60m building height	0 Weeks	1,500	1.500	0	0.00			
Erect & Dismantle	0 Item	30,000	30,000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0 Item	50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0 Item	10,000	10,000	0	0.00			
Luffer gib cranes- Jost 158, plus driver	0 Weeks	3,164	3,164	0	0.00			
Extra over for crane over 60m building height	0 Weeks	1,500	1,500	0	0.00			
Erect & Dismantle	0 Item	30,000	30,000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0 Item	50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0 Item	10,000	10,000	0	0.00			
Safety Cage	0 item	2,055	2,055	0	0.00			
Independent inspection	0 no	650	650	0	0.00			
HSE registration	0 no	500	500	0	0.00			
Drug +alcohol testing	0 no	25	25	0	0.00			
Illuminated sign	0 cranes	2,202	2,202	0	0.00			
Floodlights (set of 4)	0 cranes	1,000	1,000	0	0.00			
Aircraft warning lights	0 cranes	600	600	0	0.00			
Anemometer repeater	0 item	2,400	2,400	0	0.00			
Operational rescue at height equipment + training	0 item	4,800	4,800	0	0.00			
Anti collision and zoning system installation	0 item	1,200	1,200	0	0.00			
Anti collision and zoning system hire	0 weeks	174	174	0	0.00			
Crane co-ordinator (2 or more cranes)	0 Weeks	1,332	1,332	0	0.00			
Banksman	0 Weeks	1,142	1,142	0	0.00			
Banksman	0 Weeks	1,142	1,142	0	0.00			
Mobile Cranes	0 Visits	2,500	2,500	0	0.00			
Generator	0 Weeks	1,000	1,000	0	0.00			
Generator- transport	0 Item	250	250	0	0.00			
Generator- fuel	0 Weeks	1,000	1,000	0	0.00			
Hoist & Driver	0 Weeks	2,755	2,755	0	0.00			
Erect and dismantle up to 10 storeys	0 no	12,500	12,500	0	0.00			
Erect and dismantle over 10 storey up to 16 storey	0 no	19,000	19,000	0	0.00			
Twin Hoist & Driver (x2)	0 Weeks	4,955	4,955	0	0.00			
Erect & dismantle up to 19 storeys	0 no	35,000	35,000	0	0.00			
Erect & dismantle over 19 storeys	0 no	44,000	44,000	0	0.00			
Preston Platform	0 Weeks	26	26	0	0.00			
TOTAL HIRED PLANT	O TVOCKS	20	20		0.00	0	0.00	
I O I AL I III ALE I LANI						U	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS									
Skips/Waste TOTAL SKIPS	0	Units	775	775	0	0.00			
TOTAL SKIPS				-			0	0.00	
SMALL TOOLS									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
TOTAL OVERHEADS							84,037	0.56	
						_			

Cost Plan 12 3rd June 2016

#### MARKETING

· ·	Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	MARKETING									
	General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
	Uplifted Marketing for enhanced specification	0	No	2,143	2,143	0	0.00			
	Model and stand		Item		0		0.00			
	Hard & soft landscaping		Item		0	0	0.00			
	Service connections		Item		0	0	0.00			
	TOTAL							0	0.00	
	Permanent sales Office		Item		0	0	0.00			
	Garage conversion cost		Item		0					
	TOTAL							0	0.00	
			Item		0	0	0.00			
	Purchaser extra costs		Item		0		0.00			
	TOTAL							0	0.00	
	Sales arena costs		Item		0	0	0.00			
	Computer simulation		Item		0		0.00			
	Flags and Signage		Item		0					
	TOTAL							0	0.00	
	Show house Costs		Item		0	0	0.00			
	Carpets		Item		0	0	0.00			
	Curtains and soft furnishings		Item		0	0	0.00			
	Decoration		Item		0	0	0.00			
	Wardrobes		Item		0	0	0.00			
	Lighting		Item		0	0	0.00			
	white goods		Item		0	0	0.00			
	Alarms		Item		0	0	0.00			
	Landscaping		Item		0	0	0.00			
	Conservatory		Item		0	0	0.00			
	TOTAL							0	0.00	
	View apartment costs		Item		0	0	0.00			
	TOTAL							0	0.00	
							_			
	TOTAL MARKETING							0	0.00	



Works up to podium under blocks B, C & D

Cost Plan 12

3rd June 2016





# The Mall, Walthamstow BUDGET BUILD COST

Element	Description	TOTAL	£/ft² NSA £/unit	%
			• • •	
	Pre-Planning Fees	0	0.00	0.00
	Surveying and Design Fees	2,467,708 0	27.53 0.00	7.05 0.00
	Local Authority Fees Miscellaneous Fees	0	0.00	0.00
	The Mall, Walthamstow	0	0.00	0.00
	NHBC Fees	0	0.00	0.00
	Demolition and Site Clearance	2,626,375	29.31	7.50
	Roads and Footpaths	0	0.00	0.00
	Street Lighting	0	0.00	0.00
	External Signage	0	0.00	0.00
	Drainage	336,976	3.76	0.96
	Landscaping	3,772,983	42.10	10.78
	Section 278 Works	0	0.00	0.00
	Planning Gain	0	0.00	0.00
	LEB Substation and Mains Capital Contribution	697,000	7.78	1.99
	Services Diversions	975,000	10.88	2.78
	Walls and Fencing Site Entrance Features/Gates	15,000	0.00 0.17	0.00
	Site Entrance Features/Gates	15,000	0.17	0.04
	TOTAL SECTION E - EXTERNALS	10,891,042	121.52	31.10
	Substructure	5,226,308	58.32	14.93
	Piling and Attendances	1,971,228	22.00	5.63
	Service Connections	0	0.00	0.00
	TOTAL SECTION P - PLOT	7,197,537	80.31	20.55
	Mastic	0	0.00	0.00
	Fire Proofing and Protection	0	0.00	0.00
	BWIC	25,000	0.28	0.07
	Insitu Concrete Frame	3,551,723	39.63	10.14
	External Cladding	644,738	7.19	1.84
	Brickwork	658,732	7.35	1.88
	Precast Concrete Floors and Stairs	0	0.00	0.00
	Structural Steel and Metalwork	333,219	3.72	0.95
	Scaffolding	782,880	8.74	2.24
	Carpentry Windows / Claring Contages	147,032	1.64	0.42
	Windows/Glazing Systems Balconies/Metalwork	1,757,192	19.61	5.02
	Roof Covering	193,280 772,500	2.16 8.62	0.55 2.21
	Mansafe Systems	37,100	0.41	0.11
	Window Cleaning Equipment	10,000	0.11	0.03
	Plumbing	1,049,603	11.71	3.00
	AOV and Ventilation	201,600	2.25	0.58
	Electrical Installations	435,598	4.86	1.24
	Sustainability Requirements	265,262	2.96	0.76
	Lifts	193,535	2.16	0.55
	Kitchens	0	0.00	0.00
	White Goods	0	0.00	0.00
	Vanity Units & Wardrobes	0	0.00	0.00
	Dry Lining and Partitioning	0	0.00	0.00
	Floor and Wall Tiling	15,600	0.17	0.04
	Carpets and Floor Covering	0	0.00	0.00
	Painting and Decorating	106,760	1.19	0.30
	Builders Clean	38,922	0.43	0.11
	Maintenance	25,000	0.28	0.07
	Unallocated Costs	920,400	10.27	2.63
	Leisure Centre Refuse Disposal	0 5,000	0.00 0.06	0.00 0.01
	TOTAL SECTION H - HOUSEBUILD	12,170,674	135.80	34.76
		12,110,017	100.00	J-1.10

# The Mall, Walthamstow BUDGET BUILD COST

Element	Description	TOTAL	£/ft² NSA	£/unit	%
	Site Management	3,129,646	34.92	)	8.94
	Site Security	0,120,010	0.00		0.00
	Protection	0	0.00		0.00
	Welfare Facilities/Consumables	0	0.00		0.00
	Site Compound	0	0.00	)	0.00
	Site Accommodation	0	0.00	)	0.00
	Site Running Costs	0	0.00		0.00
	Labourers	0	0.00		0.00
	Printing Costs	0	0.00	)	0.00
	Insurances	75,648	0.84	1	0.22
	Road Cleaning	0	0.00	)	0.00
	Hired Plant	0	0.00	)	0.00
	Skips	0	0.00	)	0.00
	Small Tools	0	0.00	)	0.00
	TOTAL SECTION G - SITE OVERHEADS	3,205,294	35.76	6	9.15
	Sales Office - Temporary	0	0.00	)	0.00
	Sales Office - Permanent	0	0.00	)	0.00
	Sales Arena Costs	0	0.00	)	0.00
	Show Houses	0	0.00	)	0.00
	TOTAL SECTION M - MARKETING	0	0.00	)	0.00
	SUB-TOTAL	33,464,546	373.40	)	95.57
	CONTINGENCIES				
	5% Contingency on Externals	544,552	6.08	3	1.56
	5% Contingency on Plot	359,877	4.02		1.03
	4% Contingency on Housebuild	486.827	5.43		1.39
	5% Contingency on Overheads	160,265	1.79		0.46
	5% Contingency on Markets	0	0.00		0.00
	TOTAL CONTINGENCIES	1,551,521	17.31	1	4.43
	TOTAL	35,016,067	390.71	1	100.00

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE- PLANNING FEES									
Project Management	1	item		0	0	0.00			
Architect	1	item		0	0	0.00			
Mechanical and Electrical Engineer	1	item		0	0	0.00			
Structural Engineer	1	item		0	0	0.00			
Interior Designer	1	item		0	0	0.00			
Cladding Consultant	1	item		0	0	0.00			
Acoustic Consultant	1	item		0	0	0.00			
Landscape Architect	1	item		0	0	0.00			
CDM Co-ordinator	1	item		0	0	0.00			
Traffic Consultant	1	item		0	0	0.00			
Public Arts Consultant	1	item		0	0	0.00			
Pedestrian Access Consultant	1	item		0	0	0.00			
Sustainability Assessment	1	item		0	0	0.00			
Cost Consultant	1	item		0	0	0.00			
Planning Consultant	1	item		0	0	0.00			
Environmental Impact Assessment Consultant	1	item		0	0	0.00			
Ecology Consultant	1	item		0	0	0.00			
Fire Engineering Consultant	1	item		0	0	0.00			
Aviation Impact Review	1	item		0	0	0.00			
Townscape & Visual Impact Assessment	1	item		0	0	0.00			
Archaeology Consultant	1	item		0	0	0.00			
Air Quality Assessment	1	item		0	0	0.00			
Wind Assessment Consultant	1	item		0	0	0.00			
Model for Wind Testing	1	item		0	0	0.00			
Sunlight/Daylight Consultant	1	item		0	0	0.00			
Socio Economics Consultant	1	item		0	0	0.00			
Cultural Advisor	1	item		0	0	0.00			
Affordable Housing Advisor	1	item		0	0	0.00			
Access Consultant	1	item		0	0	0.00			
ESCO Consultant	1	item		0	0	0.00			
Electrical Interference	1	item		0	0	0.00			
Soil Investigation	1	item		0	0	0.00			
Public Consultation Consultant	1	item		0	0	0.00			
Site Surveys	1	item		0	0	0.00			
Computer Generated Images (CGIs)	1	item		0	0	0.00			
Flood Risk Assessment	1	item		0	0	0.00			
Arboricultural Survey	1	item		0	0	0.00			
Utility surveys UXB survey	1	item item		0	0	0.00			
UXB survey ES Legal Review	1	item		0	0	0.00			
Es Legal Review Extranet Provider	1	item		0	0	0.00			
Costs to date	1	item		0	0	0.00			
TOTAL PRE-PLANNING FEES	ļ	iteili		0	0	0.00	0	0.00	
I O I AL FRE-FLANNINO FEES				U			U	0.00	

1 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	no no no no no	2,453,908 13,800 0	2,453,908 13,800	2,453,908	£/ft²	Total	£/ft²	Notes
1 0 0 0	no no no	13,800 0		,,	27 38			
1 0 0 0	no no no	13,800 0		,,	27 38			
1 0 0 0	no no no	13,800 0		,,	77.38			
0 0 0 0	no no	0	13,800					
0 0 0	no	•	^	13,800	0.15			As advised by FES Group (requirement of the retail specification)
0		E0 000	0	0	0.00			Price where reguired
0	nΩ	50,000	50,000	0	0.00			Only price when scheme brought with Planning
		1,350	1,350	0	0.00			
(1)	no	50,000	50,000	0	0.00			
	no	180	180	0	0.00			
0	no	2,000	2,000	0	0.00			D: I I
		-	•	•				Price where reguired
			,	•				Only price when scheme brought with Planning
			,	•				
-		,	,	•				
		-,	-,	•				
-		,	-,	-				
		,	-,	•				
			,	•				
	no			-				Allowance per penthouse
-	no			•				NOTE MINIMUM FEE £20,000 adjust if necessary
-	no	,	,	•				
		,	,	•				
	item		,	-				
	no	,	,	-				
-	no	,	,	-				
	no	,	,	•				
	no	,		•				Rate calculated on allowance per flat
	no	,		•				
-	no	•	•	•				Only applicable where grant available
0	no	20,000	20,000	0	0.00			
0	no	40,000	40,000	0	0.00			
0	no	75	75	0	0.00			
0	no	150	150	0	0.00			
0	no	150	150	0	0.00			
0	no	20,000	20,000	0	0.00			
0	no	50,000	50,000	0	0.00			
0	no	40,000	40,000	0	0.00			
0	no	10,000	10,000	0	0.00			
0	no	10,000	10,000	0	0.00			
0	no	50,000	50,000	0	0.00			
0	no	5,000	5,000	0	0.00			
0	no	20,000	20,000	0	0.00			
0	no	20,000	20,000	0	0.00			
0	no	20,000	20,000	0	0.00			
0	no			0	0.00			
		0	0         no         0           0         no         20,000           0         no         50,000           0         no         50,000           0         no         5,000           0         no         5,000           0         no         100,000           0         no         100,000           0         no         120,000           0         no         120,000           0         no         120,000           0         no         50,000           0         no         60,000           0         no         60,000           0         no         40,000           0         no         40,000           0         no         20,000           0         no         40,000           0         no         150           0         no         20,000           0         no         50,000           0         no         50,000           0         no         50,000           0         no         50,000           0         no         50,000	0         no         0         0         0           0         no         20,000         20,000         20,000           0         no         50,000         50,000         30,000           0         no         5,000         5,000         5,000           0         no         5,000         5,000         100,000           0         no         100,000         100,000         100,000           0         no         100         100         100           0         no         100         100         100         100           0         no         100	0         no         0         0         0           0         no         20,000         20,000         0           0         no         50,000         50,000         0           0         no         5,000         5,000         0           0         no         5,000         5,000         0           0         no         5,000         5,000         0           0         no         10,000         10,000         0           0         no         100,000         100,000         0           0         no         100,000         100,000         0           0         no         120,000         20,000         0           0         no         120,000         120,000         0           0         no         120,000         120,000         0           0         no         40,000         40,000         0           0         no	0         no         0         0         0.00           0         no         20,000         20,000         0         0.00           0         no         50,000         50,000         0         0.00           0         no         30,000         30,000         0         0.00           0         no         5,000         5,000         0         0.00           0         no         5,000         5,000         0         0.00           0         no         10,000         10,000         0         0.00           0         no         10,000         10,000         0         0.00           0         no         100,000         10,000         0         0.00           0         no         100,000         10,000         0         0.00           0         no         120,000         120,000         0         0.00           0         no         120,000         120,000         0         0.00           0         no         120,000         120,000         0         0.00           0         no         40,000         40,000         0         0.00	0         no         0         0         0.00           0         no         20,000         20,000         0         0.00           0         no         50,000         50,000         0         0.00           0         no         30,000         30,000         0         0.00           0         no         5,000         5,000         0         0.00           0         no         10,000         10,000         0         0.00           0         no         10,000         100,000         0         0.00           0         no         100,000         100,000         0         0.00           0         no         100,000         100,000         0         0.00           0         no         120,000         120,000         0         0.00           0         no         120,000         10,000         0         0.00	0         no         0         0         0.00           0         no         20,000         20,000         0         0.00           0         no         50,000         50,000         0         0.00           0         no         30,000         5,000         0         0.00           0         no         5,000         5,000         0         0.00           0         no         10,000         10,000         0         0.00           0         no         10,000         100,000         0         0.00           0         no         100,000         100,000         0         0.00           0         no         100,000         100,000         0         0.00           0         no         120,000         120,000         0         0.00           0         no         50,000         50,000         0         0.00      <

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
ESCO PM Consultant	0	no	15,000	15,000	0	0.00			
CCTV Existing drainage	0	no	20,000	20,000	0	0.00			
Wind Consultant	0	no	5,000	5,000	0	0.00			
TV Investigation Report	0	no	10,000	10,000	0	0.00			
As built survey	0	no	10,000	10,000	0	0.00			
Stats Survey	0	no	20,000	20,000	0	0.00			
IT Consultants	0	no	0	0	0	0.00			
Rights of Light Surveyor	0	no	20,000	20,000	0	0.00			
UXB survey	0	no	5,000	5,000	0	0.00			
Miscellaneous	0	no	10,000	10,000	0	0.00			
Thames Water Survey	0	no	10,000	10,000	0	0.00			
Art Works Design Fees	0	no	20,000	20,000	0	0.00			
Scaffold Design Inspection	0	no	10,000	10,000	0	0.00			
Public Relations and Advertising	0	no	200	200	0	0.00			
Photographic survey	0	no	5,000	5,000	0	0.00			
TOTAL SURVEYING AND DESIGN FEES			:	2,467,708			2,467,708	27.53	
LOCAL AUTHORITY FEES									
Planning Fee	0	no		0	0	0.00			
Section 20 inspection fee	0	no		0	0	0.00			
Section 38 fee (Roads)	0	no		0	0	0.00			
Section 104 fee (Sewers)	0	no		0	0	0.00			
Section 106 fee	0	no		0	0	0.00			
Section 177 fee (Over Hanging)	0	no		0	0	0.00			
Section 278/62 fee (Highways)	0	no		0	0	0.00			
Street Name approval	0	no		0	0	0.00			
Highway Licenses	0	no		0	0	0.00			
Hoarding License	0	no		0	0	0.00			
Skip License	0	no		0	0	0.00			
Parking Bay Suspension Fees	0	no		0	0	0.00			
Crane oversail license	0	no		0	0	0.00			
Footpath closure license	0	no		0	0	0.00			
TOTAL LOCAL AUTHORITY FEES	· ·			0	<u> </u>	0.00	0	0.00	
MISCELLANEOUS FEES									
Logistics management and negotiation	0	no	100,000	100,000	0	0.00			
LUL negotiations and fees	0	no no	250,000	250,000	0	0.00			
British rail /TFL/DLR	0		250,000	250,000	0	0.00			
	0	no		0	0	0.00			
Railway Supervision Fees	•	no		-					
River Authority fees	0	no		0_	0	0.00	^	0.00	
TOTAL MISCELLANEOUS FEES				0			0	0.00	

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
TEMPORARY WORKS									
Temporary haul road	0	m²		0	0	0.00			
Removal of temporary road roads on completion	0	m²		0	0	0.00			
Orange barrier fencing - erect and maintain	0	m		0	0	0.00			
TOTAL TEMPORARY WORKS	·			0		0.00		0 0.	00
NHBC FEES									
Inspections & Warranty									
Up to £80,0000	0	no	317	317	0	0.00			
£80,001 to 90,000	0	no	357	357	0	0.00			
£90,000 to £100,000	0	no	384	384	0	0.00			
£100,001 to £110,000	0	no	408	408	0	0.00			
£110,001 to 120,000	0	no	422	422	0	0.00			
£120,001 to £140,000	0	no	435	435	0	0.00			
£140,001 to £160,000	0	no	461	461	0	0.00			
£160,001 to £180,000	0	no	485	485	0	0.00			
£180,000 to £200,000	0	no	524	524	0	0.00			
£200,001 to £250,000	0	no	603	603	0	0.00			
£250,001 to £300,000	0	no	698	698	0	0.00			
£300,001 to £350,000	0	no	792	792	0	0.00			
£350,001 to £400,000	0	no	886	886	0	0.00			
£400,001 to £500,000	0	no	1,045	1,045	0	0.00			
£500,001 to £600,000	0	no	1,257	1,257	0	0.00			
£600,001 to £750,000	0	no	1,605	1,605	0	0.00			
£750,001 to £1,000,000	0	no	2,094	2,094	0	0.00			
£1,000,000 to £1,200,000	0	no	3,310	3,310	0	0.00			
£1,200,001 to £1,500,000	0	no	4,689	4,689	0	0.00			
£1,500,001 to £1,750,000	0	no	5,471	5,471	0	0.00			
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00			
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00			
Non-Residential Areas	0	m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
Building control services	0								
5 or less	0	no	401	401	0	0.00			
6 to 20	0	no	216	216	0	0.00			
21 to 100	0	no	143	143	0	0.00			
101 and over	0	no	126	126	0	0.00			
Non-Residential Areas	0	m²	2	2	0	0.00			
TOTAL NHBC FEES				0				0 0.	00

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DEMOLITIONS AND SITE CLEARANCE									
Allowance for demolitions Costa Coffee / Mail entrance	1	item	115.000	115.000	115.000	1.28			
Break out slab areas generally	1	item	351,515	351,515	351,515	3.92			
Break out redundant retaining walls	1	item	69,300	69,300	69,300	0.77			
Demolish Core to basement below Costa and prop slab	1	item	101,300	101,300	101,300	1.13			
Misc staircases removed etc	1	item	10,500	10,500	10,500	0.12			
Adaptions to service yard	1	item	15,000	15,000	15.000	0.17			Enabling Works schedule item 1
New kerbs and retaining structure	1	item	50,000	50,000	50,000	0.56			
Re-surfacing works to service yard	1	item	35,000	35,000	35,000	0.39			
New trafic lights	1	item	50,000	50,000	50,000	0.56			Enabling Works schedule item 2
Temporary signage	1	item	60,000	60.000	60.000	0.67			
Temporary rainwater diversions	1	item	50,000	50,000	50,000	0.56			
Temporary waterproofing to exposed structures	1	item	11,500	11,500	11,500	0.13			
Roof adaptions over mall post demo of the costa unit	1	item	15,000	15,000	15.000	0.17			
Temporary access corridor thru Poundland / BHf (50m x 2.5M)	0	item	45,000	45,000	0,000	0.00			Omitted see revised PEP
Install fire doors to each end of corridor	0	nr	3,000	3,000	0	0.00			Omitted see revised PEP
Crash deck to Mall	1	item	81,120	81,120	81,120	0.91			Enabling Works schedule item 5
Protection to existing shop fronts	1	item	16,800	16.800	16.800	0.19			Enabling Works schedule item 6
Temporary propping slabs	1	item	20,000	20,000	20,000	0.22			Enabling Works schedule item 7
Extend entrance corridor with new temp entrance	1	item	10,000	10,000	10.000	0.11			Enabling Works schedule item 8
Temporary earthworks support	1	item	40,280	40,280	40,280	0.45			Endoling Works consider form o
Removal of asbestos	1	item	15,000	15,000	15,000	0.17			Enabling Works schedule item 9
Demolish retail unit	1	item	172,250	172,250	172.250	1.92			Endoling Works consider form o
Remove Mall roof as D7	1	item	24,000	24,000	24,000	0.27			
Break out RC Vehicle ramp	1	item	56,960	56,960	56.960	0.64			
Demolish ground floor slab and columns	1	item	143,200	143,200	143,200	1.60			
Saw cutting structure to facillitate demolition	1	item	33,400	33.400	33.400	0.37			Enabling Works schedule item 10
Demolish basement structure	1	item	281,250	281,250	281,250	3.14			Endoling Works consider form to
Allow for temporary propping	1	item	30,000	30.000	30.000	0.33			
Maintaining substation access	1	item	30,000	30,000	30,000	0.33			
Temporary Sevices adaptions , security, fire etc	1	item	60,000	60,000	60,000	0.67			Enabling Works schedule item 11 & 22
Trimming foundation bases	27	m	500	500	13,500	0.15			Endoling Works consider form 11 & EE
Storage and resiting of play area/equipment	1	item	50,000	50,000	50,000	0.56			Enabling Works schedule item 12
Fire protective cables through basement	1	item	20,000	20,000	20.000	0.22			
Temporary smoke extract measures to mall	1	item	50,000	50,000	50.000	0.56			Enabling Works schedule item 13
Allow for Alterations to retail unit below bridge	1	m	30,000	30,000	30,000	0.33			and any traine defined from 10
Works to Western end of Shopping Centre service road and Basement	1	item	50,000	50,000	50,000	0.56			Enabling Works schedule item 14
Hoarding to basement, Dust proof	345	item	100	100	34.500	0.38			
Temporary roof over mall where bridge removed	1	item	50,000	50,000	50.000	0.56			Enabling Works schedule item 17
Maintaining temporary works, signage	1	item	100,000	100,000	100,000	1.12			
Removal of temporary items	1	item	75,000	75,000	75.000	0.84			
Dilap schedules and inspections	1	Item	35,000	35,000	35,000	0.39			Enabling Works schedule item 18
Modifications to road layouts, road junctions including relocating bus stop	1	Item	150,000	150,000	150,000	1.67			Enabling Works schedule item 19
Alterations to car park entrances and exits	1	item	20,000	20,000	20,000	0.22			Enabling Works schedule item 15 & 20
Allowance for relocating wildlife or flora	0	Item	20,000	20,000	20,000	0.00			

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
OTAL DEMOLITIONS AND SITE CLEARANCE							2,626,375	29.31	
ROADS AND FOOTPATHS									
Roads									
armac	0	m²	90	90	0	0.00			
Block Paving	0	m²	95	95	0	0.00			
Resin Bonded	0	m²	120	120	0	0.00			
ork Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
ootpaths						0.00			
armac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving	0	m²	75	75	0	0.00			
Granite Setts	0	m²	180	180	0	0.00			
Extra for feature band in granite setts	0	m	35	35	0	0.00			
Resin Bound Surface	0	m²	45	45	0	0.00			
'ork Stone	0	m²	160	160	0	0.00			
Concrete kerbs and edging	0	m	50	50	0	0.00			
Granite kerbs and edging	0	m	125	125	0	0.00			
raffic Signals	0	item	0	0	0	0.00			
lighways Off Site Works	0	item	0	0	0	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00			
TOTAL ROADS AND FOOTPATHS				0			0	0.00	
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00			
OTAL STREET LIGHTING				0			0	0.00	
EXTERNAL SIGNAGE									
Site signage	0	item	100	100	0	0.00			
OTAL STREET LIGHTING				0			0	0.00	
DRAINAGE									
Foul Water Drainage below ground	12,999	m²	24	24	311,976	3.48		Based on GIFA	
Foul Water Sewer	0	m	50	50	0	0.00			
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0	0.00			
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	1	Item	25,000	25,000	25,000	0.28			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00			
OTAL DRAINAGE				336,976			336,976	3.76	

Description	Over 4th	l lm!s	lau4	Dete	Cub Tatal	CIELS	Total	CIE/2 Notes
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
LANDSCAPING								
Roof top landscape	3.423	m³	250	250	855.713	9.55		
Allowance for relandscaping public realm	1	Item	2,750,000		2,750,000	30.68		
Extra for green wall B-C core	76	m²	300	300	22,800	0.25		
Extra for green wall C-D core	76	m²	300	300	22,800	0.25		
Supply and lay cultivated turf	0	m²	7	7	0	0.00		
Planting shrubs	0	m²	50	50	0	0.00		
Play area surfacing	0	m²	100	100	0	0.00		
Play Equipment	0	Item	25,000	25,000	0	0.00		
Street furniture	0	item	50,000	50,000	0	0.00		
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00		
Semi mature trees	0	no	1,500	1,500	0	0.00		
Tree Pit	0	no	1,500	1,500	0	0.00		
Metal planters	0	m	300	300	0	0.00		
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00		
Iroko Benches	0	m	180	180	0	0.00		
Making up levels to podium (600mm)	806	m²	45	45	36,270	0.40		
Cycle rack and enclosure	244	no	350	350	85.400	0.95		
TOTAL LANDSCAPING				3,772,983	,		3,772,983	42.10
SECTION 278 WORKS								
Section 278 Works	0	Item	0	0	0	0.00		
TOTAL SECTION 278 WORKS	U	пеш	U	0	0	0.00	0	0.00
TOTAL SECTION 276 WORKS				U			U	0.00
PLANNING GAIN								
Planning Gain	0	Item	0	0	0	0.00		Insert gross figure
CIL Payments	0	Item	0	0	0	0.00		Insert gross figure
TOTAL PLANNING GAIN				0			0	0.00
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION								
Allowance for new sub station	2	no	210,000	210,000	420,000	4.69		REVIEW / REDUCE FOR VERY LARGE SCHEME - ALLOW MINIMUM
Thiomarioo for from our olditori	2	110	210,000	210,000	720,000	4.00		£50K
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00		miniumum fugure £75,000 but only populate over 25,000 ft2
On site electric mains	0	no	300	300	0	0.00		
Allowance for electric infrastructure upgrades in BWIC	1	Item	257,000	257,000	257,000	2.87		Enabling Works schedule item 4
Water Main	0	Item	257,000	237,000	237,000	0.00		Endowing Home contound from T
Water & Sewerage Infrastructure Charges	0	no	650	650	0	0.00		
Allowance for gas main supply	1	no	20,000	20,000	20,000	0.22		
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION	'	110	20,000	697,000	20,000	V.L.L	697,000	7.78
TO THE EED CODOTATION AND MAING OAI THAE CONTINUED HON				000,160			007,000	1.10

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SERVICE DIVERSIONS									
Relocating existing sub-station including forming housing	1	Item	400,000	400,000	400,000	4.46			Enabling Works schedule item 4
Relocating existing sprinkler tanks	1	Item	50,000	50,000	50,000	0.56			Enabling Works schedule item 21
iverting existing gas main	1	Item	37,000	37,000	37,000	0.41			
vering existing water main and drainage	1	Item	52,000	52,000	52,000	0.58			
verting existing telcomms	1	Item	80,000	80,000	80.000	0.89			
verting existing fire mains	1	Item	206,000	206,000	206,000	2.30			
elocate BT Fibre optic cable	1	Item	150,000	150,000	150.000	1.67			Enabling Works schedule item 3
OTAL SERVICE DIVERSIONS	·	110111	100,000	975,000	100,000	1.01	975,000	10.88	
				0.0,000			,		
ALLS AND FENCING									
erimeter fencing	0	m	50	50	0	0.00			
oustic fencing	0	m	500	500	0	0.00			
erimeter railings	0	m	175	175	0	0.00			
erimeter brick wall - materials	0	m²	100	100	0	0.00			1.8 m high one brick wall
erimeter brick wall - labour	0	m²	140	140	0	0.00			
oundations to brick wall	0	m	150	150	0	0.00			
ates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
OTAL WALLS AND FENCING				0			0	0.00	
TE ENTRANCE FEATURES / ELECTRIC GATES									
edestrian Gate	1	no	15,000	15,000	15,000	0.17			Between Block E Retail and BCD Retail
raffic control systems	0	no	10,000	10,000	0	0.00			
,				0			15,000	0.17	
						_			-
OTAL EXTERNALS					10,891,042		10,891,042	121.52	

Works up to podium under blocks B, C & D 3rd June 2016

### PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels 500mm for pile mat	0	m³	50	50	0	0.00			
Filling to make up levels	0	m³	25	25	0	0.00			
Excavate for Ground Floor Slab 500 mm	4,965	m²	25	25	124,125	1.38			
Allowance for contamination (non-harzardous material)	621	m³	85	85	52,785	0.59			Contamination at 25% of Excavation
Allowance for contamination (horrializations material)	021	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	6.000	6.000	6.000	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for piling mat and removal on completion	2,656	m <sup>2</sup>	60	60	159,360	1.78			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	5.255	m³	48	48	252.240	2.81			Need to consider size or plining rig and adjust accordingly
Cut off tops of piles and remove from site	191	no	100	100	19.100	0.21			Need to consider size of piles and adjust accordingly
Blinding to underside of floor slabs	4,965	m²	15	15	-,	0.83			Need to consider size or piles and adjust accordingly
Formwork to slab edge n/e 250mm	200	m	20	20	,	0.03			
Slabs to basement	200	111	20	20	4,000	0.04			
Formwork to slab edge n/e 250mm	323	m	25	25	8,075	0.09			
Concrete in ground bearing slab 250mm thick (Basement)	664	m³	141	141	93,675	1.05			
Bar reinforcement 160kg/m³	106	t	1,000	1,000	106,000	1.18			
Formwork to slab edge n/e 300mm	0	ι m	37	37	100,000	0.00			
Concrete in ground bearing slab 300mm thick (Basement)	0	m³	141	141	0	0.00			
Bar reinforcement 150kg/m³	0	t t	1.000	1.000	0	0.00			
•	142	ι m	75	75	•	0.00			
Formwork to slab edge n/e 600mm	422	m³	141	141	59,591	0.12			
Concrete in ground bearing slab 250mm thick (Basement)	91	t	1,000	1.000	91.000	1.02			
Bar reinforcement 215kg/m³	63	ι m	200	200	12.600	0.14			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Allow for tying slabs into existing structures Slabs to GF Mall level	03	III	200	200	12,000	0.14			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
	0		37	37	0	0.00			
Formwork to slab edge n/e 350mm	0	m 3	37 141	141	0	0.00			
Concrete in ground bearing slab 350mm thick	•	m³			•				
Bar reinforcement 150kg/m³	0	t	1,000	1,000	00.475	0.00			
Formwork to slab edge n/e 600mm	269	m 3	75 444	75	-,	0.23			
Concrete in ground bearing slab 600mm thick	1,619	m³	141	141	228,461	2.55			
Bar reinforcement 215kg/m³	348	t?	1,000	1,000	348,000	3.88			
Finishing to concrete surfaces	4,965	m²	10	10	,	0.55			
Allow for tying slabs into existing structures	172	m	200	200	34,400	0.38			
Pile Caps	191	no 3	0	0		0.00			
Excavate for pile caps	608	m³	10	10	,	0.07			
Dispose surplus excavated material	608	m³	40	40	,	0.27			
Allowance for working space & backfilling	495	m³	15	15	, -	0.08			
Concrete in bases	608	m³	141	141	85,775	0.96			
Formwork to side of foundations ne 1.3m	495	m²	45	45	22,276	0.25			

3rd June 2016

#### PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
D : ( (000) / 2)			4.000	4 000	04.400	4.00			
Bar reinforcement (200kg/m³)	91	t	1,000	1,000	91,160	1.02			
Painting caps	495	m²	10	10	4,950	0.06			
Deep Ground Beams		_							
Excavate for RC Beams	1,104	m³	10	10	11,040	0.12			
Dispose surplus excavated material	1,104	m³	40	40	44,160	0.49			
Allowance for working space & backfilling	493	m³	15	15	7,395	0.08			
Concrete in beams	1,104	m³	141	141	155,749	1.74			
Formwork to side of foundations ne 2.2m	1,026	m²	40	40	41,040	0.46			
Bar reinforcement (230kg/m³)	304	t	1,000	1,000	304,000	3.39			
Painting beams	1,026	m²	10	10	10,260	0.11			
Pile Probing	191	no	50	50	9,550	0.11			
Allowance for lift pits	4	no	5,000	5,000	20,000	0.22			
Tanking/dpc to basement/gf slab	3,360	m²	45	45	151,200	1.69			
Parking area demarcation	100	no	38	38	3,800	0.04			
Retaining walls generally	129	m²	250	250	32,250	0.36			
Foundation / toe to retaining walls	79	m	250	250	19,750	0.22			
Break out areas of existing retaining wall toe for piles to pass through	13	m	150	150	1,950	0.02			
Links to houses and cores	0	m	30	30	0	0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 6m per core
Excavate for Basement	1,467	m³	45	45	66,015	0.74			
Excavate to perimeter of basement where no sheet piling and									
subsequently backfill with imported material	549	m³	75	75	41,175	0.46			Triangular section = basement depth <sup>2</sup> /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-harzardous material)	367	m³	85	85	31,195	0.35			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	13,000	13,000	13,000	0.15			
Reinforced Concrete Frame to Basement (Columns and walls)	3,360	m²	75	75	252,000	2.81			
Waterproof concrete Walls 250mm thick to Car Park/Basement									
perimeter including formwork	387	m²	212	212	82,044	0.92			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240	0	0.00			
Suspended reinforced concrete slab 350mm thick	2,266	m²	200	200	453,200	5.06			
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			
Suspended waterproof reinforced concrete slab 450mm thick	804	m²	298	298	239,693	2.67			
Suspended waterproof reinforced concrete slab 250mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243	0	0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Movement joints, sundries & Preliminaries GWKS contractor	30%	m	3,986,814		1,196,044	13.35			Consider pile diameter and likely size of ring beam
Allow for forming Sprinkler area	164	m²	200	200	32,800	0.37			<del></del>
Form step in RC slab Basement	71	m	150	150	10,650	0.12			
Design development @ 3%	0	Item	152.966	152,966	0	0.00			
TOTAL SUBSTRUCTURE	Ū		,	,			5,226,308	58.3	•

### PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	750	750	0	0.00			
Piling 600mm dia	0	no	2,500	2,500	0	0.00			
Piling 750mm dia	0	no	3,000	3,000	0	0.00			
Piling 900mm dia 20m long	10	no	3,000	3,000	30,000	0.33			
Piling 900mm dia 35m long	107	no	4,000	4,000	428,000	4.78			
Piling 900mm dia 35m long bentonite piles	5	no	9,000	9,000	45,000	0.50			
Piling 900mm dia 60m long bentonite piles	69	no	17,000	17,000	1,173,000	13.09			
Extra over for tower build	183	no	1,613	1,613	295,228	3.29			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio
-									adjust rate accordingly
Nelded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	59,137	59,137	0	0.00			
TOTAL PILING				1,971,228			1,971,228	22.00	
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	0	no	350	350	0	0.00			See sitewide for utilities
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			·
Electrical Connection Charges	0	no	450	450	0	0.00			
Landlords Supply	0	no	1,500	1,500	0	0.00			
Commercial Supply	0	no	1,500	1,500	0	0.00			
Telephone(By Others No Charge)	0	no	0	0	0	0.00			
Nater Connection Charge	0	no	150	150	0	0.00			
Direct purchase of Electric meter boxes	0	no	30	30	0	0.00			
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				0			0	0.00	
TOTAL PLOT					7,197,537	_	7,197,537	80.31	-

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MASTIC									
Mastic to 1 bathroom units	0	no	250	250	0	0.00			
Mastic to 1 bathroom 1 ensuite units	0	no	300	300	0	0.00			
TOTAL MASTIC				0			0	0.00	
FIRE PROOFING AND PROTECTION									
Firestops to flats	0	no	380	380	0	0.00			
Firestops to non-residential areas	0	m²	5	5	0	0.00			
TOTAL FIRE PROOFING AND PROTECTION				0		<u> </u>	0	0.00	
BUILDER'S WORK									
Allowance for builder's work - standard Units	0	no	0	0	0	0.00			
Provisional allowance for Builders Work in connection with retail fit-									
out works (subject to receiving detailed strategy)	1	no	25,000	25,000	25,000	0.28			BWIC provisional allowance subject to reciept of strategy from C&R.
Steel box & grill service riser formers; cast into slab.	0	no	700	700	0	0.00			5 p = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 = 1 =
TOTAL BUILDER'S WORK				25,000	-		25,000	0.28	
IN-SITU CONCRETE FRAME									
In situ concrete upper floor slabs including roof slab	11,136	m²	131	131	1,458,902	16.28			
In situ concrete frame (walls and columns)	11,136	m²	73	73	810,501	9.04			
Extra over upper floor slab for transfer structure 300mm thick	5,040	m²	60	60	302,400	3.37			
Extra over upper floor slab for transfer structure 450mm thick	5,769	m²	80	80	461,520	5.15			
Roof over new northside units	204	m²	200	200	40,800	0.46			
Additionally reinforced area	40	t	1,000	1,000	40,000	0.45			
Precast/RC stairs including half landing	22	no	3,500	3,500	77,000	0.86			
Upstand beams to level 3 deck									
Finished Ring beam fixed to column heads above	48	m²	450	450	21,600	0.24			
E.O. forming stepped brickwork to columns	711	m	200	200	142,200	1.59			
E.O. forming hung Corbelled brickwork Horizontal	434	m³	300	300	130,200	1.45			
RC frame column extension (Pavillion)	72	m³	250	250	18,000	0.20			
Ring beam to item above	108	m³	450	450	48,600	0.54			
Precast/RC stairs including half landing	0	no	0	0	0	0.00			
TOTAL IN-SITU CONCRETE FRAME				-			3,551,723	39.63	<u>318.9406679</u>

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	1,417	m²	110	110	155,906	1.74		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	443	m²	400	400	177,102	1.98		
Aluminium Cladding to Parapet measured both sides	0	m²	400	400	0	0.00		
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Feature parapet structure to top of blocks	312	m²	360	360	112,320	1.25		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Soffit cladding to underside of undercroft	867	m²	230	230	199,410	2.23		
Soffit cladding to underside of balconies	0	m²	230	230	0	0.00		
Design Development @ 10%	0	Item	44,533	44,533	0	0.00		
TOTAL EXTERNAL CLADDING				644,738			644,738	7.19

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	975	m²	95	95	92,584	1.03		
Materials £400/1000 for Bricks	975	m²	68	68	66,348	0.74		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	4,440	m²	50	50	222,000	2.48		Based on GIA of plant and core areas
Materials	4,440	m²	27	27	119,880	1.34		
Blockwork Loadbearing Walls	,				•			
Labour	0	m²	50	50	0	0.00		Based on m2 area of wall
Materials	0	m²	25	25	0	0.00		
Division walls to basement areas								
Labour	3.360	m²	32	32	107,520	1.20		Based on GIA of plant and core areas
Materials	3.360	m²	15	15	50,400	0.56		
Extra over for Framing to Retail Shop Fronts	0	Item	300,000	300,000	0	0.00		
TOTAL BRICKWORK AND BLOCKWORK	· ·		220,000	658,732		0.00	658,732	7.35
10 THE BILLOUTTOWN BEOOKTOWN				000,702			000,702	1.00

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE-CAST CONCRETE FLOORS									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS	v			0		0.00	0	0.00	
STRUCTURAL STEELWORK AND METALWORK									
Wind post / brickwork support	5,415	no	15	15	81,219	0.91			
Upper level parapet feature screening in laser cut metal inc metal frame support	504	m²	500	500	252,000	2.81			
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	0	0.00			
TOTAL STRUCTURAL STEELWORK AND METALWORK				333,219			333,219	3.72	
SCAFFOLDING									
Scaffolding	4,428	m²	90	90	398,480	4.45			
Scaffold to blockwork walls	3,360	m²	40	40	134,400	1.50			Measure anything over 12 storey, rate to be applied to full façade measure
Miscelaneous access	1	sum	250000	250,000	250,000	2.79			
Extra over for loading out platform	0	m	250	250	0	0.00			
Allowance for back propping through undercroft/basements	1	item	0	0	0	0.00			
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00			
TOTAL SCAFFOLDING				782,880		_	782,880	8.74	

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
CARPENTRY AND JOINERY									
Internal signage	1	no	10,000	10,000	10,000	0.11			
Single door sets	22	no	750	750	16,500	0.11			
Double door sets	23		1,000	1,000	23,000	0.16			
Double door sets Timber hoarding to shop front	498	no m²	75	75	37,332	0.20			
• •	1,720	m²			,	0.42			
Communal areas( Labour)	1,720		21 14	21 14	36,120 24,080	0.40			
Communal areas (Materials)	1,720	m²	14	14	24,000	0.27			
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Fimber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
, ,									
Occupants (Labour Ahad flat) Directs (LOO	0		4.000	4.000	0	0.00			
Carpentry (Labour - 1 bed flat) Private & SO	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private & SO	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	0	no	1,398	1,398	0	0.00			
Carpentry (Materials - 2 bed flat) Private & SO	0	no	1,748	1,748	0	0.00			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1,450	0	0.00			

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Comparing (Maderials A hard flat) Affordable	0		1.000	1 000	0	0.00			
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600 1,750	1,600 1,750	0	0.00			
Carpentry (Materials - 5 bed flat) Affordable		no	300			0.00			
Extra over cost for Duplex Unit	0	no		300	0				
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas Private & SO	0	no	1,000	1,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Fimber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 4 bed liat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Extra over cost for Duplex Offit Timber staircase within house or apartment	0		750	750	0	0.00			
Timber staircase within house or apartment  Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00			
	0	no	2,000 300	300	0	0.00			A/C auphoard abalying both panel auphort bailer from:
Other sundry carpentry materials	U	no	300		U	0.00	147.000	4.04	A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY				147,032			147,032	1.64	

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Windows and window frames (uPVC)	0	m²	280	280	0	0.00			
Windows and window frames (composite)	0	m²	450	450	0	0.00			
Windows and window frames (PC Aluminium)	2,127	m²	700	700	1,489,052	16.61			Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front - Altered for chevron hoarding	385	m²	550	550	211,890	2.36			
Glazing to shop front - Southern elevation of pavillion building (50%)	75	m²	550	550	41,250	0.46			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	0	m²	75	75	0	0.00			
Single main entrance door - glazed. (Private)	0	no	5,000	5,000	0	0.00			
Security shutter to new core area adjacent mall entrance	1	no	15,000	15,000	15,000	0.17			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	175,719	175,719	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS			-, -	1,757,192	-		1,757,192	19.61	
BALCONIES AND METALWORK									
Canopy to front entrance	0	m²	800	800	0	0.00			
Sructural steel expressed feature frame	1	item	0	0	0	0.00			
Walk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	0	no	7,000	7,000	0	0.00			Average 5m <sup>2</sup>
Two bed flat	0	no	8,000	8,000	0	0.00			Average 6m <sup>2</sup>
Three/Four bed flat	0	no	9,000	9,000	0	0.00			Average 9m <sup>2</sup>
Juliette Balconies	0	no	1,500	1,500	0	0.00			<del></del>
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	48	m	760	760	36,480	0.41			
1.1m high S/S and glass balustrade	10	m	670	670	6,700	0.07			
4.75m high steel grillage / louvre to retail plant deck façade	54	m	1,700	1,700	91,800	1.02			
Handrails and balustrades to new staircases	22	no	2.650	2.650	58.300	0.65			
Metal feature staircase with duplex apartment	0	no	25,000	25,000	0	0.00			
Design Development @ 10%	0	Item	19,328	19,328	0	0.00			
TOTAL BALCONIES AND METALWORK	·		,	193,280			193.280	2.16	

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ROOF COVERINGS								
Roof coverings including insulation, expansion joints, dressing to vents, drains and								
all other openings	5,769	m²	110	110	634,590	7.08		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		
Extra Over for green roof	0	m²	60	60	0	0.00		
Extra for paving slabs to walkways to plant areas	1,442	m²	60	60	86,535	0.97		
Coping detail to roof perimeter	371	m	125	125	46,375	0.52		
Allow for construction of lift motor room	1	no	5,000	5,000	5,000	0.06		
Waterproofing and timber decking to concrete balconies	0	m²	240	240	0	0.00		
Sacraficial roof covering to podium	0	m²	150	150	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	0	m²	75	75	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)								
	0	m²	130	130	0	0.00		
TOTAL ROOF COVERINGS	•			772,500		0.00	772,500	8.62
				,			,	
MANSAFE SYSTEM								
Mansafe system	371	m	100	100	37,100	0.41		
				37,100			37,100	0.41
WINDOW CLEANING SYSTEM				,			,	
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00		Review for job specific requirements
Anchor points for absailing systems	1	no	10,000	10,000	10,000	0.11		Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM			,	10,000	,		10,000	0.11
				,			,	

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MECHANICAL AND PLUMBING INSTALLATIONS									
	•		40.450	40.450	^	0.00			
Mechanical & plumbing installations to flats - one bedroom and studio flats	0	no	10,450	10,450	0	0.00			
Mechanical & plumbing installations to flats - two bedroom flats	0	no	11,000	11,000	0	0.00			
Mechanical & plumbing installations to flats - three bedroom flats	0	no	11,495	11,495	0	0.00			
Mechanical & plumbing installations to flats - four bedroom flats	0	no	11,770	11,770	0	0.00			
Mechanical & plumbing installations to flats - five bedroom flats	0	no	12,155	12,155	0	0.00			
Sprinklers throughout	12,999	m²	50	50	649,950	7.25			
Sprinkler installation relocated	1	no	50,000	50,000	50,000	0.56			
Boosted Cold Water Main tanks and dual pump sets	0	no	80,000	80,000	0	0.00			
ENERGY CENTRE						0.00			
CHP Energy Centre	0	no	2,550	2,550	0	0.00			
CHP distribution pipework	0	no	2,650	2,650	0	0.00			
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00			
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00			
Allowance for generator	1	Item	100,000	100,000	100,000	1.12			
Rainwater installation	12,999	m²	7	7	90,993	1.02			
Dry risers	22	no	1,100	1,100	24,200	0.27			
Extra over for wet risers	0	no	2,400	2,400	0	0.00		use where above 20 storeys	
Ventilation to common areas	985	m²	60	60	59,100	0.66		<u>,-</u>	
Ventilation to escape cores/corridor areas	506	m²	60	60	30,360	0.34			
Services connections to commercial space	15	no	3,000	3,000	45,000	0.50			
		3	0,000	-,	-,	2.00			
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00			

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
	_				_			
Supply only plumbing goods for flat with one bathroom (Private & SO)	0	no	878	878	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)	•		4 400	4 400	•	0.00		
0	0	no	1,498	1,498	0	0.00		
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00		
_								
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
CONTINUE APPLICATION	v	110	000	000	•	0.00		
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for specification (Private)	0	no	500	500	0	0.00		
Comfort cooling	0	no	9,000	9,000	0	0.00		
Heat Recovery	0	no	1,575	1,575	0	0.00		
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				920,343			1,049,603	11.71
AOV AND VENTILATION								
AOV AND VENTILATION  AOV to common area staircases	0	20	3,500	3,500	0	0.00		
	0	no m²	3,500 420	420	0	0.00		
Mechanical services to gymnasium  Mechanical services to basement car park - tunnel fans	3,360	m² m²	420 40	420	134,400	1.50		Based on impulse fans
Extra over mechanical services to basement car park - tunner rans	3,360	m²	40 20	20	67,200	0.75		<u>Daseu un impuise idris</u>
TOTAL AOV AND VENTILATION	3,300	III-	20	201,600	01,200	0.73	201,600	2.25
TOTAL AUV AND VENTILATION				201,000			201,000	2.20

Works up to podium under blocks B, C & D 3rd June 2016

						<b>0.15</b> :0		Alfo
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ELECTRICAL INSTALLATIONS								
	0		C 00E	C 00F	0	0.00		
Electrical fitout - one bedroom flat (Private & SO)	0	no	6,985 7.117	6,985 7,117		0.00		
Electrical fitout - two bedroom flat (Private & SO)	•	no	,		0	0.00		
Electrical fitout - three bedroom flat (Private & SO)	0	no	7,249	7,249	0			
Electrical fitout - four bedroom flat (Private & SO)	U	no	7,381	7,381	0	0.00		
Electrical fitout - five bedroom flat (Private & SO)	0	no	7,513	7,513	0	0.00		
Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	0	0.00		
Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Electrical fitout (Retail)	0	no	73	73	0	0.00		
Electrical fitout (common areas)	1,720	m²	73	73	125,560	1.40		
Electrical fitout (escape cores/corridor)	506	m²	73	73	36,938	0.41		
Electrical services to basement car park	3,360	m²	20	20	67,200	0.75		
Electric car charging points	10	no	1,500	1,500	15,000	0.17		
Access control	1	no	50,000	50,000	50,000	0.56		
Lift supply	4	no	1,100	1,100	4,400	0.05		
Pump supply	0	no	470	470	0	0.00		
Boiler supply	0	no	3,175	3,175	0	0.00		
Lightning conductors	0	unit	100	100	0	0.00		Allow one per core
CCTV Installations	1	no	25,000	25,000	25,000	0.28		Allow one per basement and one per block
Services connections to commercial space	15	no	2,000	2,000	30,000	0.33		
Smoke detection and fire alarms to commercial areas	8,150	m²	10	10	81,500	0.91		
	,				,			
Pre-wire for audio visual installations	0	no	250	250	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Home automation comelit system	0	no	8,500	8,500	0	0.00		
Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
TOTAL ELECTRICAL INSTALLATIONS			.,	398,660	-		435,598	4.86
				,			,	

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
SUSTAINABILITY MEASURES								
PV Panels and relocations	1	no	265,262	265,262	265,262	2.96		
1 V Lancis and relocations	,	110	200,202	265,262	200,202	2.00	265,262	2.96
LIFT INSTALLATIONS				200,202			200,202	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 04 stops	3	no	47,845	47,845	143,535	1.60		indications or of 20 ctoro to are proposed and price should be obtained from other
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 35 Stops	0	no	19.360	19,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00		<u> </u>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00		Over 7 storeys
Lift installations 10 stops	0	no	79.795	79,795	0	0.00		<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00		<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00		Over 7 storeys
Carlift	0	no	125,000	125,000	0	0.00		Assumes single basement
Goods Lift	1	no	50,000	50,000	50,000	0.56		· · · · · · · · · · · · · · · · · · ·
Extra over for an additonal car door (dual entry 'through-car')	0	no	7,600	7,600	0	0.00		
Extra over for additional landing entrance	0	no	2,350	2,350	0	0.00		(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators								·
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Extra over for uplift to GF lift entrances	0	no	2,500	2,500	0	0.00		
uplift; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00		
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933		0.00		
TOTAL LIFT INSTALLATIONS				193,535			193,535	2.16
KITCHENS								
Barrier Control of Con	_		0.000		_	2.25		
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00		
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00		

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
<u> </u>										
	_				_					
Kitchens to one bed flats (Private & SO)	0	no	3,200	3,200		0.00				
Kitchens to two bed flats (Private & SO)	0	no	3,200	3,200		0.00				
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200		0.00				
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200		0.00				
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200		0.00				
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
l <u> </u>										
Kitchens to studie and 4 had unit (Drivets)	٥		C E00	C F00	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500		0.00 0.00				
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500						
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500		0.00				
Kitchens to 4 bed unit (Private )	0	no	6,500	6,500		0.00				
Kitchens to 5 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00				
Kitchens to 2 bed unit (Private)	0	no	8,370	8,370		0.00				
Kitchens to 3 bed unit (Private )	0	no	10,150	10,150		0.00				
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150		0.00				
Kitchens to 5 bed unit (Private)	0	no	10,150	10,150		0.00				
TOTAL KITCHENS	Ŭ		,	0		<u> </u>	0.00	0.00		

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
WHITE GOODS									
Will Coops									
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0		0.00			
Single fan oven - Electrlux EOB3400AOX (private and SO)	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Kitchen white goods to flats (HA)									
Oven, Hob & Hood	0	no	335	335	0	0.00			
Washer / Dryer	0	no	450	450	0	0.00			
Fridge / Freezer	0	no	400	400	0	0.00			
Dishwasher	0	no	330	330	0	0.00			
Microwave	0	no	192	192	0	0.00			
Fitting white goods	0	no	265	265	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
Single fan oven - AEG BE300 302IM	0	no	435	435		0.00			
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125		0.00			
E.O for Island Hood where required AEG X59143MD0	0	no	0	0		0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375		0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave -AEG MC1763 E/M	0	no	510	510		0.00			
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			

Works up to podium under blocks B, C & D 3rd June 2016

Description	Ougatitus	Unit	inn:-4	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Description	Quantity	Unit	input	кате	oub-lotal	£/∏²	lotai	£/Tt*	Notes
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00			
E.O for Island Hood where required	0	no	4,404	4,404	0	0.00			
Potential site specific upgrades and/or allowance for intergrated appliances (see	U	110	U	U	0	0.00			
kitchen appliances tab for details)	0	no	0	0	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
TOTAL WHITE GOODS	'	item	U	0	0	0.00	0	0.00	
TOTAL WITTE GOODS				O			U	0.00	
VANITY UNITS AND WARDROBES									
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700		0.00			
. <u> </u>									
Amarari cabinet, worktop/upstand/splashback and under basin box to main						0.00			
bathroom (private and shared ownership)	0	no	845	845	0	0.00			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom						0.00			
(private and shared ownership)	0	no	256	256					
Vat on cabinet @ 20%	1	item	0	0	0	0.00			
Vanity Unit Affordable	0	no	450	450	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00			
Amarari cabinet and under basin box to ensuite bathroom	0	no	884	884	0	0.00			
Vat on cabinet @ 20%	1	no	0	0	0	0.00			
Silstone worktop and splashback to main bathroom and ensuites	0	no	870	870	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
·	·								
/anity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00			
/anity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00			
/anity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00			
Nardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00			
Nardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00			
/AT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
•				0			0		
DRY LINING AND PARTITIONS									
Flats / Apartments	0	m²	185	185	0	0.00			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			
Common Areas	0	m²	140	140	0	0.00			
General uplift for 1 bed unit (Private)	0	no	300	300	0	0.00			
General uplift for 2 bed unit (Private)	0	no	700	700	0	0.00			
General uplift for 3 bed unit and over (Private)	0	no	900	900	0	0.00			
Bulkheads around comfort cooling units	0	no	250	250	0	0.00			
Jpgrade - Curtain Rail Trough	0	no	650	650	0	0.00	•	0.00	
TOTAL DRY LINING AND PARTITIONS				0			0	0.00	J

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
•			•						
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.3ht tilling per bathroom average 18m² tilling per bathroom
Floor Tiling to mall lobies (Porcelain tile)	130	m²	120	120	15,600	0.17			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
									bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
· ·	0	m²	66	66	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range									
	0	m²	66	66	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	0	m²	66	66	0	0.00			average 3m² tiling per bathroom
						0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 3m² tiling per bathroom
Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00			
Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795	0	0.00			
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69	0	0.00			
TOTAL FLOOR AND WALL TILING				15,600			15,600	0.17	

Works up to podium under blocks B, C & D 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
CARPETS AND FLOOR COVERINGS								
Floor finishes (common areas)	0	m²	25	25	0	0.00		
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		
val on hoof illustres @ 20.070	'	Item	U	v	v	0.00		
Carpet to 1 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 1 bed unit (Frivate & SO )  Carpet to 2 bed unit (Private & SO )	0	m²	25 25	25	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 25m <sup>2</sup>
Carpet to 4 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private & SO)	0	m²	25	25	0	0.00		Based on average 45m <sup>2</sup>
Amtico 'spacia range' to 1 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>
Amtico 'spacia range' to 1 bed unit (Private & SO)  Amtico 'spacia range' to 2 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 32m <sup>2</sup>
Amtico 'spacia range' to 2 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 61m <sup>2</sup>
Amtico 'spacia range' to 5 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 31m <sup>2</sup>
Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>
Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>
Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>
Vinyl to 5 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 69m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		<del></del>
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 32m <sup>2</sup>
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 38m <sup>2</sup>
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 61m <sup>2</sup>
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 4 bed unit (Private )  Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>	
	0		55 55	55 55	0	0.00		Based on average 27111 <sup>2</sup>	
Amtico to 2 bed unit (Private )	0	m² m²	55 55	55 55	0	0.00		Based on average 33m <sup>2</sup> Based on average 50m <sup>2</sup>	
Amtico to 3 bed unit (Private )	0		55 55	55 55	0	0.00		Based on average 56m <sup>2</sup>	
Amtico to 4 bed unit (Private )	-	m²							
Amtico to 5 bed unit (Private )	0	m²	55	55 0	0	0.00		Based on average 62m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0		U	0.00	0	0.00	
TOTAL CARPETS AND FLOOR COVERINGS				0			0	0.00	
PAINTING AND DECORATING									
Decorations (1 bed apartments)	0	no	1,000	1,000	0	0.00			
Decorations (2 bed apartments)	0	no	1,100	1,100	0	0.00			
Decorations (3 bed apartments)	0	no	1,345	1,345	0	0.00			
Decorations (4 bed apartments)	0	no	1,600	1,600	0	0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00			
Painting soffits	0	m²	10	10	0	0.00			
Painting masonry walls	0	m²	10	10	0	0.00			
Finishes to car park	1	item	50,000	50,000	50,000	0.56			
Decorations (common areas)	1,720	m²	25	25	43,000	0.48			
Redecorations to communal area post occupation (common areas)	1,720	m²	8	8	13,760	0.15			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING				56,760			106,760	1.19	

Subsect   Subs	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Clear down building prior to handwore   19.46   m²   2 2 3.85.92   0.45   0.4	BUILDER'S CLEAN									
MAINTEMANCE   State		19,461	m²	2	2	38,922	0.43			
Maintaining flats	• .	,			38,922	•		38,922	0.43	
MALLOCATED COSTS   Extra over costs for fitting out disabled data   1 item   25,000   25,00	MAINTENANCE									
Multiple Control Con	Maintaining flats	1	no	25,000		25,000	0.28	25,000	0.00	
Extra over costs for fitting out disabled flats  All item  All ite	LINALL OCATED COSTS				25,000			25,000	0.20	
Works associated with temporary condition air testing         1 Item         25,000         25,000         20,000         20 occasion of Make & Female WC to upper carpark area         8 m²         80,00         800         70,400         0.79         0.00         1,000         70,400         0.79         0.00         EXCLUDED AS NO DETAILS AVAILABLE           Filting out Concilered Receiption generally         0 m²         100,000         100,000         0.00         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000         100,000         0.00         100,000 <td></td> <td>0</td> <td>no</td> <td>8 500</td> <td>8 500</td> <td>0</td> <td>0.00</td> <td></td> <td></td> <td></td>		0	no	8 500	8 500	0	0.00			
Caestion of Male & Fernale WC (10 upper carpark area   88 m²   800   800   70,400   0.79   1,000   1		1			,					
Vaid charge		88				,				based on ontion C
Proposed shop mobility area to upper car park   0   tem   0   0   0   0   0   0   0   0   0						,				<u>buood on option o</u>
Fitting out Concierge / Receiption Area   Receiption generally		•		,	,					EXCLUDED AS NO DETAILS AVAILABLE
Receiption generally		Ŭ	itom	Ū	·	· ·	0.00			ENGLODED NO NO DETINICO NANICADEL
Floor finishes		0	m²	100 000	100 000	0	0.00			
Celling finishes										
Enhanced lighting installations and features 0 m³ 40 40 0 0.00 Receiption Desk 0 no 25,000 25,000 0 0.00 Signature and Soft Funishings 0 No 5,000 5,000 5,000 0 0.00 Back of house WC and Kitchenette Area 0 No 5,000 5,000 0 0.00 Signature and Kitchenette Area 0 No 5,000 5,000 0 0.00 Signature and Kitchenette Area 1 litem 750,000 750,000 750,000 8.37 New resture Ribbon fixed to Mall roof (50meters approx liner) 50 m 500 500 25,000 0.28 Provisionals using for creation of storage area (As agreed with T&A) 1 litem 50,000 50,000 0.56 Enhanced lighting installations and features 0 m² 40 40 0 0.00 Furniture and Soft Funishings 0 No 5,000 5,000 0.00 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 5,000 0.00 Signature and Soft Funishings 0 No 5,000 0.00 Signa										
Receiption Desk										
Furniture and Soft Funishings 0 No 5,000 5,000 0 0.00 Back of house WC and Kitchenette Area 0 No 5,000 5,000 0 0.00 UNC Back of house WC and Kitchenette Area 0 No 5,000 5,000 0 0.00 UNC Back of house WC and Kitchenette Area 0 No 5,000 5,000 0 0.00 UNC Back of house WC and Kitchenette Area 0 No 5,000 5,000 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 50 m 500 0 500 0 0 50,000 0 0.50 UNC Back of Mall roof (50meters approx liner) 50 m 500 0 50,000 0 0.00 UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 50,000 0 0.00 UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0 0.00 UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 0 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 0 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 0 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,000 50,000 0.00 UNC UNC Back of Mall roof (50meters approx liner) 1 tiem 50,		•								
Back of house WC and Kitchenette Area   0										
Extra over for fitting out entrance lobby - no concierge		•								
New roof to mail area   1   Item   750,000   750,000   750,000   8.37   New Feature Ribbon fixed to Mall roof (50meters approx liner)   50 m   500   5000   25,000   0.28   Provisional sum for creation of storage area (As agreed with T&A)   1   Item   50,000   50,000   50,000   0.56   Enhanced lighting installations and features   0   m²   40   40   0   0.00   Enrithture and Soft Funishings   0   No   5,000   5,000   0   0.00   TUTILUTE ANDITION OF THE COURT OF THE CO		v		0,000	-,	-				
New Feature Ribbon fixed to Mall roof (50meters approx liner) Provisional sum for creation of storage area (As agreed with T&A) 1 item 50,000 50,000 50,000 0,56 Enhanced lighting installations and features 0 m² 40 40 0 0,000 Furniture and Soft Funishings 0 No 5,000 5,000 0 0,000 TMI's 0 No 0 0 0 0 0 0 0 0,000 TMI'S TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL UNALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0 0 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0 0,000 TOTAL FURNISHMENT OF THE MALLOCATED COSTS 0 m² 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		1	item	750 000	750 000	750 000				
Provisional sum for creation of storage area (As agreed with T&A)         1 item         50,000         50,000         50,000         0.56           Enhanced lighting installations and features         0 m²         40         40         0 0.00           Furniture and Soft Funishings         0 no         5,000         0 0.00         0 0.00           TOTAL UNALLOCATED COSTS         920,400         0 0.00         920,400         10.27           LEISURE CENTRE         Value of litting out Leisure Centre         0 m²         0 0 0 0.00         0 0.00         Shell only           Gym Equipment         0 item         30,000         30,000         0 0.00         Supplied by end user           Non recoverable VAT on Health and fitness equipment and fit out         0 item         6,000         6,000         0 0.00         Supplied by end user           TOTAL FPR LEISURE CENTRE         0         0         0         0.00         0.00           REFUSE DISPOSAL         0         0         0         0.00         0.00         0.00           Refuse Chute 31 stops         0         0         0         0.00         5,000         0.06           TOTAL REFUSE DISPOSAL         1         item         5,000         5,000         5,000         0.06		50				,				
Enhanced lighting installations and features 0 m² 40 40 0 0.00 Furniture and Soft Funishings 0 No 5,000 5,000 0 0.00 TMI'S 0 no 0 0 0 0.00 TOTAL UNALLOCATED COSTS 920,400 920,400 10.27  LEISURE CENTRE  Allowance for fitting out Leisure Centre 0 m² 0 0 0 0.00 Symplied by end user Non recoverable VAT on Health and fitness equipment and fit out 0 item 6,000 6,000 0 0.00 TOTAL EPR LEISURE CENTRE 0 no 0 0 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment 0 item 6,000 6,000 0 0.00 TOTAL FPR LEISURE CENTRE 0 no 0 0 0.00 Supplied by end user Non recoverable VAT on Street Centre 0 no 0 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Street Centre 0 no 0 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1 item 5,000 0.00 Supplied by end user Non recoverable VAT on Health and fitness equipment and fit out 1										
Furniture and Soft Funishings 0 No 5,000 5,000 0 0.00  TMI'S 0 no 0 0 0 0 0 0 0 0.00  TOTAL UNALLOCATED COSTS 920,400 10.27  LEISURE CENTRE  Allowance for fitting out Leisure Centre 0 m² 0 0 0 0.00  Sym Equipment 0 item 30,000 30,000 0 0.00  Supplied by end user  Non recoverable VAT on Health and fitness equipment and fit out 10 item 6,000 6,000 0 0.00  TOTAL FPR LEISURE CENTRE  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 0.06  REfuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL		0		,		,				
TMI'S 0 no 0 no 0 0 0 0 0 0 0.00  TOTAL UNALLOCATED COSTS 920,400 10.27  LEISURE CENTRE  Allowance for fitting out Leisure Centre 0 m² 0 0 0 0 0.00  Gym Equipment 0 item 30,000 30,000 0 0.00  Shell only  Supplied by end user  Non recoverable VAT on Health and fitness equipment and fit out 10 item 6,000 6,000 0 0.00  TOTAL FPR LEISURE CENTRE  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 0.06  Enclosures to bin stores 5,000 0.06  TOTAL REFUSE DISPOSAL  TOTAL REFUSE DISPOSAL		•								
Description   Page		0								
Allowance for fitting out Leisure Centre 0 m² 0 0 0 0 0.00 Shell only  Gym Equipment 0 item 30,000 30,000 0 0.00  Non recoverable VAT on Health and fitness equipment and fit out 0 item 6,000 6,000  TOTAL FPR LEISURE CENTRE 0 0 0 0.00  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 0.00  Refuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL		·		·	920,400		0.00	920,400	10.27	
Allowance for fitting out Leisure Centre 0 m² 0 0 0 0 0.00 Shell only  Gym Equipment 0 item 30,000 30,000 0 0.00  Non recoverable VAT on Health and fitness equipment and fit out 0 item 6,000 6,000  TOTAL FPR LEISURE CENTRE 0 0 0 0.00  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 0.00  Refuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL	LEISURE CENTRE									
Gym Equipment       0 item       30,000       30,000       0 0.00       Supplied by end user         Non recoverable VAT on Health and fitness equipment and fit out       0 item       6,000       6,000       0 0.00       0 0.00         TOTAL FPR LEISURE CENTRE         REFUSE DISPOSAL         Paladin storage bins       0 no       250       250       0 0.00         Enclosures to bin stores       1 item       5,000       5,000       0.06         Refuse Chute 31 stops       0 no       112,707       112,707       0 0.00         TOTAL REFUSE DISPOSAL       5,000       5,000       0.06		0	m²	0	0	0	0.00			Shell only
Non recoverable VAT on Health and fitness equipment and fit out 0 item 6,000 6,000 0 0.00  TOTAL FPR LEISURE CENTRE 0 0 0.00  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 5,000 0.06  Refuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL 5,000 0.06	· ·									· · · · · · · · · · · · · · · · · · ·
TOTAL FPR LEISURE CENTRE  0 0 0.00  REFUSE DISPOSAL  Paladin storage bins 0 no 250 250 0 0.00  Enclosures to bin stores 1 item 5,000 5,000 5,000 0.06  Refuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL  0 1 0 0.00  5,000 0.00  5,000 0.06				,						
Paladin storage bins       0 no       250       250       0 0.00         Enclosures to bin stores       1 item       5,000       5,000       0.06         Refuse Chute 31 stops       0 no       112,707       0 0.00         TOTAL REFUSE DISPOSAL       5,000       5,000       0.06	···	· ·	10111	0,000	· -			0	0.00	
Paladin storage bins       0 no       250       250       0 0.00         Enclosures to bin stores       1 item       5,000       5,000       0.06         Refuse Chute 31 stops       0 no       112,707       0 0.00         TOTAL REFUSE DISPOSAL       5,000       5,000       0.06	REFUSE DISPOSAL									
Enclosures to bin stores		0	no	250	250	0	0.00			
Refuse Chute 31 stops 0 no 112,707 112,707 0 0.00  TOTAL REFUSE DISPOSAL 5,000 0.06	· ·	1								
TOTAL REFUSE DISPOSAL 5,000 0.06		n				,				
TOTAL HOUSEPINED. 12 170 674 125 90	·	· ·	110			<u> </u>		5,000	0.06	
TOTAL HOUSEDUILD 12.170.074 12.170.074 133.00	TOTAL HOUSEBUILD					12,170,674		12,170,674	135.80	

3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE MANAGEMENT-PRECONSTRUCTION									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Allowance for Preliminaries	93,174	ft²	34	34	3,129,646	34.92			2,973,059
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			-156,587
Senior Surveyor	0	Weeks	2,261	2,261	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
SITE MANAGEMENT									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			by 50%) and state factor in description
Construction / Project Manager	0	Weeks	2,888	2,888	0	0.00			· · · · · · · · · · · · · · · · · · ·
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Engineer	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Crane H&S Supervisor	0	Weeks	100	100	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Assistant Site Manager	0	Weeks	906	906	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager	0	Weeks	492	492	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,263	2,263	0	0.00			
Surveyor	0	Weeks	1,709	1,709	0	0.00			
Assistant Surveyor	0	Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
Technical co-ordinator	0	Weeks	1,122	1,122	0	0.00			
Document Controller / Site Secretary	0	Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man	0	Weeks	1,373	1,373	0	0.00			
TOTAL SITE MANAGEMENT				3,129,646			3,129,646	34.92	

3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY								0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION								0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00				Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES								0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	1,000	1,000	0	0.00				(Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00				
TOTAL SITE COMPOUND						<u></u>		0	0.00	

3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes	
SITE ACCOMMODATION	-,		p · · ·								
Office Accommodation (Rented Cabins)	n	Weeks	0	0	0	0.00					
Local Authority rates on Site Accommodation		month	2,000	2,000		0.00					
Meeting Room (Rented cabin)		Weeks	2,000	2,000		0.00					
Canteen (Rented Cabin)		Weeks	0	0		0.00					
Dry Unit (Rented Cabin)		Weeks	0	0		0.00					
First Aid (Rented Cabin)		Weeks	0	0		0.00					
Toilets (Rented Cabin)		Weeks	0	0		0.00					
Secure Storage	0		0	0		0.00					
Erect and Dismantle Site Accommodation	1	Item	0	0		0.00					
Site Accommodation - Temporary Partitions/Doors/Decorations	0		0	0	-	0.00					
Extra over for fitting out site toilets	0		0	0		0.00					
Office Furniture	0	no	0	0		0.00					
Meeting Room Table & Chairs	0	no	0	0		0.00					
Drying Room/Canteen Furniture	0		0	0		0.00					
TOTAL SITE ACCOMMODATION	U	110	U			0.00		0	0.00		
TOTAL SITE ACCOMMODATION								U	0.00		
SITE RUNNING COSTS											
Site Office Running Costs & Consumables	0	Weeks	250	250	0	0.00					
Temporary sub-station install	1	Item	0	0		0.00					
Temporary electrics and safety lighting	0	no	500	500	0	0.00					
Temporary water connections	1	no	0	0	0	0.00					
Electricity consumption on site	0	Weeks	500	500	0	0.00					
Quarterly PAT testing of site electrics	0	Visits	400	400	0	0.00					
Maintain temporary water installation	0	Weeks	50	50	0	0.00					
Water Consumption on Site	0	Weeks	150	150	0	0.00					
Standpipes	0	no	500	500	0	0.00					
Final Electricity Bills on Units	0	Units	125	125	5 0	0.00					
Final Gas Bills on Units	0	Units	125	125	5 0	0.00					
Install telephone lines	0	no	0	0	0	0.00					
Rental	0	Weeks	5	5	5 0	0.00					
Cost of Calls	0		100	100		0.00					
IT Set Up	0		1,500	1,500		0.00					
Broadband Line Rental	0	Weeks	25	25		0.00					
Docelite registration £360/annum		Weeks	360	360		0.00					
Cleaning		Weeks	100	100		0.00					
TOTAL SITE RUNNING COSTS	·			-				0	0.00		
								-			

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LABOURERS	•							
Welfare Labour	0 Weeks	575	575	0	0.00			
Storeman	0 Weeks	575	575	0	0.00			
General Labour Labourer - One	0 Weeks	500	500	0	0.00			
General Labour Labourer - Two	0 Weeks	500	500	0	0.00			
General Labour Labourer - Three	0 Weeks	500	500	0	0.00			
Aftersales handyman	0 Weeks	754	754	0	0.00			
Traffic Marshall	0 Weeks	600	600	0	0.00			
Gateman	0 Weeks	675	675	0	0.00			
TOTAL LABOURERS			•			0	0.00	
PRINTING COSTS Printing Costs TOTAL PRINTING COSTS	0 Units	75	75 <sub>.</sub>	0	0.00	0	0.00	
INSURANCES Project Insurances (.25p per £100 of Construction Costs) TOTAL INSURANCES	1 Item	75,648	75,648	75,648	0.84	75,648	0.84	
ROAD CLEANING Road Cleaning Wheel wash installation/removal TOTAL ROAD CLEANING	0 Weeks 0 Item	225 10,000	225 10,000	0	0.00 0.00	0	0.00	

3rd June 2016

	• • • • • • • • • • • • • • • • • • • •				A 1 = 4 :	0.1510	<b>-</b>	0.1512		N	
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²		Notes	
HIRED PLANT											
Forklift & Driver	0		950	950	0	0.00					
Forklift-transport each way	0	item	250	250	0	0.00					
Luffer gib cranes- Jost 158, plus driver	0		3,164	3,164	0	0.00					
Extra over for crane over 60m building height	0		1,500	1,500	0	0.00					
Erect & Dismantle	0	Item	30,000	30,000	0	0.00					
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00					
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00					
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00					
Extra over for crane over 60m building height	0		1,500	1,500	0	0.00					
Erect & Dismantle	0	Item	30,000	30,000	0	0.00					
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00					
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00					
Safety Cage	0	item	2,055	2,055	0	0.00					
Independent inspection	0	no	650	650	0	0.00					
HSE registration	0	no	500	500	0	0.00					
Drug +alcohol testing	0	no	25	25	0	0.00					
Illuminated sign	0	cranes	2,202	2,202	0	0.00					
Floodlights (set of 4)	0	cranes	1,000	1,000	0	0.00					
Aircraft warning lights	0	cranes	600	600	0	0.00					
Anemometer repeater	0	item	2,400	2,400	0	0.00					
Operational rescue at height equipment + training	0	item	4,800	4,800	0	0.00					
Anti collision and zoning system installation	0	item	1,200	1,200	0	0.00					
Anti collision and zoning system hire	0		174	174	0	0.00					
Crane co-ordinator (2 or more cranes)	0	Weeks	1,332	1,332	0	0.00					
Banksman	0		1,142	1,142	0	0.00					
Banksman	0	Weeks	1,142	1,142	0	0.00					
Mobile Cranes	0	Visits	2,500	2,500	0	0.00					
Generator	0	Weeks	1,000	1,000	0	0.00					
Generator- transport	0	Item	250	250	0	0.00					
Generator- fuel	0	Weeks	1,000	1,000	0	0.00					
Hoist & Driver	0	Weeks	2,755	2,755	0	0.00					
Erect and dismantle up to 10 storeys	0	no	12,500	12,500	0	0.00					
Erect and dismantle up to 10 storey up to 16 storey	0	no	19,000	19,000	0	0.00					
Twin Hoist & Driver (x2)	0	Weeks	4,955	4.955	0	0.00					
Erect & dismantle up to 19 storeys	0		35,000	35,000	0	0.00					
,	ū	no	,	,							
Erect & dismantle over 19 storeys	0	no	44,000	44,000	0	0.00					
Preston Platform	0	Weeks	26	26	0	0.00			• •		
TOTAL HIRED PLANT								0.0	00		

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
owne.									
SKIPS									
Skips/Waste	0	Units	775	775	0	0.00			
TOTAL SKIPS				•			0	0.00	
SMALL TOOLS									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
						_			
TOTAL OVERHEADS							3,205,294	35.76	
						_			

### MARKETING

ription	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/	/ft²	
KETING										
ral Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00				
ed Marketing for enhanced specification	0	No	2,143	2,143		0.00				
l and stand	U	Item	2,140	2,143		0.00				
& soft landscaping		Item		0		0.00				
ce connections		Item		0	0	0.00				
te connections L		пеш		U		0.00	0		0.00	
L							U		0.00	
anent sales Office		Item		0	0	0.00				
ge conversion cost		Item		0		0.00				
, L							0		0.00	
		Item		0		0.00				
aser extra costs		Item		0	0	0.00				
L							0		0.00	
arena costs		Item		0	0	0.00				
uter simulation		Item		0		0.00				
and Signage		Item		0		0.00				
L		ILCIII		U		0.00	0		0.00	
L							U		0.00	
house Costs		Item		0	0	0.00				
ets		Item		0	0	0.00				
ins and soft furnishings		Item		0	0	0.00				
ration		Item		0	0	0.00				
robes		Item		0	0	0.00				
ng		Item		0	0	0.00				
goods		Item		0	0	0.00				
S .		Item		0	0	0.00				
scaping		Item		0	0	0.00				
ervatory		Item		0		0.00				
L							0		0.00	
apartment costs		Item		0	0	0.00				
Ĺ						_	0		0.00	
						_				
IL MARKETING							0		0.00	
E III/AIAE I III O							U		0.00	
						=				



Cost Plan 12

3rd June 2016



# The Mall Walthamstow - Block C Cost Plan 12

3rd June 2016

# **Key Data**

Planning Gain / CIL  $(\mathfrak{L})$ 

Cost Summary	£	£/ft²	Number of Units	172
Externals Plot Housebuild Overheads Marketing	460,589 178,563 25,514,991 65,999 0	4.12 1.60 228.48 0.59 0.00	Areas Net Saleable Area (ft²) Gross Internal Floor Area (ft²) Net : Gross Ratio (%)	111,674 137,112 81%
Total	26,220,142	234.79	Open Market (ft²) Shared Ownership (ft²) Affordable (ft²) Commercial Retail	108,519 3,155 0 0 0
Allowances within Cost Plan	£	£/Unit	Other	0
Contingency (£ & £ / ft² NSA)  Marketing (£ / Private Unit)	1,014,925	5,900.73 0	Accommodation Breakdown Studio One Bed	20 86
Total Pre-Planning Design Fees (£& £/Unit)	0	0	Two Bed Three Bed Four Bed	66 0 0
Total Design Fees (£& £/Unit)  NHBC Fees (£ & £/unit)	0	0	Five Bed	0
Local Authority and Miscellaneous Fees (£)	0	0		
Demolitions (£)	0			
Basement (£ per Parking Space)	#DIV/0!			
Frame (£ / ft² (NSA)& £/Unit)	34	22,203	Residential Mix Proportion of apartments (%)	
Façade (£ / Unit) Façade (£ / $m^2$ elevation excluding balconies)		33,657 567	Proportion of houses (%)	
Brickwork Materials (£/1000)			Key Ratios Total External Wall Area (m²) Floor to Wall Ratio	10,207 1.25
Mechanical Electrical & Plumbing Installations (£/Unit)		32,457	Total Window Area (m²) Window to Wall Ratio (%)	4,083 40%
Dry Lining and Partitions excl Metsec (£ / unit)		16,868	Average Storey Height (m)	3.33
Average Cost of Hard Landscaping (£/m²) Average Cost of Soft Landscaping (£/m²)		#DIV/0! 80,200	Maximum no. of storeys	0
Value of any Non Residential Fit-Out (£ & £/m2)			<b>Programme</b> Start date	
Site abnormals (£/ft² NSA)			Completion date Programme period in Weeks	0
Costs to date (as of State Date) (£)			CSH Level	



# The Mall Walthamstow - Block C BUDGET BUILD COST

Element	Description	TOTAL	£/ft² NSA	£/unit	%
	Pre-Planning Fees	0	0.00	0.00	0.00
	Surveying and Design Fees	0	0.00	0.00	0.00
	Local Authority Fees	0	0.00	0.00	0.00
	Miscellaneous Fees	0	0.00	0.00	0.00
	Temporary Works	0	0.00	0.00	0.00
	NHBC Fees	0	0.00	0.00	0.00
	Demolition and Site Clearance	0	0.00	0.00	0.00
	Roads and Footpaths	0	0.00	0.00	0.00
	Street Lighting	0	0.00	0.00	0.00
	External Signage	17,200	0.15	100.00	0.07
	Drainage	152,856	1.37	888.70	0.58
	Landscaping	80,200	0.72	466.28	0.31
	Section 278 Works	0	0.00 0.00	0.00	0.00
	Planning Gain		0.00 1.69	0.00	0.00 0.72
	LEB Substation and Mains Capital Contribution	188,400		1,095.35	
	Services Diversions	0	0.00 0.00	0.00 0.00	0.00 0.00
	Walls and Fencing Site Entrance Features/Gates	0	0.00	0.00	0.00
	Site Entrance readules/Gates	U	0.00	0.00	0.00
_	TOTAL SECTION E - EXTERNALS	438,656	3.93	2,550.33	1.67
	Substructure	0	0.00	0.00	0.00
	Piling and Attendances	0	0.00	0.00	0.00
	Service Connections	170,060	1.52	988.72	0.65
	TOTAL SECTION P - PLOT	170,060	1.52	988.72	0.65
	Mastia	46 200	0.44	200.40	0.10
	Mastic	46,300 65,360	0.41 0.59	269.19 380.00	0.18 0.25
	Fire Proofing and Protection BWIC	16,800	0.39	97.67	0.25
	Insitu Concrete Frame	3,818,941	34.20	22,203.14	14.56
	External Cladding	1,138,869	10.20	6,621.33	4.34
	Brickwork	912,352	8.17	5,304.37	3.48
	Precast Concrete Floors and Stairs	0	0.00	0.00	0.00
	Structural Steel and Metalwork	240,800	2.16	1,400.00	0.92
	Scaffolding	998,644	8.94	5,806.07	3.81
	Carpentry	1,006,950	9.02	5,854.36	3.84
	Windows/Glazing Systems	2,561,788	22.94	14,894.11	9.77
	Balconies/Metalwork	1,451,120	12.99	8,436.74	5.53
	Roof Covering	359,024	3.21	2,087.35	1.37
	Mansafe Systems	22,800	0.20	132.56	0.09
	Window Cleaning Equipment	0	0.00	0.00	0.00
	Plumbing	3,898,765	34.91	22,667.24	14.87
	AOV and Ventilation	154,140	1.38	896.16	0.59
	Electrical Installations	1,529,674	13.70	8,893.45	5.83
	Sustainability Requirements	86,000	0.77	500.00	0.33
	Lifts	734,419	6.58	4,269.88	2.80
	Kitchens	550,400	4.93	3,200.00	2.10
	White Goods	342,624	3.07	1,992.00	1.31
	Vanity Units & Wardrobes	182,807	1.64	1,062.83	0.70
	Dry Lining and Partitioning	2,901,243	25.98	16,867.69	11.06
	Floor and Wall Tiling	392,304	3.51	2,280.84	1.50
	Carpets and Floor Covering	444,960	3.98	2,586.98	1.70
	Painting and Decorating	256,612	2.30	1,491.93	0.98
	Builders Clean	60,200	0.54	350.00	0.23
	Maintenance	172,000	1.54	1,000.00	0.66
	Unallocated Costs	172,000	1.54	1,000.00	0.66
	Leisure Centre Refuse Disposal	0 15,750	0.00 0.14	0.00 91.57	0.00 0.06
	•	-,	-		
	TOTAL SECTION H - HOUSEBUILD	24,533,645	219.69	142,637.47	93.57

BUDGET BUILD COST

Element	Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
	Site Management	0	0.00	0.00	0.00
	Site Security	0	0.00	0.00	0.00
	Protection	0	0.00	0.00	0.00
	Welfare Facilities/Consumables	0	0.00	0.00	0.00
	Site Compound	0	0.00	0.00	0.00
	Site Accommodation	0	0.00	0.00	0.00
	Site Running Costs	0	0.00	0.00	0.00
	Labourers	0	0.00	0.00	0.00
	Printing Costs	0	0.00	0.00	0.00
	Insurances	62,856	0.56	365.44	0.24
	Road Cleaning	0	0.00	0.00	0.00
	Hired Plant	0	0.00	0.00	0.00
	Skips	0	0.00	0.00	0.00
	Small Tools	0	0.00	0.00	0.00
-				207.11	
	TOTAL SECTION G - SITE OVERHEADS	62,856	0.56	365.44	0.24
	Sales Office - Temporary	0	0.00	0.00	0.00
	Sales Office - Permanent	0	0.00	0.00	0.00
	Sales Arena Costs	0	0.00	0.00	0.00
	Show Houses	0	0.00	0.00	0.00
	Show nouses	U	0.00	0.00	0.00
	TOTAL SECTION M - MARKETING	0	0.00	0.00	0.00
	SUB-TOTAL	25,205,217	225.70	146,541.96	96.13
	OCD TOTAL	20,200,211	220.10	140,041.00	00.10
	CONTINGENCIES				
	5% Contingency on Externals	21,933	0.20	127.52	0.08
	5% Contingency on Plot	8,503	0.08	49.44	0.03
	4% Contingency on Housebuild	981,346	8.79	5,705.50	3.74
	5% Contingency on Overheads	3,143	0.03	18.27	0.01
	5% Contingency on Markets	0	0.00	0.00	0.00
	TOTAL CONTINGENCIES	1,014,925	9.09	5,900.73	3.87
-	TOTAL	26,220,142	234.79	152,442.69	100.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft	<sup>2</sup> Total	£	£/ft² Notes
PRE- PLANNING FEES Allowance for Pre-Planning Fees TOTAL PRE-PLANNING FEES	0	item	0	0	0	) (	0.00	0	Included in common residential costs bill 0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Tot	al	£/ft²	Total		E/ft² Notes
	-,,					-				
SURVEYING AND DESIGN FEES										
Allowance for Surveying and Design Fees	0	no	0	0		0	0.00			Included in common residential costs bill
TOTAL SURVEYING AND DESIGN FEES	U	110	U	U		U	0.00		٥	0.00
TOTAL SURVETING AND DESIGN FEES									U	0.00
LOCAL AUTHORITY FEES										
Allowance for Local Authority Fees	0	no		0		0	0.00			Included in common residential costs bill
TOTAL LOCAL AUTHORITY FEES									0	0.00
MISCELLANEOUS FEES										
Hazardous Waste Registration	0	no	56	56		0	0.00			Included in common residential costs bill
Environmental Agency	0	no		0		0	0.00			
British rail /TFL/DLR	0	no		0		0	0.00			
Railway Supervision Fees	0	no		0		0	0.00			
River Authority fees	0	no		0		0	0.00			
TOTAL MISCELLANEOUS FEES									0	0.00
TEMPORARY WORKS										
Temporary haul road	0	m²		0		0	0.00			Included in common residential costs bill
Removal of temporary road roads on completion	0	m²		0		0	0.00			
Orange barrier fencing - erect and maintain	0	m		0		0	0.00			
TOTAL TEMPORARY WORKS									0	0.00

Cost Plan 12 3rd June 2016

Description	0	1124		D-4-	Out Take	C IE12	T-4-1	0.154	2 M.4
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	Notes Notes
NHBC FEES									
Inspections & Warranty									
Up to £80,0000	0	no	317	317	0	0.00			Included in common residential costs bill
£80,001 to 90,000	0	no	357	357	0	0.00			included in common residential costs biii
£90,000 to £100,000	0	no	384	384	0	0.00			
£100,001 to £110,000	0	no	408	408	0	0.00			
£110,001 to 120,000	0		400	422	0	0.00			
£120,001 to £140,000	-	no	422	422	0	0.00			
£140,001 to £160,000	0	no	435 461	435	0	0.00			
	-	no			-				
£160,001 to £180,000	0	no	485	485	0	0.00			
£180,000 to £200,000	0	no	524	524	0	0.00			
£200,001 to £250,000	0	no	603	603	0	0.00			
£250,001 to £300,000	0	no	698	698	0	0.00			
£300,001 to £350,000	0	no	792	792	0	0.00			
£350,001 to £400,000	0	no	886	886	0	0.00			
£400,001 to £500,000	0	no	1,045	1,045	0	0.00			
£500,001 to £600,000	0	no	1,257	1,257	0	0.00			
£600,001 to £750,000	0	no	1,605	1,605	0	0.00			
£750,001 to £1,000,000	0	no	2,094	2,094	0	0.00			
£1,000,000 to £1,200,000	0	no	3,310	3,310	0	0.00			
£1,200,001 to £1,500,000	0	no	4,689	4,689	0	0.00			
£1,500,001 to £1,750,000	0	no	5,471	5,471	0	0.00			
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00			
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00			
Non-Residential Areas	0	m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
Building control services	0								
5 or less	0	no	401	401	0	0.00			
6 to 20	0	no	216	216	0	0.00			
21 to 100	0	no	143	143	0	0.00			
101 and over	0	no	126	126	0	0.00			
Non-Residential Areas	0	m²	2	2	0	0.00			
TOTAL NHBC FEES							0		0.00
DEMOLITIONS AND SITE OF FARMING									
DEMOLITIONS AND SITE CLEARANCE	•			_	^	0.00			for all colored for considerations for an efficient for the
Allowance for demolitions	0	item		0	0	0.00			Included in works up to podium level
Further asbestos/contamination removal	0	Item		0	0	0.00			
Allowance for removing tanks/other underground obstructions	0	Item		0	0	0.00			
Allowance for removing Japanese Knotweed and the like	0	Item		0	0	0.00			
Allowance for relocating wildlife or flora	0	Item		0	0	0.00			
TOTAL DEMOLITIONS AND SITE CLEARANCE							0		0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
ROADS AND FOOTPATHS									
Roads									
Tarmac	0	m²	90	90	0	0.00		In	cluded in works up to podium level
Block Paving	0	m²	90 95	95	0	0.00		<u> </u>	ciuded in works up to podium level
Resin Bonded	0	m²	120	120	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
Footpaths	U	1111	40	40	U	0.00			
Tarmac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving  Block Paving	0		75	75	0	0.00			
Granite Setts	0	m² m²	75 180	180	0	0.00			
	0		35	35	0	0.00			
Extra for feature band in granite setts		m							
Resin Bound Surface York Stone	0	m²	45 160	45 160	0	0.00			
	0	m²		50	0				
Concrete kerbs and edging	-	m	50			0.00			
Granite kerbs and edging	0	m 	125	125	0	0.00			
Traffic Signals	0	item	0	0	0	0.00			
Highways Off Site Works	0	item	0	0	0	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00	_		
TOTAL ROADS AND FOOTPATHS							0	0.00	
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00		In	cluded in works up to podium level
TOTAL STREET LIGHTING				=			0	0.00	
EXTERNAL SIGNAGE									
Site signage	172	item	100	100	17,200	0.15			
TOTAL STREET LIGHTING					,200	00	17,200	0.15	
DRAINAGE									
	12,738	m²	12	10	152,856	1.37		n.	and an CIFA
Foul Water Drainage below ground Foul Water Sewer	,	m²	50	12		0.00		<u>Ba</u>	ased on GIFA
	0	m 2		50	0	0.00			
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0				
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00	450.050		cluded in works up to podium level
TOTAL DRAINAGE							152,856	1.37	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
LANDSCAPING								Included in works up to podium level
Allowance for furniture to amenity deck	1	No	20.000	20.000	20.000	0.18		included in works up to podidin level
Alumasc floradrain and filter sheet to podium areas	0	m²	25,000	25,000	20,000	0.00		
Supply and lay cultivated turf	0	m²	7	7	0	0.00		
Planting shrubs	0	m²	50	50	0	0.00		
Play area surfacing	0	m²	100	100	0	0.00		
Play Equipment	0	Item	25,000	25,000	0	0.00		
Street furniture	0	item	50,000	50,000	0	0.00		
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00		
Semi mature trees	0	no	1,500	1,500	0	0.00		
Tree Pit	0	no	1,500	1,500	0	0.00		
Metal planters	0	m	300	300	0	0.00		
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00		
Iroko Benches	0	m	180	180	0	0.00		
Making up levels to podium (600mm)	0	m²	45	45	0	0.00		
Cycle rack and enclosure	172	no	350	350	60,200	0.54		
TOTAL LANDSCAPING							80,200	0.72
SECTION 278 WORKS								
Section 278 Works	0	Item	0	0	0	0.00		
TOTAL SECTION 278 WORKS	U	Item	U	U	U	0.00	0	0.00
TOTAL SECTION 270 WORKS							U	0.00
PLANNING GAIN								
Planning Gain	0	Item	0	0	0	0.00		Insert gross figure
CIL Payments	0	Item	0	0	0	0.00		Insert gross figure
TOTAL PLANNING GAIN				•			0	0.00
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION								
Allowance for new sub station	0	no	800	800	0	0.00		Included in common residential costs bill
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00		miniumum fugure £75,000 but only populate over 25,000 ft2
On site electric mains	172	no	300	300	51,600	0.46		
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00		
Water Main	1	Item	25,000	25,000	25,000	0.22		
Water & Sewerage Infrastructure Charges	172	no	650	650	111,800	1.00		
Allowance for gas main supply	0	no	20,000	20,000	0	0.00		
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION							188,400	1.69

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SERVICE DIVERSIONS									
Electricity	0	Item	0	0	0	0.00			
Water	0	Item	0	0	0	0.00			
Gas	0	Item	0	0	0	0.00			
Telephone	0	Item	0	0	0	0.00			
Cable TV	0	Item	0	0	0	0.00			
Sewers	0	Item	0	0	0	0.00			
Street Lighting	0	Item	0	0	0	0.00			
TOTAL SERVICE DIVERSIONS							0	0.00	
WALLS AND FENCING									
Perimeter fencing	0	m	50	50		0.00			
Acoustic fencing	0	m	500	500		0.00			
Perimeter railings	0	m	175	175		0.00			
Perimeter brick wall - materials	0	m²	100	100		0.00			1.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00			
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
TOTAL WALLS AND FENCING							0	0.00	
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0	no	15,000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000		0.00			
, .			-,	-,	<u>·</u>		0	0.00	
						_			_
TOTAL EXTERNALS							438,656	3.93	3
						=			=

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels	0	m³	50	50		0.00			
Filling to make up levels	0	m³	25	25		0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25	25		0.00			
Allowance for contamination (non-harzardous material)	0	m³	85	85		0.00			Contamination at 25% of Excavation
Allowance for contamination (horr-hazardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0		0.00			Only price when quantity can be accessed efferwise make apositio exclusion
Allowance for piling mat and removal on completion	0	m <sup>2</sup>	60	60	0	0.00			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	0	m³	48	48	0	0.00			Need to consider size of pillinging and adjust accordingly
Cut off tops of piles and remove from site	0	no	100	100	0	0.00			Need to consider size of piles and adjust accordingly
Blinding to underside of floor slabs	0	m²	15	15	-	0.00			11000 to consider size or piles and adjust accordingly
Reinforced concrete ground bearing slab 250mm thick inc ground	U	111	13	13	U	0.00			
beams	0	m²	200	200	0	0.00			
Reinforced concrete ground bearing slab 300mm thick inc ground	0	1111	200	200	U	0.00			
beams	0	m²	225	225	0	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including	U	111	223	225	U	0.00			Allow where ground floor commercial space
own excavation and cart away)	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Pile Caps	0	no	400	400	0	0.00			ONLY INCLUDED WHERE KNOWN FOOR GROUND CONDITIONS
Pile Probing	0	no	50	50		0.00			
Allowance for lift pits	0	no	5,000	5,000	0	0.00			
Tanking/dpc to basement/qf slab	0	m²	3,000 45	3,000	0	0.00			
Parking area demarcation	0	no	38	38	0	0.00			
Retaining walls generally	0	m²	250	250	0	0.00			
Foundation / toe to retaining walls	0	m	250	250	0	0.00			
Trenching to utilities	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	-	0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30		0.00			allow 1211 per core
Links to houses and cores	0	m	30	30		0.00			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			allow offi per core
Excavate to perimeter of basement where no sheet piling and	U	III-	40	43	U	0.00			
subsequently backfill with imported material	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	75 50	75 50	0	0.00			Thangular Section = pasement depth = 72 x perimeter
Allowance for contamination (non-harzardous material)	0	m³ m³	50 85	50 85	0	0.00			Contamination at 25% of Excavation
	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for contamination (harzardous reject material) Allowance for breaking up and removal of obstructions	1	***	250	250	-	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Reinforced Concrete Frame to Basement (Columns and walls)	0	Item m²	75	75		0.00			
Waterproof concrete Walls 250mm thick to Car Park/Basement	0	1112	75	75	0	0.00			
•	0	m²	212	212	0	0.00			
perimeter including formwork	0	m² m²	212	212		0.00			
Suspended reinforced concrete slab 600mm thick	0								
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			
Suspended reinforced concrete slab 250mm thick	U	m²	135	135	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			
Suspended waterproof reinforced concrete slab doornin trick	0	m²	265	265	0	0.00			
Suspended waterproof reinforced concrete slab 450mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243	0	0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Ring beam to secant piled wall	0	m	750	750	0	0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	0	0	0	0.00			Consider pile diameter and intery size of ring beam
TOTAL SUBSTRUCTURE	· ·	nom	· ·	Ü	<u> </u>	0.00	0	0.0	0
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			-
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio adjust rate accordingly
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL PILING							0	0.0	0
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	172	no	350	350	60,200	0.54			
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			
Electrical Connection Charges	172	no	450	450	77,400	0.69			
Landlords Supply	1	no	1,500	1,500	1,500	0.01			Measured one per core
Commercial Supply	0	no	1,500	1,500	0	0.00			Measured one per commercial/retail unit
Telephone(By Others No Charge)	172	no	0	0	0	0.00			
Water Connection Charge	172	no	150	150	25,800	0.23			
Direct purchase of Electric meter boxes	172	no	30	30	5,160	0.05			
Design development @ 3%	0	Item	5,102	5,102	0	0.00			
TOTAL FOR SERVICES CONNECTIONS							170,060	1.5	2
TOTAL PLOT						_	170,060	1.5	<del></del>

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes	
	•								
MASTIC									
Mastic to 1 bathroom units	106	no	250	250	26,500	0.24			
Mastic to 1 bathroom 1 ensuite units	66	no	300	300	19,800	0.18			
TOTAL MASTIC							46,300	0.41	
FIRE PROOFING AND PROTECTION									
Firestops to flats	172	no	380	380	65,360	0.59			
Firestops to non-residential areas	0	m²	5	5	0	0.00			
TOTAL FIRE PROOFING AND PROTECTION				_			65,360	0.59	
BUILDER'S WORK									
Allowance for builder's work - standard Units	172	no	0	0	0	0.00			
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects	
Steel box & grill service riser formers; cast into slab.	24	no	700	700	16,800	0.15		<del></del>	
TOTAL BUILDER'S WORK				-	-,		16,800	0.15	
IN-SITU CONCRETE FRAME									
In situ concrete upper floor slabs including roof slab	12,738	m²	151	151	1,919,448	17.19			
In situ concrete frame (walls and columns)	12,738	m²	89	89	1,133,804	10.15			
Extra over for tower above 20 storey	12,738	m²	30	30	382,139	3.42			
In situ concrete balcony slab	78	m²	135	135	10,530	0.09			
In situ concrete frame	78	m²	75	75	5,850	0.05			
Extra over upper floor slab for transfer structure 400mm thick	0	m²	53	53	0	0.00			
Ring Beam to lower level shoulder block	76	m	450	450	34,200	0.31			
Ring Beam to Crown structure	80	m	450	450	36,000	0.32			
RC frame column extension forming shoulder Crown	48	m	250	250	12,000	0.11			
Supply only fixing bracket(shoc) for metal balconies for fixing by others									
One bed flat	94	no	780	780	73,320	0.66			
Two bed flat	59	no	950	950	56,050	0.50			
Three/Four bed flat	0	no	1,140	1,140	0	0.00			
Precast/RC stairs including half landing	24	no	3,500	3,500	84,000	0.75			
1500dpx1500w	118	$m^3$	400	400	47,200	0.42			
1500dpx2600w	41	$m^3$	400	400	16,400	0.15			
1500dpx1000w	20	$m^3$	400	400	8,000	0.07			
TOTAL IN-SITU CONCRETE FRAME				_	-		3,818,941	34.20	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	6,124	m²	110	110	673,672	6.03		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	919	m²	400	400	367,457	3.29		
Aluminium Cladding to Parapet measured both sides	228	m²	350	350	79,800	0.71		
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Reconstitute stone faced concrete cladding panels	0	m²	450	450	0	0.00		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Provisional allowance for crown to top of building	0	item	500,000	500,000	0	0.00		No details
Soffit cladding to underside of balconies and terraces	78	m²	230	230	17,940	0.16		
Design Development @ 10%	0	Item	112,093	112,093	0	0.00		
TOTAL EXTERNAL CLADDING				1,138,869			1,138,869	10.20

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
DDION/HODIN AND DI CON/HODIN								
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	5,206	m²	95	95	494,536	4.43		
Materials £400/1000 for Bricks	5,206	m²	68	68	354,395	3.17		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		
Blockwork Loadbearing Walls								
Labour	0	m²	50	50	0	0.00		Based on m2 area of wall
Materials	0	m²	25	25	0	0.00		
Feature picture framing to windows	1,812	m	35	35	63,420	0.57		
Division walls to basement areas	•				,			
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		<del></del>
Design Development @ 10%	0	Item	84,893	84,893	0	0.00		
TOTAL BRICKWORK AND BLOCKWORK	· ·		2 1,000	848,932		1.00	912,352	8.17
				,			, 0 0 _	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE-CAST CONCRETE FLOORS									
Precast concrete upper floors	0	m²	55	55	0	0.00		Hoisting	into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS	Ü		00	0		0.00	0	0.00	The position is included in the rate
STRUCTURAL STEELWORK AND METALWORK									
Wind post / brickwork support	172	no	1,400	1,400	240,800	2.16			
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	0	0.00			
TOTAL STRUCTURAL STEELWORK AND METALWORK	·			240,800		0.00	240,800	2.16	<u>46.25746293</u>
SCAFFOLDING									
Scaffolding	10,207	m²	55	55	561,393	5.03			
Extra over scaffold for high rise units	10,207	m²	35	35	357,250	3.20		Measure	e anything over 12 storey, rate to be applied to full façade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00			· · · · · · · · · · · · · · · · · · ·
Extra over for loading out platform	0	m	250	250	0	0.00			
Allowance for back propping through undercroft/basements	1	item	80000	80,000	80,000	0.72			
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00			
TOTAL SCAFFOLDING				998,644			998,644	8.94	
CARPENTRY AND JOINERY									
Secure letter boxes	172	no	110	110	18,920	0.17			
Internal signage	172	no	100	100	17,200	0.15			
Cylinder tank stands - Supply	172	no	95	95	16,340	0.15			
Timber hoarding to shop front	0	m²	75	75	0	0.00			
Communal areas( Labour)	2,364	m²	21	21	49,644	0.44			
Communal areas (Materials)	2,364	m²	14	14	33,096	0.30			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private & SO	106	no	1,900	1,900	201,400	1.80			
Carpentry (Labour - 2bed flat) Private & SO	66	no	2,200	2,200	145,200	1.30			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	106	no	1,398	1,398	148,149	1.33			
Carpentry (Materials - 2 bed flat) Private & SO	66	no	1,748	1,748	115,401	1.03			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1.450	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Compartmy (Materials A hard flat) Affandahla	0		4.000	1,600	0	0.00			
Carpentry (Materials - 4 bed flat) Affordable Carpentry (Materials - 5 bed flat) Affordable	0	no	1,600 1,750	1,750	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
•		no			-				
Sliding Door to Studio units	19	no	2,000	2,000	38,000	0.34 1.54			
Extra for enhanced finishes to common areas Private & SO	172 172	no	1,000 300	1,000 300	172,000 51.600	0.46		Λ.	(Courtered shall in a hoth name) are not hailer from its and are not
Other sundry carpentry materials	1/2	no	300	300	51,600	0.46		<u>A</u>	/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00		<u>A</u>	C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00		A	/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY			1	1,006,950			1,006,950	9.02	

Cost Plan 12 3rd June 2016

WINDOWS AND GLAZING SYSTEMS				Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
VINDOME AND CLAZING EVETEME									
VINDOWS AND GLAZING STSTEMS									
Covered wakways between blocks B&C and C&D		m²	800	800	0	0.00			
Nindows and window frames (uPVC)	0	m²	280	280	0	0.00			
Vindows and window frames (composite)	0	m²	450	450	0	0.00			
Nindows and window frames (PC Aluminium)	4,083	m²	550	550	2,245,573	20.11			Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front	0	m²	650	650	0	0.00			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	4,083	m²	75	75	306,215	2.74			
Single main entrance door - glazed. (Private)	. 2	no	5,000	5,000	10,000	0.09			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	256,179	256,179	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS	Ü	110111	,	2,561,788		0.00	2,561,788	22.94	
BALCONIES AND METALWORK									
Canopy to front entrance	16	m²	800	800	12,800	0.11			
Brise soleil	0	m²	250	250	12,000	0.00			
Nalk on metal balconies - Galvanised & powder coated	U	""	200	200	U	0.00			
One bed flat	94	no	7,000	7,000	658,000	5.89			Average 5m <sup>2</sup>
Two bed flat	59	no	8,000	8,000	472,000	4.23			Average 6m <sup>2</sup>
Three/Four bed flat	0	no	9,000	9,000	172,000	0.00			Average 9m <sup>2</sup>
Juliette Balconies	0	no	1,500	1,500	0	0.00			
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
I.1m high frameless glazed balustrade	322	m	760	760	244,720	2.19			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	24	no	2.650	2.650	63.600	0.57			
Metal feature staircase with duplex apartment	0	no	25.000	25,000	00,000	0.00			
Design Development @ 10%	0	Item	145,112	145,112	0	0.00			
FOTAL BALCONIES AND METALWORK	U	10111	,	1,451,120		0.00	1,451,120	12.99	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ROOF COVERINGS								
Roof coverings including insulation, expansion joints, dressing to vents, drains a	nd							
all other openings	1,848	m²	110	110	203,324	1.82		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		
Extra Over for green roof	339	m²	60	60	20,340	0.18		
Waterproofing to podium deck below building footprint	0	m²	110	110	0	0.00		
Coping detail to roof perimeter	228	m	125	125	28,500	0.26		
Allow for construction of lift motor room at roof level	3	no	5,000	5,000	15,000	0.13		
Waterproofing and timber decking to concrete balconies	78	m²	240	240	18,720	0.17		
Extra over for hardwood decking	0	m²	55	55	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	975	m²	75	75	73,140	0.65		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)	0	m²	130	130	0	0.00		
TOTAL ROOF COVERINGS				359,024			359,024	3.21
MANSAFE SYSTEM								
Mansafe system	228	m	100	100	22,800	0.20		
				22,800	,	_	22,800	0.20
WINDOW CLEANING SYSTEM				,			,	
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00		Review for job specific requirements
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00		Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM			,	0			0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MECHANICAL AND PLUMBING INSTALLATIONS									
Mechanical & plumbing installations to flats - one bedroom and studio flats	106	no	13,360	13,360	1,416,174	12.68			
Mechanical & plumbing installations to flats - two bedroom flats	66	no	14,063	14,063	928,178	8.31			
Mechanical & plumbing installations to flats - three bedroom flats	0	no	0	0	020,110	0.00			
Mechanical & plumbing installations to flats - four bedroom flats	0	no	0	0	0	0.00			
Mechanical & plumbing installations to flats - five bedroom flats	0	no	0	0	0	0.00			
Extra over for duplex unit	0	no	1.500	1,500	0	0.00			
Sprinkler installations to flats	172	no	1.400	1,400	240,800	2.16			use where above 10 storeys( 30 metres to last residential floor level )
Boosted Cold Water Main tanks and dual pump sets	1	no	80,000	80,000	80,000	0.72			· · · · · · · · · · · · · · · · · · ·
ENERGY CENTRE						0.00			
CHP Energy Centre	0	no	2,550	2,550	0	0.00			
CHP distribution pipework	172	no	2,650	2,650	455,800	4.08			
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00			
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00			
Allowance for generator	0	Item	100,000	100,000	0	0.00			
Rainwater installation	12,738	m²	7	7	89,166	0.80			
Dry risers	24	no	1,100	1,100	26,400	0.24			
Extra over for wet risers	24	no	2,400	2,400	57,600	0.52			use where above 20 storeys
Ventilation to common areas	2,364	m²	60	60	141,840	1.27			
Services connections to commercial space	0	no	3,000	3,000	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
Supply only plumbing goods for flat with one bathroom (Private & SO)	106	no	878	878	93,020	0.83		
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)	00		4 400	4 400	00.050	0.00		
O make a health a health a man do for flat with a man health a man (AFF)	66	no	1,498 850	1,498 850	98,856	0.89 0.00		
Supply only plumbing goods for flat with one bathroom (AFF)	0	no			0			
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00		
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for specification	0	no	500	500	0	0.00		
······································								
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for specification (Private)	0	no	500	500	0	0.00		
Comfort cooling	0	no	9,000	9,000	0	0.00		
Heat Recovery	172	no	1,575	1,575	270,931	2.43		0.00
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS							3,898,765	34.91
AOV AND VENTILATION								
AOV AND VENTICATION AOV to common area staircases	24	no	3,500	3,500	84.000	0.75		
Mechanical services to gymnasium	167	no m²	3,500 420	420	70,140	0.75		
Mechanical services to gynnasium  Mechanical services to basement car park - tunnel fans	0	m²	420	40	70,140	0.00		Based on impulse fans
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00		Daded on impalactions
TOTAL AOV AND VENTILATION	U	111	20	154,140	0	0.00	154.140	1.38
TOTAL TOTAL PERSON				10-7, 1-70			104, 140	1.00

Cost Plan 12 3rd June 2016

antity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
400		0.005	C 00F	740 440	0.00		
		,		-, -			
		,	,	,			
•			,	-			
0		,	,				
0	no	,	,	-			
0	no		,	0			
0	no	,		0			
0	no	6,061	6,061	0	0.00		
0	no	6,149	6,149	0	0.00		
0	no	6,237	6,237	0	0.00		
0	no	200	200	0	0.00		
2,364	m²	73	73	172,572	1.55		
0	m²	20	20	0	0.00		
0	no	1,500	1,500	0	0.00		
172	no	500	500	86,000	0.77		
3	no	1,100	1,100	3,300	0.03		
1	no	470	470	470	0.00		
0	no	3,175	3,175	0	0.00		
172	unit	100	100	17.200	0.15		Allow one per core
1	no	15.000	15.000	15.000	0.13		Allow one per basement and one per block
0		,	,	0			
0			,	0			
1				25 000			
•		20,000	20,000	20,000	0.22		
0	no	250	250	0	0.00		
0	no	500	500	0	0.00		
0	no	8,500	8,500	0	0.00		
0	no	15,000	15,000	0	0.00		
		,		-		1,529,674	13.70
	0 0 0 0 0 2,364 0 0 172 3 1 0 172 1 0 0 172	106 no 66 no 0	106 no 6,985 66 no 7,117 0 no 7,249 0 no 7,381 0 no 7,513 0 no 5,885 0 no 5,973 0 no 6,061 0 no 6,149 0 no 6,237 0 no 200 2,364 m² 73 0 m² 20 0 no 1,500 172 no 500 172 no 500 172 unit 100 1 no 470 0 no 3,175 172 unit 100 1 no 15,000 0 no 2,000 0 m² 100 1 item 25,000 0 no 250 0 no 500 0 no 8,500 0 no 8,500	106 no 6,985 6,985 66 no 7,117 7,117 0 no 7,249 7,249 0 no 7,381 7,381 0 no 7,513 7,513 0 no 5,885 5,885 0 no 5,973 5,973 0 no 6,061 6,061 0 no 6,149 6,149 0 no 6,237 6,237 0 no 200 200 2,364 m² 73 73 0 m² 20 20 0 no 1,500 1,500 172 no 500 500 172 unit 100 100 1 no 470 470 0 no 3,175 3,175 172 unit 100 100 1 no 15,000 1,000 0 no 2,000 2,000 0 m² 10 10 100 1 no 15,000 15,000 0 no 2,000 2,000 0 m² 10 10 10 1 no 25,000 25,000 0 no 250 250 0 no 500 500 0 no 500 500 0 no 500 500	106 no 6,985 6,985 740,410 66 no 7,117 7,117 469,722 0 no 7,249 7,249 0 0 no 7,381 7,381 0 0 no 7,513 7,513 0 0 no 5,885 5,885 0 0 no 5,973 5,973 0 0 no 6,061 6,061 0 0 no 6,149 6,149 0 0 no 6,237 6,237 0 0 no 200 200 0 2,364 m² 73 73 172,572 0 m² 20 20 0 0 no 1,500 1,500 0 172 no 500 500 86,000 3 no 1,100 1,100 3,300 1 no 470 470 470 0 no 3,175 3,175 0 172 unit 100 100 17,200 1 no 15,000 15,000 0 0 m² 10 100 17,200 1 no 15,000 15,000 0 0 no 2,000 25,000 0 no 250 25,000 0 no 500 500 0 0 no 500 500 0 0 no 500 500 0 0 no 2500 25,000	106 no 6,985 6,985 740,410 6.63 666 no 7,117 7,117 469,722 4.21 0 no 7,249 7,249 0 0.00 0 no 7,381 7,381 0 0.00 0 no 7,513 7,513 0 0.00 0 no 5,885 5,885 0 0.00 0 no 5,973 5,973 0 0.00 0 no 6,061 6,061 0 0.00 0 no 6,149 6,149 0 0.00 0 no 6,237 6,237 0 0.00 0 no 6,237 6,237 0 0.00 0 no 200 200 0 0.00 2,364 m² 73 73 172,572 1.55 0 m² 20 20 0 0.00 172 no 500 500 86,000 0.77 3 no 1,500 1,500 0 0.00 172 no 500 500 86,000 0.77 3 no 1,100 1,100 3,300 0.03 1 no 470 470 470 0.00 172 unit 100 100 17,200 0.15 1 no 15,000 15,000 15,000 0.13 0 no 2,000 2,000 0 0.00 0 m² 10 10 10 0 0.00 1 item 25,000 25,000 25,000 0.22	106 no 6,985 6,985 740,410 6.63 66 no 7,117 7,117 469,722 4.21 0 no 7,249 7,249 0 0.00 0 no 7,513 7,513 0 0.00 0 no 5,885 5,885 0 0.00 0 no 5,973 5,973 0 0.00 0 no 6,061 6,061 0 0.00 0 no 6,149 6,149 0 0.00 0 no 6,237 6,237 0 0.00 0 no 6,237 6,237 0 0.00 0 no 200 200 0 0.00 0 no 200 200 0 0.00 2,364 m² 73 73 172,572 1.55 0 m² 20 20 0 0.00 0 no 1,500 1,500 0 0.00 172 no 500 86,000 0.77 3 no 1,100 1,100 3,300 0.03 1 no 470 470 470 0.00 0 no 3,175 3,175 0 0.00 172 unit 100 100 17,200 0.15 1 no 15,000 15,000 15,000 0.13 0 no 2,000 2,000 0 0.00 1 item 25,000 25,000 0 0.00 0 m² 2 10 10 0 0.00 1 item 25,000 25,000 0 0.00 0 no 8,500 8,500 0 0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
SUSTAINABILITY MEASURES								
Mayor's sustainability requirements renewable energy	172	no	500	500	86,000	0.77		
wayor s sustamability requirements renewable energy	172	110	500	86,000	00,000	0.77	86,000	0.77
LIFT INSTALLATIONS				00,000			60,000	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 25 stops	3	no	203,623	203,623	610,869	5.47		installations over 20 storeys are bespoke and price should be obtained from Otis
Stainless Deep Reveals	75	no	700	700	52,500	0.47		Per Floor
Extra over for fireman's lift 24 Stops	1	no	16.280	16,280	16.280	0.47		Over 7 storeys
Lift installations 05 stops	1	no	51,270	51,270	51,270	0.46		Over 1 storeys
Stainless Deep Reveals	5	no	700	700	3,500	0.03		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20.480	20,480	0,000	0.00		Over 7 storeys
Lift installations 04 stops	0	no	47,845	47,845	0	0.00		<u>o tor r disroyo</u>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00		<u>o tor r didroyo</u>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20.480	20,480	0	0.00		Over 7 storeys
Carlift	0	no	125.000	125,000	0	0.00		Assumes single basement
Goods Lift	0	no	0	0	0	0.00		- I double on the base of the
Extra over for an additonal car door (dual entry 'through-car')	0	no	7.600	7,600	0	0.00		
Extra over for additional landing entrance	0	no	2.350	2.350	0	0.00		(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators	_		_,,,,,	_,				<del>(</del>
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
			,-	,				
Extra over for specification uplift to GF lift entrances	0	no	2,500	2,500	0	0.00		
spec uplift; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00		
specification uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00		
TOTAL LIFT INSTALLATIONS				734,419		_	734,419	6.58
KITCHENS								
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00		
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00		
1			,	,				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
Kitchens to one bed flats (Private & SO)	106	no	3,200	3,200	339,200	3.04				
Kitchens to two bed flats (Private & SO)	66	no	3,200	3,200	211,200	1.89				
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 4 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 5 bed unit (Private )	0	no	6,500	6,500	0	0.00				
	•		7.400	7.400	•	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00				
Kitchens to 2 bed unit (Private )	0	no	8,370	8,370	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 5 bed unit (Private)	0	no	10,150	10,150	0	0.00				
TOTAL KITCHENS				550,400			550,400.00	4.93		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	innut	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Description	Quantity	UIIIL	input	rtate	Sub-10tal	<b></b> ≵/Il⁻	TOLAT	I/IL"	Notes
WHITE GOODS									
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
Single fan oven - Electrlux EOB3400AOX (private and SO)	172	no	175	175	30,100	0.27			
Ceramic Hob - Electrolux EHF6141SK	172	no	140	140	24,080	0.22			
Integrated Hood - Electrolux EF160021S	172	no	125	125	21,500	0.19			
Fridge/Freezer - Electrolux ENN2901AOW	172	no	375	375	64,500	0.58			
450mm dishwasher - Electrolux ESL621LO	172	no	250	250	43,000	0.39			
Integrated Microwave - Electrolux EMS172560X	172	no	220	220	37,840	0.34			
Freestanding Washer Dryer - Zanussi ZKG7165	172	no	375	375	64,500	0.58			
Kitchen white goods to flats (HA)									
Oven, Hob & Hood	0	no	335	335	0	0.00			
Washer / Dryer	0	no	450	450	0	0.00			
Fridge / Freezer	0	no	400	400	0	0.00			
Dishwasher	0	no	330	330	0	0.00			
Microwave	0	no	192	192	0	0.00			
Fitting white goods	0	no	265	265	0	0.00			
Vat on white goods @ 20.0%	1	item	57,104	57,104	57,104	0.51			
Single fan oven - AEG BE300 302IM	0	no	435	435	0	0.00			
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00			
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
J			·	-	_				

Cost Plan 12 3rd June 2016

All Kichen appliances (see sepatate bresidown) 0 no 4.484 4.484 0 0.00 E. C for Island Hood where required 0 no 0 0 0 0.00 Potential side specific upgrades and/or allowance for intergrated appliances (see kilchen appliances for for deals) Vat on white poods @ 20.0% 1 lenn 0 0 0 0 0.00 Vat on white poods @ 20.0% 1 lenn 0 0 0 0 0.00 Vat on white poods @ 20.0% 1 lenn 0 0 0 0 0.00 Vat on white poods @ 20.0% 1 lenn 0 0 0 0 0.00 Vat on white poods @ 20.0% 1 lenn 0 0 0 0 0.00 Vanity Unit Praisate 1 bathroom 1 ensule  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathroom  Vanity Unit Praisate 1 bathroom 1 ensule 2 bathr											
E. Of tri Stand Hood where required    O no	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
E. Of tri Stand Hood where required  O no 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0											<del></del>
E. Of tri Stand Hood where required    O no	All (Globan and Garage (and and state by a hydrony)	^		4.404	4.404	^	0.00				
Potential set specific upgrades and/or allowance for intergrated appliances (see kitchen appliances for the deaties) Vat on white goods @ 20.0% Vat on white goods & 20.0% Vat on white											
Armarari cabinet, worktophystandisplashback and under basin box to main bathroom (private and shared coverable)   1 term   0   0   0   0   0   0   0   0   0		0	no	0	0	0	0.00				
Value   Valu		_		_		_					
VANITY UNITS AND WARDROBES					-						
Vanity Unit's AND WARDROBES  Vanity Unit Private 1 bathroom		1	item	0	٠.	0	0.00				
Varily Unit Private 1 bathroom 1 ensuite 0 no 350 350 0 0.00  Amarari cabinet, worktoplupstand/splashback and under basin box to main bathroom (invite and shared ownership) 172 no 845 845 145,340 1.30  Amarari worktoplupstand/splashback and under basin box to ensuite bathroom (invite and shared ownership) 172 no 845 845 145,340 1.30  Amarari worktoplupstand/splashback and under basin box to ensuite bathroom (invite and shared ownership) 172 no 256 256 16,896 0.15  (invite and shared ownership) 1 liem 20,571 20,571 20,571 0.18  Varily Unit Affordable 0 no 10 no 450 450 0.00  Portico wardrobes to master badroom only 0 no 950 950 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0.00  WAT on wardrobes if applicable 20% 1 no 884 884 0 0.00  Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00  Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00  Silstone worktop and splashback to main bathroom and ensuites 0 no 870 870 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes in applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0.00  VAT on wardrobes if applicable 20% 0 0.00	TOTAL WHITE GOODS				342,624			342,624	3.07		
Vanity Unit Private 1 bathroom 1 ensuite  Amarari cabinet, worktoplupstand/splashback and under basin box to main bathroom (private and shared ownership)  Amarari worktoplupstand/splashback and under basin box to ensuite bathroom (private and shared ownership)  66 no 266 256 16,896 0.15 (private and shared ownership)  Valor o cabinet @ 20%  1 item 20,571 20,571 20,571 0.18 (vanity Alberto 20%)  Vanity Unit Affordable  Portico wardrobes to master bedroom only  Var on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Amarari cabinet and under basin box to main bathroom  0 no 884 884 0 0.00  Vat on cabinet @ 20%  1 no 0 0 0 0 0.00  Amarari cabinet and under basin box to main bathroom  0 no 884 884 0 0.00  Vat on cabinet @ 20%  1 no 0 0 0 0 0.00  Vat on cabinet @ 20%  1 no 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 no 0 0 0 0 0.00  Vat on wardrobes to master bedroom only  Vat on wardrobes to master bedroom only  0 no 870 0 0.00  Vat on wardrobes to master bedroom only  0 no 950 950 0 0.00  Vat on wardrobes to master bedroom only  0 no 870 0 0.00  Vat on wardrobes to master bedroom only  0 no 950 950 0 0.00  Vat on wardrobes to master bedroom only  0 no 3688 3688 0 0.00  Vat on wardrobes if applicable 20%  Vanity Unit Private 1 bathroom 1 ensute 2 bed  0 no 3,783 3,783 0 0.00  Wardrobes to master and second bedroom only (Private)  0 no 2,800 2,800 0 0.00  Wardrobes to master bedroom only (Private)  0 no 2,800 2,800 0 0.00	VANITY UNITS AND WARDROBES										
Vanity Unit Private 1 bathroom 1 ensuite  0 no 700 700 0 0.00  Amarari cabinet, worktoplupstand/splashback and under basin box to main bathroom (private and shared ownership)  172 no 845 845 145,340  Amarari worktoplupstand/splashback and under basin box to ensuite bathroom (private and shared ownership)  66 no 256 256 16,896 0.15  Vat or cabinet @ 20%  1 item 20,571 20,571 0.18  Vanity Unit Affordable  Portico wardrobes to master bedroom only  Amarari cabinet and under basin box to main bathroom  0 no 450 450 0 0.00  VAT on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Amarari cabinet and under basin box to main bathroom  0 no 884 884 0 0.00  Vat on cabinet @ 20%  1 no 0 0 0 0 0.00  Stock owner of the sain box to main bathroom  0 no 884 884 0 0.00  Vat on cabinet @ 20%  1 no 0 0 0 0 0.00  Vat on wardrobes to master bedroom only  1 no 0 0 0 0 0.00  Vat on wardrobes to master bedroom only  1 no 0 0 0 0.00  Vat on wardrobes to master bedroom only  2 no 885 885 886 0 0.00  Vat on wardrobes to master bedroom only  3 no 880 888 884 0 0.00  Vat on wardrobes to master bedroom only  3 no 870 0 0.00  Vat on wardrobes to master bedroom only  4 no 90 0 0 0.00  Vat on wardrobes to master bedroom only  4 no 90 0 0 0.00  Vat on wardrobes to master bedroom only  4 no 1,944 1,944 0 0.00  Vanity Unit Private 1 bathroom 1 ensule 2 bed  5 no 3,783 3,783 0 0.00  Wardrobes to master and second bedroom only (Private)  5 no 2,800 2,800 0 0.00  Wardrobes to master endecom only (Private)  5 no 2,800 2,800 0 0.00  Wardrobes to master end second bedroom only (Private)  5 no 2,800 0 0.00	Manifest In it Drivete A heather and	•		250	250	•	0.00				
Amarari cabinet, worktop/upstand/splashback and under basin box to main bathroom (private and shared ownership)  Amarari worktop/upstand/splashback and under basin box to ensuite bethroom (private and shared ownership)  66 no 256 256 16,896  0.15  Vat on cabinet 820%  Vaniny Unit Affordable  Portico wardrobes to master bedroom only  VaT on wardrobes if applicable 20%  1 no 884 884 0 0.00  Amarari cabinet and under basin box to main bathroom  0 no 884 884 0 0.00  VaT on wardrobes of master bedroom only  1 no 0 884 884 0 0.00  Vat on cabinet 820%  1 no 0 0 0 0 0.00  Vat on cabinet 820%  1 no 0 0 0 0 0.00  Vat on cabinet 820%  1 no 0 0 0 0 0.00  Vat on cabinet 820%  1 no 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0 0.00  Vat on wardrobes if applicable 20%  1 sum 0 0 0.00  Vatiny Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,768 3,658 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,768 3,783 0 0.00  Varior best on master bedroom only (Private) 0 no 1,550 1,550 0 0.00  Varior to master bedroom only (Private) 0 no 2,800 2,800 0 0.00  Varior to master bedroom only (Private) 0 no 2,800 2,800 0 0.00											
Dathroom (private and shared ownership)	vanity Unit Private 1 dathroom 1 ensuite	0	no	700	700	0	0.00				
Dathroom (private and shared ownership)											
Dathroom (private and shared ownership)	Amarari cabinet workton/unstand/splashback and under basin box to main										
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom (private and shared ownership) 66 no 256 256 16.896 (value and shared ownership) 66 no 256 256 16.896 Value cabinet @ 20% 1 item 20,571 2		172	no	8/15	8/15	1/15 3/10	1.30				
(private and shared ownership) 66 no 256 256 16,896 U.15 Vat on cabinet @ 20% 1 litem 20,571 20,571 20,571 0.18 Vanity Unit Private 1 bathroom Vanity Unit Private 1 bathroom 4 source (1 part of the Wardrobes to master and special bate 20% 1 sum 0 no 3,658 3,658 0 0.00 Var on wardrobes to master bedroom only (Private) 0 no 3,783 3,783 0 0.00 Var on wardrobes to master and second bedroom only (Private) 0 no 1,550 1,550 0 0.00 Var on wardrobes to master and second bedroom only (Private) 0 no 2,800 0,00 Var on wardrobes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Var on wardrobes to master and second bedroom only (Private) 1 sum 0 0 0 0.00 Var on wardrobes to master bedroom only (Private) 1 sum 0 0 0,00 0.00 Vardone storage and splashback to main bathroom and ensuites 0 no 3,658 3,658 0 0.00 Variety Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,783 3,783 0 0.00 Vardrobes to master bedroom only (Private) 0 no 1,550 1,550 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00 Vardrookes to master and second bedroom only (Private) 1 sum		112	110	0+3	040	140,040					
Vat on cabinet @ 20%         1 item         20,571         20,571         20,571         0.18           Vanity Unit Affordable         0 no         450         450         0 0.00           Portico wardrobes to master bedroom only         0 no         950         950         0 0.00           VAT on wardrobes if applicable 20%         1 sum         0 0         0 0.00           Amarari cabinet and under basin box to main bathroom         0 no         884         884         0 0.00           Amarari cabinet and under basin box to ensuite bathroom         0 no         884         884         0 0.00           Vat on cabinet @ 20%         1 no         0 0         0 0.00           Silstone worktop and splashback to main bathroom and ensuites         0 no         870         0 0.00           VAT on wardrobes if applicable 20%         1 sum         0 0         0 0.00           VAT on wardrobes if applicable 20%         1 sum         0 0         0 0.00           Vanity Unit Private 1 bathroom         0 no         1,944         1,944         0 0.00           Vanity Unit Private 1 bathroom 1 ensuite 2 bed         0 no         3,658         3,658         0 0.00           Vanity Unit Private 1 bathroom 1 ensuite 3 bed         0 no         1,550         1,550         0 0.00	···	66	no	256	256	16 896	0.15				
Vanity Unit Affordable 0 no 450 450 0 0.00 Portico wardrobes to master bedroom only 0 no 950 950 0 0.00  Amarari cabinet and under basin box to main bathroom 0 no 884 884 0 0.00 Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00 Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00 Vat on cabinet @ 20% 1 no 870 870 0 0.00 Vator oabinet @ 20% 1 no 870 870 0 0.00 Portico wardrobes to master bedroom only Various densuites 0 no 870 870 0 0.00 Vat On wardrobes if applicable 20% 1 sum 0 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0.00 Various interview 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00 Variity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3,658 3,658 0 0.00 Variity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3,783 3,783 0 0.00 Various brivate 1 bathroom 1 ensuite 3 bed 0 no 2,800 2,800 0 0.00 Varidrobes to master badroom only (Private) 0 no 2,800 2,800 0 0.00 Various wardrobes if applicable 20% 1 sum 0 0 0 0.00						,	N 18				
Portico wardrobes to master bedroom only		· · · · · · · · · · · · · · · · · · ·				,					
VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  Amarari cabinet and under basin box to main bathroom 0 no 884 884 0 0.00 Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00 Vat on cabinet (@ 20% 1 no 870 870 0 0.00 Silstone worktop and splashback to main bathroom and ensuites 0 no 870 870 0 0.00 Portico wardrobes to master bedroom only 0 no 950 950 0 0.00 VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00 Varity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,783 3,783 0 0.00 Wardrobes to master bedroom only (Private) 0 no 2,800 2,800 0 0.00 Wardrobes to master and second bedroom only (Private ) 1 sum 0 0 0 0 0.00 VAT on wardrobes if applicable 20% 0 no 2,800 2,800 0 0.00 VAT on wardrobes if applicable 20% 0 no 0.00											
Amarari cabinet and under basin box to main bathroom 0 no 884 884 0 0.00 Amarari cabinet and under basin box to ensuite bathroom 0 no 884 884 0 0.00 Vat on cabinet @ 20% 1 no 0 0 0 0.00 Silstone worktop and splashback to main bathroom and ensuites 0 no 870 870 0 0.00 Portico wardrobes to master bedroom only 0 no 950 950 0 0.00 VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  Vanity Unit Private 1 bathroom Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3.658 3.658 0 0.00 Vanity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3.783 3.783 0 0.00 Varidy Unit Private 1 bathroom 1 ensuite 3 bed 0 no 1.550 1.550 0 0.00 Wardrobes to master bedroom only (Private) 0 no 2.800 2.800 0 0.00 Varidrobes to master and second bedroom only (Private) 1 sum 0 0 0 0 0.00		-									
Amarari cabinet and under basin box to ensuite bathroom  0 no 884 884 0 0.00 Vat on cabinet @ 20% 1 no 0 0 0 0 0.00 Silstone worktop and splashback to main bathroom and ensuites 0 no 870 870 0 0.00 Portico wardrobes to master bedroom only 0 no 950 950 0 0.00 VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00 Varity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,783 3,783 0 0.00 Vardrobes to master bedroom only (Private) 0 no 1,550 1,550 0 0.00 Vardrobes to master and second bedroom only (Private) 0 no 2,800 2,800 0 0.00 VAT on wardrobes if applicable 20%	VAT on wardrobes if applicable 20 /0	'	Juili	0	U	U	0.00				
Amarari cabinet and under basin box to ensuite bathroom  0 no 884 884 0 0.00 Vat on cabinet @ 20% 1 no 0 0 0 0 0.00 Silstone worktop and splashback to main bathroom and ensuites 0 no 870 870 0 0.00 Portico wardrobes to master bedroom only 0 no 950 950 0 0.00 VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00 Varity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,783 3,783 0 0.00 Vardrobes to master bedroom only (Private) 0 no 1,550 1,550 0 0.00 Vardrobes to master and second bedroom only (Private) 0 no 2,800 2,800 0 0.00 VAT on wardrobes if applicable 20%											
Amarari cabinet and under basin box to ensuite bathroom  0 no 884 884 0 0.00 Vat on cabinet @ 20%  1 no 0 0 0 0 0.00 Slistone worktop and splashback to main bathroom and ensuites  0 no 870 870 0 0.00 Portico wardrobes to master bedroom only  VAT on wardrobes if applicable 20%  1 sum  0 no 950 950 0 0.00  VAT on wardrobes if applicable 20%  1 sum  0 no 1,944 1,944 0 0.00 Vanity Unit Private 1 bathroom 1 ensuite 2 bed 1 no 3,658 3,658 0 0.00 Vanity Unit Private 1 bathroom 1 ensuite 2 bed 1 no 3,783 3,783 0 0.00 Vardrobes to master bedroom only (Private)  0 no 1,550 1,550 0 0.00 Vardrobes to master and second bedroom only (Private) 0 no 2,800 2,800 0 0.00 VAT on wardrobes if applicable 20%  1 sum  0 0 0 0.00	Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00				
Vat on cabinet @ 20%       1       no       0       0       0       0.00         Silstone worktop and splashback to main bathroom and ensuites       0       no       870       870       0       0.00         Portico wardrobes to master bedroom only       0       no       950       950       0       0.00         VAT on wardrobes if applicable 20%       1       sum       0       0       0       0.00         Vanity Unit Private 1 bathroom       0       no       1,944       1,944       0       0.00         Vanity Unit Private 1 bathroom 1 ensuite 2 bed       0       no       3,658       3,658       0       0.00         Vanity Unit Private 1 bathroom 1 ensuite 3 bed       0       no       3,783       3,783       0       0.00         Wardrobes to master bedroom only (Private)       0       no       1,550       1,550       0       0.00         Wardrobes to master and second bedroom only (Private)       0       no       2,800       2,800       0       0.00         VAT on wardrobes if applicable 20%       1       sum       0       0       0       0.00											
Silstone worktop and splashback to main bathroom and ensuites       0 no       870 870 0 0.00         Portico wardrobes to master bedroom only       0 no       950 950 0 0.00         VAT on wardrobes if applicable 20%       1 sum 0 0 0 0 0.00         Vanity Unit Private 1 bathroom       0 no 1,944 1,944 0 0.00         Vanity Unit Private 1 bathroom 1 ensuite 2 bed       0 no 3,658 3,658 0 0.00         Vanity Unit Private 1 bathroom 1 ensuite 3 bed       0 no 3,783 3,783 0 0.00         Wardrobes to master bedroom only (Private)       0 no 1,550 1,550 0 0.00         Wardrobes to master and second bedroom only (Private)       0 no 2,800 2,800 0 0.00         VAT on wardrobes if applicable 20%       1 sum 0 0 0 0 0.00		1	no								
Portico wardrobes to master bedroom only VAT on wardrobes if applicable 20% 1 sum 0 950 950 0 0.00  VAT on wardrobes if applicable 20% 0 0 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3,783 3,783 0 0.00  Vardrobes to master bedroom only (Private) 0 no 1,550 1,550 0 0.00  Wardrobes to master and second bedroom only (Private) 0 no 2,800 2,800 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00		0									
VAT on wardrobes if applicable 20%  1 sum 0 0 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00  Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,783 3,783 0 0.00  Varity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3,783 3,783 0 0.00  Wardrobes to master bedroom only (Private) 0 no 1,550 1,550 0 0.00  Wardrobes to master and second bedroom only (Private) 0 no 2,800 2,800 0 0.00  VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00		0	no	950	950	0	0.00				
Vanity Unit Private 1 bathroom 0 no 1,944 1,944 0 0.00 Vanity Unit Private 1 bathroom 1 ensuite 2 bed 0 no 3,658 3,658 0 0.00 Vanity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 3,783 3,783 0 0.00 Varity Unit Private 1 bathroom 1 ensuite 3 bed 0 no 1,550 1,550 0 0.00 Wardrobes to master bedroom only (Private) 0 no 2,800 2,800 0 0.00 Wardrobes to master and second bedroom only (Private) 0 no 2,800 0 0.00 VAT on wardrobes if applicable 20% 1 sum 0 0 0 0 0.00	VAT on wardrobes if applicable 20%	1									
Vanity Unit Private 1 bathroom 1 ensuite 2 bed       0       no       3,658       3,658       0       0.00         Vanity Unit Private 1 bathroom 1 ensuite 3 bed       0       no       3,783       3,783       0       0.00         Wardrobes to master bedroom only (Private)       0       no       1,550       1,550       0       0.00         Wardrobes to master and second bedroom only (Private)       0       no       2,800       2,800       0       0.00         VAT on wardrobes if applicable 20%       1       sum       0       0       0.00		•		•	-	-					
Vanity Unit Private 1 bathroom 1 ensuite 2 bed       0       no       3,658       3,658       0       0.00         Vanity Unit Private 1 bathroom 1 ensuite 3 bed       0       no       3,783       3,783       0       0.00         Wardrobes to master bedroom only (Private)       0       no       1,550       1,550       0       0.00         Wardrobes to master and second bedroom only (Private)       0       no       2,800       2,800       0       0.00         VAT on wardrobes if applicable 20%       1       sum       0       0       0.00											
Vanity Unit Private 1 bathroom 1 ensuite 3 bed       0       no       3,783       3,783       0       0.00         Wardrobes to master bedroom only (Private)       0       no       1,550       1,550       0       0.00         Wardrobes to master and second bedroom only (Private)       0       no       2,800       2,800       0       0.00         VAT on wardrobes if applicable 20%       1       sum       0       0       0.00	Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00				
Wardrobes to master bedroom only (Private)         0 no         1,550         1,550         0 0.00           Wardrobes to master and second bedroom only (Private)         0 no         2,800         2,800         0 0.00           VAT on wardrobes if applicable 20%         1 sum         0 0         0 0.00	Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no			0					
Wardrobes to master and second bedroom only (Private )         0 no         2,800         2,800         0 0.00           VAT on wardrobes if applicable 20%         1 sum         0 0         0 0.00	Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00				
VAT on wardrobes if applicable 20%	Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00				
	Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00				
182.807 182.807	VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00				
102,007					182,807			182,807			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DRY LINING AND PARTITIONS									
Flats / Apartments	10,375	m²	248	248	_,,	23.02			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			
Common Areas	2,364	m²	140	140	330,960	2.96			
General uplift for specification 1 bed unit (Private)	0	no	300	300	0	0.00			
General uplift for specification 2 bed unit (Private)	0	no	700	700	-	0.00			
General uplift for specification 3 bed unit and over (Private)	0	no	900	900	0	0.00			
Bulkheads around comfort cooling units	0	no	250	250	0	0.00			
Upgrade - Curtain Rail Trough	0	no	650	650	0	0.00			
TOTAL DRY LINING AND PARTITIONS				2,901,243			2,901,243	25.98	3
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
									bathroom and 12.5m <sup>2</sup> to flat with bathroom and en-suite and adjust vinyl
									quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	3,870	m²	66	66	255,420	2.29			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
Ů	1,188	m²	66	66	78,408	0.70			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	1,100	""	00	00	70,400	0.70			average form using per battireom
Tiod Tilling to main bathoom ood x soomin Hart somison woden Hange									
	688	m²	66	66	45,408	0.41			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	198	m²	66	66	13,068	0.12			average 3m² tiling per bathroom
						0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90		0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	-								· · · · · · · · · · · · · · · · · · ·
	0	m²	90	90	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	U	0.00			average 3m <sup>2</sup> tiling per bathroom

Cost Plan 12 3rd June 2016

Placer protect   Plac							<b>0.15</b> 10		0.000		
Floor and Wall Tiles to 2 bed unit (Private Private)	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
Floor and Wall Tiles to 2 bed unit (Private b)											
Floor and Wall Tiles to 3 bed unit (Private & SC)   1,850	Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00				
Floor and Wall Tilesto 4 bed unit and over (Private)	Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795	0	0.00				
Extra Over Level Access Shower (Labour and Materials)  O no 69 69 0 0 0.00  TOTAL FLOOR AND WALL TILING  Say 392,304 3.51  CARPETS AND FLOOR COVERINGS  Floor finishes (20.0% 1 ltem 11,820 11,820 0.11  Carpet to 1 bed unit (Private & SO) 1,850 m² 25 25 34,450 0.31 Based on average 13m²  Carpet to 2 bed unit (Private & SO) 0 m² 25 25 0.000 Based on average 45m²  Carpet to 15 bed unit (Private & SO) 0 m² 25 25 0.000 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 3.39 m² 40 40 10,320 0.90 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 10,320 0.90 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 10,320 0.90 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 10,320 0.90 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 10,320 0.90 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 0.000 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 0.000 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 0.000 Based on average 55m²  Antico Spacia range to 1 bed unit (Private & SO) 0 m² 40 40 0.000 Based on average 55m²  Antico Spacia range to 2 bed unit (Private & SO) 0 m² 40 40 0.000 Based on average 55m²  Antico Spacia range to 3 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 m² 40 0.000 Based on average 55m²  Antico Spacia range to 5 bed unit (Private & SO) 0 Based on average 55m²  Antico	Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00				
Extra Over Level Access Shower (Labour and Materials)	Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795	0	0.00				
CARPETS AND FLOOR COVERINGS Floor finishes (common areas) 2,364 m² 25 25 59,100 0.53 Vat on floor finishes @ 20.0% 1 ltem 11,820 11,820 0.11  Carpet to 1 bed unit (Private & SO) 1,378 m² 25 25 34,450 0.31 Based on average 13m² carpet to 2 bed unit (Private & SO) 1,378 m² 25 25 41,250 0.37 based on average 25m² carpet to 3 bed unit (Private & SO) 1,578 m² 25 25 41,250 0.37 based on average 25m² carpet to 4 bed unit (Private & SO) 1,578 m² 25 25 0.0 0.00 Based on average 25m² carpet to 5 bed unit (Private & SO) 1,578 m² 25 25 0.0 0.00 Based on average 25m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,35,880 1.21 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30 0.90 Based on average 35m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 10,30 0.90 Based on average 55m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (Private & SO) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,578 m² 40 40 0.00 Based on average 55m² carpet to 5 bed unit (HA) 1,579 m² 40 40 40 0.00 Based on average 55m²		0	no	69	69	0	0.00				
Floor finishes (common areas)   2,364   m²   25   25   59,100   0.53	TOTAL FLOOR AND WALL TILING				392,304			392,304	3.51		
Vat on floor finishes @ 20.0%         1         Item         11,820         11,820         11,820         0.11           Carpet to 1 bed unit (Private & SO)         1,378         m²         25         25         34,450         0.31         Based on average 13m²           Carpet to 2 bed unit (Private & SO)         1,660         m²         25         25         41,250         0.37         based on average 25m²           Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 35m²           Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 45m²           Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 45m²           Amtico Spacia range* to 1 bed unit (Private & SO)         3,392         m²         40         40         135,680         1.21         Based on average 55m²           Amtico Spacia range* to 1 bed unit (Private & SO)         0         m²         40         40         100,320         0.90         Based on average 55m²           Amtico Spacia range* to 4 bed unit (Private & SO)         0         m²         40         40         <	CARPETS AND FLOOR COVERINGS										
Carpet to 1 bed unit (Private & SO)	Floor finishes (common areas)	2,364	m²	25	25	59,100	0.53				
Carpet to 2 bed unit (Private & SO)         1,650         m²         25         25         41,250         0.37         based on average 25m²           Carpet to 4 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 35m²           Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 55m²           Amtico 'spacia range' to 1 bed unit (Private & SO)         3,392         m²         40         40         135,680         1.21         Based on average 32m²           Amtico 'spacia range' to 1 bed unit (Private & SO)         2,508         m²         40         40         100,320         0.90         Based on average 32m²           Amtico 'spacia range' to 2 bed unit (Private & SO)         0         m²         40         40         100,320         0.90         Based on average 55m²           Amtico 'spacia range' to 3 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 55m²           Amtico 'spacia range' to 4 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 55m²           Amtico 'spacia range' to 4 bed unit (Private & SO)         <	Vat on floor finishes @ 20.0%	1	Item	11,820	11,820	11,820	0.11				
Carpet to 2 bed unit (Private & SO)         1,650         m²         25         25         41,250         0.37         based on average 25m²           Carpet to 4 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 35m²           Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 55m²           Amtico 'spacia range' to 1 bed unit (Private & SO)         3,392         m²         40         40         135,680         1.21         Based on average 32m²           Amtico 'spacia range' to 1 bed unit (Private & SO)         2,508         m²         40         40         100,320         0.90         Based on average 32m²           Amtico 'spacia range' to 2 bed unit (Private & SO)         0         m²         40         40         100,320         0.90         Based on average 55m²           Amtico 'spacia range' to 3 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 55m²           Amtico 'spacia range' to 4 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 55m²           Amtico 'spacia range' to 4 bed unit (Private & SO)         <											
Carpet to 3 bed unit (Private & SO)  0 m² 25 25 0 0 0.00  Based on average 35m² Carpet to 5 bed unit (Private & SO)  0 m² 25 25 0 0.00  Based on average 45m² Carpet to 5 bed unit (Private & SO)  Amtico 'spacia range' to 1 bed unit (Private & SO)  3,392 m² 40 40 135,680 1.21  Based on average 32m² Amtico 'spacia range' to 1 bed unit (Private & SO)  0 m² 40 40 100,320 0.90  Based on average 32m² Amtico 'spacia range' to 2 bed unit (Private & SO)  0 m² 40 40 100,320 0.90  Based on average 38m² Amtico 'spacia range' to 4 bed unit (Private & SO)  0 m² 40 40 0.00  Based on average 65m² Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0.00  Based on average 67m² Carpet to 5 bed unit (Private & SO)  0 m² 48 18 18 0 0.00  Based on average 67m² Carpet to 2 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Amtico 'spacia range' to 4 bed unit (HA)  Carpet to 3 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Carpet to 4 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Carpet to 5 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Carpet to 5 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Carpet to 5 bed unit (HA)  0 m² 18 18 18 0 0.00  Based on average 55m² Carpet to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 35m² Carpet to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 35m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m² Vinyl to 4 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m² Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m² Vinyl to 5 bed unit (HA)	Carpet to 1 bed unit (Private & SO )		m²			- ,			Based on average 13m <sup>2</sup>		
Carpet to 4 bed unit (Private & SO)  0 m² 25 25 25 0 0.0.0  Based on average 45m²  Carpet to 5 bed unit (Private & SO)  0 m² 25 25 25 0 0.0.0  Based on average 55m²  Amtico 'spacia range' to 1 bed unit (Private & SO)  Amtico 'spacia range' to 2 bed unit (Private & SO)  2,508 m² 40 40 100,320 0.90  Based on average 32m²  Amtico 'spacia range' to 3 bed unit (Private & SO)  0 m² 40 40 100,320 0.90  Based on average 38m²  Amtico 'spacia range' to 4 bed unit (Private & SO)  0 m² 40 40 0.0.00  Based on average 55m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0.0.00  Based on average 56m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0.0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0.0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 18 18 0 0.00  Based on average 13m²  Carpet to 2 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 25m²  Carpet to 3 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 35m²  Vinyl to 2 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 35m²  Vinyl to 4 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 37m²  Vinyl to 4 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 37m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 37m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 57m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 57m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 57m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 67m²  Vinyl to 5 bed unit (HA)  0 m² 2 5 25 0 0.00  Based on average 67m²  Vinyl to 5 bed unit (HA)	Carpet to 2 bed unit (Private & SO )	1,650	m²	25					based on average 25m <sup>2</sup>		
Carpet to 5 bed unit (Private & SO)         0         m²         25         25         0         0.00         Based on average 55m²           Amtico 'spacia range' to 1 bed unit (Private & SO)         3,392         m²         40         40         135,680         1.21         Based on average 38m²           Amtico 'spacia range' to 2 bed unit (Private & SO)         0         m²         40         40         100,320         0.90         Based on average 38m²           Amtico 'spacia range' to 3 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 55m²           Amtico 'spacia range' to 4 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 61m²           Amtico 'spacia range' to 5 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 61m²           Amtico 'spacia range' to 5 bed unit (Private & SO)         0         m²         40         40         0         0.00         Based on average 61m²           Carpet to 1 bed unit (Private & SO)         0         m²         18         18         0         0.00         Based on average 13m²           Carpet to 3 bed unit (HA)         0         m²	Carpet to 3 bed unit (Private & SO)	0	m²	25					Based on average 35m <sup>2</sup>		
Amtico 'spacia range' to 1 bed unit (Private & SO)       3,392       m²       40       40       135,680       1.21       Based on average 32m²         Amtico 'spacia range' to 2 bed unit (Private & SO)       2,508       m²       40       40       100,320       0.90       Based on average 38m²         Amtico 'spacia range' to 4 bed unit (Private & SO)       0       m²       40       40       0       0.00       Based on average 55m²         Amtico 'spacia range' to 4 bed unit (Private & SO)       0       m²       40       40       0       0.00       Based on average 55m²         Amtico 'spacia range' to 5 bed unit (Private & SO)       0       m²       40       40       0       0.00       Based on average 61m²         Amtico 'spacia range' to 5 bed unit (Private & SO)       0       m²       18       18       0       0.00       Based on average 67m²         Carpet to 1 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 13m²         Carpet to 3 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 45m²         Carpet to 4 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 55m²	Carpet to 4 bed unit (Private & SO)	0	m²	25					Based on average 45m <sup>2</sup>		
Amtico 'spacia range' to 2 bed unit (Private & SO)  2,508 m² 40 40 100,320 0.90  Based on average 38m²  Amtico 'spacia range' to 3 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 55m²  Amtico 'spacia range' to 4 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 67m²  Carpet to 1 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 25m²  Carpet to 2 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 25m²  Carpet to 4 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 418 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 5 bed	Carpet to 5 bed unit (Private & SO )	0	m²	25					Based on average 55m <sup>2</sup>		
Amtico 'spacia range' to 3 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 55m²  Amtico 'spacia range' to 4 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 61m²  Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 67m²  Carpet to 1 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 13m²  Carpet to 2 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 25m²  Carpet to 3 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 4 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Vinyl to 1 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 2 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 57m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 57m²  Vinyl to 4 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 63m²  Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 63m²  Vinyl to 5 bed unit (HA)	Amtico 'spacia range' to 1 bed unit (Private & SO)	3,392	m²	40	40	,			Based on average 32m <sup>2</sup>		
Amtico 'spacia range' to 4 bed unit (Private & SO)	Amtico 'spacia range' to 2 bed unit (Private & SO)	2,508	m²	40	40	100,320	0.90		Based on average 38m <sup>2</sup>		
Amtico 'spacia range' to 5 bed unit (Private & SO)  0 m² 40 40 0 0.00  Based on average 67m²  Carpet to 1 bed unit (HA)  0 m² 18 18 0 0.00  based on average 25m²  Carpet to 3 bed unit (HA)  0 m² 18 18 0 0.00  based on average 25m²  Carpet to 3 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 25m²  Carpet to 4 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 55m²  Vinyl to 1 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 2 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m²  Vinyl to 4 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m²  Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 67m²	Amtico 'spacia range' to 3 bed unit (Private & SO)	0	m²	40	40	0			Based on average 55m <sup>2</sup>		
Carpet to 1 bed unit (HA)       0 m²       18       18       0 0.00       Based on average 13m²         Carpet to 2 bed unit (HA)       0 m²       18       18       0 0.00       based on average 25m²         Carpet to 3 bed unit (HA)       0 m²       18       18       0 0.00       Based on average 35m²         Carpet to 4 bed unit (HA)       0 m²       18       18       0 0.00       Based on average 45m²         Carpet to 5 bed unit (HA)       0 m²       18       18       0 0.00       Based on average 55m²         Vinyl to 1 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 31m²         Vinyl to 2 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 37m²         Vinyl to 3 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 67m²         Vinyl to 4 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 63m²           Vinyl to 5 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 63m²	Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0			Based on average 61m <sup>2</sup>		
Carpet to 2 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 25m²  Carpet to 3 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 35m²  Carpet to 4 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 45m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 45m²  Carpet to 5 bed unit (HA)  0 m² 18 18 0 0.00  Based on average 55m²  Vinyl to 1 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 31m²  Vinyl to 2 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 37m²  Vinyl to 3 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 57m²  Vinyl to 4 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 63m²  Vinyl to 5 bed unit (HA)  0 m² 25 25 25 0 0.00  Based on average 63m²  Vinyl to 5 bed unit (HA)	Amtico 'spacia range' to 5 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>		
Carpet to 3 bed unit (HA)       0 m²       18 18 0 0.00       Based on average 35m²         Carpet to 4 bed unit (HA)       0 m²       18 18 0 0.00       Based on average 45m²         Carpet to 5 bed unit (HA)       0 m²       18 18 0 0.00       Based on average 55m²         Vinyl to 1 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 31m²         Vinyl to 2 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 37m²         Vinyl to 3 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 57m²         Vinyl to 4 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0 m²       25 25 0 0.00       Based on average 69m²	Carpet to 1 bed unit (HA)	0	m²	18	18	0			Based on average 13m <sup>2</sup>		
Carpet to 4 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 45m²         Carpet to 5 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 55m²         Vinyl to 1 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 31m²         Vinyl to 2 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 37m²         Vinyl to 3 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 57m²         Vinyl to 4 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 63m²	Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>		
Carpet to 5 bed unit (HA)       0       m²       18       18       0       0.00       Based on average 55m²         Vinyl to 1 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 31m²         Vinyl to 2 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 37m²         Vinyl to 3 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 57m²         Vinyl to 4 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0       m²       25       25       0       0.00       Based on average 69m²	Carpet to 3 bed unit (HA)	0	m²	18	18	0			Based on average 35m <sup>2</sup>		
Vinyl to 1 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 31m²         Vinyl to 2 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 37m²         Vinyl to 3 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 57m²         Vinyl to 4 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 63m²         Vinyl to 5 bed unit (HA)       0 m²       25       25       0 0.00       Based on average 63m²	Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>		
Vinyl to 2 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 37m²       Vinyl to 3 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 57m²       Vinyl to 4 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 63m²       Vinyl to 5 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 63m²       Vinyl to 5 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 69m²	Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>		
Vinyl to 3 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 57m²       Vinyl to 4 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 63m²       Vinyl to 5 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 63m²       Vinyl to 5 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 69m²	Vinyl to 1 bed unit (HA)	0	m²	25					Based on average 31m <sup>2</sup>		
Vinyl to 4 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 63m²       Vinyl to 5 bed unit (HA)     0 m²     25     25     0 0.00     Based on average 69m²	Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>		
Vinyl to 5 bed unit (HA ) 0 m <sup>2</sup> 25 25 0 0.00 <u>Based on average 69m<sup>2</sup></u>	Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>		
	Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>		
Vat on floor finishes @ 20.0% 1 Item 62,340 62,340 0.56		0	m²	25					Based on average 69m <sup>2</sup>		
	Vat on floor finishes @ 20.0%	1	Item	62,340	62,340	62,340	0.56				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 32m <sup>2</sup>	
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 38m <sup>2</sup>	
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 61m <sup>2</sup>	
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 27m <sup>2</sup>	
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 33m <sup>2</sup>	
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 50m <sup>2</sup>	
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 56m <sup>2</sup>	
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 62m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				444,960			444,960	3.98	
PAINTING AND DECORATING									
Decorations (1 bed apartments)	106	no	1,000	1,000	106,000	0.95			
Decorations (2 bed apartments)	66	no	1,100	1,100	72,600	0.65			
Decorations (3 bed apartments)	0	no	1,345	1,345	0	0.00			
Decorations (4 bed apartments)	0	no	1,600	1,600	0	0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00			
Painting sheet piling in basement	0	m²	50	50	0	0.00			
Painting masonry walls in basements	0	m²	10	10	0	0.00			
Decorations (common areas)	2,364	m²	25	25	59,100	0.53			
Redecorations to communal area post occupation (common areas)	2,364	m²	8	8	18,912	0.17			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	•		000	000		0.00			
Decorations (1 bed apartments)	0	no	200	200		0.00			
Decorations (2 bed apartments)	0	no	250	250		0.00			
Decorations (3 bed apartments)	0	no	300	300		0.00			
Decorations (4 bed apartments)	0	no	350	350		0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (1 bed apartments)  Decorations (2 bed apartments)	0	no	250	250		0.00			
Decorations (3 bed apartments)	0		300	300		0.00			
, ,	0	no	350	350		0.00			
Decorations (4 bed apartments)	0	no	400	400		0.00			
Decorations (5 bed apartments)		no							
Extra Over for Penthouses	0	no	2,000	2,000		0.00	050.040	0.00	
TOTAL PAINTING AND DECORATING				256,612			256,612	2.30	
BUILDER'S CLEAN									
Clean down building prior to handover	172	no	350	350	60,200	0.54			
TOTAL BUILDER'S CLEAN	112	110	330	60,200		0.07	60,200	0.54	
TO THE BOILDERG GLENIV				00,200			00,200	0.04	
MAINTENANCE									
Maintaining flats	172	no	1,000	1,000	172,000	1.54			
			1,000	172,000			172,000	1.54	
UNALLOCATED COSTS				2,000			,000		
Extra over costs for fitting out penthouse	0	no	25,000	25,000	0	0.00			
Extra for fitting out WC to duplex unit -			,	,	-				
	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit	0	no	2.875	2,875		0.00			
Void charge	172	no	1,000	1,000		1.54			
Allowance for compliaance with 2014 Part L Building Regulations	137,112	ft²	0	0		0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area	,	.,	-		-				
Wall finishes	0	m²	150	150	0	0.00			
Floor finishes	0	m²	150	150		0.00			
Ceiling finishes	0	m²	70	70		0.00			
Enhanced lighting installations and features	0	m²	40	40		0.00			
Receiption Desk	0	no	25,000	25,000		0.00			
Furniture and Soft Funishings	0	No	5,000	5,000		0.00			
Back of house WC and Kitchenette Area	0	No	5,000	5,000		0.00			
Extra over for fitting out entrance lobby - no concierge	Ü	110	0,000	5,500	·	0.00			
Wall finishes	0	m²	100	100	0	0.00			
Floor finishes	0	m²	100	100		0.00			
Ceiling finishes	0	m²	70	70		0.00			
Enhanced lighting installations and features	0	m²	40	40		0.00			
Furniture and Soft Funishings	0	No	5,000	5,000		0.00			
TMI's	0	no	0,000	0,000		0.00			
TOTAL UNALLOCATED COSTS	U	110	U	172,000		0.00	172,000	1.54	
TO THE ON TELOOPTIED GOOTS				112,000			112,000	1.04	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/f	t²	Notes
	<u> </u>								_	_
LEISURE CENTRE										
Allowance for fitting out Leisure Centre	0	item	80,000	80,000	0	0.00				
Gym Equipment	0	item	30,000	30,000	0	0.00			Supplied by end user	
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00				
FOTAL FPR LEISURE CENTRE				0			0	(	0.00	
REFUSE DISPOSAL										
Paladin storage bins	43	no	250	250	10,750	0.10				
Enclosures to bin stores	1	item	5,000	5,000	5,000	0.04				
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00				
TOTAL REFUSE DISPOSAL				15,750			15,750	(	0.14	
TOTAL HOUSEBUILD					24,533,645		24,533,645	219	9.69	
						=				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE MANAGEMENT-PRECONSTRUCTION									
Project Director @ 50%	0	Weeks	1.636	1.636	0	0.00			
Senior Site Manager		Weeks	2.149	2.149	0	0.00			
Commercial Manager @ 20%		Weeks	610	610	0	0.00			
Senior Surveyor	0		2.261	2,261	0	0.00			
Senior Technical Manager @ 20%	-	Weeks	595	595	0	0.00			
Technical Manager		Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator		Weeks	1,759	1,759	0	0.00			
SITE MANAGEMENT									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			multiply by 50%) and state factor in description
Construction / Project Manager	0	Weeks	2,888	2,888	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Engineer	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Crane H&S Supervisor	0	Weeks	100	100	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0		1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Assistant Site Manager		Weeks	906	906	0	0.00			
Customer Care Manager		Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager		Weeks	492	492	0	0.00			
Commercial Manager @ 20%		Weeks	610	610	0	0.00			
Senior Surveyor		Weeks	2,263	2,263	0	0.00			
Surveyor		Weeks	1,709	1,709	0	0.00			
Assistant Surveyor		Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%		Weeks	595	595	0	0.00			
Technical Manager	0		2,251	2,251	0	0.00			
Senior Technical co-ordinator		Weeks	1,759	1,759	0	0.00			
Technical co-ordinator		Weeks	1,122	1,122		0.00			
Document Controller / Site Secretary		Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)		Monte	4.000	4.000	•	0.00			
Project Director @ 50%		Weeks	1,636	1,636	0	0.00			
Senior Site Manager		Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other		Weeks	1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Customer Care Manager		Weeks Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man TOTAL SITE MANAGEMENT	U	vveeks	1,373	1,373 0	0	0.00	C	0.0	20
TOTAL SITE MANAGEMENT				U			U	0.0	JU

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY								0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION				•				0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00				Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES								0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	9,600	9,600	0	0.00				(Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00				
TOTAL SITE COMPOUND								0	0.00	

Cost Plan 12 3rd June 2016

<b>Description</b> Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/	/ft² Notes
SITE ACCOMMODATION								
Office Accommodation (Rented Cabins)	) Weeks	0	0	0	0.00			
Local Authority rates on Site Accommodation	) month	2,000	2,000	0	0.00			
Meeting Room (Rented cabin)	) Weeks	0	0	0	0.00			
Canteen (Rented Cabin)	) Weeks	0	0	0	0.00			
Dry Unit (Rented Cabin)	) Weeks	0	0	0	0.00			
First Aid (Rented Cabin)	) Weeks	0	0	0	0.00			
Toilets (Rented Cabin)	) Weeks	0	0	0	0.00			
Secure Storage	) Weeks	0	0	0	0.00			
Erect and Dismantle Site Accommodation	1 Item	0	0	0	0.00			
Site Accommodation - Temporary Partitions/Doors/Decorations	) Item	0	0	0	0.00			
Extra over for fitting out site toilets	) Item	0	0	0	0.00			
Office Furniture	) no	0	0	0	0.00			
Meeting Room Table & Chairs	) no	0	0	0	0.00			
Drying Room/Canteen Furniture	) no	0	0	0	0.00			
TOTAL SITE ACCOMMODATION			•			(	0	0.00
SITE RUNNING COSTS								
Site Office Running Costs & Consumables	) Weeks	250	250	0	0.00			
Temporary sub-station install	1 Item	0	0	0	0.00			
Temporary electrics and safety lighting	) no	500	500	0	0.00			
Temporary water connections	1 no	0	0	0	0.00			
Electricity consumption on site	) Weeks	500	500	0	0.00			
Quarterly PAT testing of site electrics	) Visits	400	400	0	0.00			
Maintain temporary water installation	) Weeks	50	50	0	0.00			
Water Consumption on Site	) Weeks	150	150	0	0.00			
Standpipes	) no	500	500	0	0.00			
Final Electricity Bills on Units	) Units	125	125	0	0.00			
Final Gas Bills on Units	) Units	125	125	0	0.00			
Install telephone lines	) no	0	0	0	0.00			
Rental	) Weeks	5	5	0	0.00			
Cost of Calls	) Weeks	100	100	0	0.00			
IT Set Up	) no	1,500	1,500	0	0.00			
Broadband Line Rental	) Weeks	25	25	0	0.00			
Docelite registration £360/annum	) Weeks	360	360	0	0.00			
	) Weeks	100	100	0	0.00			
TOTAL SITE RUNNING COSTS			•			(	0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	
LABOURERS									
Welfare Labour	0	Weeks	575	575	0	0.00			
Storeman		Weeks	575	575	0	0.00			
General Labour Labourer - One		Weeks	500	500	0	0.00			
General Labour Labourer - Two	0	Weeks	500	500	0	0.00			
General Labour Labourer - Three			500	500	0	0.00			
Aftersales handyman	0		754	754	0	0.00			
Traffic Marshall	0	Weeks	600	600	0	0.00			
Gateman	0	Weeks	675	675	0	0.00			
TOTAL LABOURERS				-			0	0.0	)
PRINTING COSTS									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS				-		<u>.</u>	0	0.0	)
INSURANCES									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	62,856	62,856	62,856	0.56			
TOTAL INSURANCES							62,856	0.5	6
ROAD CLEANING									
Road Cleaning	0	Weeks	225	225	0	0.00			
Wheel wash installation/removal	0	Item	10,000	10,000	0	0.00			_
TOTAL ROAD CLEANING							0	0.0	)

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	2	Notes	
HIRED PLANT											
Forklift & Driver	0	Weeks	950	950	0	0.00					
Forklift-transport each way	0	item	250	250	0	0.00					
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00					
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00					
Erect & Dismantle	0	Item	30,000	30,000	0	0.00					
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00					
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00					
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00					
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00					
Erect & Dismantle	0	Item	30,000	30,000	0	0.00					
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00					
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00					
Safety Cage	0	item	2,055	2,055	0	0.00					
Independent inspection	0	no	650	650	0	0.00					
HSE registration	0	no	500	500	0	0.00					
Drug +alcohol testing	0	no	25	25	0	0.00					
Illuminated sign	0	cranes	2,202	2,202	0	0.00					
Floodlights (set of 4)	0	cranes	1,000	1,000	0	0.00					
Aircraft warning lights	0	cranes	600	600	0	0.00					
Anemometer repeater	0	item	2,400	2,400	0	0.00					
Operational rescue at height equipment + training	0	item	4,800	4,800	0	0.00					
Anti collision and zoning system installation	0	item	1,200	1,200	0	0.00					
Anti collision and zoning system hire	0	weeks	174	174	0	0.00					
Crane co-ordinator (2 or more cranes)	0		1,332	1,332	0	0.00					
Banksman	0	Weeks	1,142	1,142	0	0.00					
Banksman	0	Weeks	1,142	1,142	0	0.00					
Mobile Cranes	0	Visits	2,500	2,500	0	0.00					
Generator	0	Weeks	1,000	1,000	0	0.00					
Generator- transport	0	Item	250	250	0	0.00					
Generator- fuel	0	Weeks	1,000	1,000	0	0.00					
Hoist & Driver	0	Weeks	2,755	2,755	0	0.00					
Erect and dismantle up to 10 storeys	0	no	12,500	12,500	0	0.00					
Erect and dismantle over 10 storey up to 16 storey	0	no	19,000	19,000	0	0.00					
Twin Hoist & Driver (x2)	0	Weeks	4,955	4,955	0	0.00					
Erect & dismantle up to 19 storeys	0	no no	35,000	35,000	0	0.00					
Erect & dismantle over 19 storeys	0		44,000	44,000	0	0.00					
Preston Platform	ū	no Weeks	44,000 26	44,000	0	0.00					
	U	vveeks	20	20	U	0.00		^	0.00		
TOTAL HIRED PLANT								0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS Skips/Waste TOTAL SKIPS	0	Units	775	775	0	0.00	0	0.00	
SMALL TOOLS Small Tools	0	Weeks	50	50	0	0.00	0	0.00	
TOTAL OVERHEADS						_	62,856	0.56	

Cost Plan 12 3rd June 2016

#### MARKETING

escription	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/f	π-	Notes
ARKETING										
eneral Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00				
olifted Marketing for enhanced specification	ő	No	2,143	2,143	Ő	0.00				
odel and stand	-	Item	_,	2,1.0	0	0.00				
ard & soft landscaping		Item		0	0	0.00				
ervice connections		Item		0	0	0.00				
OTAL .		itoiii		٠.		0.00	0		0.00	
TINE							U		0.00	
ermanent sales Office		Item		0	0	0.00				
arage conversion cost		Item		0	0	0.00				
DTAL				•			0	)	0.00	
, <u></u>							·		0.00	
		Item		0	0	0.00				
urchaser extra costs		Item		0	0	0.00				
DTAL				•			0	)	0.00	
les arena costs		Item		0	0	0.00				
mputer simulation		Item		0	0	0.00				
ags and Signage		Item		0	0	0.00				
DTAL				•			0	)	0.00	
ow house Costs		Item		0	0	0.00				
pets		Item		0	0	0.00				
ains and soft furnishings		Item		0	0	0.00				
oration		Item		0	0	0.00				
rdrobes		Item		0	0	0.00				
ting		Item		0	0	0.00				
te goods		Item		0	0	0.00				
ms		Item		0	0	0.00				
dscaping		Item		0	0	0.00				
servatory		Item		0	0	0.00				
ΓAL				•			0	)	0.00	
ew apartment costs		Item		0	0	0.00				
TAL							0	)	0.00	
						_				
TAL MARKETING							0		0.00	



Cost Plan 12

3rd June 2016



Cost Plan 12 3rd June 2016

# **Key Data**

Planning Gain / CIL (£)

Cost Summary	£	£/ft²	Number of Units	24	
Externals Plot Housebuild Overheads Marketing	81,010 27,846 5,439,472 14,002	4.59 1.58 308.37 0.79 0.00	Areas Net Saleable Area (ft²) Gross Internal Floor Area (ft²) Net : Gross Ratio (%)	17,640 30,096 59%	
Total	5,562,329	315.33	Open Market (ft²) Shared Ownership (ft²) Affordable (ft²) Commercial	0 17,640 0 0	
Allowances within Cost Plan	£	£/Unit	Retail Other	0 0	
Contingency (£ & £ / ft² NSA)	215,061	8,960.88	Accommodation Breakdown Studio	2	
Marketing (£ / Private Unit)		#DIV/0!	One Bed Two Bed	3 2 19	
Total Pre-Planning Design Fees (£& £/Unit)	0	0	Three Bed Four Bed	0	
Total Design Fees (£& £/Unit)	0	0	Five Bed	0	
NHBC Fees (£ & £/unit)	0	0			
Local Authority and Miscellaneous Fees (£)	0	0			
Demolitions (£)	0				
Basement (£ per Parking Space)	#DIV/0!				
Frame (£ / ft² (NSA)& £/Unit)	55	40,503	Residential Mix Proportion of apartments (%)		
Façade (£ / Unit) Façade (£ /m² elevation excluding balconies)		46,230 507	Proportion of houses (%)		
Brickwork Materials (£/1000)			<b>Key Ratios</b> Total External Wall Area (m²) Floor to Wall Ratio	2,190 1.28	
Mechanical Electrical & Plumbing Installations (£/Unit)		38,594	Total Window Area (m²) Window to Wall Ratio (%)	802 37%	
Dry Lining and Partitions excl Metsec (£ / unit)		23,665	Average Storey Height (m)	3.74	
Average Cost of Hard Landscaping (£/m²) Average Cost of Soft Landscaping (£/m²)		#DIV/0! #DIV/0!	Maximum no. of storeys	0	
Value of any Non Residential Fit-Out (£ & £/m2)			Programme		
Site abnormals (£/ft² NSA)			Start date Completion date Programme period in Weeks	0	
Costs to date (as of State Date) (£)			CSH Level		
Planning Coin / CIL (C)					



BUDGET BUILD COST

Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
Pre-Planning Fees	0	0.00	0.00	0.00
Surveying and Design Fees	0	0.00	0.00	0.00
Local Authority Fees	0	0.00	0.00	0.00
Miscellaneous Fees	0	0.00	0.00	0.00
Temporary Works	0	0.00	0.00	0.00
NHBC Fees	0	0.00	0.00	0.00
Demolition and Site Clearance	0	0.00	0.00	0.00
Roads and Footpaths	0	0.00	0.00	0.00
·	0	0.00	0.00	0.00
Street Lighting		0.00	100.00	0.00
External Signage	2,400			
Drainage	33,552	1.90	1,398.00	0.60
Landscaping	8,400	0.48	350.00	0.15
Section 278 Works	0	0.00	0.00	0.00
Planning Gain	0	0.00	0.00	0.00
LEB Substation and Mains Capital Contribution	32,800	1.86	1,366.67	0.59
Services Diversions	0	0.00	0.00	0.00
Walls and Fencing	0	0.00	0.00	0.00
Site Entrance Features/Gates	0	0.00	0.00	0.00
TOTAL SECTION E - EXTERNALS	77,152	4.37	3,214.67	1.39
Substructure	0	0.00	0.00	0.00
Piling and Attendances	0	0.00	0.00	0.00
Service Connections	26.520	1.50	1,105.00	0.48
Service Connections	20,520	1.50	1,105.00	0.40
TOTAL SECTION P - PLOT	26,520	1.50	1,105.00	0.48
Mastic	6,950	0.39	289.58	0.12
Fire Proofing and Protection	9,120	0.52	380.00	0.16
BWIC	6,300	0.36	262.50	0.11
Insitu Concrete Frame	972,070	55.11	40,502.91	17.48
External Cladding	282,535	16.02	11,772.27	5.08
Brickwork	240,986	13.66	10,041.07	4.33
Precast Concrete Floors and Stairs	240,300	0.00	0.00	0.00
Structural Steel and Metalwork	33,600	1.90		
			1,400.00	0.60
Scaffolding	120,464	6.83	5,019.32	2.17
Carpentry	170,525	9.67	7,105.19	3.07
Windows/Glazing Systems	506,188	28.70	21,091.15	9.10
Balconies/Metalwork	410,490	23.27	17,103.75	7.38
Roof Covering	162,500	9.21	6,770.84	2.92
Mansafe Systems	22,300	1.26	929.17	0.40
Window Cleaning Equipment	0	0.00	0.00	0.00
Plumbing	625,746	35.47	26,072.74	11.25
AOV and Ventilation	31,500	1.79	1,312.50	0.57
Electrical Installations	269,009	15.25	11,208.71	4.84
Sustainability Requirements	12,000	0.68	500.00	0.22
Lifts	238,850	13.54	9,952.08	4.29
Kitchens	76,800	4.35	3,200.00	1.38
White Goods	47,808	2.71	1,992.00	0.86
Vanity Units & Wardrobes	28,014	1.59	1,167.27	0.50
Dry Lining and Partitioning	567,971	32.20	23,665.48	10.21
Floor and Wall Tiling	68,310	3.87	2,846.25	1.23
Carpets and Floor Covering	93,246	5.29	3,885.25	1.68
Painting and Decorating	64,081	3.63	2,670.04	1.15
Builders Clean	8,400	0.48	350.00	0.15
Maintenance	24,000	1.36	1,000.00	0.13
Unallocated Costs	124,000	7.03	5,166.67	2.23
			•	
Leisure Centre Refuse Disposal	0 6,500	0.00 0.37	0.00 270.83	0.00 0.12
	5,230,262			94.03
TOTAL SECTION H - HOUSEBUILD		296.51	217,927.57	

BUDGET BUILD COST

Description	TOTAL	£/ft² NSA	£/unit	%
Site Management	0	0.00	0.00	0.00
Site Security	0	0.00	0.00	0.00
Protection	0	0.00	0.00	0.00
Welfare Facilities/Consumables	0	0.00	0.00	0.00
Site Compound	0	0.00	0.00	0.00
Site Accommodation	0	0.00	0.00	0.00
Site Running Costs	0	0.00	0.00	0.00
Labourers	0	0.00	0.00	0.00
Printing Costs	0	0.00	0.00	0.00
Insurances	13,335	0.76	555.62	0.24
Road Cleaning	0	0.00	0.00	0.00
Hired Plant	0	0.00	0.00	0.00
Skips	0	0.00	0.00	0.00
Small Tools	0	0.00	0.00	0.00
TOTAL SECTION G - SITE OVERHEADS	13,335	0.76	555.62	0.24
Sales Office - Temporary	0	0.00	0.00	0.00
Sales Office - Permanent	0	0.00	0.00	0.00
Sales Arena Costs	0	0.00	0.00	0.00
Show Houses	0	0.00	0.00	0.00
TOTAL SECTION M - MARKETING	0	0.00	0.00	0.00
SUB-TOTAL	5,347,268	303.14	222,802.85	96.13
CONTINGENCIES				
5% Contingency on Externals	3.858	0.22	160.75	0.07
5% Contingency on Plot	1.326	0.08	55.25	0.02
4% Contingency on Housebuild	209.210	11.86	8,717.08	3.76
5% Contingency on Overheads	667	0.04	27.79	0.01
5% Contingency on Markets	0	0.00	0.00	0.00
TOTAL CONTINGENCIES	215,061	12.19	8,960.88	3.87
TOTAL	5,562,329	315.33	231,763.73	100.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	0	item	0	(	0	0.00			Included in common residential costs bill
							0	0.0	U

Cost Plan 12 3rd June 2016

December 1	0	119		D-4-	Cul. Tuta		IELO	T-4-1		Markara Markara
Description	Quantity	Unit	input	Rate	Sub-Tota	£	:/ft²	Total	ž	lft <sup>2</sup> Notes
SURVEYING AND DESIGN FEES										
Allowance for Surveying and Design Fees	0	no	0	(	)	0	0.00			Included in common residential costs bill
TOTAL SURVEYING AND DESIGN FEES	U	110	O	,	<b>'</b> ——	<u> </u>	0.00		0	0.00
TOTAL SOLVETING AND DESIGN FEES								'	U	0.00
LOCAL AUTHORITY FEES										
Allowance for Local Authority Fees	0	no		(	)	0	0.00			Included in common residential costs bill
TOTAL LOCAL AUTHORITY FEES									0	0.00
MISCELLANEOUS FEES										
Hazardous Waste Registration	0	no	56	56	3	0	0.00			Included in common residential costs bill
Environmental Agency	0	no		(	)	0	0.00			
British rail /TFL/DLR	0	no		(	)	0	0.00			
Railway Supervision Fees	0	no		(	)	0	0.00			
River Authority fees	0	no		(	)	0	0.00			
TOTAL MISCELLANEOUS FEES									0	0.00
TEMPORARY WORKS										
Temporary haul road	0	m²		(	)	0	0.00			Included in common residential costs bill
Removal of temporary road roads on completion	0	m²		(	)	0	0.00			
Orange barrier fencing - erect and maintain	0	m		(	)	0	0.00			
TOTAL TEMPORARY WORKS									0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
NHBC FEES									
Inspections & Warranty									
Up to £80.0000	0	no	317	317	0	0.00			Included in common residential costs bill
£80.001 to 90.000	0	no	357	357	0	0.00			Induded in Common recidential Code Bill
£90.000 to £100.000	0	no	384	384		0.00			
£100,001 to £110,000	0	no	408	408		0.00			
£110,001 to 120,000	0	no	422	422		0.00			
£120,001 to £140,000	0	no	435	435		0.00			
£140,001 to £160,000	0	no	461	461	0	0.00			
£160,001 to £180,000	0	no	485	485		0.00			
£180.000 to £200.000	0	no	524	524		0.00			
£200,001 to £250,000	0	no	603	603		0.00			
£250,001 to £300,000	0	no	698	698		0.00			
£300,001 to £350,000	0	no	792	792		0.00			
£350,001 to £400,000	0	no	886	886		0.00			
£400,001 to £500,000	0	no	1,045	1,045		0.00			
£500,001 to £600,000	0	no	1,257	1,257	0	0.00			
£600,001 to £750,000	0	no	1,605	1,605		0.00			
£750,001 to £1,000,000	0	no	2,094	2,094		0.00			
£1,000,000 to £1,200,000	0	no	3,310	3,310		0.00			
£1,200,001 to £1,500,000	0	no	4,689	4,689		0.00			
£1,500,001 to £1,750,000	0	no	5,471	5,471	0	0.00			
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00			
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00			
Non-Residential Areas	0	m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
Building control services	0								
5 or less	0	no	401	401	0	0.00			
6 to 20	0	no	216	216	0	0.00			
21 to 100	0	no	143	143	0	0.00			
101 and over	0	no	126	126	0	0.00			
Non-Residential Areas	0	m²	2	2	0	0.00			
TOTAL NHBC FEES				0			0	0.	00
DEMOLITIONS AND SITE CLEARANCE									
Allowance for demolitions	0	item		0	0	0.00			included in works up to podium level bill
Further asbestos/contamination removal	0	Item		0	0	0.00			
Allowance for removing tanks/other underground obstructions	0	Item		0	0	0.00			
Allowance for removing Japanese Knotweed and the like	0	Item		0	0	0.00			
Allowance for relocating wildlife or flora	0	Item		0	0	0.00			
TOTAL DEMOLITIONS AND SITE CLEARANCE				0			0	0.	00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DOADS AND FOOTBATHS									
ROADS AND FOOTPATHS									
Roads Tarmac		2	00	00	•	0.00			
	0	m²	90	90	0	0.00			included in works up to podium level bill
Block Paving	0	m²	95	95	0	0.00			
Resin Bonded	0	m²	120	120	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
Footpaths	•	•			•	0.00			
Tarmac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving	0	m²	75	75	0	0.00			
Granite Setts	0	m²	180	180	0	0.00			
Extra for feature band in granite setts	0	m	35	35	0	0.00			
Resin Bound Surface	0	m²	45	45	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Concrete kerbs and edging	0	m	50	50	0	0.00			
Granite kerbs and edging	0	m	125	125	0	0.00			
Traffic Signals	0	item	0	0	0	0.00			
Highways Off Site Works	0	item	0	0	0	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00			
TOTAL ROADS AND FOOTPATHS							C	0.00	
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00			included in works up to podium level bill
TOTAL STREET LIGHTING							C	0.00	
EXTERNAL SIGNAGE									
Site signage	24	item	100	100	2,400	0.14			
TOTAL STREET LIGHTING							2,400	0.14	
DRAINAGE					_				
Foul Water Drainage below ground	2,796	m²	12	12	33,552	1.90			Based on GIFA
Foul Water Sewer	0	m	50	50	0	0.00			
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0	0.00			
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00			included in works up to podium level
TOTAL DRAINAGE							33,552	2 1.90	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Description	<b>Quantity</b>	Jiiii	прис	itate	Jub-10tal	≈/II	TOTAL	~/IL	notes
LANDSCAPING									
Import top soil to planted areas	0	m³	50	50	0	0.00		incl	uded in works up to podium level
Alumasc floradrain and filter sheet to podium areas	0	m²	25	25	0	0.00			· · · · · · · · · · · · · · · · · · ·
Supply and lay cultivated turf	0	m²	7	7	0	0.00			
Planting shrubs	0	m²	50	50	0	0.00			
Play area surfacing	0	m²	100	100	0	0.00			
Play Equipment	0	Item	25,000	25,000	0	0.00			
Street furniture	0	item	50,000	50,000	0	0.00			
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00			
Semi mature trees	0	no	1,500	1,500	0	0.00			
Tree Pit	0	no	1,500	1,500	0	0.00			
Metal planters	0	m	300	300	0	0.00			
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00			
Iroko Benches	0	m	180	180	0	0.00			
Making up levels to podium (600mm)	0	m²	45	45	0	0.00			
Cycle rack and enclosure	24	no	350	350	8,400	0.48			
TOTAL LANDSCAPING				8,400			8,400	0.48	
SECTION 278 WORKS									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
PLANNING GAIN									
Planning Gain	0	Item	0	0	0	0.00			ert gross figure
CIL Payments	0	Item	0	0	0	0.00			ert gross figure
TOTAL PLANNING GAIN				0			0	0.00	
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION									
Allowance for new sub station	0	no	800	800	0	0.00		Incl	luded in common residential costs bill
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			niumum fugure £75,000 but only populate over 25,000 ft2
On site electric mains	24	no	300	300	7,200	0.41		<u></u>	The state of the s
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00			
Water Main	1	Item	10,000	10.000	10,000	0.57			
Water & Sewerage Infrastructure Charges	24	no	650	650	15.600	0.88			
Allowance for gas main supply	0	no	20,000	20,000	0	0.00			
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION	·		_0,000	32,800		0.00	32,800	1.86	
				02,000			32,330		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SERVICE DIVERSIONS									
Electricity	0	Item	0	0	0	0.00			
Water	0	Item	0	0		0.00			
Gas	0	Item	0	0		0.00			
Telephone	0	Item	0	0		0.00			
Cable TV	0	Item	0	0		0.00			
Sewers	0	Item	0	0		0.00			
Street Lighting	0	Item	0	0	-	0.00			
TOTAL SERVICE DIVERSIONS	v	110111	v	0		0.00	0	0.0	00
WALLS AND FENCING									
Perimeter fencing	0	m	50	50		0.00			
Acoustic fencing	0	m	500	500	0	0.00			
Perimeter railings	0	m	175	175	0	0.00			
Perimeter brick wall - materials	0	m²	100	100	0	0.00			1.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00			
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
TOTAL WALLS AND FENCING				0		_	0	0.0	00
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0	no	15,000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000					
· · · · · · · · · · · · · · · · · · ·			,	0			0	0.0	00
						=			_
TOTAL EXTERNALS					77,152		77,152	4.3	37
						=			=

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels	0	m³	50	50		0.00			
Filling to make up levels	0	m³	25	25	0	0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25	25		0.00			
Allowance for contamination (non-harzardous material)	0	m³	85	85	-	0.00			Contamination at 25% of Excavation
Allowance for contamination (horrardous reject material)	0	m³	250	250		0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	230	-	0.00			Only price which quartity can be assessed otherwise make specific exclusion
Allowance for piling mat and removal on completion	0	m²	60	60	0	0.00			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	0	m³	48	48	-	0.00			Need to consider size or pilling rig and adjust accordingly
	0	no	100	100	-	0.00			Need to consider size of piles and adjust accordingly
Cut off tops of piles and remove from site Blinding to underside of floor slabs	0	m²	15	15		0.00			recen to consider size of piles and adjust accordingly
Reinforced concrete ground bearing slab 250mm thick inc ground	U	111-	10	13	U	0.00			
· · · · · · · · · · · · · · · · · · ·	0	m²	200	200	0	0.00			
beams	U	111-	200	200	U	0.00			
Reinforced concrete ground bearing slab 300mm thick inc ground	0	m²	225	225	0	0.00			Allow where ground floor commercial space
beams	U	111-	225	225	U	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including	0	2		FC	0	0.00			ONE VENOLUDED WEEDS WAR DOOD COOLING CONDITIONS
own excavation and cart away)	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Pile Caps	0	no	400	400	0	0.00			
Pile Probing	0	no	50	50		0.00			
Allowance for lift pits	0	no	5,000	5,000	0	0.00			
Tanking/dpc to basement/gf slab	0	m²	45	45	0	0.00			
Parking area demarcation	0	no	38	38		0.00			
Retaining walls generally	0	m²	250	250		0.00			
Foundation / toe to retaining walls	0	m	250	250		0.00			
Trenching to utilities	0	m	30	30		0.00			
Links to houses and cores	0	m	30	30		0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30		0.00			
Links to houses and cores	0	m	30	30		0.00			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			
Excavate to perimeter of basement where no sheet piling and									
subsequently backfill with imported material	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-harzardous material)	0	m³	85	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0	0	0.00			
Reinforced Concrete Frame to Basement (Columns and walls) Waterproof concrete Walls 250mm thick to Car Park/Basement	0	m²	75	75	0	0.00			
perimeter including formwork	0	m²	212	212	0	0.00			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240		0.00			
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			
Suspended reinforced concrete slab 250mm thick	0	m²	135	135	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Cuspanded waterweet rainferred consists also 400 this		m²	265	265	0	0.00			
Suspended waterproof reinforced concrete slab 400mm thick Suspended waterproof reinforced concrete slab 250mm thick	0	m² m²	265 192	192		0.00			
	0			243					
Suspended waterproof reinforced concreteramp 250mm thick	•	m²	243			0.00			
Ring beam to sheet piled wall	0	m	360	360	Ū	0.00			One side of the discount of the last of the last of the last of
Ring beam to secant piled wall	0	m	750	750		0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	0	0	0	0.00	•	0.0	•
TOTAL SUBSTRUCTURE							0	0.0	0
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			<del></del>
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio
· ·									adjust rate accordingly
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300		0.00			
Design development @ 3%	0	Item	0	0		0.00			
TOTAL PILING							0	0.0	0
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	24	no	350	350	8.400	0.48			
Gas connection charge (for CHP)	0	no	20,000	20,000	0,100	0.00			
Electrical Connection Charges	24	no	450	450	-	0.61			
Landlords Supply	2	no	1,500	1,500	-,	0.17			Measured one per core
Commercial Supply	0	no	1,500	1,500	- ,	0.00			Measured one per commercial/retail unit
Telephone(By Others No Charge)	24	no	0	0,500		0.00			incasured one per commercial/retail unit
Water Connection Charge	24	no	150	150	-	0.00			
Direct purchase of Electric meter boxes	24	no	30	30	-,	0.20			
Design development @ 3%	0	Item	796	796		0.04			
TOTAL FOR SERVICES CONNECTIONS	U	ILCIII	130	1 30		0.00	26,520	1.5	n
TOTAL FOR SERVICES CONNECTIONS							20,320	1.0	o e e e e e e e e e e e e e e e e e e e
TOTAL PLOT						_	26,520	1.5	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
									·
MASTIC	_		2-2	0=0	4.050				
Mastic to 1 bathroom units	5	no	250	250	1,250	0.07			
Mastic to 1 bathroom 1 ensuite units	19	no	300	300	5,700	0.32			
TOTAL MASTIC				6,950			6,950	0.39	
FIRE PROOFING AND PROTECTION									
Firestops to flats	24	no	380	380	9,120	0.52			
Firestops to non-residential areas	0	m²	5	5	0	0.00			
TOTAL FIRE PROOFING AND PROTECTION				9,120			9,120	0.52	
BUILDER'S WORK									
Allowance for builder's work - standard Units	24	no	0	0	0	0.00			
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects	
Steel box & grill service riser formers; cast into slab.	9	no	700	700	6,300	0.36		<del></del>	
TOTAL BUILDER'S WORK				6,300	,		6,300	0.36	
IN-SITU CONCRETE FRAME									
In situ concrete upper floor slabs including roof slab	2.796	m²	151	151	421,313	23.88			
In situ concrete frame (walls and columns)	2,796	m²	89	89	248,867	14.11			
Extra over for tower above 20 storey	0	m²	30	30	0	0.00			
In situ concrete balcony slab	0	m²	135	135	0	0.00			
In situ concrete frame	0	m²	75	75	0	0.00			
Finished pre-cast concrete columns 1500 deep x 500 wide	333	m²	600	600	199,800	11.33			
Finished Ring Beam fixed to column heads above	90	m²	600	600	54,000	3.06			
EO Extra Height to Frame in Commercial Areas additional 1.5m	0	m²	38	38	0	0.00			
EO Extra Height to Frame in Commercial Areas additional 3m	0	m²	75	75	0	0.00			
Supply only fixing bracket(shoc) for metal balconies for fixing by others									
One bed flat	3	no	780	780	2,340	0.13			
Two bed flat	15	no	950	950	14,250	0.81			
Three/Four bed flat	0	no	1,140	1,140	0	0.00			
Precast/RC stairs including half landing	9	no	3,500	3,500	31,500	1.79			
TOTAL IN-SITU CONCRETE FRAME			•	972,070	*		972,070	55.11	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	1,203	m²	110	110	132,314	7.50		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	180	m²	400	400	72,171	4.09		
Aluminium Cladding to Parapet measured both sides	223	m²	350	350	78,050	4.42		(allowed parapet 500mm high)
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Reconstitute stone faced concrete cladding panels	0	m²	450	450	0	0.00		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Soffit cladding to underside of undercroft	0	m²	230	230	0	0.00		
Soffit cladding to underside of balconies	0	m²	230	230	0	0.00		
Design Development @ 10%	0	Item	28,253	28,253	0	0.00		
TOTAL EXTERNAL CLADDING				282,535			282,535	16.02

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	1,022	m²	95	95	97,130	5.51		
Materials £400/1000 for Bricks	1,022	m²	68	68	69,606	3.95		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	990	m²	50	50	49,500	2.81		Based on GIA of plant and core areas
Materials	990	m²	25	25	24,750	1.40		
Blockwork Loadbearing Walls								
Labour	0	m²	50	50	0	0.00		Based on m2 area of wall
Materials	0	m²	25	25	0	0.00		
Division walls to basement areas								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		
Design Development @ 10%	0	Item	24,099	24,099	0	0.00		
TOTAL BRICKWORK AND BLOCKWORK				240,986			240,986	13.66

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DDE CAST CONCDETE ELOODS									
PRE-CAST CONCRETE FLOORS	•	9			^	0.00		11-1-2	a taka manattan ta ta anaka dita dha maka
Precast concrete upper floors	0	m²	55	55_	0	0.00	•		g into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
STRUCTURAL STEELWORK AND METALWORK									
Wind post / brickwork support	24	no	1,400	1,400	33,600	1.90			
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	0	0.00			
TOTAL STRUCTURAL STEELWORK AND METALWORK				33,600		<u>.</u>	33,600	1.90	
SCAFFOLDING									
Scaffolding	2,190	m²	55	55	120,464	6.83			
Extra over scaffold for high rise units	0	m²	35	35	0	0.00		Measur	re anything over 12 storey, rate to be applied to full facade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00			<u> </u>
Extra over for loading out platform	0	m	250	250	0	0.00			
Allowance for back propping through undercroft/basements	1	item	0	0	0	0.00			
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00			
TOTAL SCAFFOLDING				120,464			120,464	6.83	
CARPENTRY AND JOINERY									
Secure letter boxes	24	no	110	110	2,640	0.15			
	24		100	100	2,400	0.13			
Internal signage	24	no	95	95	2,400	0.14			
Cylinder tank stands - Supply		no							
Timber hoarding to shop front	0	m²	75	75	0	0.00			
Communal areas( Labour)	1,157	m²	21	21	24,297	1.38			
Communal areas (Materials)	1,157	m²	14	14	16,198	0.92			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500		0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2.050	2,050	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300		0.00		A/C cunh	oard shelving, bath panel support, boiler framing and support
Other surface of period materials	v	110	000	000	· ·	0.00		7 ( O Capo.	our a chowing, but it purior cupport, boiler training and cupport
Carpentry (Labour - 1 bed flat) Private & SO	5	no	1,900	1,900	9,500	0.54			
Carpentry (Labour - 2bed flat) Private & SO	19	no	2,200	2,200	41,800	2.37			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	5	no	1,398	1,398	6,988	0.40			
Carpentry (Materials - 2 bed flat) Private & SO	19	no	1,748	1,748	33,221	1.88			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1,450	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	•		•						
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600	1,600	0	0.00			
Carpentry (Materials - 5 bed flat) Affordable	0	no	1,750	1,750	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Sliding Door to Studio units	0	no	2,000	2,000	0	0.00			
Extra for enhanced finishes to common areas Private & SO	24	no	1,000	1,000	24,000	1.36			
Other sundry carpentry materials	24	no	300	300	7,200	0.41			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY				170,525		<u></u>	170,525	9.67	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
								·	
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Nindows and window frames (uPVC)	0	m²	280	280	0	0.00			
Nindows and window frames (composite)	0	m²	450	450	0	0.00			
Nindows and window frames (PC Aluminium)	802	m²	550	550	441,045	25.00		<u>]</u>	Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front	0	m²	650	650	0	0.00			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	802	m²	75	75	60,143	3.41			
Single main entrance door - glazed. (Private)	1	no	5,000	5,000	5,000	0.28			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	50,619	50,619	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS				506,188		,	506,188	28.70	
BALCONIES AND METALWORK									
Canopy to front entrance	16	m²	800	800	12,800	0.73			
Brise soleil	0	m²	250	250	0	0.00			
Nalk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	3	no	7,000	7,000	21,000	1.19		<u>/</u>	Average 5m <sup>2</sup>
Γwo bed flat	15	no	8,000	8,000	120,000	6.80		<u>,</u>	Average 6m²
Three/Four bed flat	0	no	9,000	9,000	0	0.00		1	Average 9m²
Juliette Balconies	0	no	1,500	1,500	0	0.00			
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	109	m	760	760	82,840	4.70			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	9	no	2,650	2,650	23,850	1.35			
Allowance for Metal Entrance Feature	1	no	150,000	150,000	150,000	8.50			
Design Development @ 10%	0	Item	41,049	41,049	0	0.00			
TOTAL BALCONIES AND METALWORK				410,490			410,490	23.27	

Cost Plan 12 3rd June 2016

Description	O a matitus	11		Data	Cub Tatal	£/ft²	Tatal	CIEC Notes
Description	Quantity	Unit	input	Rate	Sub-Total	Z/IL*	Total	£/ft² Notes
ROOF COVERINGS								
Roof coverings including insulation, expansion joints, dressing to vents, drains and								
all other openings	674	m²	110	110	74,102	4.20		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		
Extra Over for green roof		m²	60	60	0	0.00		
Waterproofing to podium deck below building footprint	0	m²	110	110	0	0.00		
Coping detail to roof perimeter	223	m	125	125	27,875	1.58		
Allow for construction of lift motor room at roof level	2	no	5,000	5,000	10,000	0.57		
Waterproofing and timber decking to concrete balconies	0	m²	240	240	0	0.00		
Extra over for hardwood decking	0	m²	55	55	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	674	m²	75	75	50,524	2.86		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)								
	0	m²	130	130	0	0.00		
TOTAL ROOF COVERINGS				162,500			162,500	9.21
MANSAFE SYSTEM								
Mansafe system	223	m	100	100	22,300	1.26		
				22,300			22,300	1.26
WINDOW CLEANING SYSTEM								
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00		Review for job specific requirements
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00		Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MECHANICAL AND PLUMBING INSTALLATIONS									
MECHANICAL AND PLUMBING INSTALLATIONS  Mechanical & plumbing installations to flats - one bedroom and studio flats	5	20	13,360	13,360	66.801	3.79			
, ,	-	no	,	,	,				
Mechanical & plumbing installations to flats - two bedroom flats	19	no	14,063	14,063	267,203	15.15			
Mechanical & plumbing installations to flats - three bedroom flats	0	no	0	0	0	0.00			
Mechanical & plumbing installations to flats - four bedroom flats	0	no	0	0	0	0.00			
Mechanical & plumbing installations to flats - five bedroom flats	0	no	0	0	0	0.00			
Extra over for duplex unit	0	no	1,500	1,500	0	0.00			
Sprinkler installations to flats	24	no	1,400	1,400	33,600	1.90			use where above 10 storeys( 30 metres to last residential floor level )
Boosted Cold Water Main tanks and dual pump sets	1	no	25,000	25,000	25,000	1.42			
ENERGY CENTRE						0.00			
CHP Energy Centre	0	no	2,550	2,550	0	0.00			
CHP distribution pipework	24	no	2,650	2,650	63,600	3.61			
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00			
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00			
Allowance for generator	0	Item	100,000	100,000	0	0.00			
Rainwater installation	2.796	m²	7	7	19,572	1.11			
Dry risers	9	no	1,100	1,100	9,900	0.56			
Extra over for wet risers	0	no	2,400	2,400	0	0.00			use where above 20 storeys
Ventilation to common areas	1,157	m²	60	60	69,420	3.94			
Services connections to commercial space	0	no	3,000	3,000	0	0.00			
Cumply only plymping goods for flat with one bathroom (Private)	0	20	740	740	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private)	0	no			0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private & SO)	5	no	878	878	4,388	0.25			
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)	-				,				
	19	no	1,498	1,498	28,459	1.61			
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00			
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00			
Services uplift for	0	no	500	500	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00			
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00			
Services uplift for specification (Private)	0	no	500	500	0	0.00			
Comfort cooling	0	no	9.000	9,000	0	0.00			
Heat Recovery	24	no no	1,575	1,575	37,804	2.14			
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS	24	110	1,575	625,746	37,004	2.14	625,746	35.47	
TO THE MEON WHO IE THE TECHNOTIC HOTHER WHOM				020,7 10			020,1 10	00.11	
AOV AND VENTILATION									
AOV to common area staircases	9	no	3,500	3,500	31,500	1.79			
Mechanical services to gymnasium	0	m²	420	420	0	0.00			
Mechanical services to basement car park - tunnel fans	0	m²	40	40	0	0.00		Based on impulse fans	
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00			
TOTAL AOV AND VENTILATION				31,500			31,500	1.79	

Cost Plan 12 3rd June 2016

Description	0	1114		D-4-	Out Tatal	0/6/2	T-4-1	Olto N. A
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ELECTRICAL INSTALLATIONS								
Electrical fitout - one bedroom flat (Private & SO)	5	no	6,985	6,985	34.925	1.98		
Electrical fitout - two bedroom flat (Private & SO)	19	no	7,117	7,117	135.223	7.67		
Electrical fitout - two bedroom flat (Private & SO)	0		7,117	7,117	133,223	0.00		
Electrical fitout - four bedroom flat (Private & SO)	0	no no	7,249 7,381	7,249	0	0.00		
,	0		,	,	-	0.00		
Electrical fitout - five bedroom flat (Private & SO)	•	no	7,513	7,513	0			
Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	-	0.00		
Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Extra over for duplex unit	0	no	200	200	0	0.00		
Electrical fitout (common areas)	1,157	m²	73	73	84,461	4.79		
Electrical services to basement car park	0	m²	20	20	0	0.00		
Electric car charging points	0	no	1,500	1,500	0	0.00		
Audio visual door entry system	24	no	500	500	12,000	0.68		
Lift supply	0	no	1,100	1,100	0	0.00		
Pump supply	0	no	470	470	0	0.00		
Boiler supply	0	no	3,175	3,175	0	0.00		
Lightning conductors	24	unit	100	100	2,400	0.14		Allow one per core
CCTV Installations	0	no	15,000	15,000	0	0.00		Allow one per basement and one per block
Services connections to commercial space	0	no	2,000	2,000	0	0.00		
Smoke detection and fire alarms to commercial areas	0	m²	10	10	0	0.00		
	·				•	2.00		
Pre-wire for audio visual installations	0	no	250	250	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Home automation comelit system	0	no	8,500	8,500	0	0.00		
Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
TOTAL ELECTRICAL INSTALLATIONS	U	110	10,000	269,009		0.00	269,009	15.25
TOTAL ELECTRICAL INCOLAREST TOTAL				200,000			200,000	10.20

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
SUSTAINABILITY MEASURES								
Mayor's sustainability requirements renewable energy	24	no	500	500	12,000	0.68		
. , .				12,000			12,000	0.68
LIFT INSTALLATIONS								Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 07 stops	2	no	58,120	58,120		6.59		
Stainless Deep Reveals	14	no	700	700	-,	0.56		Per Floor
Extra over for fireman's lift 07 Stops	1	no	11,520	11,520	11,520	0.65		Over 7 storeys
Lift installations 04 stops	2	no	47,845	47,845		5.42		
Stainless Deep Reveals	8	no	700	700	,	0.32		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00		Over 7 storeys
Lift installations 10 stops	0	no	79,795	79,795	0	0.00		
Stainless Deep Reveals	0	no	700	700		0.00		Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373		0.00		
Stainless Deep Reveals	0	no	700	700		0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480		0.00		Over 7 storeys
Carlift	0	no	125,000	125,000		0.00		Assumes single basement
Goods Lift	0	no	0	0	0	0.00		
Extra over for an additonal car door (dual entry 'through-car')	0	no	7,600	7,600		0.00		
Extra over for additional landing entrance	0	no	2,350	2,350	0	0.00		(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators								
Lift installations 07 stops	0	no	1,520	1,520		0.00		
Lift installations 07 stops	0	no	1,520	1,520		0.00		
Lift installations 07 stops	0	no	1,520	1,520		0.00		
ift installations 07 stops	0	no	1,520	1,520	0	0.00		
Extra over for uplift to GF lift entrances	0	no	2,500	2,500	0	0.00		
; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315		0.00		
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933		0.00		
TOTAL LIFT INSTALLATIONS	·		-,	238,850			238,850	13.54
KITCHENS								
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000		0.00		
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to three bed flats (private)	0	no	2,000	2,000		0.00		
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00		
(itchens to five bed flats (private)	0	no	2,000	2,000	0	0.00		
(itchens to one bed flats (Private & SO)	5	no	3,200	3,200		0.91		
(itchens to two bed flats (Private & SO)	19	no	3,200	3,200	60,800	3.45		
(itchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00		
(itchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 4 bed unit (Private )	0	no	6,500	6,500	0	0.00			
Kitchens to 5 bed unit (Private )	0	no	6,500	6,500	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	8,370	8,370	0	0.00			
Kitchens to 3 bed unit (Private)	0	no	10,150	10,150	0	0.00			
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00			
Kitchens to 5 bed unit (Private )	0	no	10,150	10,150	0	0.00			
TOTAL KITCHENS				76,800			76,800.00	4.35	
WHITE GOODS									
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
Description	Qualitity	JIIIL	iliput	Nate	Jun-10tal	i/II	i Ulai	L/IL	MOTES	
Single fan oven - Electrlux EOB3400AOX (private and SO)	24	no	175	175	4,200	0.24				
Ceramic Hob - Electrolux EHF6141SK	24	no	140	140	3,360	0.19				
Integrated Hood - Electrolux EF160021S	24	no	125	125	3,000	0.17				
Fridge/Freezer - Electrolux ENN2901AOW	24	no	375	375	9,000	0.51				
450mm dishwasher - Electrolux ESL621LO	24	no	250	250	6,000	0.34				
Integrated Microwave - Electrolux EMS172560X	24	no	220	220	5,280	0.30				
Freestanding Washer Dryer - Zanussi ZKG7165	24	no	375	375	9,000	0.51				
Kitchen white goods to flats (HA)										
Oven, Hob & Hood	0	no	335	335	0	0.00				
Washer / Dryer	0	no	450	450	0	0.00				
Fridge / Freezer	0	no	400	400	0	0.00				
Dishwasher	0	no	330	330	0	0.00				
Microwave	0	no	192	192	0	0.00				
Fitting white goods	0	no	265	265	0	0.00				
Vat on white goods @ 20.0%	1	item	7,968	7,968	7,968	0.45				
0:	^		405	405	•	0.00				
Single fan oven - AEG BE300 302IM	0	no	435	435		0.00				
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125		0.00				
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375		0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00				
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				

Cost Plan 12 3rd June 2016

Description	0	114		D-4-	Out Take	Office	T-4-1	Olfis	N. A.	
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00				
E.O for Island Hood where required	0	no	4,404	4,404	0	0.00				
Potential site specific upgrades and/or allowance for intergrated appliances (see	U	110	· ·	U	U	0.00				
kitchen appliances tab for details)	0	no	0	0	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				
TOTAL WHITE GOODS		iloiii	v	47,808		0.00	47,808	2.71		
To WE WINE GOODS				11,000			17,000	2.7 1		
VANITY UNITS AND WARDROBES										
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00				
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700	0	0.00				
Amarari cabinet, worktop/upstand/splashback and under basin box to main						4.45				
bathroom (private and shared ownership)	24	no	845	845	20,280	1.15				
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom						0.28				
(private and shared ownership)	19	no	256	256	4,864	0.26				
Vat on cabinet @ 20%	1	item	2,870	2,870	2,870	0.16				
Vanity Unit Affordable	0	no	450	450	0	0.00				
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00				
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00				
Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00				
Amarari cabinet and under basin box to ensuite bathroom	0	no	884	884	0	0.00				
Vat on cabinet @ 20%	1	no	0	0	0	0.00				
Silstone worktop and splashback to main bathroom and ensuites	0	no	870	870	0	0.00				
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00				
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00				
Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00				
Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00				
Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00				
Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00				
Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00				
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00				
				28,014			28,014			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
DRY LINING AND PARTITIONS								
Flats / Apartments	1.639	m²	248	248	405,991	23.02		Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00		THOU OQUARE THE WHOLE OF A PARTITIONING
Common Areas	1,157	m²	140	140	161,980	9.18		
44. 4. (0.4.4.)			200	000	•	0.00		
1 bed unit (Private)	0	no	300	300	0	0.00		
2 bed unit (Private)	0	no	700 900	700 900	0	0.00		
3 bed unit and over (Private) Bulkheads around comfort cooling units	0	no no	250	250	0	0.00		
Upgrade - Curtain Rail Trough	0	no	650	650	0	0.00		
TOTAL DRY LINING AND PARTITIONS	U	110	030	567,971	0	0.00	567.971	32.20
							,	
FLOOR AND WALL TILING								
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00		average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00		average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00		average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00		average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00		Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
( )								bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl
								quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00		7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	540	m²	66	66	35,640	2.02		average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range								
	342	m²	66	66	22,572	1.28		average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range					,-			
•	96	m²	66	66	6,336	0.36		average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	30		00	30	0,000	0.00		are age uning per seatmeent
	57	m²	66	66	3,762	0.21		average 3m² tiling per bathroom
	31	***	00	30	0,102	0.21		arorago om tiling por patinoom

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
						0.00		
						0.00		
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00		average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00		average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00		average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00		average 3m² tiling per bathroom
Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00		
Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795	0	0.00		
Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00		
Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795	0	0.00		
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69	0	0.00		
TOTAL FLOOR AND WALL TILING				68,310		<u> </u>	68,310	3.87
CARPETS AND FLOOR COVERINGS								
Floor finishes (common areas)	1,157	m²	25	25	28,925	1.64		
Vat on floor finishes @ 20.0%	1	Item	5,785	5,785	5,785	0.33		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
Carpet to 1 bed unit (Private & SO )	65	m²	25	25	1.625	0.09		Based on average 13m <sup>2</sup>
Carpet to 1 bed unit (Private & SO)  Carpet to 2 bed unit (Private & SO)	475	m²	25 25	25	11,875	0.67		based on average 15m <sup>2</sup>
Carpet to 3 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private & SO)	0	m²	25 25	25	0	0.00		Based on average 45m <sup>2</sup>
Amtico 'spacia range' to 1 bed unit (Private & SO)	160	m²	40	40	6.400	0.36		Based on average 32m <sup>2</sup>
Amtico 'spacia range' to 1 bed unit (Private & SO)  Amtico 'spacia range' to 2 bed unit (Private & SO)	722	m²	40	40	28.880	1.64		Based on average 32m <sup>2</sup>
Amtico 'spacia range' to 3 bed unit (Private & SO)	0	m²	40	40	20,000	0.00		Based on average 55m <sup>2</sup>
Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 35m  Based on average 61m <sup>2</sup>
Amtico spacia range to 4 bed unit (Private & SO)  Amtico 'spacia range' to 5 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average of miles
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 1 bed unit (HA)  Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 15m <sup>2</sup>
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 25m <sup>2</sup>
Carpet to 4 bed unit (HA )	0	m²	18	18	0	0.00		Based on average 35H <sup>2</sup> Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 33m <sup>2</sup>
Vinyl to 2 bed unit (HA)	0	m²	25 25	25	0	0.00		Based on average 37m <sup>2</sup>
Vinyl to 3 bed unit (HA)	0	m²	25 25	25	0	0.00		Based on average 57m <sup>2</sup>
	0	m²	25 25	25 25	0	0.00		Based on average 57ff- Based on average 63m <sup>2</sup>
Vinyl to 4 bed unit (HA)	0	m²	25 25	25	0	0.00		Based on average 69m <sup>2</sup>
Vinyl to 5 bed unit (HA)	0			9,756	9.756	0.55		<u>based on average definit</u>
Vat on floor finishes @ 20.0%	1	Item	9,756	9,750	9,750	0.55		
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 32m <sup>2</sup>
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 38m <sup>2</sup>
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 61m <sup>2</sup>
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		
_								

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
			•						
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 27m <sup>2</sup>	
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 33m <sup>2</sup>	
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 50m <sup>2</sup>	
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 56m <sup>2</sup>	
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 62m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		<u>Bacca on avolage ozm</u>	
TOTAL CARPETS AND FLOOR COVERINGS	·	110111	•	93,246		0.00	93,246	5.29	
PAINTING AND DECORATING									
Decorations (1 bed apartments)	5	no	1,000	1,000	5,000	0.28			
Decorations (2 bed apartments)	19	no	1,100	1,100	20,900	1.18			
Decorations (3 bed apartments)	0	no	1,345	1,345	0	0.00			
Decorations (4 bed apartments)	0	no	1,600	1,600	0	0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00			
Painting sheet piling in basement	0	m²	50	50	0	0.00			
Painting masonry walls in basements	0	m²	10	10	0	0.00			
Decorations (common areas)	1,157	m²	25	25	28,925	1.64			
Redecorations to communal area post occupation (common areas)	1,157	m²	8	8	9,256	0.52			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING			,	64,081	-		64,081	3.63	

Cost Plan 12 3rd June 2016

Decarination.	0	119	form of	Det:	Cub Tatal	CIErs	Tat-1	Citro	Mater
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
BUILDER'S CLEAN									
Clean down building prior to handover	24	no	350	350	8,400	0.48			
TOTAL BUILDER'S CLEAN	21		000	8,400	0,100	0.10	8,400	0.48	
TO THE BOILDER OF GELFIN				0,100			0,100	0.10	
MAINTENANCE									
Maintaining flats	24	no	1,000	1,000	24,000	1.36			
· ·			,	24,000	,		24,000	1.36	
UNALLOCATED COSTS									
Extra over costs for fitting out disabled flats	0	no	8,500	8,500	0	0.00			
Extra for fitting out WC to duplex unit -									
	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit	0	no	2,875	2,875	0	0.00			
Void charge	24	no	1,000	1,000	24,000	1.36			
Allowance for compliaance with 2014 Part L Building Regulations	30,096	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area									
Fitting out Reception Area	1	m²	100,000	100,000	100,000	5.67			
Floor finishes	0	m²	150	150	0	0.00			
Ceiling finishes	0	m²	70	70	0	0.00			
Enhanced lighting installations and features	0	m²	40	40	0	0.00			
Receiption Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Funishings	0	No	5,000	5,000	0	0.00			
Back of house WC and Kitchenette Area	0	No	5,000	5,000	0	0.00			
Extra over for fitting out entrance lobby - no concierge						0.00			
Wall finishes	0	m²	100	100	0	0.00			
Floor finishes	0	m²	100	100	0	0.00			
Ceiling finishes	0	m²	70	70	0	0.00			
Enhanced lighting installations and features	0	m²	40	40	0	0.00			
Furniture and Soft Funishings	0	No	5,000	5,000	0	0.00			
TMI's	0	no	0	0	0	0.00			
TOTAL UNALLOCATED COSTS				124,000			124,000	7.03	
LEISURE CENTRE									
Allowance for fitting out Leisure Centre	0	item	80,000	80,000	0	0.00			
Gym Equipment	0	item	30,000	30,000	0	0.00			Supplied by end user
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00			
TOTAL FPR LEISURE CENTRE				0			0	0.00	
REFUSE DISPOSAL									
Paladin storage bins	6	no	250	250	1,500	0.09			
Enclosures to bin stores	1	item	5,000	5,000	5,000	0.28			
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00			
TOTAL REFUSE DISPOSAL				6,500			6,500	0.37	
						-			
TOTAL HOUSEBUILD					5,230,262		5,230,262	296.51	
							•		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE MANAGEMENT-PRECONSTRUCTION									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,261	2,261	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
SITE MANAGEMENT									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			multiply by 50%) and state factor in description
Construction / Project Manager	0	Weeks	2,888	2,888	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Engineer	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Crane H&S Supervisor	0	Weeks	100	100	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Assistant Site Manager	0	Weeks	906	906	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager	0	Weeks	492	492	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,263	2,263	0	0.00			
Surveyor	0	Weeks	1,709	1,709	0	0.00			
Assistant Surveyor	0	Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager		Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
Technical co-ordinator	0	Weeks	1,122	1,122	0	0.00			
Document Controller / Site Secretary	0	Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man	0	Weeks	1,373	1,373	0	0.00			
TOTAL SITE MANAGEMENT				0				0 (	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY								0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION				•				0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00			<u>B</u>	Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES								0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	2,200	2,200	0	0.00			<u>(/</u>	Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00		•		
TOTAL SITE COMPOUND								0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	ft²	Notes	
SITE ACCOMMODATION										 	
Office Accommodation (Rented Cabins)	0	Weeks	0	0	0	0.00					
Local Authority rates on Site Accommodation	0	month	2,000	2,000	0	0.00					
Meeting Room (Rented cabin)	0	Weeks	0	0	0	0.00					
Canteen (Rented Cabin)	0	Weeks	0	0	0	0.00					
Dry Unit (Rented Cabin)	0	Weeks	0	0	0	0.00					
First Aid (Rented Cabin)	0	Weeks	0	0	0	0.00					
Toilets (Rented Cabin)	0	Weeks	0	0	0	0.00					
Secure Storage	0	Weeks	0	0	0	0.00					
Erect and Dismantle Site Accommodation	1	Item	0	0	0	0.00					
Site Accommodation - Temporary Partitions/Doors/Decorations	0	Item	0	0	0	0.00					
Extra over for fitting out site toilets	0	Item	0	0	0	0.00					
Office Furniture	0	no	0	0	0	0.00					
Meeting Room Table & Chairs	0	no	0	0	0	0.00					
Drying Room/Canteen Furniture	0	no	0	0	0	0.00					
TOTAL SITE ACCOMMODATION				•				0	0.00		
SITE RUNNING COSTS											
Site Office Running Costs & Consumables	0	Weeks	250	250	0	0.00					
Temporary sub-station install	1	Item	0	0	0	0.00					
Temporary electrics and safety lighting	0	no	500	500	0	0.00					
Temporary water connections	1	no	0	0	0	0.00					
Electricity consumption on site	0	Weeks	500	500	0	0.00					
Quarterly PAT testing of site electrics		Visits	400	400	0	0.00					
Maintain temporary water installation		Weeks	50	50	0	0.00					
Water Consumption on Site		Weeks	150	150	0	0.00					
Standpipes	0	no	500	500	0	0.00					
Final Electricity Bills on Units	0	Units	125	125	0	0.00					
Final Gas Bills on Units	0	Units	125	125	0	0.00					
Install telephone lines	0	no	0	0	0	0.00					
Rental	-	Weeks	5	5	0	0.00					
Cost of Calls		Weeks	100	100	0	0.00					
IT Set Up	0	no	1,500	1,500	0	0.00					
Broadband Line Rental		Weeks	25	25	0	0.00					
Docelite registration £360/annum		Weeks	360	360	0	0.00					
Cleaning		Weeks	100	100	0	0.00					
TOTAL SITE RUNNING COSTS	ŭ			.50		0.00		0	0.00		
								-			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LABOURERS									
Welfare Labour	0	Weeks	575	575	0	0.00			
Storeman	0	Weeks	575	575	0	0.00			
General Labour Labourer - One	0	Weeks	500	500	0	0.00			
General Labour Labourer - Two	0	Weeks	500	500	0	0.00			
General Labour Labourer - Three	0	Weeks	500	500	0	0.00			
Aftersales handyman	0	Weeks	754	754	0	0.00			
Traffic Marshall	0	Weeks	600	600	0	0.00			
Gateman	0	Weeks	675	675	0	0.00			
TOTAL LABOURERS				-			0	0.0	0
PRINTING COSTS Printing Costs TOTAL PRINTING COSTS	0	Units	75	75_	0	0.00	0	0.0	0
INSURANCES Project Insurances (.25p per £100 of Construction Costs) TOTAL INSURANCES	1	ltem	13,335	13,335 _	13,335	0.76	13,335	0.7	6
ROAD CLEANING Road Cleaning Wheel wash installation/removal TOTAL ROAD CLEANING	0	Weeks Item	225 10,000	225 10,000 _	0	0.00	0	0.0	0

Cost Plan 12 3rd June 2016

HIRED PLANT Forklift & Driver Forklift-transport each way Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height	0 0 0 0 0	Weeks item Weeks Weeks Item Item Weeks Weeks	950 250 3,164 1,500 30,000 50,000 10,000 3,164	950 250 3,164 1,500 30,000 50,000 10,000	0 0 0 0 0	0.00 0.00 0.00 0.00 0.00 0.00	Total	£/ft²	Notes	
Forklift & Driver Forklift-transport each way Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0 0	item Weeks Weeks Item Item Item Weeks	250 3,164 1,500 30,000 50,000 10,000	250 3,164 1,500 30,000 50,000	0 0 0	0.00 0.00 0.00				
Forklift & Driver Forklift-transport each way Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0 0	item Weeks Weeks Item Item Item Weeks	250 3,164 1,500 30,000 50,000 10,000	250 3,164 1,500 30,000 50,000	0 0 0	0.00 0.00 0.00				
Forklift-transport each way Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0 0	item Weeks Weeks Item Item Item Weeks	250 3,164 1,500 30,000 50,000 10,000	250 3,164 1,500 30,000 50,000	0 0 0	0.00 0.00 0.00				
Luffer gib cranes- Jost 158, plus driver Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0 0	Weeks Weeks Item Item Item Weeks	3,164 1,500 30,000 50,000 10,000	3,164 1,500 30,000 50,000	0 0 0	0.00 0.00				
Extra over for crane over 60m building height Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0	Weeks Item Item Item Weeks	1,500 30,000 50,000 10,000	1,500 30,000 50,000	0	0.00				
Erect & Dismantle Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0 0	Item Item Item Weeks	30,000 50,000 10,000	30,000 50,000	0					
Erect & Dismantle - Extra over last for tower crane over 60 m high RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0	Item Item Weeks	50,000 10,000	50,000						
RC Base to Crane - Steelwork Luffer gib cranes- Jost 158, plus driver	0 0 0 0	Item Weeks	10,000			0.00				
Luffer gib cranes- Jost 158, plus driver	0 0	Weeks			0	0.00				
	0		J, 10 <del>-</del>	3.164	0	0.00				
	0	VVCCKS	1,500	1.500	0	0.00				
Erect & Dismantle	-	Item	30,000	30,000	0	0.00				
Erect & Dismantle - Extra over last for tower crane over 60 m high		Item	50.000	50,000	0	0.00				
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00				
Safety Cage	0	item	2.055	2.055	0	0.00				
Independent inspection	0	no	650	650	0	0.00				
HSE registration	0	no	500	500	0	0.00				
Drug +alcohol testing	0	no	25	25	0	0.00				
Illuminated sign	-	cranes	2,202	2.202	0	0.00				
Floodlights (set of 4)	•	cranes	1,000	1.000	0	0.00				
Aircraft warning lights		cranes	600	600	0	0.00				
Anemometer repeater	0	item	2,400	2.400	0	0.00				
Operational rescue at height equipment + training	0	item	4,800	4.800	0	0.00				
Anti collision and zoning system installation	0	item	1,200	1.200	0	0.00				
Anti collision and zoning system hire	0	weeks	174	174	0	0.00				
Crane co-ordinator (2 or more cranes)		Weeks	1,332	1,332	0	0.00				
Banksman		Weeks	1.142	1.142	Ö	0.00				
Banksman		Weeks	1,142	1,142	0	0.00				
Mobile Cranes		Visits	2,500	2,500	0	0.00				
Generator		Weeks	1.000	1.000	0	0.00				
Generator- transport	0		250	250	0	0.00				
Generator- fuel		Weeks	1,000	1,000	0	0.00				
Hoist & Driver		Weeks	2,755	2,755	0	0.00				
			,	12.500	0	0.00				
Erect and dismantle up to 10 storeys	0	no	12,500	,	-					
Erect and dismantle over 10 storey up to 16 storey	0		19,000	19,000	0	0.00				
Twin Hoist & Driver (x2)		Weeks	4,955	4,955	0	0.00				
Erect & dismantle up to 19 storeys	0	no	35,000	35,000	0	0.00				
Erect & dismantle over 19 storeys	0	no	44,000	44,000	0	0.00				
Preston Platform	0	Weeks	26	26	0	0.00				
TOTAL HIRED PLANT							0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS								
Skips/Waste	0 Units	775	775	0	0.00			
TOTAL SKIPS						0	0.00	
SMALL TOOLS								
Small Tools	0 Weeks	50	50	0	0.00			
Official 100i3	O WCCK	30	30		0.00	0	0.00	
						·	0.00	
					_			
TOTAL OVERHEADS						13,335	0.76	
					=			

Cost Plan 12 3rd June 2016

### MARKETING

Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²		Notes	
MARKETING											
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00					
Uplifted Marketing for enhanced specification (	0	No	2,143	2,143	0	0.00					
Model and stand	- U	Item	2,140	2,143		0.00					
Hard & soft landscaping		Item		0		0.00					
Service connections		Item		0		0.00					
TOTAL		пспп		U.		0.00	0	١ (	0.00		
OTAL							U	, (	0.00		
Permanent sales Office		Item		0	0	0.00					
Garage conversion cost		Item		0		0.00					
TOTĂL				•			0	) (	0.00		
		Item		0		0.00					
Purchaser extra costs		Item		0	0	0.00					
TOTAL							0	) (	0.00		
2-1		14		0	0	0.00					
Sales arena costs		Item		0		0.00					
Computer simulation		Item		0		0.00					
Flags and Signage		Item		0	0	0.00	_				
TOTAL							0	) (	0.00		
Show house Costs		Item		0	0	0.00					
Carpets		Item		0		0.00					
Curtains and soft furnishings		Item		0		0.00					
Decoration		Item		0		0.00					
Vardrobes		Item		0		0.00					
ighting		Item		0		0.00					
white goods		Item		0		0.00					
Alarms		Item		0	•	0.00					
andscaping		Item		0		0.00					
Conservatory		Item		0		0.00					
FOTAL		ILCIII		U.		0.00	0	) (	0.00		
VIAL							U	, (	0.00		
View apartment costs		Item		0	0	0.00					
TOTAL				•			0	) (	0.00		
						_					
TOTAL MARKETING							0		0.00		
TOTAL MADRETING											



Cost Plan 12

3rd June 2016



Cost Plan 12 3rd June 2016

### **Key Data**

Cost Summary	£	£/ft²
Externals Plot Housebuild Overheads Marketing	233,190 419,256 3,438,236 1,312,449 0	11.36 93.13
Total	5,403,132	146.34
Allowances within Cost Plan	£	£/Unit
Contingency (£ & £ / ft² NSA)	225,807	#DIV/0!
Marketing (£ / Private Unit)		#DIV/0!
Total Pre-Planning Design Fees (£& £/Unit)	0	#DIV/0!
Total Design Fees (£& £/Unit)	42,806	#DIV/0!
NHBC Fees (£ & £/unit)	0	#DIV/0!
Local Authority and Miscellaneous Fees (£)	0	#DIV/0!
Demolitions (£)	0	
Basement (£ per Parking Space)	#DIV/0!	
Frame (£ / ft² (NSA)& £/Unit)	24	#DIV/0!
Façade (£ / Unit) Façade (£ /m² elevation excluding balconies)		#DIV/0! 548
Brickwork Materials (£/1000)		
Mechanical Electrical & Plumbing Installations (£/Unit)		#DIV/0!
Dry Lining and Partitions excl Metsec (£ / unit)		#DIV/0!
Average Cost of Hard Landscaping (£/m²) Average Cost of Soft Landscaping (£/m²)		#DIV/0! #DIV/0!
Value of any Non Residential Fit-Out (£ & £/m2)		
Site abnormals (£/ft² NSA)		
Costs to date (as of State Date) (£)		
Planning Gain / CIL (£)		



Number of Units	0
Areas Net Saleable Area (ft²) Gross Internal Floor Area (ft²) Net : Gross Ratio (%)	36,921 36,921 100%
Open Market (ft²) Shared Ownership (ft²) Affordable (ft²) Commercial Retail Other	0 0 0 0 36,921 0
Accommodation Breakdown Studio One Bed Two Bed Three Bed Four Bed Five Bed	0 0 0 0 0



Residential Mix								
Proportion of apartments (%)								
Proportion of houses (%)								

**Key Ratios** Total External Wall Area (m²) 2,899 Floor to Wall Ratio 1.18 0 Total Window Area (m²) Window to Wall Ratio (%) 0% Average Storey Height (m) 4.10 0 Maximum no. of storeys

Programme	
Start date	
Completion date	
Programme period in Weeks	0

### **CSH Level**

BUDGET BUILD COST

Description	TOTAL	0/6/2 2:0 5	£/··mi4	0/
Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
Pre-Planning Fees	0	0.00	#DIV/0!	0.00
Surveying and Design Fees	42,806	1.16	#DIV/0!	0.79
Local Authority Fees	0	0.00	#DIV/0!	0.00
Miscellaneous Fees	0	0.00	#DIV/0!	0.00
Temporary Works	0	0.00	#DIV/0!	0.00
NHBC Fees	0	0.00	#DIV/0!	0.00
Demolition and Site Clearance	0	0.00	#DIV/0!	0.00
Roads and Footpaths	0	0.00	#DIV/0!	0.00
Street Lighting	0	0.00	#DIV/0!	0.00
External Signage	0	0.00	#DIV/0!	0.00
Drainage	43,660	1.18	#DIV/0!	0.81
Landscaping	55,620	1.51	#DIV/0!	1.03
Section 278 Works	0	0.00	#DIV/0!	0.00
Planning Gain LEB Substation and Mains Capital Contribution	80,000	0.00 2.17	#DIV/0! #DIV/0!	0.00 1.48
Services Diversions	00,000	0.00	#DIV/0!	0.00
Walls and Fencing	0	0.00	#DIV/0!	0.00
Site Entrance Features/Gates	0	0.00	#DIV/0! #DIV/0!	0.00
One Entrance readures/Oates	O	0.00	#DIV/0:	0.00
TOTAL SECTION E - EXTERNALS	222,086	6.02	#DIV/0!	4.11
Substructure	388,791	10.53	#DIV/0!	7.20
Piling and Attendances	0	0.00	#DIV/0!	0.00
Service Connections	10,500	0.28	#DIV/0!	0.19
00.1100	. 0,000	0.20	,,,,,,,,	
TOTAL SECTION P - PLOT	399,291	10.81	#DIV/0!	7.39
Mastic	0	0.00	#DIV/0!	0.00
Fire Proofing and Protection	17,150	0.46	#DIV/0!	0.32
BWIC	2,800	0.08	#DIV/0!	0.05
Insitu Concrete Frame	869,440	23.55	#DIV/0!	16.09
External Cladding	840,544	22.77	#DIV/0!	15.56
Brickwork	199,323	5.40	#DIV/0!	3.69
Precast Concrete Floors and Stairs	0	0.00	#DIV/0!	0.00
Structural Steel and Metalwork	20,900	0.57	#DIV/0!	0.39
Scaffolding	159,456	4.32	#DIV/0!	2.95
Carpentry	22,500	0.61	#DIV/0!	0.42
Windows/Glazing Systems	589,443	15.97	#DIV/0!	10.91
Balconies/Metalwork	18,100	0.49	#DIV/0!	0.33
Roof Covering	309,515	8.38	#DIV/0!	5.73
Mansafe Systems	21,900	0.59	#DIV/0!	0.41
Window Cleaning Equipment	72.040	0.00	#DIV/0!	0.00
Plumbing	73,010	1.98	#DIV/0!	1.35 0.13
AOV and Ventilation Electrical Installations	7,000	0.19 1.71	#DIV/0! #DIV/0!	1.17
Sustainability Requirements	63,300 0	0.00	#DIV/0!	0.00
Lifts	50,645	1.37	#DIV/0! #DIV/0!	0.00
Kitchens	0	0.00	#DIV/0!	0.00
White Goods	0	0.00	#DIV/0!	0.00
Vanity Units & Wardrobes	0	0.00	#DIV/0!	0.00
Dry Lining and Partitioning	0	0.00	#DIV/0!	0.00
Floor and Wall Tiling	ő	0.00	#DIV/0!	0.00
Carpets and Floor Covering	0	0.00	#DIV/0!	0.00
Painting and Decorating	0	0.00	#DIV/0!	0.00
Builders Clean	0	0.00	#DIV/0!	0.00
Maintenance	0	0.00	#DIV/0!	0.00
Unallocated Costs	40,970	1.11	#DIV/0!	0.76
Leisure Centre	0	0.00	#DIV/0!	0.00
Refuse Disposal	0	0.00	#DIV/0!	0.00
TOTAL SECTION H - HOUSEBUILD	3,305,996	89.54	#DIV/0!	61.19
	2,000,000	00.01		<u> </u>

# The Mall Walthamstow - Block E Retail BUDGET BUILD COST

Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
Site Management	1,240,133	33.59	#DIV/0!	22.95
Site Security	0	0.00	#DIV/0!	0.00
Protection	0	0.00	#DIV/0!	0.00
Welfare Facilities/Consumables	0	0.00	#DIV/0!	0.00
Site Compound	0	0.00	#DIV/0!	0.00
Site Accommodation	0	0.00	#DIV/0!	0.00
Site Running Costs	0	0.00	#DIV/0!	0.00
Labourers	0	0.00	#DIV/0!	0.00
Printing Costs	0	0.00	#DIV/0!	0.00
Insurances	9,818	0.27	#DIV/0!	0.18
Road Cleaning	0	0.00	#DIV/0!	0.00
Hired Plant	0	0.00	#DIV/0!	0.00
Skips	0	0.00	#DIV/0!	0.00
Small Tools	0	0.00	#DIV/0!	0.0
TOTAL SECTION G - SITE OVERHEADS	1,249,951	33.86	#DIV/0!	23.1
0.1.0%	0	0.00	//DI) //OI	0.00
Sales Office - Temporary	0	0.00	#DIV/0!	0.00
Sales Office - Permanent	0	0.00	#DIV/0!	0.0
Sales Arena Costs	0	0.00	#DIV/0!	0.0
Show Houses	0	0.00	#DIV/0!	0.0
TOTAL SECTION M - MARKETING	0	0.00	#DIV/0!	0.0
SUB-TOTAL	5,177,325	140.23	#DIV/0!	95.8
CONTINGENCIES				
5% Contingency on Externals	11,104	0.30	#DIV/0!	0.2
5% Contingency on Plot	19,965	0.54	#DIV/0!	0.3
4% Contingency on Housebuild	132,240	3.58	#DIV/0!	2.4
5% Contingency on Overheads	62,498	1.69	#DIV/0!	1.1
5% Contingency on Markets	0	0.00	#DIV/0!	0.0
TOTAL CONTINGENCIES	225,807	6.12	#DIV/0!	4.1
TOTAL	5,403,132	146.34	#DIV/0!	100.0

0 0

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE- PLANNING FEES									
Project Management	1	item		0	0	0.00			
Architect	1	item		0		0.00			
Mechanical and Electrical Engineer	1	item		0		0.00			
Structural Engineer	1	item		0		0.00			
Interior Designer	i	item		0		0.00			
Cladding Consultant	1	item		0		0.00			
Acoustic Consultant	1	item		0		0.00			
Landscape Architect	1	item		0		0.00			
CDM Co-ordinator	1	item		0		0.00			
Traffic Consultant	1	item		0		0.00			
Public Arts Consultant	1	item		0		0.00			
Pedestrian Access Consultant	1	item		0	0	0.00			
Sustainability Assessment	1	item		0	0	0.00			
Cost Consultant	1	item		0	0	0.00			
Planning Consultant	1	item		0	0	0.00			
Environmental Impact Assessment Consultant	1	item		0	0	0.00			
Ecology Consultant	1	item		0	0	0.00			
Fire Engineering Consultant	1	item		0	0	0.00			
Aviation Impact Review	1	item		0	0	0.00			
Townscape & Visual Impact Assessment	1	item		0	0	0.00			
Archaeology Consultant	1	item		0	0	0.00			
Air Quality Assessment	1	item		0	0	0.00			
Wind Assessment Consultant	1	item		0		0.00			
Model for Wind Testing	1	item		0		0.00			
Sunlight/Daylight Consultant	1	item		0		0.00			
Socio Economics Consultant	1	item		0		0.00			
Cultural Advisor	1	item		0		0.00			
Affordable Housing Advisor	1	item		0		0.00			
Access Consultant	1	item		0		0.00			
ESCO Consultant	1	item		0		0.00			
Electrical Interference	1	item		0		0.00			
Soil Investigation	1	item		0		0.00			
Public Consultation Consultant	1	item		0		0.00			
Site Surveys	1	item		0		0.00			
Computer Generated Images (CGIs)	1	item		0		0.00			
Flood Risk Assessment	1	item		0		0.00			
Arboricultural Survey	1	item		0		0.00			
Utility surveys	1	item		0		0.00			
UXB survey	1	item		0		0.00			
ES Legal Review	1	item		0		0.00			
Extranet Provider	1	item		0		0.00			
Costs to date TOTAL PRE-PLANNING FEES	1	item		0		0.00	0	0.00	
IOTAL PRE-PLANNING PEES				U			U	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SURVEYING AND DESIGN FEES									
Planning Consultant	1	no	42,806	42,806	42,806	1.16			Only price when scheme brought with Planning
Architect	0	no	4,000	4,000	0	0.00			
Architect -Retail and Commercial Units	0	no	0	0	0	0.00			Price where reguired
Architect Post Planning Review and Validation	0	no	50,000	50,000	0	0.00			Only price when scheme brought with Planning
Mechanical and Electrical Engineer	0	no	1,350	1,350	0	0.00			
M&E Surveys	0	no	50,000	50,000	0	0.00			
M&E Inspection Costs	0	no	180	180	0	0.00			
Structural Engineer	0	no	2,000	2,000	0	0.00			
Structural Engineer-Retail and Commercial Units	0	no	0	0	0	0.00			Price where reguired
Structural Engineer Post Planning Review and Validation	0	no	20,000	20,000	0	0.00			Only price when scheme brought with Planning
Site Checking Engineer	0	no	50,000	50,000	0	0.00			<del></del>
Engineer Highway Fees	0	no	30,000	30,000	0	0.00			
Temporary Works Engineer	0	no	5,000	5,000	0	0.00			
Structural Inspection	0	no	5,000	5,000	0	0.00			
Piling Mat Design Fees	0	no	10,000	10,000	0	0.00			
Interior Designer - Entrance Hall and Common Areas	0	no	100,000	100,000	0	0.00			
Interior Designer - Penthouse Apartments	0	no	20,000	20,000	0	0.00			Allowance per penthouse
Bram Fees	0	no	100	100	0	0.00			NOTE MINIMUM FEE £20,000 adjust if necessary
Cladding Consultant - Design Audit	0	no	120,000	120,000	0	0.00			
Cladding Consultant - Buiding inspection	0	no	40,000	40,000	0	0.00			
Fire Engineering Consultant - Design Stage	0	item	75,000	75,000	0	0.00			
Fire Engineering Consultant - CFD Modelling	0	no	50,000	50,000		0.00			
Acoustic Consultant	0	no	60,000	60,000		0.00			
Landscape Architect	0	no	100,000	100,000	0	0.00			
CDM Co-ordinator	0	no	80,000	80,000	0	0.00			Rate calculated on allowance per flat
Lifetime Homes Consultant	0	no	40,000	40,000		0.00			
Independent Inspection for HCA	0	no	0	0		0.00			Only applicable where grant available
Code for Sustainable Homes Assessor	0	no	20,000	20,000	0	0.00			<u>- , , , , , , , , , , , , , , , , , , ,</u>
Sustainability Consultants	0	no	40.000	40.000		0.00			
Sap rating fees	0	no	75	75	0	0.00			
Air tightness test	0	no	150	150	0	0.00			
Site Validation Fees	0	no	150	150		0.00			
Party wall Surveyor	0	no	20,000	20,000	-	0.00			
Party wall agreements	0	no	50,000	50,000		0.00			
Asbestos Survey	0	no	40,000	40,000		0.00			
Archaeology Monitoring	0	no	10.000	10,000		0.00			
Geotechnical Consultants	0	no	10,000	10,000	-	0.00			
Ground Investigation	0	no	50,000	50,000		0.00			
Topo Survey	0	no	5,000	5,000		0.00			
Traffic Consultant	0	no	20,000	20,000		0.00			
Air Quality	0	no	20,000	20,000	-	0.00			
Sound/vibration survey	0	no	20,000	20,000		0.00			
Building/structural survey	0	no	30,000	30,000	-	0.00			
<del> </del>	v		,	,	·				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
•	•		•						
ESCO PM Consultant	0	no	15,000	15,000	0	0.00			
CCTV Existing drainage	0	no	20,000	20,000	0	0.00			
Wind Consultant	0	no	5,000	5,000	0	0.00			
TV Investigation Report	0	no	10,000	10,000	0	0.00			
As built survey	0	no	10,000	10,000	0	0.00			
Stats Survey	0	no	20,000	20,000	0	0.00			
IT Consultants	0	no	0	0	0	0.00			
Rights of Light Surveyor	0	no	20,000	20,000	0	0.00			
UXB survey	0	no	5,000	5,000	0	0.00			
Miscellaneous	0	no	10,000	10,000	0	0.00			
Thames Water Survey	0	no	10,000	10,000	0	0.00			
Art Works Design Fees	0	no	20,000	20,000	0	0.00			
Scaffold Design Inspection	0	no	10,000	10,000	0	0.00			
Public Relations and Advertising	0	no	200	200	0	0.00			
Photographic survey	0	no	5,000	5,000	0	0.00			
TOTAL SURVEYING AND DESIGN FEES				42,806			42,806	1.16	
LOCAL AUTHORITY FEES	•				•	0.00			
Planning Fee	0	no		0	0	0.00			
Section 20 inspection fee	0	no		0	0	0.00			
Section 38 fee (Roads)	0	no		0	0	0.00			
Section 104 fee (Sewers)	0	no		0	0	0.00			
Section 106 fee	0	no		0	0	0.00			
Section 177 fee (Over Hanging)	0	no		0	0	0.00			
Section 278/62 fee (Highways)	0	no		0	0	0.00			
Street Name approval	0	no		0	0	0.00			
Highway Licenses	0	no		0	0	0.00			
Hoarding License	0	no		0	0	0.00			
Skip License	0	no		0	0	0.00			
Parking Bay Suspension Fees	0	no		0	0	0.00			
Crane oversail license	0	no		0	0	0.00			
Footpath closure license	0	no		0	0	0.00	_		
TOTAL LOCAL AUTHORITY FEES				0			0	0.00	
MISCELLANEOUS FEES									
Hazardous Waste Registration	0	no	56	56	0	0.00			
Environmental Agency	0	no	30	0	0	0.00			
British rail /TFL/DLR	0	no		0	0	0.00			
Railway Supervision Fees	0	no		0	0	0.00			
River Authority fees	0	no		0	0	0.00			
TOTAL MISCELLANEOUS FEES	U	110		0	U	0.00	0	0.00	
TOTAL IVIIOUELLAINEUUS FEES				U			U	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		E/ft²	Notes
TEMPORARY WORKS										
Temporary haul road	0	m²		0	0	0.00				
Removal of temporary road roads on completion	0	m²		0	0	0.00				
Orange barrier fencing - erect and maintain	0	m		0	0	0.00				
TOTAL TEMPORARY WORKS				0				0	0.00	
NHBC FEES										
Inspections & Warranty										
Up to £80,0000	0	no	317	317	0	0.00				
£80,001 to 90,000	0	no	357	357	0	0.00				
£90,000 to £100,000	0	no	384	384		0.00				
£100,001 to £110,000	0	no	408	408	0	0.00				
£110,001 to 120,000	0	no	422	422	0	0.00				
£120,001 to £140,000	0	no	435	435	0	0.00				
£140,001 to £160,000	0	no	461	461	0	0.00				
£160,001 to £180,000	0	no	485	485	0	0.00				
£180,000 to £200,000	0	no	524	524	0	0.00				
£200,001 to £250,000	0	no	603	603	0	0.00				
£250,001 to £300,000	0	no	698	698	0	0.00				
£300,001 to £350,000	0	no	792	792	0	0.00				
£350,001 to £400,000	0	no	886	886		0.00				
£400,001 to £500,000	0	no	1,045	1,045	0	0.00				
£500,001 to £600,000	0	no	1,257	1,257	0	0.00				
£600,001 to £750,000	0	no	1,605	1,605	0	0.00				
£750,001 to £1,000,000	0	no	2,094	2,094	0	0.00				
£1,000,000 to £1,200,000	0	no	3,310	3,310	0	0.00				
£1,200,001 to £1,500,000	0	no	4,689	4,689	0	0.00				
£1,500,001 to £1,750,000	0	no	5,471	5,471		0.00				
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00				
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00				
Non-Residential Areas		m²	10	10	0	0.00				
Extra over for works in existing buildings	0	Item	0	0	0	0.00				
Building control services	0									
5 or less	0	no	401	401		0.00				
6 to 20	0	no	216	216		0.00				
21 to 100	0	no	143	143		0.00				
101 and over	0	no	126	126		0.00				
Non-Residential Areas	0	m²	2	2		0.00				
TOTAL NHBC FEES				0				0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	1	E/ft²	Notes
DEMOLITIONS AND SITE CLEARANCE										
Allowance for demolitions	0	item		0	0	0.00				
Further asbestos/contamination removal	0	Item		0		0.00				
Allowance for removing tanks/other underground obstructions	0	Item		0						
Allowance for removing Japanese Knotweed and the like	0	Item		0						
Allowance for relocating wildlife or flora	0	Item		0	-					
TOTAL DEMOLITIONS AND SITE CLEARANCE	U	ILCIII		0		0.00		0	0.00	
ROADS AND FOOTPATHS										
Roads										
Tarmac	0	m²	90	90	0	0.00				
Block Paving	0	m²	95	95						
Resin Bonded	0	m²	120	120						
York Stone	0	m²	160	160						
Extra over for roads to adoptable standard	0	m²	40	40						
Footpaths	-				-	0.00				
Tarmac	0	m²	60	60	0	0.00				
Pre-Cast Concrete Paving Flags	0	m²	55	55						
Block Paving	0	m²	75	75						
Granite Setts	0	m²	180	180						
Extra for feature band in granite setts	0	m	35	35						
Resin Bound Surface	0	m²	45	45						
York Stone	0	m²	160	160	0					
Concrete kerbs and edging	0	m	50	50	0	0.00				
Granite kerbs and edging	0	m	125	125						
Traffic Signals	0	item	0	0						
Highways Off Site Works	0	item	0	0	0	0.00				
Allowance for crossovers	0	no	15,000	15,000	0					
TOTAL ROADS AND FOOTPATHS			,	0				0	0.00	
STREET LIGHTING										
External lighting	0	m²	35	35	0	0.00				
TOTAL STREET LIGHTING				0				0	0.00	
EXTERNAL SIGNAGE										
Site signage	0	item	100	100	0	0.00				
TOTAL STREET LIGHTING				0				0	0.00	

Cost Plan 12 3rd June 2016

Description	0	1114		D-4-	Out Take	O IEL2	T-4-1	O(B)	Netes
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DRAINAGE									
Foul Water Drainage below ground	3,430	m²	12	12	41,160	1.11		Based on GIFA	
Foul Water Sewer	50	m	50	50	2,500	0.07		buscu on on A	
Surface Water Drainage to hard landscaping areas	0	m²	15	15	2,000	0.00			
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00			
TOTAL DRAINAGE				41,160			43,660	1.18	
LANDSCAPING									
Import top soil to planted areas	0	m³	50	50	0	0.00			
Alumasc floradrain and filter sheet to podium areas	0	m²	25	25	0	0.00			
Supply and lay cultivated turf	0	m²	7	7	0	0.00			
Planting shrubs	0	m²	50	50	0	0.00			
Play area surfacing	0	m²	100	100	0	0.00			
Play Equipment	0	Item	25,000	25,000	0	0.00			
Street furniture	0	item	50,000	50,000	0	0.00			
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00			
Semi mature trees	0	no	1,500	1,500	0	0.00			
Tree Pit	0	no	1,500	1,500	0	0.00			
Metal planters	0	m	300	300	0	0.00			
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00			
Iroko Benches	0	m	180	180	0	0.00			
Making up levels to podium (600mm)	1,236	m²	45	45	55,620	1.51			
Cycle rack and enclosure	0	no	350	350	0	0.00			
TOTAL LANDSCAPING				55,620			55,620	1.51	
SECTION 278 WORKS	_		_	_	_				
Section 278 Works	0	Item	0	0	0	0.00	_		
TOTAL SECTION 278 WORKS				0			0	0.00	
DI ANNINO CAIN									
PLANNING GAIN	^	lån	^	^	^	0.00		lacest succe for us	
Planning Gain	0	Item	0	0	0	0.00		Insert gross figure	
CIL Payments TOTAL PLANNING GAIN	0	Item	0	0	0	0.00	0	Insert gross figure 0.00	
TOTAL PLANNING GAIN				U			U	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION									
Allowance for new sub station	0	no	800	800	0	0.00			
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			Included in Retail Blocks B, C & D
On site electric mains	0	no	300	300	0	0.00			
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00			
Water Main	1	Item	30,000	30,000	30,000	0.81			
Water & Sewerage Infrastructure Charges	0	no	650	650	0	0.00			
Allowance for gas main supply	1	no	50,000	50,000	50,000	1.35			One per restaurant
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION							80,000	2.1	7
SERVICE DIVERSIONS									
Electricity	0	Item	0	0	0	0.00			
Water	0	Item	0	0	0	0.00			
Gas	0	Item	0	0	0	0.00			
Telephone	0	Item	0	0	0	0.00			
Cable TV	0	Item	0	0	0	0.00			
Sewers	0	Item	0	0	0	0.00			
Street Lighting	0	Item	0	0	0	0.00			
TOTAL SERVICE DIVERSIONS				0			0	0.0	00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Description	Qualitity	Oiiit	iiiput	Nute	oub-i otai	A/11	iotai	A/IL	110163
WALLS AND FENCING									
Perimeter fencing	0	m	50	50	0	0.00			
Acoustic fencing	0	m	500	500	0	0.00			
Perimeter railings	0	m	175	175	0	0.00			
Perimeter brick wall - materials	0	m²	100	100	0	0.00			1.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00			
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
TOTAL WALLS AND FENCING				0			0	0.00	
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0	no	15,000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000	0	0.00			
				0			0	0.00	
						_			-
TOTAL EXTERNALS					222,086		222,086	6.02	
						_			_
						=		·	•

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	1,291	m²	8	8	10,328	0.28			
Excavate to reduce levels	646	m³	50	50	32.275	0.20			
Filling to make up levels	040	m³	25	25	02,273	0.00			
Excavate for Ground Floor Slab 600 mm	1,291	m²	25	25	32.275	0.87			
Allowance for contamination (non-harzardous material)	210	m³	85	85	17.850	0.48			Contamination at 25% of Excavation
Allowance for contamination (horr-naizardous reject material)	0	m³	250	250	0.00	0.40			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	4.000	4.000	4.000	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for piling mat and removal on completion	ı	m <sup>2</sup>	4,000	4,000	4,000	0.00			Need to consider size of piling rig and adjust accordingly
	0	m³	48	48	0	0.00			Need to consider size or pilling rig and adjust accordingly
Disposal of arisings from piling	0	no	100	100	0	0.00			Need to consider size of piles and adjust accordingly
Cut off tops of piles and remove from site Blinding to underside of floor slabs	1.291	m <sup>2</sup>	15	15	19.365	0.00			וייספט נט טטוואוטפו אוצפ טו טוופא מווט מטןטאנ מטטטוטוווטטין
Reinforced concrete ground bearing slab 250mm thick inc ground	1,291	III-	15	15	19,303	0.52			
ů ů	0	m²	200	200	0	0.00			
beams Reinforced concrete ground bearing slab 300mm thick inc ground	U	III	200	200	U	0.00			
beams	0	m²	225	225	0	0.00			Allow where ground floor commercial space
	U	III-	223	223	U	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN DOOR ODOLING CONDITIONS
own excavation and cart away)	U	III-	90	20	U	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Formwork to slab edge n/e 600mm	209	m	75	75	15,675	0.42			
Concrete in ground bearing slab 600mm thick (Basement)	656	m³	141	141	92,518	2.51			
Bar reinforcement 120kg/m³	79	t	1,000	1,000	79,000	2.14			
Finishing to concrete surfaces	1,291	m²	10	10	12,910	0.35			
Pile Caps	0	no	400	400	0	0.00			
Pile Probing	0	no	50	50	0	0.00			
Allowance for lift pits	2	no	5.000	5,000	10.000	0.27			
Tanking/dpc to basement/gf slab	1.291	m²	45	45	58.095	1.57			
Parking area demarcation	0	no	38	38	00,000	0.00			
Retaining walls generally	0	m²	250	250	0	0.00			
Foundation / toe to retaining walls	0	m	250	250	0	0.00			
Trenching to utilities	100	m	30	30	3.000	0.08			
Links to houses and cores	0	m	30	30	3,000	0.00			allow 12m per core
Trenches for CHP distribution where required	50	m	30	30	1.500	0.04			4110W 1211 per core
Links to houses and cores	0	m	30	30	1,300	0.04			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			anow our por core
Excavate to perimeter of basement where no sheet piling and	U	III	40	45	U	0.00			
subsequently backfill with imported material	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
	0	m³	75 50	50	0	0.00			mangulai section – pasement deptil 12 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	U	111*	50	50	U	0.00			

Cost Plan 12 3rd June 2016

#### PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Allewance for contemination (non-harmondays material)	0	3	0.5	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (non-harzardous material)	0	m³	85		0				
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0	0	0.00			
Reinforced Concrete Frame to Basement (Columns and walls)	0	m²	75	75	0	0.00			
Waterproof concrete Walls 250mm thick to Car Park/Basement									
perimeter including formwork	0	m²	212	212	0	0.00			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240	0	0.00			
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			
Suspended reinforced concrete slab 250mm thick	0	m²	135	135	0	0.00			
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			
Suspended waterproof reinforced concrete slab 400mm thick	0	m²	265	265	0	0.00			
Suspended waterproof reinforced concrete slab 250mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243	0	0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Ring beam to secant piled wall	0	m	750	750	0	0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	11,128	11,128	0	0.00			
TOTAL SUBSTRUCTURE				188,688	•	<u> </u>	388,791	10.5	3

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio
									adjust rate accordingly
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL PILING				0			0	0.00	
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	0	no	350	350	0	0.00			
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			
Electrical Connection Charges	0	no	450	450	0	0.00			
Landlords Supply	1	no	1,500	1,500	1,500	0.04			Measured one per core
Commercial Supply	6	no	1,500	1,500	9,000	0.24			Measured one per commercial/retail unit
Telephone(By Others No Charge)	0	no	0	0	0	0.00			·
Water Connection Charge	0	no	150	150	0	0.00			
Direct purchase of Electric meter boxes	0	no	30	30	0	0.00			
Design development @ 3%	0	Item	315	315	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				10,500			10,500	0.28	
	_					_			
TOTAL PLOT					399,291		399,291	10.81	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
MASTIC								
Mastic to 1 bathroom units	0	no	250	250	0	0.00		
Wastic to 1 bathroom 1 ensuite units	0	no	300	300	0	0.00		
FOTAL MASTIC	O .	110	300	300_		0.00	0	0.00
FIRE PROOFING AND PROTECTION								
	0		200	200	0	0.00		
Firestops to flats	0	no ?	380	380	0	0.00		
Firestops to non-residential areas	3,430	m²	5	5_	17,150	0.46	47.450	0.40
TOTAL FIRE PROOFING AND PROTECTION							17,150	0.46
BUILDER'S WORK								
Allowance for builder's work - standard Units	0	no	0	0	0	0.00		
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects
Steel box & grill service riser formers; cast into slab.	4	no	700	700	2,800	0.08		
TOTAL BUILDER'S WORK				_			2,800	0.08
N-SITU CONCRETE FRAME								
n situ concrete upper floor slabs including roof slab	3,430	m²	135	135	463,050	12.54		
n situ concrete frame (walls and columns)	3,430	m²	75	75	257,250	6.97		
Extra over for tower above 20 storey	0	m²	30	30	0	0.00		
n situ concrete balcony slab	0	m²	135	135	0	0.00		
n situ concrete frame	0	m²	75	75	0	0.00		
Extra over upper floor slab for transfer structure 400mm thick	0	m²	53	53	0	0.00		
Extra over upper floor slab for transfer structure 600mm thick	1,236	m²	115	115	142,140	3.85		
EO Extra Height to Frame in Commercial Areas additional 1.5m	0	m²	38	38	0	0.00		
EO Extra Height to Frame in Commercial Areas additional 3m	0	m²	75	75	0	0.00		
Supply only fixing bracket(shoc) for metal balconies for fixing by others								
One bed flat	0	no	780	780	0	0.00		
Two bed flat	0	no	950	950	0	0.00		
Three/Four bed flat	0	no	1,140	1,140	0	0.00		
Precast/RC stairs including half landing	2	no	3,500	3,500	7,000	0.19		
TOTAL IN-SITU CONCRETE FRAME				-			869,440	23.55

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	1,537	m²	110	110	169,023	4.58		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	1,537	m²	400	400	614,630	16.65		
Aluminium Cladding to Parapet measured both sides	126	m²	300	300	37,800	1.02		upstand 500 mm high
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		<del></del>
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Reconstitute stone faced concrete cladding panels	0	m²	450	450	0	0.00		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Soffit cladding to underside of undercroft	83	m²	230	230	19,090	0.52		
Soffit cladding to underside of balconies	0	m²	230	230	0	0.00		
Design Development @ 10%	0	Item	82,145	82,145	0	0.00		
TOTAL EXTERNAL CLADDING				-		,	840,544	22.77

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	0	m²	95	95	0	0.00		
Materials £400/1000 for Bricks	0	m²	68	68	0	0.00		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		
Blockwork Loadbearing Walls								
Labour	658	m²	50	50	32,882	0.89		Based on m2 area of wall
Materials	658	m²	25	25	16,441	0.45		
Division walls to basement areas								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		<u>-</u>
Extra over for framing to shop fronts	1	Item	150,000	150,000	150,000	4.06		
TOTAL BRICKWORK AND BLOCKWORK				199,323	*		199,323	5.40
				,			,	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
PRE-CAST CONCRETE FLOORS								
Precast concrete upper floors	0	m²	55	55	0	0.00		Hoisting into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00
STRUCTURAL STEELWORK AND METALWORK								
Wind post / brickwork support	0	no	1,400	1,400	0	0.00		
Wind post / brickwork support to Retail and Commercial Units	209	m	100	100	20,900	0.57		
TOTAL STRUCTURAL STEELWORK AND METALWORK				20,900			20,900	0.57
SCAFFOLDING								
Scaffolding	2,899	m²	55	55	159,456	4.32		
Extra over scaffold for high rise units	0	m²	35	35	0	0.00		Measure anything over 12 storey, rate to be applied to full façade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00		
Extra over for loading out platform	0	m	250	250	0	0.00		
Allowance for back propping through undercroft/basements	1	item	0	0	0	0.00		
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00		
TOTAL SCAFFOLDING				159,456			159,456	4.32
CARPENTRY AND JOINERY								
Secure letter boxes	0	no	110	110	0	0.00		
Internal signage	0	no	100	100	0	0.00		
Cylinder tank stands - Supply	0	no	95	95	0	0.00		
Timber hoarding to shop front	300	m²	75	75	22,500	0.61		
Communal areas( Labour)	0	m²	21	21	0	0.00		
Communal areas (Materials)	0	m²	14	14	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00		A/C cupboard shelving	g, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private & SO	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private & SO	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	0	no	1,398	1,398	0	0.00			
Carpentry (Materials - 2 bed flat) Private & SO	0	no	1,748	1,748	0	0.00			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1,450	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600	1,600	0	0.00			
Carpentry (Materials - 4 bed flat) Affordable  Carpentry (Materials - 5 bed flat) Affordable	0	no	1,750	1,750	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas Private & SO	0	no	1,000	1,000	0	0.00			
Other sundry carpentry materials	0	no	300	300		0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 1 bed flat) Private  Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	-	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY	U	110	300	22,500		0.00	22,500	0.61	7 to capacita charring, butti punioi support, bollor training and support

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	~~	•			- 34				
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Windows and window frames (uPVC)	0	m²	280	280	0	0.00			
Windows and window frames (composite)	0	m²	450	450	0	0.00			
Windows and window frames (PC Aluminium)	0	m²	550	550	0	0.00			Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front (Altered for Chevron Hoarding)	1,063	m²	550	550	584,443	15.83			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	0	m²	75	75	0	0.00			
Single main entrance door - glazed. (Private)	1	no	5,000	5,000	5,000	0.14			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	58,944	58,944	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS			,	589,443			589,443	15.97	
BALCONIES AND METALWORK									
Canopy to front entrance	16	m²	800	800	12,800	0.35			
Brise soleil	0	m²	250	250	0	0.00			
Walk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	0	no	7,000	7,000	0	0.00			Average 5m <sup>2</sup>
Two bed flat	0	no	8,000	8,000	0	0.00			Average 6m <sup>2</sup>
Three/Four bed flat	0	no	9,000	9,000	0	0.00		·	Average 9m²
Juliette Balconies	0	no	1,500	1,500	0	0.00			•
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	0	m	760	760	0	0.00			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	2	no	2,650	2,650	5,300	0.14			
Metal feature staircase with duplex apartment	0	no	25,000	25,000	0	0.00			
Design Development @ 10%	0	Item	1,810	1,810	0	0.00			
TOTAL BALCONIES AND METALWORK				18,100			18,100	0.49	

Cost Plan 12 3rd June 2016

Danamin diana	O	1114		Data	Cub Tatal	£/ft²	Tatal	CIEL2 Notes
Description	Quantity	Unit	input	Rate	Sub-Total	£/TC	Total	£/ft² Notes
ROOF COVERINGS								
Roof coverings including insulation, expansion joints, dressing to vents, drains and								
all other openings	1,236	m²	110	110	135,960	3.68		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		
Extra Over for green roof	0	m²	60	60	0	0.00		
Extra for paving slabs to walkways to plant areas	0	m²	60	60	0	0.00		
Coping detail to roof perimeter	103	m	125	125	12,875	0.35		
Allow for construction of lift motor room at roof level	0	no	5,000	5,000	0	0.00		
Naterproofing and timber decking to concrete balconies	0	m²	240	240	0	0.00		
Extra over for hardwood decking	0	m²	55	55	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	0	m²	75	75	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)	1,236	m²	130	130	160,680	4.35		
TOTAL ROOF COVERINGS				309,515			309,515	8.38
MANSAFE SYSTEM								
Mansafe system	219	m	100	100	21,900	0.59		
				21,900			21,900	0.59
WINDOW CLEANING SYSTEM								
Nindow cleaning system / BMU	0	no	250,000	250,000	0	0.00		Review for job specific requirements
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00		Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
MECHANICAL AND DILIMBING INCTALLATIONS			·					
MECHANICAL AND PLUMBING INSTALLATIONS	•		40.450	40.450		0.00		
Mechanical & plumbing installations to flats - one bedroom and studio flats	0	no	10,450	10,450		0.00		
Mechanical & plumbing installations to flats - two bedroom flats	0	no	11,000	11,000		0.00		
Mechanical & plumbing installations to flats - three bedroom flats	0	no	11,495	11,495		0.00		
Mechanical & plumbing installations to flats - four bedroom flats	0	no	11,770	11,770		0.00		
Mechanical & plumbing installations to flats - five bedroom flats	0	no	12,155	12,155		0.00		
Extra over for duplex unit	0	no	1,500	1,500		0.00		
Sprinkler installations to flats	0	no	1,400	1,400	0	0.00		use where above 10 storeys (30 metres to last residential floor level)
Boosted Cold Water Main tanks and dual pump sets	0	no	80,000	80,000	0	0.00		
ENERGY CENTRE						0.00		
CHP Energy Centre	0	no	2,550	2,550	0	0.00		
CHP distribution pipework	0	no	2,650	2,650	0	0.00		
Extra for trenched flow and return distribution pipework	50	m	420	420	21,000	0.57		
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00		
Allowance for generator	0	Item	100,000	100,000	0	0.00		
Rainwater installation	3,430	m²	7	7	24,010	0.65		
Dry risers	2	no	1,100	1,100	2,200	0.06		
Extra over for wet risers	2	no	2,400	2,400	4,800	0.13		use where above 20 storeys
Ventilation to common areas	0	m²	60	60	0	0.00		<del></del>
Services connections to commercial space	7	no	3,000	3,000	21,000	0.57		
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
	.,							
Supply only plumbing goods for flat with one bathroom (Private & SO)	0	no	878	878	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)								
	0	no	1,498	1,498	0	0.00		
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00		
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00		
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00		
Services uplift for (Private)	0	no	500	500	0	0.00		
Comfort cooling	0	no	9,000	9,000	0	0.00		
Heat Recovery	0	no	1,575	1,575	0	0.00		
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				73,010			73,010	1.98
AOV AND VENTILATION								
AOV to common area staircases	2	no	3,500	3,500	7,000	0.19		
Mechanical services to gymnasium	0	m²	420	420	0	0.00		
Mechanical services to basement car park - tunnel fans	0	m²	40	40	0	0.00		Based on impulse fans
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00		
TOTAL AOV AND VENTILATION				7,000			7,000	0.19

Cost Plan 12 3rd June 2016

Identical filtout - Invo be bedroom flat (Private & SO)	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft <sup>2</sup> Notes
Identical filtout - Invo be bedroom flat (Private & SO)	ELECTRICAL INSTALLATIONS								
electrical filtout - three bedroom flat (Private & SO)		0	no	6.985	6.985	0	0.00		
Identical filtout - Intree bedroom flat (Private & SO)	,	0		,	,	0			
Identical filtout - Four bedroom flat (Private & SO)	Electrical fitout - three bedroom flat (Private & SO)	0	no	,		0			
	Electrical fitout - four bedroom flat (Private & SO)	0	no	7,381	7,381	0	0.00		
Ideotrical filtout - two bedroom flat (HA)	Electrical fitout - five bedroom flat (Private & SO)	0	no	7,513	7,513	0	0.00		
Ideotrical filtout - three bedroom flat (HA)	Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	0	0.00		
Ideotrical fitout - four bedroom flat (HA)	Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Sector   Common   C	Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Extra over for duplex unit	Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Idectrical fitout (common areas)	Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Identifical services to basement car park	Extra over for duplex unit	0	no	200	200	0	0.00		
Calculation	Electrical fitout (common areas)	0	m²	73	73	0	0.00		
udio visual door entry system  0 no 500 500 0 0.00 ift supply 0 no 1,100 1,100 0 0.00 rump supply 0 no 470 470 0 0.00 rump supply 0 no 3,175 3,175 0 0.00 roller supply indiper supply 1 no 15,000 15,000 15,000 15,000 0.41 revices connections to commercial space 1 no 15,000 15,000 14,000 0.38 ricke detection and fire alarms to commercial areas 3,430 m² 10 10 34,300 0.93 review for audio visual installations 1 no 500 500 0 0.00 review for audio visual installations 0 no 500 500 0 0.00 revices uplift for  1 0 0 0.00 revices	Electrical services to basement car park	0	m²	20	20	0	0.00		
iff supply 0 no 1,100 1,100 0 0.00 cump supply 0 no 470 470 0 0.00 cump supply 0 no 3,175 3,175 0 0.00 cump supply 0 no 3,175 3,175 0 0.00 cump supply 0 no 15,000 15,000 0.00 cump supply 1 no 15,000 15,000 0.00 cump supply 1 no 15,000 15,000 0.41 cump supply 1 no 15,000 0.41 cump supp	Electric car charging points	0	no	1,500	1,500	0	0.00		
Pump supply 0 no 470 470 0 0.00 boiler supply 0 no 3,175 3,175 0 0.00 boiler supply 0 no 3,175 3,175 0 0.00 boiler supply 0 no 3,175 3,175 0 0.00 boiler supply 0 no 15,000 15,000 15,000 0.00 Boiler supply 0 no 15,000 15,000 15,000 0.41 Boiler supply 0 no 15,000 15,000 0.41 Boiler supply 0 no 15,000 15,000 0.41 Boiler supply 0 no 15,000 0.41 Boiler supprades 0 no 15,000 0 no 15,000 0 0.00 boiler supplies 0 no 15,000 1	Audio visual door entry system	0	no	500	500	0			
Solider supply   0   0   0   0   0   0   0   0   0	Lift supply	0	no	1,100	1,100	0	0.00		
ightning conductors 0 unit 100 100 0 0.00 Allow one per core CCTV Installations 1 no 15,000 15,000 15,000 0.41 Services connections to commercial space 7 no 2,000 2,000 14,000 0.38 Simple detection and fire alarms to commercial areas 3,430 m² 10 10 34,300 0.93  The wire for audio visual installations 0 no 250 250 0 0.00 Services uplift for 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Pump supply	0	no			0			
CTV   Installations	Boiler supply	0	no	3,175	3,175	0	0.00		
services connections to commercial space 7 no 2,000 2,000 14,000 0.38 cmoke detection and fire alarms to commercial areas 3,430 m² 10 10 34,300 0.93 cmoke detection and fire alarms to commercial areas 3,430 m² 10 10 34,300 0.93 cmoke detection and fire alarms to commercial areas 3,430 m² 10 10 0.00 0.00 cmokervices uplift for the services u	Lightning conductors	0	unit	100	100	0	0.00		Allow one per core
Simoke detection and fire alarms to commercial areas 3,430 m² 10 10 34,300 0.93  Per-wire for audio visual installations 0 no 250 250 0 0.00  Pervices uplift for 10 10 10 34,300 0.93  Pervices uplift for 10 10 10 10 10 10 10 10 10 10 10 10 10	CCTV Installations	1	no	15,000	15,000	15,000	0.41		Allow one per basement and one per block
upgrades           Pre-wire for audio visual installations         0         no         250         250         0         0.00           dervices uplift for the properties of audio visual installations comelit system         0         no         500         500         0         0.00           lome automation comelit system         0         no         8,500         8,500         0         0.00           audio visiual installations Penthouse         0         no         15,000         15,000         0         0.00	Services connections to commercial space	7	no	2,000	2,000	14,000	0.38		
Pre-wire for audio visual installations  0 no 250 250 0 0.00  dervices uplift for 500 500 0 0.00  lome automation comelit system  0 no 8,500 8,500 0 0.00  audio visiual installations Penthouse  0 no 15,000 15,000 0 0.00	Smoke detection and fire alarms to commercial areas	3,430	m²	10	10	34,300	0.93		
1	upgrades								
Iome automation comelit system         0 no         8,500         8,500         0 0.00           audio visiual installations Penthouse         0 no         15,000         0 0.00	Pre-wire for audio visual installations	0	no	250	250	0	0.00		
audio visiual installations Penthouse 0 no 15,000 15,000 0 0.00	Services uplift for	0	no	500	500	0	0.00		
	Home automation comelit system	0	no	8,500	8,500	0	0.00		
OTAL ELECTRICAL INSTALLATIONS 63,300 1.71	Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
	TOTAL ELECTRICAL INSTALLATIONS				63,300			63,300	1.71

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUSTAINABILITY MEASURES									
Mayor's sustainability requirements renewable energy	0	no	500	500	0	0.00			
iviayor 3 sustamability requirements renewable energy	U	110	300	000	0	0.00	0	0.0	ın
LIFT INSTALLATIONS				U			U	0.0	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 04 stops	1	no	47.845	47,845	47.845	1.30			installations over 20 storeys are bespone and price should be obtained from our
Stainless Deep Reveals	4	no	700	700	2,800	0.08			Per Floor
Extra over for fireman's lift 35 Stops	0	no	19.360	19,360	2,000	0.00			Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			Over 1 storeys
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			Over 7 storeys
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			<u>- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1</u>
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 10 Stops	0	no	12.360	12.360	0	0.00			Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			<u> </u>
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			Over 7 storeys
Carlift	0	no	125,000	125,000	0	0.00			Assumes single basement
Goods Lift	0	no	0,555	0	0	0.00			Nooming of the state of the sta
Extra over for an additional car door (dual entry 'through-car')	0	no	7,600	7,600	0	0.00			
Extra over for additional landing entrance	0	no	2,350	2,350	0	0.00			(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators	·		_,	_,	-				<u>,,,,,,,,,</u>
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
upgrades			,	,					
Extra over for uplift to GF lift entrances	0	no	2,500	2,500	0	0.00			
; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6.315	6,315	0	0.00			
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00			
TOTAL LIFT INSTALLATIONS			,	50,645			50,645	1.3	7
KITCHENS									
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00			
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00			
Tationono to nivo bod nato (private)	U	110	2,000	2,000	U	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Kitchese to see head flate (Drivete 9 00)	0		2.000	2 000	•	0.00			
Kitchens to one bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to two bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 4 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 5 bed unit (Private )	0	no	6,500	6,500	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	8,370	8,370	0	0.00			
Kitchens to 3 bed unit (Private)	0		10,150	10,150	0	0.00			
,	0	no	,	,	0				
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00			
Kitchens to 5 bed unit (Private )	0	no	10,150	10,150	U	0.00	0.00	0.00	
TOTAL KITCHENS				0			0.00	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes	
MUUTE GOODS									
WHITE GOODS									
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
Val on write goods @ 20.0%	'	ILCIII	U	U	U	0.00			
Single fan oven - Electrlux EOB3400AOX (private and SO)	0	no	175	175	0	0.00			
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00			
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00			
Kitchen white goods to flats (HA)									
Oven, Hob & Hood	0	no	335	335	0	0.00			
Washer / Dryer	0	no	450	450	0	0.00			
Fridge / Freezer	0	no	400	400	0	0.00			
Dishwasher	0	no	330	330	0	0.00			
Microwave	0	no	192	192	0	0.00			
Fitting white goods	0	no	265	265	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
Single fan oven - AEG BE300 302IM	0	no	435	435	0	0.00			
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00			
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00			
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00			
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00			
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00			
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00			
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
val on write goods (# 20.0 /6	ı	IIGIII	U	U	U	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00			
E.O for Island Hood where required	0	no	0	0	0	0.00			
Potential site specific upgrades and/or allowance for intergrated appliances (see									
kitchen appliances tab for details)	0	no	0	0	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
TOTAL WHITE GOODS				0		_	0	0.00	
VANITY UNITS AND WARDROBES									
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700	0	0.00			
Amarari cabinet, worktop/upstand/splashback and under basin box to main									
bathroom (private and shared ownership)	0	no	845	845	0	0.00			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom	Ü	110	0.10	0.10	·				
(private and shared ownership)	0	no	256	256	0	0.00			
Vat on cabinet @ 20%	1	item	0	0	0	0.00			
Vanity Unit Affordable	0	no	450	450	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00			
Amarari cabinet and under basin box to ensuite bathroom	0	no	884	884	0	0.00			
Vat on cabinet @ 20%	1	no	0	0	0	0.00			
Silstone worktop and splashback to main bathroom and ensuites	0	no	870	870	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00			
Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00			
Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
• •				0		,	0		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DDV I NING AND DADTITIONS									
DRY LINING AND PARTITIONS	_	_			_				
Flats / Apartments	0	m²	185	185	-	0.00			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000		0.00			
Common Areas	0	m²	140	140	0	0.00			
/ upgrades					_				
General uplift for specification 1 bed unit (Private)	0	no	300	300		0.00			
General uplift for specification 2 bed unit (Private)	0	no	700	700		0.00			
General uplift for specification 3 bed unit and over (Private)	0	no	900	900		0.00			
Bulkheads around comfort cooling units	0	no	250	250		0.00			
Upgrade - Curtain Rail Trough	0	no	650	650		0.00			
TOTAL DRY LINING AND PARTITIONS				0				0.0	00
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 3m <sup>2</sup> tiling per bathroom
Floor Tilling to ensure Datificon 600 x 300mm Flack 30mm Modern Range	U	""	00	00	U	0.00			average on thing per baunoon.
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
									bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl
									quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50		0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	0	m²	66	66	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	·		•	•	ŭ	0.00			are ago rom aming por saumosm
Thou Thing to main bathroom ood x oodmin that toomson Modern Range	_				_				
	0	m²	66	66	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	0	m²	66	66	0	0.00			average 3m² tiling per bathroom
						0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90		0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	-								<del></del>
· ·	0	m²	90	90		0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 3m² tiling per bathroom

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
·			<b>I</b> · · ·						
Floor and Wall Tiles to 1 bed unit (Private)	0		4 474	4 474	0	0.00			
,	0	no	1,471 4,795	1,471 4,795	0	0.00			
Floor and Wall Tiles to 2 bed unit (Private) Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795 4,795	4,795	0	0.00			
,	0	no	,	,	0				
Floor and Wall Tilesto 4 bed unit and over (Private)	•	no	4,795	4,795	·	0.00 0.00			
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69	0	0.00	0	0.00	
TOTAL FLOOR AND WALL TILING				0			0	0.00	
CARPETS AND FLOOR COVERINGS									
Floor finishes (common areas)	0	m²	25	25	0	0.00			
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
	•	•							
Carpet to 1 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private & SO )	0	m²	25	25	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private & SO)	0	m²	25	25	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 1 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 32m <sup>2</sup>	
Amtico 'spacia range' to 2 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 38m <sup>2</sup>	
Amtico 'spacia range' to 3 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 61m <sup>2</sup>	
Amtico 'spacia range' to 5 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>	
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>	
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 31m <sup>2</sup>	
Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>	
Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>	
Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>	
Vinyl to 5 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 69m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
<u> </u>									

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes	
			•						
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 25m <sup>2</sup>	
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
	0		55	55	0	0.00		Based on average 32m <sup>2</sup>	
Amtico 'standard range' to 1 bed unit (Private)	0	m² m²		55	0			Based on average 32m <sup>2</sup>	
Amtico 'standard range' to 2 bed unit (Private)	0		55 55	55		0.00		Based on average 55m <sup>2</sup>	
Amtico 'standard range' to 3 bed unit (Private)	0	m²							
Amtico 'standard range' to 4 bed unit (Private)		m²	55	55		0.00		Based on average 61m <sup>2</sup>	
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55		0.00		Based on average 67m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 27m <sup>2</sup>	
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 33m <sup>2</sup>	
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 50m <sup>2</sup>	
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 56m <sup>2</sup>	
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 62m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				0	-		0	0.00	
PAINTING AND DECORATING									
	0		1.000	1,000	0	0.00			
Decorations (1 bed apartments)	0	no	1,000		0	0.00			
Decorations (2 bed apartments)		no	1,100	1,100					
Decorations (3 bed apartments)	0	no	1,345	1,345 1,600	0	0.00			
Decorations (4 bed apartments)	0	no	1,600			0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no 3	500	500	0	0.00			
Painting sheet piling in basement	0	m²	50	50	0	0.00			
Painting masonry walls in basements	0	m²	10	10		0.00			
Decorations (common areas)	0	m²	25	25	0	0.00			
Redecorations to communal area post occupation (common areas)	0	m²	8	8	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (4 Dec apartments)									

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING				0			0	0.00	
BUILDER'S CLEAN									
Clean down building prior to handover	0	no	350	350	0	0.00			
TOTAL BUILDER'S CLEAN				0			0	0.00	
MAINTENANCE									
Maintaining flats	0	no	1,000	1,000	0	0.00	0	0.00	
JNALLOCATED COSTS				U			0	0.00	
Extra over costs for fitting out disabled flats	0	no	8,500	8,500	0	0.00			
Extra for fitting out WC to duplex unit -									
	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit -	0	no	2,875	2,875	0	0.00			
√oid charge	0	no	1,000	1,000	0	0.00			
Allowance for compliaance with 2014 Part L Building Regulations	36,921	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area									
Wall finishes	0	m²	150	150	0	0.00			
Floor finishes	0	m²	150	150	0	0.00			
Ceiling finishes	0	m²	70	70	0	0.00			
Enhanced lighting installations and features	0	m²	40	40	0	0.00			
Receiption Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Funishings	0	No	5,000	5,000	0	0.00			
Back of house WC and Kitchenette Area	0	No	5,000	5,000	0	0.00			
Norks associated with air tightness testing	,					0.00			
Parge coating to blockwork walls	1,049	m²	20	20	20,970	0.57			
Temporary filling of shop front openings.	300	m²	50	50	15,000	0.41			
Sundries, foam , mastic	1	item	3,000	3,000	3,000	0.08			
Removal and making good	1	item	2,000	2,000	2,000	0.05			
		No	5,000	5,000	0	0.00			
TMI's		no	0	0_	0	0.00			
TOTAL UNALLOCATED COSTS				40,970			40,970	1.11	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LEISURE CENTRE									
Allowance for fitting out Leisure Centre	0	item	80,000	80,000	0	0.00			
Gym Equipment	0	item	30,000	30,000	0	0.00			Supplied by end user
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00			
TOTAL FPR LEISURE CENTRE			,	0			0	0.00	
REFUSE DISPOSAL									
Paladin storage bins	0	no	250	250	0	0.00			
Enclosures to bin stores	0	item	5,000	5,000	0	0.00			
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00			
TOTAL REFUSE DISPOSAL				0		_	0	0.00	<u> </u>
TOTAL HOUSEBUILD					3,305,996		3,305,996	89.54	ı.
						_			-

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE MANAGEMENT-PRECONSTRUCTION									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Allowance for Preliminaries & site Management	36,921	ft²	34	34	1,240,133	33.59			
Commercial Manager @ 20%	,	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,261	2,261	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1.759	0	0.00			
SITE MANAGEMENT			,	,					
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			by 50%) and state factor in description
Construction / Project Manager		Weeks	2,888	2,888	0	0.00			<u> </u>
Senior Site Manager		Weeks	2,149	2,149	0	0.00			
Engineer		Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other		Weeks	1.656	1.656	0	0.00			
Site Manager - A.N. Other		Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other		Weeks	1.656	1.656	0	0.00			
Crane H&S Supervisor		Weeks	100	100	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1,656	1,656	0	0.00			
Finishing Foreman		Weeks	1.656	1.656	0	0.00			
Assistant Site Manager		Weeks	906	906	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager	0	Weeks	492	492	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,263	2.263	0	0.00			
Surveyor	0	Weeks	1,709	1,709	0	0.00			
Assistant Surveyor	0	Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
Technical co-ordinator		Weeks	1,122	1,122	0	0.00			
Document Controller / Site Secretary	0	Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man	0	Weeks	1,373	1,373	0	0.00			
TOTAL SITE MANAGEMENT				1,240,133			1,240,133	33.59	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft² Notes	
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY								0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION				•				0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00			Based on one visit per month at £700	
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES				•				0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	1,000	1,000	0	0.00			(Allowance equal £1,000 plus £50 per unit)	
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00				
TOTAL SITE COMPOUND				•				0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes	
SITE ACCOMMODATION											
Office Accommodation (Rented Cabins)	0	Weeks	0	0	0	0.00					
Local Authority rates on Site Accommodation	0	month	2,000	2,000	0	0.00					
Meeting Room (Rented cabin)	0	Weeks	0	0		0.00					
Canteen (Rented Cabin)	0	Weeks	0	0	0	0.00					
Dry Unit (Rented Cabin)	0	Weeks	0	0	0	0.00					
First Aid (Rented Cabin)	0	Weeks	0	0	0	0.00					
Toilets (Rented Cabin)	0	Weeks	0	0	0	0.00					
Secure Storage	0	Weeks	0	0	0	0.00					
Erect and Dismantle Site Accommodation	1	Item	0	0	0	0.00					
Site Accommodation - Temporary Partitions/Doors/Decorations	0	Item	0	0	0	0.00					
Extra over for fitting out site toilets	0	Item	0	0	0	0.00					
Office Furniture	0	no	0	0	0	0.00					
Meeting Room Table & Chairs	0	no	0	0	0	0.00					
Drying Room/Canteen Furniture	0	no	0	0	0	0.00					
TOTAL SITE ACCOMMODATION								0	0.00		
SITE RUNNING COSTS											
Site Office Running Costs & Consumables	0	Weeks	250	250	0	0.00					
Temporary sub-station install	1	Item	0	0	0	0.00					
Temporary electrics and safety lighting	0	no	500	500	0	0.00					
Temporary water connections	1	no	0	0	0	0.00					
Electricity consumption on site	0	Weeks	500	500	0	0.00					
Quarterly PAT testing of site electrics	0	Visits	400	400	0	0.00					
Maintain temporary water installation	0	Weeks	50	50	0	0.00					
Water Consumption on Site	0	Weeks	150	150	0	0.00					
Standpipes	0		500	500	0	0.00					
Final Electricity Bills on Units	0	Units	125	125	0	0.00					
Final Gas Bills on Units	0	Units	125	125	0	0.00					
Install telephone lines	0	no	0	0	0	0.00					
Rental	0	Weeks	5	5	5 0	0.00					
Cost of Calls	0	Weeks	100	100		0.00					
IT Set Up	0		1,500	1,500	0	0.00					
Broadband Line Rental		Weeks	25	25		0.00					
Docelite registration £360/annum		Weeks	360	360		0.00					
Cleaning	0	Weeks	100	100	00	0.00					
TOTAL SITE RUNNING COSTS						_		0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/f	t²	Notes	
LABOURERS											
Welfare Labour	0	Weeks	575	575	0	0.00					
Storeman	0	Weeks	575	575	0	0.00					
General Labour Labourer - One	0	Weeks	500	500	0	0.00					
General Labour Labourer - Two	0	Weeks	500	500	0	0.00					
General Labour Labourer - Three	0	Weeks	500	500	0	0.00					
Aftersales handyman	0	Weeks	754	754	0	0.00					
Traffic Marshall	0	Weeks	600	600	0	0.00					
Gateman	0	Weeks	675	675	0	0.00					
TOTAL LABOURERS				-			0		0.00		
PRINTING COSTS											
Printing Costs	0	Units	75	75	0	0.00					
TOTAL PRINTING COSTS				•			0		0.00		
INSURANCES											
Project Insurances (.25p per £100 of Construction Costs)	1	Item	9,818	9,818	9,818	0.27					
TOTAL INSURANCES	·		0,0.0	0,010	0,0.0	0.21	9,818		0.27		
ROAD CLEANING											
Road Cleaning	0	Weeks	225	225	0	0.00					
Wheel wash installation/removal	0	Item	10,000	10,000	0	0.00					
TOTAL ROAD CLEANING				-			0		0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
HIRED PLANT									
Forklift & Driver	0	Weeks	950	950	0	0.00			
Forklift-transport each way	0	item	250	250	0	0.00			
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00			
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00			
Erect & Dismantle	0	Item	30,000	30,000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00			
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00			
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00			
Erect & Dismantle	0	Item	30,000	30,000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00			
Safety Cage	0	item	2,055	2,055	0	0.00			
Independent inspection	0	no	650	650	0	0.00			
HSE registration	0	no	500	500	0	0.00			
Drug +alcohol testing	0	no	25	25	0	0.00			
Illuminated sign	0	cranes	2,202	2,202	0	0.00			
Floodlights (set of 4)	0	cranes	1,000	1,000	0	0.00			
Aircraft warning lights	0	cranes	600	600	0	0.00			
Anemometer repeater	0	item	2,400	2,400	0	0.00			
Operational rescue at height equipment + training	0	item	4,800	4,800	0	0.00			
Anti collision and zoning system installation	0	item	1,200	1,200	0	0.00			
Anti collision and zoning system hire	0		174	174	0	0.00			
Crane co-ordinator (2 or more cranes)	0	Weeks	1,332	1,332	0	0.00			
Banksman	0		1,142	1,142	0	0.00			
Banksman	0		1,142	1,142	0	0.00			
Mobile Cranes	0	Visits	2,500	2,500	0	0.00			
Generator	0	Weeks	1,000	1,000	0	0.00			
Generator- transport	0	Item	250	250	0	0.00			
Generator- fuel	0	Weeks	1,000	1,000	0	0.00			
Hoist & Driver	0	Weeks	2,755	2,755	0	0.00			
Erect and dismantle up to 10 storeys	0	no	12,500	12,500	0	0.00			
Erect and dismantle over 10 storey up to 16 storey	0	no	19,000	19,000	0	0.00			
Twin Hoist & Driver (x2)	0	Weeks	4,955	4.955	0	0.00			
Erect & dismantle up to 19 storeys	0	no	35,000	35,000	0	0.00			
Erect & dismantle oper 19 storeys	0	no	44,000	44,000	0	0.00			
Preston Platform	0		26	26	0	0.00			
TOTAL HIRED PLANT	U	***	20	20		0.00		0.00	
TOTAL HINED FLAINT								0.00	

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS Skips/Waste TOTAL SKIPS	0 Units	775	775_	0	0.00	0	0.00	
SMALL TOOLS Small Tools	0 Weeks	50	50_	0	0.00	0	0.00	
TOTAL OVERHEADS					_	1,249,951	33.86	

Cost Plan 12 3rd June 2016

#### MARKETING

Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	
MADVETINO				·		·			
MARKETING	^	N.	4.000	4 000	^	0.00			
General Allowance per 'open market' unit	0		4,286 2,143	4,286	0	0.00			
Uplifted Marketing for enhanced	0		2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		0		0.00			
Service connections		Item		0	0	0.00	•	0.00	
TOTAL							0	0.00	
Permanent sales Office		Item		0	0	0.00			
Garage conversion cost		Item		0		0.00			
TOTAL		itom		Ū		0.00	0	0.00	
							v	0.00	
		Item		0	0	0.00			
Purchaser extra costs		Item		0	0	0.00			
TOTAL							0	0.00	
Sales arena costs		Item		0		0.00			
Computer simulation		Item		0		0.00			
Flags and Signage		Item		0	0	0.00			
TOTAL							0	0.00	
				0	0	0.00			
Show house Costs		Item		0	0	0.00			
Carpets		Item		0	0	0.00			
Curtains and soft furnishings		Item		0	0	0.00			
Decoration		Item		0	0	0.00			
Wardrobes		Item		0	0	0.00			
Lighting		Item		0	0	0.00			
white goods		Item		0	0	0.00			
Alarms		Item		0	0	0.00			
Landscaping		Item		0	0	0.00			
Conservatory		Item		0	0	0.00			
TOTAL							0	0.00	
View apartment costs		Item		0	0	0.00			
TOTAL		пст		U		0.00	0	0.00	
TOTAL							U	0.00	
						_			_
TOTAL MARKETING							0	0.00	
						=			-



## The Mall Walthamstow - Block E

Cost Plan 12

3rd June 2016



# The Mall Walthamstow - Block E

Cost Plan 12 3rd June 2016

### **Key Data**

Planning Gain / CIL (£)

ost Summary	£	£/ft²	Number of Units
ernals sebuild rheads keting	48,577 17,010 3,011,028 7,764	4.46 1.56 276.69 0.71 0.00	Areas Net Saleable Area (ft²) Gross Internal Floor Area (ft²) Net : Gross Ratio (%)
- II -	3,084,379	283.43	Open Market (ft²) Shared Ownership (ft²) Affordable (ft²) Commercial
owances within Cost Plan	£	£/Unit	Retail Other
tingency (£ & £ / ft² NSA)	119,302	7,953.47	Accommodation Breakdown
keting (£ / Private Unit)		#DIV/0!	Studio One Bed
al Pre-Planning Design Fees (£& £/Unit)	0	0	Two Bed Three Bed
tal Design Fees (£& £/Unit)	0	0	Four Bed Five Bed
BC Fees (£ & £/unit)	0	0	
al Authority and Miscellaneous Fees (£)	0	0	
nolitions (£)	0		
ement (£ per Parking Space)	#DIV/0!		
ne (£ / ft² (NSA)& £/Unit)	55	39,953	Residential Mix Proportion of apartments (%)
cade (£ / Unit) cade (£ /m² elevation excluding balconies)		48,544 648	Proportion of houses (%)
ckwork Materials (£/1000)			<b>Key Ratios</b> Total External Wall Area (m²) Floor to Wall Ratio
chanical Electrical & Plumbing Installations Unit)		35,898	Total Window Area (m²) Window to Wall Ratio (%)
Lining and Partitions excl Metsec (£ / unit)		19,134	Average Storey Height (m)
erage Cost of Hard Landscaping (£/m²) erage Cost of Soft Landscaping (£/m²)		#DIV/0! #DIV/0!	Maximum no. of storeys
ue of any Non Residential Fit-Out (£ & £/m2)			Programme Start date
e abnormals (£/ft² NSA)			Completion date Programme period in Weeks
sts to date (as of State Date) (£)			CSH Level
unning Cain / CII /E)			



# The Mall Walthamstow - Block E BUDGET BUILD COST

Description	TOTAL	£/ft² NSA	£/unit	%
Pre-Planning Fees	0	0.00	0.00	0.00
Surveying and Design Fees	0	0.00	0.00	0.00
Local Authority Fees	0	0.00	0.00	0.00
Miscellaneous Fees	0	0.00	0.00	0.00
Temporary Works	0	0.00	0.00	0.00
NHBC Fees	0	0.00	0.00	0.00
Demolition and Site Clearance	0	0.00	0.00	0.00
Roads and Footpaths	0	0.00	0.00	0.00
Street Lighting	0	0.00	0.00	0.00
External Signage	1,500	0.14	100.00	0.05
Drainage	15,264	1.40	1,017.60	0.49
Landscaping	5,250	0.48	350.00	0.17
Section 278 Works	0	0.00	0.00	0.00
Planning Gain	0	0.00	0.00	0.00
LEB Substation and Mains Capital Contribution	24,250	2.23	1,616.67	0.79
Services Diversions	0	0.00	0.00	0.00
Walls and Fencing	0	0.00	0.00	0.00
Site Entrance Features/Gates	0	0.00	0.00	0.00
TOTAL SECTION E - EXTERNALS	46,264	4.25	3,084.27	1.50
Substructure	0	0.00	0.00	0.00
Piling and Attendances	0	0.00	0.00	0.00
Service Connections	16,200	1.49	1,080.00	0.53
TOTAL SECTION P - PLOT	16,200	1.49	1,080.00	0.53
	•			
Mastic	4,350	0.40	290.00	0.14
Fire Proofing and Protection	5,700	0.52	380.00	0.18
BWIC	3,500	0.32	233.33	0.11
Insitu Concrete Frame	599,298	55.07	39,953.22	19.43
External Cladding	280,294	25.76	18,686.27	9.09
Brickwork	97,675	8.98	6,511.68	3.17
Precast Concrete Floors and Stairs	0	0.00	0.00	0.00
Structural Steel and Metalwork	21,000	1.93	1,400.00	0.68
Scaffolding	61,842	5.68	4,122.80	2.01
Carpentry	90,485	8.31	6,032.32	2.93
Windows/Glazing Systems	267,350	24.57	17,823.33	8.67
Balconies/Metalwork	143,050	13.15	9,536.67	4.64
Roof Covering	126,805	11.65	8,453.67	4.11
Mansafe Systems	0	0.00	0.00	0.00
Window Cleaning Equipment	0	0.00	0.00	0.00
Plumbing	368,888	33.90	24,592.55	11.96
AOV and Ventilation	17,500	1.61	1,166.67	0.57
Electrical Installations	152,082	13.98	10,138.80	4.93
Sustainability Requirements	7,500	0.69	500.00	0.24
Lifts	50,645	4.65	3,376.33	1.64
Kitchens	48,000	4.41	3,200.00	1.56
White Goods	29,880	2.75	1,992.00	0.97
Vanity Units & Wardrobes	17,541	1.61	1,169.40	0.57
Dry Lining and Partitioning	287,010	26.37	19,133.98	9.31
Floor and Wall Tiling	42,867	3.94	2,857.80	1.39
Carpets and Floor Covering	44,496	4.09	2,966.40	1.44
Painting and Decorating	24,813	2.28	1,654.20	0.80
Builders Clean	5,250	0.48	350.00	0.17
Maintenance	15,000	1.38	1,000.00	0.49
Unallocated Costs	76,460	7.03	5,097.33	2.48
Leisure Centre	0 5.039	0.00	0.00	0.00
Refuse Disposal	5,938	0.55	395.83	0.19

BUDGET BUILD COST

Description	TOTAL	£/ft <sup>2</sup> NSA	£/unit	%
Site Management	0	0.00	0.00	0.00
Site Security	0	0.00	0.00	0.00
Protection	0	0.00	0.00	0.00
Welfare Facilities/Consumables	0	0.00	0.00	0.00
Site Compound	0	0.00	0.00	0.00
Site Accommodation	0	0.00	0.00	0.00
Site Running Costs	0	0.00	0.00	0.00
Labourers	0	0.00	0.00	0.00
Printing Costs	0	0.00	0.00	0.00
Insurances	7,394	0.68	492.95	0.24
Road Cleaning	0	0.00	0.00	0.00
Hired Plant	0	0.00	0.00	0.00
Skips	0	0.00	0.00	0.00
Small Tools	0	0.00	0.00	0.00
TOTAL SECTION G - SITE OVERHEADS	7,394	0.68	492.95	0.24
				_
Sales Office - Temporary	0	0.00	0.00	0.00
Sales Office - Permanent	0	0.00	0.00	0.00
Sales Arena Costs	0	0.00	0.00	0.00
Show Houses	0	0.00	0.00	0.00
TOTAL SECTION M - MARKETING	0	0.00	0.00	0.00
SUB-TOTAL	2,965,077	272.47	197,671.80	96.13
CONTINCENCIES				
CONTINGENCIES	0.242	0.21	154.20	0.07
5% Contingency on Externals 5% Contingency on Plot	2,313 810	0.21	154.20 54.00	0.07
4% Contingency on Housebuild	115,809	10.64	7,720.60	3.75
	370	0.03	7,720.60 24.67	0.01
5% Contingency on Overheads	0	0.03	0.00	0.01
5% Contingency on Markets	U	0.00	0.00	0.00
TOTAL CONTINGENCIES	119,302	10.96	7,953.47	3.87
TOTAL	3,084,379	283.43	205,625.27	100.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Tota	l £/ft	t²	Total	£/ft²	Notes
PRE- PLANNING FEES Allowance for Pre-Planning Fees TOTAL PRE-PLANNING FEES	0	item	0	0		0 (	0.00	0	0.0	Included in common residential costs bill

Cost Plan 12 3rd June 2016

Description	0	11		Data	Cub Tatal	£/ft²	Total	£/f	Water
Description	Quantity	Unit	input	Rate	Sub-Total	Ł/π²	Total	Ł/T	t <sup>2</sup> Notes
SURVEYING AND DESIGN FEES									
Allowance for Surveying and Design Fees	0	no	0	0	0	0.00			Included in common residential costs bill
TOTAL SURVEYING AND DESIGN FEES	U	110	U	U	<u> </u>	0.00	(	n	0.00
TOTAL SURVETING AND DESIGN FEES							(	J	0.00
LOCAL AUTHORITY FEES									
Local Authoriy Fee s	0	no	0	0	0	0.00			Included in common residential costs bill
TOTAL LOCAL AUTHORITY FEES							(	0	0.00
MISCELLANEOUS FEES									
Hazardous Waste Registration	0	no	56	56	0	0.00			Included in common residential costs bill
Environmental Agency	0	no		0	0	0.00			
British rail /TFL/DLR	0	no		0	0	0.00			
Railway Supervision Fees	0	no		0	0	0.00			
River Authority fees	0	no		0	0	0.00			
TOTAL MISCELLANEOUS FEES							(	0	0.00
TEMPORARY WORKS									
Temporary haul road	0	m²		0	0	0.00			Included in common residential costs bill
Removal of temporary road roads on completion	0	m²		0	0	0.00			
Orange barrier fencing - erect and maintain	0	m		0	0	0.00			
TOTAL TEMPORARY WORKS							(	0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
NHBC FEES									
Inspections & Warranty									
Up to £80,0000	0	no	317	317	0	0.00			Included in common residential costs bill
£80,001 to 90,000	0	no	357	357	0	0.00			included in common residential costs biii
£90,000 to £100,000	0	no	384	384	0	0.00			
£100,001 to £110,000	0	no	408	408	0	0.00			
£110,001 to 120,000	0	no	422	422	0	0.00			
£120,001 to £140,000	0	no	435	435	0	0.00			
£140,001 to £160,000	0	no	461	461	0	0.00			
£160,001 to £180,000	0	no	485	485	0	0.00			
£180,000 to £200,000	0	no	524	524	0	0.00			
£200,001 to £250,000	0	no	603	603	0	0.00			
£250,001 to £300,000	0	no	698	698	0	0.00			
£300,001 to £350,000	0	no	792	792	0	0.00			
£350,001 to £400,000	0	no	886	886	0	0.00			
£400,001 to £500,000	0	no	1,045	1,045	0	0.00			
£500,001 to £600,000	0	no	1,257	1,257	0	0.00			
£600,001 to £750,000	0	no	1,605	1,605	0	0.00			
£750,001 to £1,000,000	0	no	2,094	2,094	0	0.00			
£1,000,000 to £1,200,000	0	no	3,310	3,310	0	0.00			
£1,200,001 to £1,500,000	0	no	4,689	4,689	0	0.00			
£1,500,001 to £1,750,000	0	no	5,471	5,471	0	0.00			
£1,750,001 to £2,000,000	0	no	6,252	6,252	0	0.00			
£2,000,001 to £2,500,000	0	no	7,815	7,815	0	0.00			
Non-Residential Areas	0	m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
Building control services	0								
5 or less	0	no	401	401	0	0.00			
3 to 20	0	no	216	216	0	0.00			
21 to 100	0	no	143	143	0	0.00			
101 and over	0	no	126	126	0	0.00			
Non-Residential Areas	0	m²	2	2	0	0.00			
TOTAL NHBC FEES				0			0	0.	00
DEMOLITIONS AND SITE CLEARANCE									
Allowance for demolitions	0	item		0	0	0.00			included in works up to podium level bill
Further asbestos/contamination removal	0	Item		0	0	0.00			
Allowance for removing tanks/other underground obstructions	0	Item		0	0	0.00			
Allowance for removing Japanese Knotweed and the like	0	Item		0	0	0.00			
Allowance for relocating wildlife or flora	0	Item		0	0	0.00			
TOTAL DEMOLITIONS AND SITE CLEARANCE				0			0		00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
ROADS AND FOOTPATHS									
Roads									
Farmac	0	m²	90	90	0	0.00		in	cluded in works up to podium level bill
Block Paving	0	m²	95	95	0	0.00		<u> </u>	claded in works up to podium level biii
Resin Bonded	0	m²	120	120	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
Footpaths	U	111	40	70	O	0.00			
Farmac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving	0	m²	75	75	0	0.00			
Granite Setts	0	m²	180	180	0	0.00			
Extra for feature band in granite setts	0	m	35	35	0	0.00			
Resin Bound Surface	0	m²	45	45	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Concrete kerbs and edging	0	m	50	50	0	0.00			
Granite kerbs and edging	0	m	125	125	0	0.00			
Fraffic Signals	0	item	0	0	0	0.00			
Highways Off Site Works	0	item	0	0	0	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00			
FOTAL ROADS AND FOOTPATHS	U	110	15,000	13,000		0.00	0	0.00	
TOTAL NOADS AND TOOT! ATTIS							U	0.00	
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00		in	cluded in works up to podium level bill
FOTAL STREET LIGHTING				-			0	0.00	
EXTERNAL SIGNAGE	45	.,	400	400	4 500	0.44			
Site signage	15	item	100	100	1,500	0.14	4 500	0.44	
TOTAL STREET LIGHTING							1,500	0.14	
DRAINAGE									
Foul Water Drainage below ground	1,272	m²	12	12	15,264	1.40		R	ased on GIFA
Foul Water Sewer	0	m	50	50	0	0.00		<u> </u>	wood on on
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0	0.00			
Petrol interceptors	0	no	20.000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15.000	15,000	0	0.00		in	cluded in works up to podium level
MOTATION IN SOUTH CONTINUES	U	110111	10,000	10,000	U	0.00		<u> </u>	oldada in Monto up to poulum lovel

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ANDSCAPING								
mport top soil to planted areas	0	m³	50	50	0	0.00		included in works up to podium level
Alumasc floradrain and filter sheet to podium areas	0	m²	25	25	0	0.00		
Supply and lay cultivated turf	0	m²	7	7	0	0.00		
Planting shrubs	0	m²	50	50	0	0.00		
Play area surfacing	0	m²	100	100	0	0.00		
Play Equipment	0	Item	25,000	25,000	0	0.00		
Street furniture	0	item	50,000	50,000	0	0.00		
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00		
Semi mature trees	0	no	1,500	1,500	0	0.00		
Free Pit	0	no	1,500	1,500	0	0.00		
Metal planters	0	m	300	300	0	0.00		
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00		
roko Benches	0	m	180	180	0	0.00		
Making up levels to podium (600mm)	0	m²	45	45	0	0.00		
Cycle rack and enclosure	15	no	350	350	5,250	0.48		
TOTAL LANDSCAPING				5,250			5,250	0.48
SECTION 278 WORKS								
Section 278 Works	0	Item	0	0	0	0.00		
TOTAL SECTION 278 WORKS				0			0	0.00
PLANNING GAIN								
Planning Gain	0	Item	0	0	0	0.00		Insert gross figure
CIL Payments	0	Item	0	0	0	0.00		Insert gross figure
TOTAL PLANNING GAIN				0			0	0.00
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION								
Allowance for new sub station	0	no	800	800	0	0.00		Included in common residential costs bill
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00		miniumum fugure £75,000 but only populate over 25,000 ft2
On site electric mains	15	no	300	300	4,500	0.41		ragaro ar ajous sur ami, populare ator Edjuso ILE
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00		
Vater Main	1	Item	10,000	10,000	10,000	0.92		
Vater & Sewerage Infrastructure Charges	15	no	650	650	9,750	0.90		
Allowance for gas main supply	0	no	20,000	20,000	0,700	0.00		included in works up to podium level
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION	·		_0,000	24,250		0.00	24,250	2.23

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
OFFINAL DIVERSIONS									
SERVICE DIVERSIONS	0	14	0	•	^	0.00			
Electricity	0	Item	0	0	0	0.00			
Water	0	Item	0	0	0	0.00			
Gas	0	Item	0	0	0	0.00			
Telephone	0	Item	0	0	0	0.00			
Cable TV	0	Item	0	0	0	0.00			
Sewers	0	Item	0	0	0	0.00			
Street Lighting	0	Item	0	0	0	0.00			
TOTAL SERVICE DIVERSIONS				0			0	0.00	
WALLS AND FENCING									
Perimeter fencing	0	m	50	50	0	0.00			
Acoustic fencing	0	m	500	500	0	0.00			
Perimeter railings	0	m	175	175	0	0.00			
Perimeter brick wall - materials	0	m²	100	100	0	0.00		1	.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00		_	III IIIgii one blick wali
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	-	0.00			
TOTAL WALLS AND FENCING	v	110	1,200	0		0.00	0	0.00	
TOTAL WALLOAND LENGING				·			v	0.00	
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0	no	15,000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000	0	0.00			
,				0			0	0.00	
						_			
TOTAL EXTERNALS					46,264		46,264	4.25	
						=			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels	0	m³	50	50	0	0.00			
Filling to make up levels	0	m³	25	25	-	0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25 25	25		0.00			
Allowance for contamination (non-harzardous material)	0	m³	25 85	25 85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (horr-naizardous material)  Allowance for contamination (harzardous reject material)	0	m³	250	250	-	0.00			Only price when quantity can be assessed otherwise make specific exclusion
, , ,	1	***	250	250					Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	0	Item			0	0.00			Need to consider size of village is and edited accordingly.
Allowance for piling mat and removal on completion	0	m² m³	60 48	60 48	-	0.00			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	0				-				North to the state of the state
Cut off tops of piles and remove from site	•	no	100	100		0.00			Need to consider size of piles and adjust accordingly
Blinding to underside of floor slabs	0	m²	15	15	0	0.00			
Reinforced concrete ground bearing slab 250mm thick inc ground		•	000	000	•	0.00			
beams	0	m²	200	200	0	0.00			
Reinforced concrete ground bearing slab 300mm thick inc ground		_							
beams	0	m²	225	225	0	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including									
own excavation and cart away)	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Pile Caps	0	no	400	400	0	0.00			
Pile Probing	0	no	50	50		0.00			
Allowance for lift pits	0	no	5,000	5,000	0	0.00			
Tanking/dpc to basement/gf slab	0	m²	45	45	0	0.00			
Parking area demarcation	0	no	38	38	0	0.00			
Retaining walls generally	0	m²	250	250	0	0.00			
Foundation / toe to retaining walls	0	m	250	250	0	0.00			
Trenching to utilities	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			
Excavate to perimeter of basement where no sheet piling and									
subsequently backfill with imported material	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-harzardous material)	0	m³	85	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0		0.00			
Reinforced Concrete Frame to Basement (Columns and walls)	0	m <sup>2</sup>	75	75		0.00			
Waterproof concrete Walls 250mm thick to Car Park/Basement	Ū		. 5	.0	J	0.00			
perimeter including formwork	0	m²	212	212	0	0.00			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240		0.00			
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			
Suspended reinforced concrete slab 250mm thick	0	m²	135	135		0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended waterproof reinforced concrete slab 400mm thick	0	m²	265	265	0	0.00			
Suspended waterproof reinforced concrete slab 400mm thick	0	m²	192	192	-	0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243		0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Ring beam to secant piled wall	0	m	750	750	•	0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	0	0		0.00			Consider pile diameter and likely size of fing beam
TOTAL SUBSTRUCTURE	U	iteiii	U	0		0.00	0	0.00	
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio
Maldad	0	2	400	400	0	0.00			adjust rate accordingly  Decorations to sheet piling if required included in Housebuild
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	v	0.00			
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	0	0		0.00	0	0.00	
TOTAL PILING				U			U	0.00	
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	15	no	350	350	5,250	0.48			
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			included in works up to podium level
Electrical Connection Charges	15	no	450	450	6,750	0.62			
Landlords Supply	1	no	1,500	1,500	1,500	0.14			Measured one per core
Commercial Supply	0	no	1,500	1,500	0	0.00			included in works up to podium level
Telephone(By Others No Charge)	15	no	0	0	0	0.00			<del></del>
Water Connection Charge	15	no	150	150	2,250	0.21			
Direct purchase of Electric meter boxes	15	no	30	30	450	0.04			
Design development @ 3%	0	Item	486	486	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				16,200			16,200	1.49	)
TOTAL PLOT					16,200	-	16,200	1.49	- }

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
MASTIC								
Mastic to 1 bathroom units	3	no	250	250	750	0.07		
Mastic to 1 bathroom 1 ensuite units	12	no	300	300_	3,600	0.33		
TOTAL MASTIC							4,350	0.40
FIRE PROOFING AND PROTECTION								
Firestops to flats	15	no	380	380	5,700	0.52		
Firestops to non-residential areas	0	m²	5	5	0,0	0.00		
TOTAL FIRE PROOFING AND PROTECTION	· ·	•••	· ·	<u> </u>		0.00	5,700	0.52
							0,100	5.52
BUILDER'S WORK								
Allowance for builder's work - standard Units	15	no	0	0	0	0.00		
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects
Steel box & grill service riser formers; cast into slab.	5	no	700	700	3,500	0.32		
TOTAL BUILDER'S WORK				-		,	3,500	0.32
IN-SITU CONCRETE FRAME								
In situ concrete upper floor slabs including roof slab	1,654	m²	151	151	249,236	22.90		
In situ concrete frame (walls and columns)	1,654	m²	89	89	147,222	13.53		
Extra over for tower above 20 storey	0	m²	30	30	0	0.00		
In situ concrete balcony slab	0	m²	135	135	0	0.00		
In situ concrete frame	0	m²	75	75	0	0.00		
Extra over upper floor slab for transfer structure 400mm thick	0	m²	53	53	0	0.00		
Extra over upper floor slab for transfer structure 600mm thick	0	m²	115	115	0	0.00		
E.O. forming stepped brickwork to columns	384	m²	200	200	76,800	7.06		
E.O. forming hung Corbelled brickwork Horizontal	316	m²	300	300	94,800	8.71		
Supply only fixing bracket(shoc) for metal balconies for fixing by others								
One bed flat	3	no	780	780	2,340	0.22		
Two bed flat	12	no	950	950	11,400	1.05		
Three/Four bed flat	0	no	1,140	1,140	0	0.00		
Precast/RC stairs including half landing	5	no	3,500	3,500	17,500	1.61		
TOTAL IN-SITU CONCRETE FRAME				522,498			599,298	55.07

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	705	m²	110	110	77,510	7.12		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	106	m²	350	350	36,994	3.40		
Aluminium Cladding to Parapet measured both sides	201	m²	300	300	60,300	5.54		(allowed parapet 500mm high)
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		<u>,</u>
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Feature parapet structure to top of blocks	240	m²	360	360	86.400	7.94		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Soffit cladding to underside of undercroft	83	m²	230	230	19,090	1.75		<del></del>
Soffit cladding to underside of balconies	0	m²	230	230	0	0.00		
Design Development @ 10%	0	Item	26,120	26,120	0	0.00		
TOTAL EXTERNAL CLADDING				280,294			280,294	25.76

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
	-							
BRICKWORK AND BLOCKWORK								
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation and 7N blockwork inner skin								
Labour	0	m²	110	110	0	0.00		
Materials £400/1000 for Bricks	0	m²	85	85	0	0.00		
External face wall comprising one skin of facing bricks with 50mm cavity including								
ties and insulation to metsec frame (measured separately)								
Labour	599	m²	95	95	56,900	5.23		
Materials £400/1000 for Bricks	599	m²	68	68	40,776	3.75		Standard bonds
Brickwork parapet wall comprising two skins of facings bricks with 50mm cavity								
including ties and insulation								
Labour	0	m²	120	120	0	0.00		
Materials £400/1000 for Bricks	0	m²	97	97	0	0.00		Standard bonds
Blockwork internal partitions								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		<u> </u>
Blockwork Loadbearing Walls								
Labour	0	m²	50	50	0	0.00		Based on m2 area of wall
Materials	0	m²	25	25	0	0.00		
Division walls to basement areas								
Labour	0	m²	30	30	0	0.00		Based on GIA of plant and core areas
Materials	0	m²	15	15	0	0.00		· · · · · · · · · · · · · · · · · · ·
Design Development @ 10%	0	Item	9,768	9,768	0	0.00		
TOTAL BRICKWORK AND BLOCKWORK	•		2,. 30	97,675			97,675	8.98

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
					•		•	
PRE-CAST CONCRETE FLOORS								
Precast concrete upper floors	0	m²	55	55	0	0.00		Hoisting into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00
STRUCTURAL STEELWORK AND METALWORK								
Wind post / brickwork support	15	no	1,400	1,400	21,000	1.93		
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	0	0.00		
TOTAL STRUCTURAL STEELWORK AND METALWORK				21,000			21,000	1.93
SCAFFOLDING								
Scaffolding	1,124	m²	55	55	61,842	5.68		
Extra over scaffold for high rise units	0	m²	35	35	0	0.00		Measure anything over 12 storey, rate to be applied to full façade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00		
Extra over for loading out platform	0	m	250	250	0	0.00		
Allowance for back propping through undercroft/basements	1	item	0	0	0	0.00		
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00		
TOTAL SCAFFOLDING	ŭ		•	61,842			61,842	5.68

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
CARPENTRY AND JOINERY									
Secure letter boxes	15	no	110	110	1,650	0.15			
Internal signage	15	no	100	100	1,500	0.14			
Cylinder tank stands - Supply	15	no	95	95	1,425	0.13			
Timber hoarding to shop front	0	m²	75	75	0	0.00			
Communal areas( Labour)	261	m²	21	21	5,481	0.50			
Communal areas (Materials)	261	m²	14	14	3,654	0.34			
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	1,876	1,876	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	2,223	2,223	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Other Surface Carpentry materials	v	110	300	300	0	0.00			Are cupboard shelving, bath panel support, boiler framing and support
	_								
Carpentry (Labour - 1 bed flat) Private & SO	3	no	1,900	1,900	5,700	0.52			
Carpentry (Labour - 2bed flat) Private & SO	12	no	2,200	2,200	26,400	2.43			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	3	no	1,398	1,398	4,193	0.39			
Carpentry (Materials - 2 bed flat) Private & SO	12	no	1,748	1,748	20,982	1.93			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1,450	0	0.00			
r / /	· ·		., .00	.,	•				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Comparing (Maderials A hard flat) Affordable	0		1 000	4 000	0	0.00			
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600 1,750	1,600	0	0.00			
Carpentry (Materials - 5 bed flat) Affordable	0	no	300	1,750					
Extra over cost for Duplex Unit	0	no		300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas Private & SO	15	no	1,000	1,000	15,000	1.38			A/O
Other sundry carpentry materials	15	no	300	300	4,500	0.41			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	2,000	2,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY				90.485			90,485	8.31	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Windows and window frames (uPVC)	0	m²	280	280	0	0.00			
Windows and window frames (composite)	0	m²	450	450	0	0.00			
Windows and window frames (PC Aluminium)	420	m²	550	550	230,868	21.21			Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
	0	m²	50	50	0	0.00			
Glazing to shop front	0	m²	650	650	0	0.00			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	420	m²	75	75	31,482	2.89			
Single main entrance door - glazed. (Private)	1	no	5,000	5,000	5,000	0.46			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	26,735	26,735	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS				267,350			267,350	24.5	7
BALCONIES AND METALWORK									
Canopy to front entrance	16	m²	800	800	12,800	1.18			
Brise soleil	0	m²	250	250	0	0.00			
Walk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	3	no	7,000	7,000	21,000	1.93			Average 5m <sup>2</sup>
Two bed flat	12	no	8,000	8,000	96,000	8.82			Average 6m <sup>2</sup>
Three/Four bed flat	0	no	9,000	9,000	0	0.00			Average 9m²
Juliette Balconies	0	no	1,500	1,500	0	0.00			
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	0	m	760	760	0	0.00			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	5	no	2,650	2,650	13,250	1.22			
Metal feature staircase with duplex apartment	0	no	25,000	25,000	0	0.00			
Design Development @ 10%	0	Item	14,305	14,305	0	0.00			
TOTAL BALCONIES AND METALWORK			,	143,050	-		143,050	13.1	5
				,			,		-

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ROOF COVERINGS								
Roof coverings including insulation, expansion joints, dressing to vents, drains and								
all other openings	382	m²	110	110	42,020	3.86		Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00		TOO OF GROUND INTO CO TAILS
Extra Over for green roof	0	m²	60	60	0	0.00		
Extra for paving slabs to walkways to plant areas	0	m²	60	60	0	0.00		
Coping detail to roof perimeter	201	m	125	125	25,125	2.31		
Allow for construction of lift motor room at roof level	2	no	5,000	5,000	10.000	0.92		
Waterproofing to podium deck below building footprint	0	m²	240	240	0	0.00		
Extra over for hardwood decking	0	m²	55	55	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking	0	m²	75	75	0	0.00		
Extra over for roof terrace / insitu balconies with timber decking (hardwood)	382	m²	130	130	49,660	4.56		
TOTAL ROOF COVERINGS	002		100	126,805	10,000	1.00	126,805	11.65
TOTAL ROOF GOVERNINGO				120,000			120,000	11.00
MANSAFE SYSTEM								
Mansafe system	0	m	100	100	0	0.00		
,				0			0	0.00
WINDOW CLEANING SYSTEM								
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00		Review for job specific requirements
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00		Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
MECHANICAL AND PLUMBING INSTALLATIONS								
Mechanical & plumbing installations to flats - one bedroom and studio flats	3	no	13,360	13,360	,	3.68		
Mechanical & plumbing installations to flats - two bedroom flats	12	no	14,063	14,063	168,760	15.51		
Mechanical & plumbing installations to flats - three bedroom flats	0	no	0	0	0	0.00		
Mechanical & plumbing installations to flats - four bedroom flats	0	no	0	0	0	0.00		
Mechanical & plumbing installations to flats - five bedroom flats	0	no	0	0	0	0.00		
Extra over for duplex unit	0	no	1,500	1,500	0	0.00		
Sprinkler installations to flats	15	no	1,400	1,400	21,000	1.93		use where above 10 storeys( 30 metres to last residential floor level )
Boosted Cold Water Main tanks and dual pump sets	1	no	25,000	25,000	25,000	2.30		
ENERGY CENTRE						0.00		
CHP Energy Centre	0	no	2,550	2,550	0	0.00		
CHP distribution pipework	15	no	2,650	2,650	39,750	3.65		
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00		
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00		
Allowance for generator	0	Item	100,000	100,000	0	0.00		
Rainwater installation	1,272	m²	7	7	8,904	0.82		
Dry risers	5	no	1,100	1,100	5,500	0.51		
Extra over for wet risers	0	no	2,400	2,400	0	0.00		use where above 20 storeys
Ventilation to common areas	261	m²	60	60	15,660	1.44		<del></del>
Services connections to commercial space	0	no	3,000	3,000	0	0.00		
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00		
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
·	·		•						
Supply only plumbing goods for flat with one bathroom (Private & SO)	3	no	878	878	2,633	0.24			
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)									
	12	no	1,498	1,498	17,974	1.65			
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00			
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00			
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00			
Services uplift for	0	no	500	500	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292	0	0.00			
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00			
Services uplift for	0	no	500	500	0	0.00			
Comfort cooling	0	no	9,000	9,000	0	0.00			
Heat Recovery	15	no	1,575	1,575	23,628	2.17			
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				368,888			368,888	33.90	
AOV AND VENTILATION									
AOV to common area staircases	5	no	3,500	3,500	17,500	1.61			
Mechanical services to gymnasium	0	m²	420	420	0	0.00			
Mechanical services to basement car park - tunnel fans	0	m²	40	40	0	0.00		Based on impulse fans	
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00		· · · · · · · · · · · · · · · · · · ·	
TOTAL AOV AND VENTILATION				17,500			17,500	1.61	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
Description	Quantity	Onic	iiiput	Nuto	Oub-rotui	2/10	Total	ATT HOUS
ELECTRICAL INSTALLATIONS								
Electrical fitout - one bedroom flat (Private & SO)	3	no	6,985	6,985	20,955	1.93		
Electrical fitout - two bedroom flat (Private & SO)	12	no	7,117	7,117	85,404	7.85		
Electrical fitout - three bedroom flat (Private & SO)	0	no	7,249	7,249	0	0.00		
Electrical fitout - four bedroom flat (Private & SO)	0	no	7,381	7,381	0	0.00		
Electrical fitout - five bedroom flat (Private & SO)	0	no	7,513	7,513	0	0.00		
Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	0	0.00		
Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Extra over for duplex unit	0	no	200	200	0	0.00		
Electrical fitout (common areas)	261	m²	73	73	19,053	1.75		
Electrical services to basement car park	0	m²	20	20	0	0.00		
Electric car charging points	0	no	1,500	1,500	0	0.00		
Audio visual door entry system	15	no	500	500	7,500	0.69		
Lift supply	2	no	1,100	1,100	2,200	0.20		
Pump supply	1	no	470	470	470	0.04		
Boiler supply	0	no	3,175	3,175	0	0.00		
Lightning conductors	15	unit	100	100	1,500	0.14		Allow one per core
CCTV Installations	1	no	15,000	15,000	15,000	1.38		Allow one per basement and one per block
Services connections to commercial space	0	no	2,000	2,000	0	0.00		
Smoke detection and fire alarms to commercial areas	0	m²	10	10	0	0.00		
Pre-wire for audio visual installations	0	no	250	250	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Home automation comelit system	0	no	8,500	8,500	0	0.00		
Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
TOTAL ELECTRICAL INSTALLATIONS				152,082			152,082	13.98

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
SUSTAINABILITY MEASURES								
Mayor's sustainability requirements renewable energy	15	no	500	500	7,500	0.69		
inayor 3 sustamability requirements renewable energy	13	110	300	7,500	7,500	0.03	7,500	0.69
LIFT INSTALLATIONS				7,500			7,500	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 04 stops	1	no	47,845	47,845	47,845	4.40		installations over 20 storeys are bespone and price should be obtained from othe
Stainless Deep Reveals	4	no	700	700	2.800	0.26		Per Floor
Extra over for fireman's lift 07 Stops	0	no	11,520	11,520	2,000	0.00		Over 7 storeys
Lift installations 05 stops	0	no	51,270	51,270	0	0.00		Otol F storeys
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 07 Stops	0	no	11.520	11,520	0	0.00		Over 7 storeys
Lift installations 05 stops	0	no	51,270	51,270	0	0.00		<u> </u>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00		Over 7 storeys
Lift installations 35 stops	0	no	239.373	239,373	0	0.00		<u>=</u>
Stainless Deep Reveals	0	no	700	700	0	0.00		Per Floor
Extra over for fireman's lift 39 Stops	0	no	20.480	20,480	0	0.00		Over 7 storeys
Carlift	0	no	125,000	125,000	0	0.00		Assumes single basement
Goods Lift	0	no	0	0	0	0.00		
Extra over for an additonal car door (dual entry 'through-car')	0	no	7,600	7,600	0	0.00		
Extra over for additional landing entrance	0	no	2,350	2,350	0	0.00		(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators								<del></del>
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
Lift installations 07 stops	0	no	1,520	1,520	0	0.00		
uplift to GF lift entrances	0	no	2,500	2,500	0	0.00		
'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00		
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00		
TOTAL LIFT INSTALLATIONS				50,645			50,645	4.65
KITCHENS								
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00		
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00		
Kitchens to four bed flats (private)	0	no	2.000	2,000	0	0.00		
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00		
. Mario to 110 554 hato (privato)	Ü	110	2,000	2,000	Ū	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
	•		•							
Kitchens to one bed flats (Private & SO)	3	no	3,200	3,200	9,600	0.88				
Kitchens to two bed flats (Private & SO)	12	no	3,200	3,200	38,400	3.53				
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200	0	0.00				
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 4 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to 5 bed unit (Private)	0	no	6,500	6,500	0	0.00				
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00				
Kitchens to 2 bed unit (Private )	0	no	8,370	8,370	0	0.00				
Kitchens to 3 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00				
Kitchens to 5 bed unit (Private)	0	no	10,150	10,150	0	0.00				
TOTAL KITCHENS				48,000			48,000.00	4.41		
				,			,			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
WHITE GOODS								
WHITE GOODS								
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00		
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00		
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00		
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00		
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00		
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00		
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00		
Vat on white goods @ 20.0%	1	item	0	0	0	0.00		
Single fan oven - Electrlux EOB3400AOX (private and SO)	15	no	175	175	2,625	0.24		
Ceramic Hob - Electrolux EHF6141SK	15	no	140	140	2,100	0.19		
Integrated Hood - Electrolux EF160021S	15	no	125	125	1,875	0.17		
Fridge/Freezer - Electrolux ENN2901AOW	15	no	375	375	5,625	0.52		
450mm dishwasher - Electrolux ESL621LO	15	no	250	250	3,750	0.34		
Integrated Microwave - Electrolux EMS172560X	15	no	220	220	3,300	0.30		
Freestanding Washer Dryer - Zanussi ZKG7165	15	no	375	375	5,625	0.52		
Kitchen white goods to flats (HA)								
Oven, Hob & Hood	0	no	335	335	0	0.00		
Washer / Dryer	0	no	450	450	0	0.00		
Fridge / Freezer	0	no	400	400	0	0.00		
Dishwasher	0	no	330	330	0	0.00		
Microwave	0	no	192	192	0	0.00		
Fitting white goods	0	no	265	265	0	0.00		
Vat on white goods @ 20.0%	1	item	4,980	4,980	4,980	0.46		
Single fan oven - AEG BE300 302IM	0	no	435	435	0	0.00		
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00		
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00		
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00		
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00		
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00		
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00		
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00		
Vat on white goods @ 20.0%	1	item	0	0	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
								_	
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00			
E.O for Island Hood where required	0	no	0	4,404	0	0.00			
Potential site specific upgrades and/or allowance for intergrated appliances (see	U	110	U	U	U	0.00			
kitchen appliances tab for details)	0	no	0	0	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
TOTAL WHITE GOODS	1	item	U	29,880	0	0.00	29,880	2.75	
TOTAL WHITE GOODS				29,000			29,000	2.13	
VANITY UNITS AND WARDROBES									
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700	0	0.00			
Amarari cabinet, worktop/upstand/splashback and under basin box to main						1.16			
bathroom (private and shared ownership)	15	no	845	845	12,675	1.10			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom						0.28			
(private and shared ownership)	12	no	256	256	3,072				
Vat on cabinet @ 20%	1	item	1,794	1,794	1,794	0.16			
Vanity Unit Affordable	0	no	450	450	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Association bis of and an discharge books are in books as a fine books.	0		004	884	0	0.00			
Amarari cabinet and under basin box to main bathroom  Amarari cabinet and under basin box to ensuite bathroom	0	no	884 884	884 884	0	0.00			
Vat on cabinet @ 20%	0	no	004	004	0	0.00			
· ·	0	no	870	870	0	0.00			
Silstone worktop and splashback to main bathroom and ensuites Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
	1	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	Į	sum	U	U	U	0.00			
Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00			
Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00			
Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	2,000	2,000	0	0.00			
approved to //		Ju	·	17,541		0.00	17,541		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DDV LINING AND DARTITIONS									
DRY LINING AND PARTITIONS	4.044	9	0.40	0.40	050 470	00.00			Anna anuala nott anna af annaturanta
Flats / Apartments	1,011	m²	248	248	,	23.02			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			
Common Areas	261	m²	140	140	36,540	3.36			
General uplift for specification 1 bed unit (Private)	0	no	300	300	0	0.00			
General uplift for 2 bed unit (Private)	0	no	700	700	0	0.00			
General uplift for 3 bed unit and over (Private)	0	no	900	900	0	0.00			
Bulkheads around comfort cooling units	0	no	250	250	0	0.00			
Upgrade - Curtain Rail Trough	0	no	650	650	0	0.00			
TOTAL DRY LINING AND PARTITIONS				287,010			287,010	26.3	7
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66		0.00			average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with
									bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl
									quantities accordingly
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	338	m²	66	66	22,275	2.05			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
•	216	m²	66	66	14,256	1.31			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range					,=				
i loor raming to main batanoon ooo x ooo min ram oo mooon mood maango	00	2	00	00	2.000	0.00			4 - 2 CF h - H
FI T" 1 " 1 II 000 000 110B 1 I B	60	m²	66	66	3,960	0.36			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	36	m²	66	66	2,376	0.22			average 3m² tiling per bathroom
						0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 3m² tiling per bathroom
i ioon ming to oneatte battiroom ood x oodmin nart oomloon Mode Hange	Ü		30	30	U	0.00			are any or and per balancem

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
	_				_				
Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00			
Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795	0	0.00			
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69	0	0.00			
TOTAL FLOOR AND WALL TILING				42,867			42,867	3.94	
CARPETS AND FLOOR COVERINGS									
Floor finishes (common areas)	261	m²	25	25	6,525	0.60			
Vat on floor finishes @ 20.0%	1	Item	1,305	1,305	1,305	0.12			
Carpet to 1 bed unit (Private & SO )	39	m²	25	25	975	0.09		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private & SO )	300	m²	25	25	7,500	0.69		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private & SO)	0	m²	25	25	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private & SO)	0	m²	25	25	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 1 bed unit (Private & SO )	96	m²	40	40	3,840	0.35		Based on average 32m <sup>2</sup>	
Amtico 'spacia range' to 2 bed unit (Private & SO)	456	m²	40	40	18,240	1.68		Based on average 38m <sup>2</sup>	
Amtico 'spacia range' to 3 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'spacia range' to 4 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 61m <sup>2</sup>	
Amtico 'spacia range' to 5 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>	
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>	
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 31m <sup>2</sup>	
Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>	
Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>	
Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>	
Vinyl to 5 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 69m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	6,111	6.111	6.111	0.56			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 32m <sup>2</sup>	
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 38m <sup>2</sup>	
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>	
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 61m <sup>2</sup>	
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		<del></del>	
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>	
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00		based on average 25m <sup>2</sup>	
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 35m <sup>2</sup>	
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>	
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>	
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 27m <sup>2</sup>	
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 33m <sup>2</sup>	
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 50m <sup>2</sup>	
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 56m <sup>2</sup>	
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00		Based on average 62m <sup>2</sup>	
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				44,496			44,496	4.09	
PAINTING AND DECORATING									
Decorations (1 bed apartments)	3	no	1,000	1,000	3,000	0.28			
Decorations (2 bed apartments)	12	no	1,100	1,100	13,200	1.21			
Decorations (3 bed apartments)	0	no	1,345	1,345	0	0.00			
Decorations (4 bed apartments)	0	no	1,600	1,600	0	0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00			
Painting sheet piling in basement	0	m²	50	50	0	0.00			
Painting masonry walls in basements	0	m²	10	10	0	0.00			
Decorations (common areas)	261	m²	25	25	6,525	0.60			
Redecorations to communal area post occupation (common areas)	261	m²	8	8	2.088	0.19			

Cost Plan 12 3rd June 2016

		11.10		<u> </u>	0.1.7.1.	0/6/2	T	0/6/2	N 4
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250		0.00			
Decorations (3 bed apartments)	0	no	300	300		0.00			
Decorations (4 bed apartments)	0	no	350	350		0.00			
Decorations (5 bed apartments)	0	no	400	400		0.00			
boostations (o bod apartitionts)	· ·	110	100	100	v	0.00			
Decorations (1 bed apartments)	0	no	200	200		0.00			
Decorations (2 bed apartments)	0	no	250	250		0.00			
Decorations (3 bed apartments)	0	no	300	300		0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING				24,813			24,813	2.28	
BUILDER'S CLEAN									
Clean down building prior to handover	15	no	350	350		0.48			
TOTAL BUILDER'S CLEAN				5,250			5,250	0.48	
MAINTENANCE									
Maintaining flats	15	no	1,000	1,000	15,000	1.38			
ivialitaliling liats	13	110	1,000	15,000		1.00	15,000	1.38	
UNALLOCATED COSTS				13,000			13,000	1.50	
Extra over costs for fitting out disabled flats	0	no	8,500	8,500	0	0.00			
Extra for fitting out WC to duplex unit		110	0,000	0,000	ŭ	0.00			
Extra for fitting out the to duplox drift	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit	0	no	2.875	2,875		0.00			
Void charge	15	no	1,000	1,000		1.38			
Allowance for compliaance with 2014 Part L Building Regulations	13,692	ft²	0	0,000		0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area	10,002		·	·	ŭ	0.00			moladed in revised rates for shokmonk, meteod and ary iming
Wall finishes	0	m²	150	150	0	0.00			
Floor finishes	0	m²	150	150		0.00			
Ceiling finishes	0	m²	70	70		0.00			
Enhanced lighting installations and features	0	m²	40	40		0.00			
Receiption Desk	0	no	25,000	25,000		0.00			
Furniture and Soft Funishings	0	No	5,000	5,000		0.00			
Back of house WC and Kitchenette Area	0	No	5,000	5,000		0.00			
Extra over for fitting out entrance lobby - no concierge	v		0,000	3,000	v	0.00			
Wall finishes	166	m²	100	100	16,600	1.53			
Floor finishes	166	m²	100	100		1.53			
Ceiling finishes	166	m²	70	70	,	1.07			
Enhanced lighting installations and features	166	m²	40	40	,	0.61			
Furniture and Soft Funishings	2	No	5,000	5,000	,	0.92			
TMI's	0	no	0,000	0,000	,	0.00			
TOTAL UNALLOCATED COSTS	· ·		v	76,460		0.00	76,460	7.03	
1				. 5, .00			. 5, .50		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LEISURE CENTRE									
Allowance for fitting out Leisure Centre	0	item	80,000	80,000	0	0.00			
Gym Equipment	0	item	30,000	30,000	0	0.00		3	Supplied by end user
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00			
TOTAL FPR LEISURE CENTRE				0			0	0.00	
REFUSE DISPOSAL									
Paladin storage bins	4	no	250	250	938	0.09			
Enclosures to bin stores	1	item	5,000	5,000	5,000	0.46			
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00			
TOTAL REFUSE DISPOSAL				5,938			5,938	0.55	
TOTAL HOUSEBUILD							2,895,219	266.05	
						=			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE MANAGEMENT-PRECONSTRUCTION									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,261	2,261	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
SITE MANAGEMENT									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			multiply by 50%) and state factor in description
Construction / Project Manager	0	Weeks	2,888	2,888	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Engineer	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Crane H&S Supervisor	0	Weeks	100	100	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Assistant Site Manager	0	Weeks	906	906	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			Price from first completion through to PC
Trainee Site Manager	0	Weeks	492	492	0	0.00			
Commercial Manager @ 20%	0	Weeks	610	610	0	0.00			
Senior Surveyor	0	Weeks	2,263	2,263	0	0.00			
Surveyor	0	Weeks	1,709	1,709	0	0.00			
Assistant Surveyor	0	Weeks	981	981	0	0.00			
Senior Technical Manager @ 20%	0	Weeks	595	595	0	0.00			
Technical Manager	0	Weeks	2,251	2,251	0	0.00			
Senior Technical co-ordinator	0	Weeks	1,759	1,759	0	0.00			
Technical co-ordinator	0	Weeks	1,122	1,122	0	0.00			
Document Controller / Site Secretary	0	Weeks	670	670	0	0.00			
Apprentices	0	Units	45	45	0	0.00			
SITE MANAGEMENT (POST CONSTRUCTION)									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
Senior Site Manager	0	Weeks	2,149	2,149	0	0.00			
Site Manager - A.N. Other	0	Weeks	1,656	1,656	0	0.00			
Finishing Foreman	0	Weeks	1,656	1,656	0	0.00			
Customer Care Manager	0	Weeks	1,373	1,373	0	0.00			
Customer Care Handy Man	0	Weeks	1,373	1,373	0	0.00			
TOTAL SITE MANAGEMENT				0				0 0	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SITE SECURITY									
Security Camera set up	0	item	30,000	30,000	0	0.00			
Security camera hire and monitoring	0	Weeks	500	500	0	0.00			
Site Security 12 hours	0	Weeks	900	900	0	0.00			
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00			
TOTAL SITE SECURITY				•			0	0.0	0
PROTECTION									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION				•			0	0.0	0
WELFARE FACILITIES									
Welfare Facilities	0	Weeks	125	125	0	0.00			
Health & Safety Visits	0	Weeks	162	162	0	0.00			Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00			
Site uniforms	0	no	500	500	0	0.00			
First Aid box/ refills	0	no	500	500	0	0.00			
Fire Safety	0	no	2	2	0	0.00			
1st Aid Training	0	no	500	500	0	0.00			
TOTAL WELFARE FACILITIES						_	0	0.0	0
SITE COMPOUND									
Hoarding to site boundaries	0	m	70	70	0	0.00			
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00			
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00			
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00			
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00			
Site safety signage	0	item	1,750	1,750	0	0.00			(Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00			
Tree protection (per tree)	0	no	150	150	0	0.00			
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00			
Hardstanding for scaffolding	0	m	30	30	0	0.00			
Temporary drainage to site	1	item	0	0	0	0.00			
TOTAL SITE COMPOUND							0	0.0	0

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	No	tes	
SITE ACCOMMODATION												
Office Accommodation (Rented Cabins)	0	Weeks	0	0	0	0.00						
Local Authority rates on Site Accommodation	0	month	2,000	2,000	0	0.00						
Meeting Room (Rented cabin)	0	Weeks	0	0	0	0.00						
Canteen (Rented Cabin)	0	Weeks	0	0	0	0.00						
Dry Unit (Rented Cabin)	0	Weeks	0	0	0	0.00						
First Aid (Rented Cabin)	0	Weeks	0	0	0	0.00						
Toilets (Rented Cabin)	0	Weeks	0	0	0	0.00						
Secure Storage	0	Weeks	0	0	0	0.00						
Erect and Dismantle Site Accommodation	1	Item	0	0	0	0.00						
Site Accommodation - Temporary Partitions/Doors/Decorations	0	Item	0	0	0	0.00						
Extra over for fitting out site toilets	0	Item	0	0	0	0.00						
Office Furniture	0	no	0	0	0	0.00						
Meeting Room Table & Chairs	0	no	0	0	0	0.00						
Drying Room/Canteen Furniture	0	no	0	0	0	0.00						
TOTAL SITE ACCOMMODATION								0	0.00			
SITE RUNNING COSTS												
	0	\A/ I	050	050	0	0.00						
Site Office Running Costs & Consumables		Weeks	250	250	0	0.00						
Temporary sub-station install	0	Item	0	0	0	0.00						
Temporary electrics and safety lighting	0	no	500 0	500	0	0.00						
Temporary water connections	1	no Waalaa		0								
Electricity consumption on site		Weeks	500	500	0	0.00						
Quarterly PAT testing of site electrics		Visits	400	400	0	0.00						
Maintain temporary water installation		Weeks	50	50	0	0.00						
Water Consumption on Site		Weeks	150 500	150	0	0.00						
Standpipes	0	no Units	125	500	0	0.00						
Final Electricity Bills on Units	0			125	0	0.00						
Final Gas Bills on Units	0		125	125	0	0.00						
Install telephone lines Rental	0	no Waaka	0	0	0	0.00						
		Weeks	5	5	-	0.00						
Cost of Calls		Weeks	100	100	0	0.00						
IT Set Up	0		1,500	1,500	0	0.00						
Broadband Line Rental		Weeks	25	25	0	0.00						
Docelite registration £360/annum		Weeks	360	360	0	0.00						
Cleaning	0	Weeks	100	100	0	0.00		^	0.00			
TOTAL SITE RUNNING COSTS								0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	
LABOURERS									
Welfare Labour	0	Weeks	575	575	0	0.00			
Storeman		Weeks	575	575	0	0.00			
General Labour Labourer - One	0	Weeks	500	500	0	0.00			
General Labour Labourer - Two	0	Weeks	500	500	0	0.00			
General Labour Labourer - Three	0	Weeks	500	500	0	0.00			
Aftersales handyman	0	Weeks	754	754	0	0.00			
Traffic Marshall	0	Weeks	600	600	0	0.00			
Gateman	0	Weeks	675	675	0	0.00			
TOTAL LABOURERS				-			0	0.0	00
PRINTING COSTS									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS						0.00	0	0.0	00
INSURANCES									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	7,394	7,394	7,394	0.68			
TOTAL INSURANCES				_			7,394	0.6	88
DOAD OLEANINO									
ROAD CLEANING	0	\A/ I -	005	005	0	0.00			
Road Cleaning		Weeks	225	225	0	0.00			
Wheel wash installation/removal	0	Item	10,000	10,000	0	0.00	0	0.4	00
TOTAL ROAD CLEANING							0	0.0	JU

### The Mall Walthamstow - Block E

Cost Plan 12 3rd June 2016

Description	Quantity Un	t input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
HIRED PLANT								
Forklift & Driver	0 Wee	ks 950	950	0	0.00			
Forklift-transport each way	0 ite		250		0.00			
Luffer gib cranes- Jost 158, plus driver	0 Wee	ks 3,164	3,164		0.00			
Extra over for crane over 60m building height	0 Wee		1,500		0.00			
Erect & Dismantle	0 Ite	n 30,000	30.000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0 Ite	n 50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0 Ite	n 10,000	10,000	0	0.00			
Luffer gib cranes- Jost 158, plus driver	0 Wee	ks 3,164	3,164	0	0.00			
Extra over for crane over 60m building height	0 Wee	ks 1,500	1,500	0	0.00			
Erect & Dismantle	0 Ite	n 30,000	30,000	0	0.00			
Erect & Dismantle - Extra over last for tower crane over 60 m high	0 Ite	n 50,000	50,000	0	0.00			
RC Base to Crane - Steelwork	0 Ite	n 10,000	10,000	0	0.00			
Safety Cage	0 ite	n 2,055	2,055	0	0.00			
Independent inspection	0 no	650	650	0	0.00			
HSE registration	0 no	500	500	0	0.00			
Drug +alcohol testing	0 no	25	25	0	0.00			
Illuminated sign	0 crar		2,202	0	0.00			
Floodlights (set of 4)	0 crar		1,000		0.00			
Aircraft warning lights	0 crar		600		0.00			
Anemometer repeater	0 ite		2,400		0.00			
Operational rescue at height equipment + training	0 ite		4,800		0.00			
Anti collision and zoning system installation	0 ite		1,200		0.00			
Anti collision and zoning system hire	0 wee		174		0.00			
Crane co-ordinator (2 or more cranes)	0 Wee	- ,	1,332		0.00			
Banksman	0 Wee		1,142		0.00			
Banksman	0 Wee	- ,	1,142		0.00			
Mobile Cranes	0 Vis	,	2,500		0.00			
Generator	0 Wee	ks 1,000	1,000	0	0.00			
Generator- transport	0 Ite	n 250	250	0	0.00			
Generator- fuel	0 Wee	ks 1,000	1,000	0	0.00			
Hoist & Driver	0 Wee	ks 2,755	2,755	0	0.00			
Erect and dismantle up to 10 storeys	0 no	12,500	12,500	0	0.00			
Erect and dismantle over 10 storey up to 16 storey	0 no		19,000		0.00			
Twin Hoist & Driver (x2)	0 Wee	,	4,955		0.00			
Erect & dismantle up to 19 storeys	0 no		35,000	ū	0.00			
Erect & dismantle over 19 storeys	0 no		44,000	-	0.00			
Preston Platform	0 Wee	,	26		0.00			
TOTAL HIRED PLANT	0 1100	20	20		0.00	0	0.00	
I O I ALL I III ALL I LANI						U	0.00	

### The Mall Walthamstow - Block E

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS								
Skips/Waste	0 Units	775	775	0	0.00			
TOTAL SKIPS						0	0.00	
						·		
SMALL TOOLS								
Small Tools	0 Week	s 50	50	0	0.00			
5a 1 5 5.5					0.00	0	0.00	
						· ·	0.00	
					_			
TOTAL OVERUEARS						7 204	0.00	
TOTAL OVERHEADS						7,394	0.68	
					_			

### The Mall Walthamstow - Block E

Cost Plan 12 3rd June 2016

#### MARKETING

MARKETING General Allowance per 'open market' unit Uplifted Marketing for enhanced Model and stand Hard & soft landscaping Service connections TOTAL	0 0	No No Item Item	4,286 2,143	4,286 2,143 0	0	0.00			
General Allowance per 'open market' unit  Jplifted Marketing for enhanced  Model and stand  Hard & soft landscaping  Service connections		No Item Item	4,286 2,143	2,143	0	0.00			
Jplifted Marketing for enhanced  Model and stand  Hard & soft landscaping  Service connections		No Item Item	4,286 2,143	2,143	0 0	0.00			
Model and stand Hard & soft landscaping Service connections	U	Item Item	2,143		0				
Hard & soft landscaping Service connections		Item		0	•	0.00			
Service connections						0.00			
		Item		0		0.00			
TOTAL				0	0	0.00			
							0	0.0	.00
Permanent sales Office		Item		0	0	0.00			
Garage conversion cost		Item		0		0.00			
TOTĂL							0	0.0	.00
		Item		0	0	0.00			
Purchaser extra costs		Item		0		0.00			
Purchaser extra costs FOTAL		ILEIII		U		0.00	0	0.0	00
IUIAL							U	0.0	.00
Sales arena costs		Item		0		0.00			
Computer simulation		Item		0		0.00			
Flags and Signage		Item		0	0	0.00			
TOTAL							0	0.0	.00
Show house Costs		Item		0	0	0.00			
Carpets		Item		0		0.00			
Curtains and soft furnishings		Item		0	0	0.00			
Decoration		Item		0	0	0.00			
Vardrobes		Item		0	0	0.00			
ighting		Item		0	0	0.00			
white goods		Item		0	0	0.00			
Nine goods Narms		Item		0	0	0.00			
Landscaping		Item		0	0	0.00			
Conservatory		Item		0	0	0.00			
rotal		110111		U		0.00	0	0.0	00
							U	0.	
/iew apartment costs		Item		0	0	0.00			
TOTAL							0	0.0	00
						_			<del>_</del>
TOTAL MARKETING							0	0.0	.00



Cost Plan 12

3rd June 2016



Cost Plan 12 3rd June 2016

### **Key Data**

Cost Summary	£	£/ft²
Externals Plot Housebuild Overheads Marketing	7,750,169 21,000 995,047 10,275,787 1,881,000	26.66 0.07 3.42 35.34 6.47
Total	20,923,003	71.97
Allowances within Cost Plan	£	£/Unit
Contingency (£ & £ / ft² NSA)	987,221	2,132.23
Marketing (£ / Private Unit)		4,500
Total Pre-Planning Design Fees (£& £/Unit)	0	0
Total Design Fees (£& £/Unit)	7,381,113	15,942
NHBC Fees (£ & £/unit)	0	0
Local Authority and Miscellaneous Fees (£)	0	0
Demolitions (£)	0	
Basement (£ per Parking Space)	#DIV/0!	
Frame (£ / ft² (NSA)& £/Unit)	0	0
Façade (£ / Unit) Façade (£ /m $^2$ elevation excluding balconies)		0 #DIV/0!
Brickwork Materials (£/1000)		
Mechanical Electrical & Plumbing Installations (£/Unit)		2,550
Dry Lining and Partitions excl Metsec (£ / unit)		0
Average Cost of Hard Landscaping (£/m²) Average Cost of Soft Landscaping (£/m²)		#DIV/0! #DIV/0!
Value of any Non Residential Fit-Out (£ & £/m2)		
Site abnormals (£/ft² NSA)		
Costs to date (as of State Date) (£)		
Planning Gain / CIL (£)		



Number of Units	463
Areas Net Saleable Area (ft²) Gross Internal Floor Area (ft²) Net : Gross Ratio (%)	290,735 0 0%
Open Market (ft²) Shared Ownership (ft²) Affordable (ft²) Commercial Retail Other	259,058 31,677 0 0 0
Accommodation Breakdown Studio One Bed Two Bed Three Bed Four Bed Five Bed	97 194 172 0 0



#### **Residential Mix**

Proportion of apartments (%) Proportion of houses (%)

Key I	Ratios
-------	--------

Total External Wall Area (m²) Floor to Wall Ratio	#DIV/0!	0
Total Window Area (m²) Window to Wall Ratio (%)	#DIV/0!	0
Average Storey Height (m)	#DIV/0!	
Maximum no. of storeys		0
Programme Start date		

0

### **CSH Level**

Completion date

Programme period in Weeks



# The Mall Wathamstow - Common Residential Costs BUDGET BUILD COST

Description	TOTAL	£/ft² NSA	£/unit	%
Pre-Planning Fees	0	0.00	0.00	0.00
Surveying and Design Fees	7,381,113	25.39	15,941.93	35.28
Local Authority Fees	0	0.00	0.00	0.00
Miscellaneous Fees	0	0.00	0.00	0.00
Temporary Works	0	0.00	0.00	0.00
NHBC Fees	0	0.00	0.00	0.00
Demolition and Site Clearance	0	0.00	0.00	0.00
Roads and Footpaths	0	0.00	0.00	0.00
Street Lighting	0	0.00	0.00	0.00
External Signage	0	0.00	0.00	0.00
Drainage	0	0.00 0.00	0.00 0.00	0.00 0.00
Landscaping Section 278 Works	0	0.00	0.00	0.00
Planning Gain	0	0.00	0.00	0.00
LEB Substation and Mains Capital Contribution	0	0.00	0.00	0.00
Services Diversions	0	0.00	0.00	0.00
Walls and Fencing	0	0.00	0.00	0.00
Site Entrance Features/Gates	0	0.00	0.00	0.00
TOTAL SECTION E - EXTERNALS	7,381,113	25.39	15,941.93	35.28
Substructure	0	0.00	0.00	0.00
Piling and Attendances	0	0.00	0.00	0.00
Service Connections	20,000	0.07	43.20	0.10
TOTAL SECTION P - PLOT	20,000	0.07	43.20	0.10
Mastic	0	0.00	0.00	0.00
Fire Proofing and Protection	0	0.00	0.00	0.00
BWIC Insitu Concrete Frame	0	0.00 0.00	0.00 0.00	0.00 0.00
External Cladding	0	0.00	0.00	0.00
Brickwork	0	0.00	0.00	0.00
Precast Concrete Floors and Stairs	0	0.00	0.00	0.00
Structural Steel and Metalwork	0	0.00	0.00	0.00
Scaffolding	0	0.00	0.00	0.00
Carpentry	0	0.00	0.00	0.00
Windows/Glazing Systems	0	0.00	0.00	0.00
Balconies/Metalwork	0	0.00	0.00	0.00
Roof Covering	0	0.00	0.00	0.00
Mansafe Systems	0	0.00	0.00	0.00
Window Cleaning Equipment	0	0.00	0.00	0.00
Plumbing	1,180,650	4.06	2,550.00	5.64
AOV and Ventilation	0	0.00	0.00	0.00
Electrical Installations	0	0.00	0.00	0.00
Sustainability Requirements	0	0.00	0.00	0.00
Lifts Kitchens	0	0.00 0.00	0.00 0.00	0.00 0.00
White Goods	0	0.00	0.00	0.00
Vanity Units & Wardrobes	0	0.00	0.00	0.00
Dry Lining and Partitioning	0	0.00	0.00	0.00
Floor and Wall Tiling	0	0.00	0.00	0.00
Carpets and Floor Covering	0	0.00	0.00	0.00
Painting and Decorating	0	0.00	0.00	0.00
Builders Clean	0	0.00	0.00	0.00
Maintenance	0	0.00	0.00	0.00
Unallocated Costs	-223,874	-0.77	-483.53	-1.07
Leisure Centre	0	0.00	0.00	0.00
Refuse Disposal	0	0.00	0.00	0.00
TOTAL SECTION H - HOUSEBUILD				

BUDGET BUILD COST

Description	TOTAL	£/ft² NSA	£/unit	%
Site Management	9,765,570	33.59	21,091.94	46.67
Site Security	9,703,370	0.00	0.00	0.00
Protection	0	0.00	0.00	0.00
Welfare Facilities/Consumables	0	0.00	0.00	0.00
Site Compound	0	0.00	0.00	0.00
Site Accommodation	0	0.00	0.00	0.00
Site Running Costs	0	0.00	0.00	0.00
Labourers	0	0.00	0.00	0.00
Printing Costs	0	0.00	0.00	0.00
Insurances	20.895	0.07	45.13	0.10
Road Cleaning	20,033	0.00	0.00	0.00
Hired Plant	0	0.00	0.00	0.00
Skips	0	0.00	0.00	0.00
Small Tools	0	0.00	0.00	0.00
omaii 100is	V	0.00	0.00	0.00
TOTAL SECTION G - SITE OVERHEADS	9,786,464	33.66	21,137.07	46.77
Sales Office - Temporary	0	0.00	0.00	0.00
Sales Office - Permanent	0	0.00	0.00	0.00
Sales Arena Costs	0	0.00	0.00	0.00
Show Houses	0	0.00	0.00	0.00
TOTAL SECTION M - MARKETING	1,791,429	6.16	3,869.18	8.56
SUB-TOTAL	19,935,782	68.57	43,057.84	95.28
CONTINGENCIES				
5% Contingency on Externals	369.056	1.27	797.10	1.76
5% Contingency on Plot	1,000	0.00	2.16	0.00
4% Contingency on Housebuild	38,271	0.13	82.66	0.18
5% Contingency on Overheads	489.323	1.68	1,056.85	2.34
5% Contingency on Markets	89,571	0.31	193.46	0.43
TOTAL CONTINGENCIES	987,221	3.40	2,132.23	4.72

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes	
PRE- PLANNING FEES									
Allowance for Pre-Planning Fees	1	no	0	0	0	0.00			
TOTAL PRE-PLANNING FEES	'	110	v	<u> </u>		0.00	0	0.00	
							·	3.33	
SURVEYING AND DESIGN FEES									
Allowance for Surveying and Design Fees	463	no	15,942	15,942	7,381,113	25.39		Only price when scheme brought with Planning	
TOTAL SURVEYING AND DESIGN FEES				_			7,381,113	25.39	
LOCAL AUTHORITY FEES									
Planning Fee	1	no	0	0	0	0.00		Residential Portion Only - Non-Residential in woks up to podiu	m level
Section 20 inspection fee	0	no		0	0	0.00			
Section 38 fee (Roads)	0	no		0	0	0.00			
Section 104 fee (Sewers)	0	no		0	0	0.00			
Section 106 fee	0	no		0	0	0.00			
Section 177 fee (Over Hanging)	0	no		0	0	0.00			
Section 278/62 fee (Highways)	0	no		0	0	0.00			
Street Name approval	1	no	0	0	0	0.00			
Highway Licenses	0	no		0	0	0.00			
Hoarding License	0	no		0	0	0.00			
Skip License	0	no		0	0	0.00			
Parking Bay Suspension Fees	0	no		0	0	0.00			
Crane oversail license	0	no		0	0	0.00			
Footpath closure license	1	no		0_	0	0.00			
TOTAL LOCAL AUTHORITY FEES				0			0	0.00	
MISCELLANEOUS FEES									
Hazardous Waste Registration	1	no	0	0	0	0.00			
Environmental Agency	0	no		0	0	0.00			
British rail /TFL/DLR	0	no		0	0	0.00			
Railway Supervision Fees	0	no		0	0	0.00			
River Authority fees	0	no		0_	0	0.00			
TOTAL MISCELLANEOUS FEES				0		_	0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Uı	nit input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
Poor ipaon	Quantity	J.	прис	nuto	Jub-i Jul	≈/1t	iotai			Hoto
TEMPORARY WORKS										
Temporary haul road	0	n	2	0	0	0.00				
Removal of temporary road roads on completion	0			0	0	0.00				
Orange barrier fencing - erect and maintain	0			0	0	0.00				
TOTAL TEMPORARY WORKS	0		II	0_	0	0.00		0	0.00	
NHBC FEES										
Inspections & Warranty										
Up to £80,0000	0	n	o 317	317	0	0.00				
£80,001 to 90,000	0			357	0	0.00				
£90,000 to £100,000	0			384	0	0.00				
£100,001 to £110,000	0	n		408	0	0.00				
£110,001 to 120,000	0	n		422	0	0.00				
£120,001 to £140,000	0	n		435	0	0.00				
£140,001 to £160,000	0	n		461	0	0.00				
£160,001 to £180,000	0	n		485	0	0.00				
£180,000 to £200,000	0	n		524	0	0.00				
£200,001 to £250,000	0	n		603	0	0.00				
£250,001 to £300,000	0	n		698	0	0.00				
£300,001 to £350,000	0	n		792	0	0.00				
£350,001 to £400,000	0	n		886	0	0.00				
£400,001 to £500,000	0	n		1,045	0	0.00				
£500,001 to £600,000	0	n	,	1,257	0	0.00				
£600,001 to £750,000	0	n		1,605	0	0.00				
£750,001 to £1,000,000	0	n		2,094	0	0.00				
£1,000,000 to £1,200,000	0	n	,	3,310	0	0.00				
£1,200,001 to £1,500,000	0	n		4,689	0	0.00				
£1,500,001 to £1,750,000	0	n		5,471	0	0.00				
£1,750,001 to £2,000,000	0	n		6,252	0	0.00				
£2,000,001 to £2,500,000	0		,	7,815	0	0.00				
Non-Residential Areas	0	n	,	10	0	0.00				
Extra over for works in existing buildings	0			0	0	0.00				
Building control services	0		_	•						
5 or less	0	n	o 401	401	0	0.00				
6 to 20	0	n		216	0	0.00				
21 to 100	0	n		143	0	0.00				
101 and over	0	n		126	0	0.00				
Non-Residential Areas	0			2	0	0.00				
TOTAL NHBC FEES				0				0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/	ft <sup>2</sup> Notes
DEMOLITIONS AND SITE CLEARANCE									
Allowance for demolitions	0	item		0	0	0.00			included in works up to podium level
Further asbestos/contamination removal	0	Item		0	0	0.00			
Allowance for removing tanks/other underground obstructions	0	Item		0	0	0.00			
Allowance for removing Japanese Knotweed and the like	0	Item		0	0	0.00			
Allowance for relocating wildlife or flora	0	Item		0	0	0.00			
TOTAL DEMOLITIONS AND SITE CLEARANCE				0			(	0	0.00
ROADS AND FOOTPATHS									
Roads									
Tarmac	0	m²	90	90	0	0.00			included in works up to podium level
Block Paving	0	m²	95	95	0	0.00			
Resin Bonded	0	m²	120	120	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
Footpaths						0.00			
Tarmac	0	m²	60	60	0	0.00			
Pre-Cast Concrete Paving Flags	0	m²	55	55	0	0.00			
Block Paving	0	m²	75	75	0	0.00			
Granite Setts	0	m²	180	180	0	0.00			
Extra for feature band in granite setts	0	m	35	35	0	0.00			
Resin Bound Surface	0	m²	45	45	0	0.00			
York Stone	0	m²	160	160	0	0.00			
Concrete kerbs and edging	0	m	50	50	0	0.00			
Granite kerbs and edging	0	m	125	125	0	0.00			
Traffic Signals	0	item	0	0	0	0.00			
Highways Off Site Works	0	item	0	0	0	0.00			
Allowance for crossovers	0	no	15,000	15,000	0	0.00			
TOTAL ROADS AND FOOTPATHS			.,	0	-		(	0	0.00
STREET LIGHTING									
External lighting	0	m²	35	35	0	0.00			included in works up to podium level
TOTAL STREET LIGHTING				0			(	0	0.00
EXTERNAL SIGNAGE									
Site signage	0	item	100	100	0	0.00			
TOTAL STREET LIGHTING				0			(	0	0.00
İ									

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	<sup>2</sup> Notes
DRAINAGE									included in separate cost plans each block
Foul Water Drainage below ground	0	m²	12	12	0	0.00			Based on GIFA
Foul Water Sewer	0	m	50	50	0	0.00			
Surface Water Drainage to hard landscaping areas	0	m²	15	15	0	0.00			
Petrol interceptors	0	no	20,000	20,000	0	0.00			
Pumps to underground car parks	0	Item	25,000	25,000	0	0.00			
Cavity drainage between secant piles and linear wall to underground carparks	0	m	75	75	0	0.00			
Surface Water Attenuation	0	m³	300	300	0	0.00			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00			
TOTAL DRAINAGE				0			(	) (	0.00
LANDSCAPING									
Import top soil to planted areas	0	m³	50	50	0	0.00			included in works up to podium level
Alumasc floradrain and filter sheet to podium areas	0	m²	25	25	0	0.00			
Supply and lay cultivated turf	0	m²	7	7	0	0.00			
Planting shrubs	0	m²	50	50	0	0.00			
Play area surfacing	0	m²	100	100	0	0.00			
Play Equipment	0	Item	25,000	25,000	0	0.00			
Street furniture	0	item	50,000	50,000	0	0.00			
Statues/Art features/Water features/Sculptures	0	item	50,000	50,000	0	0.00			
Semi mature trees	0	no	1,500	1,500	0	0.00			
Tree Pit	0	no	1,500	1,500	0	0.00			
Metal planters	0	m	300	300	0	0.00			
Polished finished concrete planters ( 800 mm high )	0	m	500	500	0	0.00			
Iroko Benches	0	m	180	180	0	0.00			
Making up levels to podium (600mm)	0	m²	45	45	0	0.00			
Cycle rack and enclosure	0	no	350	350	0	0.00			included in separate cost plans each block
TOTAL LANDSCAPING				0			(	)	0.00
SECTION 278 WORKS									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			(	)	0.00
PLANNING GAIN									
Planning Gain	0	Item	0	0	0	0.00			Insert gross figure
CIL Payments	0	Item	0	0	0				Insert gross figure
TOTAL PLANNING GAIN	· ·		ŭ	0_			(	,	0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION									
Allowance for new sub station	0	no	210,000	210,000	0	0.00			
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			
On site electric mains	0	no	300	300	0	0.00			
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00			
Water Main	0	Item	0	0	0	0.00			
	0		650	650	0	0.00			
Water & Sewerage Infrastructure Charges	0	no	20,000	20,000	0	0.00			
Allowance for gas main supply	U	no	20,000		U	0.00	0	0.00	
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION				0			U	0.00	
SERVICE DIVERSIONS									
Electricity	0	Item	0	0	0	0.00			
Water	0	Item	0	0	0	0.00			
Gas	0	Item	0	0	0	0.00			
Telephone	0	Item	0	0	0	0.00			
Cable TV	0	Item	0	0	0	0.00			
Sewers	0	Item	0	0	0	0.00			
Street Lighting	0	Item	0	0	0	0.00			
TOTAL SERVICE DIVERSIONS	v		•	0_		0.00	0	0.00	
WALLS AND FENCING									
Perimeter fencing	0	m	50	50	0	0.00			
Acoustic fencing	0	m	500	500	0	0.00			
Perimeter railings	0	m	175	175	0	0.00			
Perimeter brick wall - materials	0	m²	100	100	0	0.00			1.8 m high one brick wall
Perimeter brick wall - labour	0	m²	140	140	0	0.00			
Foundations to brick wall	0	m	150	150	0	0.00			
Gates - single leaf 900mm wide	0	no	1,200	1,200	0	0.00			
TOTAL WALLS AND FENCING				0		_	0	0.00	
SITE ENTRANCE FEATURES / ELECTRIC GATES									
Automatic security gate - two leafs 6m wide	0	no	15.000	15,000	0	0.00			
Traffic control systems	0	no	10,000	10,000	0				
	·		,- 30	0	<u>_</u>		0	0.00	
						_			
TOTAL EXTERNALS					7,381,113		7,381,113	25.39	
TOTAL EXTENSALS					7,301,113	=	7,301,113	25.55	•

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SUBSTRUCTURE									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
• • •	0				0	0.00			
Excavate to reduce levels	-	m³	50	50	0	0.00			
Filling to make up levels	0	m³	25	25	•	0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25	25		0.00			0 1 1 1 10 10 10 11
Allowance for contamination (non-harzardous material)	0	m³	85	85	0	0.00			Contamination at 25% of Excavation
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0		0.00			
Allowance for piling mat and removal on completion	0	m²	60	60	0	0.00			Need to consider size of piling rig and adjust accordingly
Disposal of arisings from piling	0	m³	48	48	0	0.00			
Cut off tops of piles and remove from site	0	no	100	100		0.00			Need to consider size of piles and adjust accordingly
Blinding to underside of floor slabs	0	m²	15	15	0	0.00			
Reinforced concrete ground bearing slab 250mm thick inc ground									
beams	0	m²	200	200	0	0.00			
Reinforced concrete ground bearing slab 300mm thick inc ground									
beams	0	m²	225	225	0	0.00			Allow where ground floor commercial space
Allowance for anti-heave measures (assumes 250mm thick - including									· · · · · · · · · · · · · · · · · · ·
own excavation and cart away)	0	m²	56	56	0	0.00			ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS
Pile Caps	0	no	400	400	0	0.00			
Pile Probing	0	no	50	50	0	0.00			
Allowance for lift pits	0	no	5.000	5,000	0	0.00			
Tanking/dpc to basement/gf slab	0	m²	45	45	0	0.00			
Parking area demarcation	0	no	38	38	0	0.00			
Retaining walls generally	0	m²	250	250	0	0.00			
Foundation / toe to retaining walls	0	m	250	250	0	0.00			
Trenching to utilities	0	m	30	30	0	0.00			
Links to houses and cores	0	m	30	30	0	0.00			allow 12m per core
Trenches for CHP distribution where required	0	m	30	30	0	0.00			allow 12111 per core
Links to houses and cores	0	m	30	30	0	0.00			allow 6m per core
Excavate for Basement	0	m³	45	45	0	0.00			allow offi per core
Excavate to basement where no sheet piling and	U	1111	40	43	U	0.00			
, , ,	0	m³	75	75	0	0.00			Triangular section = basement depth <sup>2</sup> /2 x perimeter
subsequently backfill with imported material	0	m³ m³	75 50	75 50	0	0.00			mangular section – pasement depth - /2 x perimeter
Excavate for plant rooms (below basement or ground floor slab level)				50 85	•				Contamination at 25% of Excavation
Allowance for contamination (non-harzardous material)	0	m³	85			0.00			
Allowance for contamination (harzardous reject material)	0	m³	250	250	0	0.00			Only price when quantity can be assessed otherwise make specific exclusion
Allowance for breaking up and removal of obstructions	1	Item	0	0		0.00			
Reinforced Concrete Frame to Basement (Columns and walls)	0	m²	75	75	0	0.00			
Waterproof concrete Walls 250mm thick to Car Park/Basement	_		21-		_				
perimeter including formwork	0	m²	212	212		0.00			
Suspended reinforced concrete slab 600mm thick	0	m²	240	240	0	0.00			
Suspended reinforced concrete slab 400mm thick	0	m²	200	200	0	0.00			

Cost Plan 12 3rd June 2016

PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Suspended reinforced concrete slab 250mm thick	0	m²	135	135	0	0.00			
Suspended waterproof reinforced concrete slab 600mm thick	0	m²	305	305	0	0.00			
Suspended waterproof reinforced concrete slab 400mm thick	0	m²	265	265	0	0.00			
Suspended waterproof reinforced concrete slab 250mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concreteramp 250mm thick	0	m²	243	243	0	0.00			
Ring beam to sheet piled wall	0	m	360	360	0	0.00			
Ring beam to secant piled wall	0	m	750	750	0	0.00			Consider pile diameter and likely size of ring beam
Design development @ 3%	0	Item	0	0	0	0.00			· · · · · · · · · · · · · · · · · · ·
TOTAL SUBSTRUCTURE				0			0	0.00	
PILING									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			Change calculation in item 06 substructure if pile diameter or length changes
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			600 mm diameter is set as default setting
Piling 700mm dia 20m long	0	no	1,600	1,600	0	0.00			
Piling 900mm dia 20m long	0	no	1,814	1,814	0	0.00			
Piling 1200mm dia 20m long	0	no	3,200	3,200	0	0.00			
Piling 1500mm dia 14m long	0	no	10,000	10,000	0	0.00			
Piling 2100mm dia 14m long	0	no	25,000	25,000	0	0.00			
Extra over for tower	0	no	750	750	0	0.00			Consider diameter and length of piles
Sheet Piling to Basement	0	m²	550	550	0	0.00			Measured on exposed face, assumes 1:2 ratio exposed:driven, if different rat adjust rate accordingly
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			Decorations to sheet piling if required included in Housebuild
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			750 Ø, 20m length (Exposed Single storey level)
Double height Secant Piling to Basement	0	m	3,300	3,300	0	0.00			
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL PILING				0			0	0.00	
SERVICES CONNECTION CHARGES									
Cable/Sat including dish	0	no	350	350	0	0.00			
Gas connection charge (for CHP)	1	no	20,000	20,000	20,000	0.07			
Electrical Connection Charges	0	no	450	450	0	0.00			
Landlords Supply	0	no	1,500	1,500	0	0.00			Measured one per core
Commercial Supply	0	no	1,500	1,500	0	0.00			Measured one per commercial/retail unit
Telephone(By Others No Charge)	0	no	0	0	0	0.00			
Water Connection Charge	0	no	150	150	0	0.00			
Direct purchase of Electric meter boxes	0	no	30	30	0	0.00			
Design development @ 3% TOTAL FOR SERVICES CONNECTIONS	0	Item	600	600 20,000	0	0.00	20,000	0.07	7
					00.00-	-			_
TOTAL PLOT					20,000		20,000	0.07	7

Cost Plan 12 3rd June 2016

<b>D</b> 10				<u> </u>	0.7.	0/5/2	<b>-</b>	0.1842	N. /
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MASTIC									
Mastic to 1 bathroom units	0	no	250	250	0	0.00			
Mastic to 1 bathroom 1 ensuite units	0	no	300	300		0.00			
TOTAL MASTIC	·		333	0		0.00	0	0.00	
FIRE PROOFING AND PROTECTION									
Firestops to flats	0	no	380	380	0	0.00			
Firestops to non-residential areas	0	m <sup>2</sup>	5	5		0.00			
TOTAL FIRE PROOFING AND PROTECTION	U	1111	3	0		0.00	0	0.00	
TO THE THOU IND THOTEOTION				·			· ·	0.00	
BUILDER'S WORK									
Allowance for builder's work - standard Units	0	no	0	0	0	0.00			
Allowance for builders work - non-standard units	0	no	500	500	0	0.00		Conversion Projects	
Steel box & grill service riser formers; cast into slab.	0	no	700	700		0.00		<u> </u>	
TOTAL BUILDER'S WORK				0			0	0.00	
IN-SITU CONCRETE FRAME									
In situ concrete upper floor slabs including roof slab	0	m²	135	135	0	0.00			
In situ concrete frame (walls and columns)	0	m²	75	75		0.00			
Extra over for tower above 20 storey	0	m²	30	30		0.00			
In situ concrete balcony slab	0	m²	135	135	0	0.00			
In situ concrete frame	0	m²	75	75	0	0.00			
Extra over upper floor slab for transfer structure 400mm thick	0	m²	53	53	0	0.00			
Extra over upper floor slab for transfer structure 600mm thick	0	m²	115	115	0	0.00			
EO Extra Height to Frame in Commercial Areas additional 1.5m	0	m²	38	38		0.00			
EO Extra Height to Frame in Commercial Areas additional 3m	0	m²	75	75	0	0.00			
Supply only fixing bracket(shoc) for metal balconies for fixing by others									
One bed flat	0	no	780	780	0	0.00			
Two bed flat	0	no	950	950	0	0.00			
Three/Four bed flat	0	no	1,140	1,140	0	0.00			
Precast/RC stairs including half landing	0	no	3,500	3,500	0	0.00			
TOTAL IN-SITU CONCRETE FRAME				0			0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
EXTERNAL CLADDING								
Metsec frame including insulation, vapour barrier and pyroc board	0	m²	110	110	0	0.00		
Insulation to soffit of carpark	0	m²	75	75	0	0.00		
Render on metsec frame (measured separately)	0	m²	140	140	0	0.00		
Metal vertical louvres	0	m²	275	275	0	0.00		
Aluminium composite rainscreen cladding	0	m²	450	450	0	0.00		
Aluminium Cladding to Parapet measured both sides	0	m²	400	400	0	0.00		
Acid etched precast Concrete cladding panels	0	m²	475	475	0	0.00		
Acid etched precast Concrete Cladding to Parapet measured both sides	0	m²	475	475	0	0.00		
Brick slip faced concrete cladding panels	0	m²	550	550	0	0.00		
Reconstitute stone faced concrete cladding panels	0	m²	450	450	0	0.00		
Timber Cladding	0	m²	300	300	0	0.00		
Timber Cladding to Parapet measured both sides	0	m²	300	300	0	0.00		
Unitised cladding including parapet	0	m²	750	750	0	0.00		Includes glazing
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00		Inner leaf of parapet to be Aluminium Cladding once unitised system is used
Soffit cladding to underside of undercroft	0	m²	230	230	0	0.00		
Soffit cladding to underside of balconies	0	m²	230	230	0	0.00		
Design Development @ 10%	0	Item	0	0	0	0.00		
TOTAL EXTERNAL CLADDING				0			0	0 0.00

Cost Plan 12 3rd June 2016

Sub-Total  10 0 35 0 95 0 88 0 20 0 97 0	0.00 0.00 0.00 0.00	Total	_	Notes  Standard bonds  Standard bonds
35 0 95 0 68 0	0.00 0.00 0.00		_	
35 0 95 0 68 0	0.00 0.00 0.00		_	
35 0 95 0 68 0	0.00 0.00 0.00		_	
35 0 95 0 68 0	0.00 0.00 0.00		_	
35 0 95 0 68 0	0.00 0.00		_	
20 0	0.00		_	
20 0	0.00		_	
20 0	0.00		_	
20 0	0.00		_	
			<u>St</u>	standard bonds
			<u>St</u>	standard bonds
			<u>St</u>	standard bonds
97 0	0.00		<u>St</u>	tandard bonds
30 0	0.00		Ba	lased on GIA of plant and core areas
15 0	0.00			
50 0	0.00		Ba	lased on m2 area of wall
25 0	0.00			
30 0	0.00		Ba	lased on GIA of plant and core areas
15 0	0.00			
0 0	0.00			
0	,	0	0.00	
30	0 0	0 0.00 0 0.00 5 0 0.00	0 0.00 0 0.00 5 0 0.00 0 0.00	0 0.00 0 0.00 5 0 0.00 0 0 0.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
PRE-CAST CONCRETE FLOORS									
Precast concrete upper floors	0	m²	55	55_	0	0.00			Hoisting into position is incuded in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			(	0.0	00
STRUCTURAL STEELWORK AND METALWORK									
Wind post / brickwork support	0	no	1,400	1,400	0	0.00			
Wind post / brickwork support to Retail and Commercial Units	0	m	100	100	0	0.00			
TOTAL STRUCTURAL STEELWORK AND METALWORK				0	-		(	0.0	00
SCAFFOLDING									
Scaffolding	0	m²	55	55	0	0.00			
Extra over scaffold for high rise units	0	m²	35	35	0	0.00			Measure anything over 12 storey, rate to be applied to full façade measure
Extra for pavement gantry 3m wide including lighting	0	m	750	750	0	0.00			
Extra over for loading out platform	0	m	250	250	0	0.00			
Allowance for back propping through undercroft/basements	1	item	0	0	0	0.00			
Monaflex sheeting (supply only)	0	m²	1	1	0	0.00			
TOTAL SCAFFOLDING				0			(	0.0	00
CARPENTRY AND JOINERY									
Secure letter boxes	0	no	110	110	0	0.00			
Internal signage	0	no	100	100	0	0.00			
Cylinder tank stands - Supply	0	no	95	95	0	0.00			
Timber hoarding to shop front	0	m²	75	75	0	0.00			
Communal areas( Labour)	0	m²	21	21	0	0.00			
Communal areas (Materials)	0	m²	14	14	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Labour - 1 bed flat) Private	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private  Carpentry (Labour - 5bed flat) Private	0	no	3,100	3,100	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	1,361	1,361	0	0.00			
Carpentry (Materials - 1 bed flat) Private  Carpentry (Materials - 2 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 2 ded flat) Private  Carpentry (Materials - 3 bed flat) Private	0	no	1,703	1,703	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	2,050	2,050	0	0.00			
Carpentry (Materials - 4 bed flat) Private  Carpentry (Materials - 5 bed flat) Private	0	no	2,050	2,030	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0		300	300		0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Other suriary carpentry materials	U	no	300	300	U	0.00			Arc cupboard shelving, bath panel support, boller framing and support
Carpentry (Labour - 1 bed flat) Private & SO	0	no	1,900	1,900	0	0.00			
Carpentry (Labour - 2bed flat) Private & SO	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 3bed flat) Private & SO	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 4bed flat) Private & SO	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 5bed flat) Private & SO	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 1 bed flat) Affordable	0	no	1,800	1,800	0	0.00			
Carpentry (Labour - 2bed flat) Affordable	0	no	2,100	2,100	0	0.00			
Carpentry (Labour - 3bed flat) Affordable	0	no	2,400	2,400	0	0.00			
Carpentry (Labour - 4bed flat) Affordable	0	no	2,700	2,700	0	0.00			
Carpentry (Labour - 5bed flat) Affordable	0	no	3,000	3,000	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private & SO	0	no	1,398	1,398	0	0.00			
Carpentry (Materials - 2 bed flat) Private & SO	0	no	1,748	1,748	0	0.00			
Carpentry (Materials - 3 bed flat) Private & SO	0	no	1,929	1,929	0	0.00			
Carpentry (Materials - 4 bed flat) Private & SO	0	no	2,109	2,109	0	0.00			
Carpentry (Materials - 5 bed flat) Private & SO	0	no	2,289	2,289	0	0.00			
Carpentry (Materials - 1 bed flat) Affordable	0	no	1,150	1,150	0	0.00			
Carpentry (Materials - 2 bed flat) Affordable	0	no	1,300	1,300	0	0.00			
Carpentry (Materials - 3 bed flat) Affordable	0	no	1,450	1,450	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Carpentry (Materials - 4 bed flat) Affordable	0	no	1,600	1,600	0	0.00			
Carpentry (Materials - 5 bed flat) Affordable	0	no	1,750	1,750	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas Private & SO	0	no	1,000	1,000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 2bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,085	2,085	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	2,660	2,660	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	2,952	2,952	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,244	3,244	0	0.00			
Carpentry (Materials - 5 bed flat) Private	0	no	3,536	3,536	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	1,500	1,500	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
Carpentry (Labour - 1 bed flat) Private	0	no	2,200	2,200	0	0.00			
Carpentry (Labour - 1 bed flat) Private	0	no	2,500	2,500	0	0.00			
Carpentry (Labour - 2bed flat) Private  Carpentry (Labour - 3bed flat) Private	0	no	2,800	2,800	0	0.00			
Carpentry (Labour - 4bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Labour - 5bed flat) Private	0	no	3,400	3,400	0	0.00			
Extra over cost for Duplex Unit	0	no	500	500	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	2,550	2,550	0	0.00			
Carpentry (Materials - 1 bed flat) Private	0	no	3,100	3,100	0	0.00			
Carpentry (Materials - 2 bed flat) Private	0	no	3,450	3,450	0	0.00			
Carpentry (Materials - 3 bed flat) Private	0	no	3,750	3,750	0	0.00			
Carpentry (Materials - 4 bed flat) Private	0	no	3,870	3,870	0	0.00			
Extra over cost for Duplex Unit	0	no	300	300	0	0.00			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Extra for enhanced finishes to common areas	0	no	2,000	2.000	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			A/C cupboard shelving, bath panel support, boiler framing and support
TOTAL CARPENTRY AND JOINERY	U	110	300	0		0.00	0	0.0	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
WINDOWS AND GLAZING SYSTEMS									
Glass curtain walling	0	m²	650	650	0	0.00			
Windows and window frames (uPVC)	0	m²	280	280	0	0.00			
Windows and window frames (composite)	0	m²	450	450	0	0.00			
Windows and window frames (PC Aluminium)	0	m²	550	550	0	0.00			Default is Aluminium Windows; if alteernative specified manually adjust
Extra over for tilt and turn patio doos at ground and first floor levels	0	no	500	500	0	0.00			
Extra over for fire rated windows	0	m²	150	150	0	0.00			
Extra over for triple glazed windows where required to comply with Part L									
·	0	m²	50	50	0	0.00			
Glazing to shop front	0	m²	650	650	0	0.00			
Glazing to winter gardens - buildings up to 8 storey	0	m²	470	470	0	0.00			
Glazing to winter gardens - buildings over to 8 storey	0	m²	800	800	0	0.00			
Full height frameless glazing to shopfront	0	m²	1,300	1,300	0	0.00			
Extra over for single glazed door	0	no	2,500	2,500	0	0.00			
Extra over for acoustic treatment to windows and/or curtain walling	0	m²	75	75	0	0.00			
Single main entrance door - glazed. (Private)	0	no	5,000	5,000	0	0.00			
Single main entrance door - glazed. (HA)	0	no	3,500	3,500	0	0.00			
Plantroom and other sundry external doors	0	no	750	750	0	0.00			
Design Development @ 10%	0	Item	0	0	0	0.00			
TOTAL WINDOWS AND GLAZING SYSTEMS				0			(	0.0	00
BALCONIES AND METALWORK									
Canopy to front entrance	0	m²	800	800	0	0.00			
Brise soleil	0	m²	250	250	0	0.00			
Walk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	0	no	7,000	7,000	0	0.00			Average 5m²
Two bed flat	0	no	8,000	8,000	0	0.00			Average 6m <sup>2</sup>
Three/Four bed flat	0	no	9,000	9,000	0	0.00			Average 9m²
Juliette Balconies	0	no	1,500	1,500	0	0.00			
Privacy screen 1500mm wide	0	no	1,500	1,500	0	0.00			
1.1m high frameless glazed balustrade	0	m	760	760	0	0.00			
1.1m high S/S and glass balustrade	0	m	670	670	0	0.00			
1.1m high metal balustrade or railings	0	m	330	330	0	0.00			
Handrails and balustrades to new staircases	0	no	2,650	2,650	0	0.00			
Metal feature staircase with duplex apartment	0	no	25,000	25,000	0	0.00			
Design Development @ 10%	0	Item	0	0	0	0.00			
TOTAL BALCONIES AND METALWORK				0				0.0	00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DOOF COVERNOO									
ROOF COVERINGS									
Roof coverings including insulation, expansion joints, dressing to vents, drains and									
all other openings	0	m²	110	110	0	0.00			Roof structure laid to falls
Extra Over for brown roof	0	m²	40	40	0	0.00			
Extra Over for green roof	0	m²	60	60	0	0.00			
Extra for paving slabs to walkways to plant areas	0	m²	60	60	0	0.00			
Coping detail to roof perimeter	0	m	125	125	0	0.00			
Allow for construction of lift motor room at roof level	0	no	5,000	5,000	0	0.00			
Waterproofing and timber decking to concrete balconies	0	m²	240	240	0	0.00			
Extra over for hardwood decking	0	m²	55	55	0	0.00			
Extra over for roof terrace / insitu balconies with timber decking	0	m²	75	75	0	0.00			
Extra over for roof terrace / insitu balconies with timber decking (hardwood)	0	m²	130	130	0	0.00			
TOTAL ROOF COVERINGS				0		_	0	0.	00
MANSAFE SYSTEM									
Mansafe system	0	m	100	100	0	0.00			
,				0			0	0.	00
WINDOW CLEANING SYSTEM									
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00			Review for job specific requirements
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00			Cost per face of tower
TOTAL WINDOW CLEANING SYSTEM	·		,	0			0	0.	
				·			·	٠.	•

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
MECHANICAL AND PLUMBING INSTALLATIONS									
Mechanical & plumbing installations to flats - one bedroom and studio flats	0	no	10,450	10,450	0	0.00			
Mechanical & plumbing installations to flats - two bedroom flats	0	no	11,000	11,000	0	0.00			
Mechanical & plumbing installations to flats - three bedroom flats	0	no	11,495	11,495	0	0.00			
Mechanical & plumbing installations to flats - four bedroom flats	0	no	11,770	11,770	0	0.00			
Mechanical & plumbing installations to flats - five bedroom flats	0	no	12,155	12,155	0	0.00			
Extra over for duplex unit	0	no	1,500	1,500	0	0.00			
Sprinkler installations to flats	0	no	1,400	1,400	0	0.00			use where above 10 storeys( 30 metres to last residential floor level )
Boosted Cold Water Main tanks and dual pump sets	0	no	80,000	80,000	0	0.00			
ENERGY CENTRE						0.00			
CHP Energy Centre	463	no	2,550	2,550	1,180,650	4.06			
CHP distribution pipework	0	no	2,650	2,650	0	0.00			
Extra for trenched flow and return distribution pipework	0	m	420	420	0	0.00			
Extra for distribution pipework to commercial units	0	no	2,650	2,650	0	0.00			
Allowance for generator	0	Item	100,000	100,000	0	0.00			
Rainwater installation	0	m²	7	7	0	0.00			
Dry risers	0	no	1,100	1,100	0	0.00			
Extra over for wet risers	0	no	2,400	2,400	0	0.00			use where above 20 storeys
Ventilation to common areas	0	m²	60	60	0	0.00			
Services connections to commercial space	0	no	3,000	3,000	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private)	0	no	740	740	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	1,300	1,300	0	0.00			
Supply only plumbing goods for flat with one bathroom (Private & SO)	0	no	878	878	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (Private & SO)	0								
	U	no	1,498	1,498	0	0.00			
Supply only plumbing goods for flat with one bathroom (AFF)	0	no	850	850	0	0.00			
Supply only plumbing goods for flat with one bathroom and ensuite (AFF)	0	no	1,400	1,400	0	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
·										
Supply only plumbing goods for flat with one bathroom	0	no	1,648	1,648	0	0.00				
Supply only plumbing goods for flat with one bathroom and ensuite	0	no	3,292	3,292	0	0.00				
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450	0	0.00				
Services uplift for	0	no	500	500	0	0.00				
Supply only plumbing goods for flat with one bathroom (Private )	0	no	1,648	1,648	0	0.00				
Supply only plumbing goods for flat with one bathroom and ensuite (Private)	0	no	3,292	3,292		0.00				
Extra Over Level Access Shower Area - Tray Former, Gully & Door	0	no	450	450		0.00				
Services uplift for	0	no	500	500	0	0.00				
Comfort cooling	0	no	9,000	9,000	0	0.00				
Heat Recovery	0	no	1,575	1,575		0.00				
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS	v	110	1,010	1,180,650		0.00	1,180,650	4.06		
AOV AND VENTILATION										
AOV to common area staircases	0	no	3,500	3,500		0.00				
Mechanical services to gymnasium	0	m²	420	420		0.00				
Mechanical services to basement car park - tunnel fans	0	m²	40	40		0.00		Based on impu	<u>ılse fans</u>	
Extra over mechanical services to basement car park - full vent	0	m²	20	20	0	0.00				
TOTAL AOV AND VENTILATION				0			0	0.00		

Cost Plan 12 3rd June 2016

Description	Overetite	11:4		Dete	Cub Tatal	CIEC	Tatal	CIE/2 Notes
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
ELECTRICAL INSTALLATIONS								
Electrical fitout - one bedroom flat (Private & SO)	0	no	6,985	6,985	0	0.00		
	0	no	7,117	7,117	0	0.00		
Electrical fitout - two bedroom flat (Private & SO)	0		,	7,117	0	0.00		
Electrical fitout - three bedroom flat (Private & SO)	0	no	7,249	,	-			
Electrical fitout - four bedroom flat (Private & SO)	0	no	7,381	7,381	0	0.00		
Electrical fitout - five bedroom flat (Private & SO)	0	no	7,513	7,513	0	0.00		
Electrical fitout - one bedroom flat (HA)	0	no	5,885	5,885	0	0.00		
Electrical fitout - two bedroom flat (HA)	0	no	5,973	5,973	0	0.00		
Electrical fitout - three bedroom flat (HA)	0	no	6,061	6,061	0	0.00		
Electrical fitout - four bedroom flat (HA)	0	no	6,149	6,149	0	0.00		
Electrical fitout - five bedroom flat (HA)	0	no	6,237	6,237	0	0.00		
Extra over for duplex unit	0	no	200	200	0	0.00		
Electrical fitout (common areas)	0	m²	73	73	0	0.00		
Electrical services to basement car park	0	m²	20	20	0	0.00		
Electric car charging points	0	no	1,500	1,500	0	0.00		
Audio visual door entry system	0	no	500	500	0	0.00		
Lift supply	0	no	1,100	1,100	0	0.00		
Pump supply	0	no	470	470	0	0.00		
Boiler supply	0	no	3,175	3,175	0	0.00		
Lightning conductors	0	unit	100	100	0	0.00		Allow one per core
CCTV Installations	0	no	15,000	15,000	0	0.00		Allow one per basement and one per block
Services connections to commercial space	0	no	2,000	2,000	0	0.00		
Smoke detection and fire alarms to commercial areas	0	m²	10	10	0	0.00		
upgrades								
Pre-wire for audio visual installations	0	no	250	250	0	0.00		
Services uplift for	0	no	500	500	0	0.00		
Home automation comelit system	0	no	8,500	8,500	0	0.00		
Audio visiual installations Penthouse	0	no	15,000	15,000	0	0.00		
TOTAL ELECTRICAL INSTALLATIONS	·		,	0			0	0 0.00
				v				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/	ft <sup>2</sup> Notes
SUSTAINABILITY MEASURES									
	0		500	500	0	0.00			
Mayor's sustainability requirements renewable energy	0	no	500	500	0	0.00	0	,	0.00
LIFT INSTALLATIONS				U			U	)	Installations over 25 storeys are bespoke and price should be obtained from Otis
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 35 Stops	0	no	19.360	19,360	0	0.00			Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			Over 7 storeys
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			· · · · · · · · · · · · · · · · · · ·
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			Over 7 storeys
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			<del></del>
Stainless Deep Reveals	0	no	700	700	0	0.00			Per Floor
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			Over 7 storeys
Carlift	0	no	125,000	125,000	0	0.00			Assumes single basement
Goods Lift	0	no	0	0	0	0.00			
Extra over for an additional car door (dual entry 'through-car')	0	no	7,600	7,600	0	0.00			
Extra over for additional landing entrance	0	no	2.350	2.350	0	0.00			(i.e where there are two lift entrances on one floor)
Extra over for duplex control and lift position and direction indicators			,	,					<del></del>
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Lift installations 07 stops	0	no	1,520	1,520	0	0.00			
Extra over for specification uplift to GF lift entrances	0	no	2,500	2,500	0	0.00			
; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00			
uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00			
TOTAL LIFT INSTALLATIONS				0			0	)	0.00
KITCHENS									
Kitchens to studios & one bed flats (Private)	0	no	2,000	2,000	0	0.00			
Kitchens to two bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to three bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to four bed flats (private)	0	no	2,000	2,000	0	0.00			
Kitchens to five bed flats (private)	0	no	2,000	2,000	0	0.00			
Talchens to live bed liats (private)	U	110	2,000	2,000	U	0.00			

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Kitchens to one bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to two bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to three bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to four bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to five bed flats (Private & SO)	0	no	3,200	3,200	0	0.00			
Kitchens to one bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to two bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to three bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to four bed flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to five flats incl fitting of units & white goods (HA)	0	no	2,000	2,000	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 3 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 4 bed unit (Private)	0	no	6,500	6,500	0	0.00			
Kitchens to 5 bed unit (Private )	0	no	6,500	6,500	0	0.00			
Kitchens to studio and 1 bed unit (Private)	0	no	7,400	7,400	0	0.00			
Kitchens to 2 bed unit (Private)	0	no	8,370	8,370	0	0.00			
Kitchens to 3 bed unit (Private)	0	no	10,150	10,150	0	0.00			
Kitchens to 4 bed unit (Private)	0	no	10,150	10,150	0	0.00			
Kitchens to 5 bed unit (Private)	0	no	10,150	10,150	0	0.00			
TOTAL KITCHENS			,	0	-	-	0.00	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
WHITE GOODS										
WHITE GOODS										
Single fan oven - Electrlux EOB3400AOX	0	no	175	175	0	0.00				
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00				
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				
• •										
Single fan oven - Electrlux EOB3400AOX (private and SO)	0	no	175	175	0	0.00				
Ceramic Hob - Electrolux EHF6141SK	0	no	140	140	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave - Electrolux EMS172560X	0	no	220	220	0	0.00				
Freestanding Washer Dryer - Zanussi ZKG7165	0	no	375	375	0	0.00				
Kitchen white goods to flats (HA)										
Oven, Hob & Hood	0	no	335	335	0	0.00				
Washer / Dryer	0	no	450	450	0	0.00				
Fridge / Freezer	0	no	400	400	0	0.00				
Dishwasher	0	no	330	330	0	0.00				
Microwave	0	no	192	192	0	0.00				
Fitting white goods	0	no	265	265	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				
Single fan oven - AEG BE300 302IM	0	no	435	435	0	0.00				
Induction Hob - AEG HK654200FB	0	no	430	430	0	0.00				
Integrated Hood - Electrolux EF160021S	0	no	125	125	0	0.00				
E.O for Island Hood where required AEG X59143MD0	0	no	0	0	0	0.00				
Fridge/Freezer - Electrolux ENN2901AOW	0	no	375	375	0	0.00				
450mm dishwasher - Electrolux ESL621LO	0	no	250	250	0	0.00				
Integrated Microwave -AEG MC1763 E/M	0	no	510	510	0	0.00				
Freestanding Washer Dryer - AEG L75270FL	0	no	370	370	0	0.00				
Vat on white goods @ 20.0%	1	item	0	0	0	0.00				

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Decompain	adding	Jiii.	iiiput	····	Jub-10tal	~/16	iotai	A/IL	Hotes
All Kitchen appliances (see sepatate breakdown)	0	no	4,484	4,484	0	0.00			
E.O for Island Hood where required	0	no	0	0	0	0.00			
Potential site specific upgrades and/or allowance for intergrated appliances (see									
kitchen appliances tab for details)	0	no	0	0	0	0.00			
Vat on white goods @ 20.0%	1	item	0	0	0	0.00			
TOTAL WHITE GOODS				0			0	0.00	
VANITY UNITS AND WARDROBES									
	_								
Vanity Unit Private 1 bathroom	0	no	350	350	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite	0	no	700	700	0	0.00			
Amarari cabinet, worktop/upstand/splashback and under basin box to main	0					0.00			
bathroom (private and shared ownership)	0	no	845	845	0	0.00			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom	0					0.00			
(private and shared ownership)	U	no	256	256	0	0.00			
Vat on cabinet @ 20%	0	item	0	0	0	0.00			
Vanity Unit Affordable	0	no	450	450	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	0	sum	0	0	0	0.00			
Amarari cabinet and under basin box to main bathroom	0	no	884	884	0	0.00			
Amarari cabinet and under basin box to ensuite bathroom	0	no	884	884	0	0.00			
Vat on cabinet @ 20%	1	no	0	0	0	0.00			
Silstone worktop and splashback to main bathroom and ensuites	0	no	870	870	0	0.00			
Portico wardrobes to master bedroom only	0	no	950	950	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
Vanity Unit Private 1 bathroom	0	no	1,944	1,944	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 2 bed	0	no	3,658	3,658	0	0.00			
Vanity Unit Private 1 bathroom 1 ensuite 3 bed	0	no	3,783	3,783	0	0.00			
Wardrobes to master bedroom only (Private)	0	no	1,550	1,550	0	0.00			
Wardrobes to master and second bedroom only (Private )	0	no	2,800	2,800	0	0.00			
VAT on wardrobes if applicable 20%	1	sum	0	0	0	0.00			
				0			0		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
DRY LINING AND PARTITIONS									
Flats / Apartments	0	m²	185	185	0	0.00			Area equals nett area of apartments
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			<u> </u>
Common Areas	0	m²	140	140	0	0.00			
/ upgrades									
General uplift for 1 bed unit (Private)	0	no	300	300	0	0.00			
General uplift for 2 bed unit (Private)	0	no	700	700	0	0.00			
General uplift for 3 bed unit and over (Private)	0	no	900	900	0	0.00			
Bulkheads around comfort cooling units	0	no	250	250	0	0.00			
Upgrade - Curtain Rail Trough	0	no	650	650	0	0.00			
TOTAL DRY LINING AND PARTITIONS				0			C	0.00	
FLOOR AND WALL TILING									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 3m² tiling per bathroom
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			Default is that vinyl measured, however if tiling is specified allow 9.5m² to flat with bathroom and 12.5m² to flat with bathroom and en-suite and adjust vinyl quantities accordingly

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/1	t² Notes
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			7m² to flat with bathroom and 13m² to flat with bathroom and en-suite
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			average 22.5m² tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range									
	0	m²	66	66	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range		•••		•	· ·	0.00			avorago tom taming por occamouni
The state of the s	0	2	00	00	0	0.00			4-2 ftt b-th
Floor Tillion to conside helber on COO a 200 and HOD leber on Medical Decree		m²	66	66	U	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0								
		m²	66	66	0	0.00			average 3m² tiling per bathroom
						0.00			
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90		0.00			average 22.5m <sup>2</sup> tiling per bathroom
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 18m² tiling per bathroom
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 4m² tiling per bathroom
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			average 3m² tiling per bathroom
Floor and Wall Tiles to 1 bed unit (Private)	0	no	1,471	1,471	0	0.00			
Floor and Wall Tiles to 2 bed unit (Private)	0	no	4,795	4,795		0.00			
Floor and Wall Tiles to 3 bed unit (Private)	0	no	4,795	4,795	0	0.00			
Floor and Wall Tilesto 4 bed unit and over (Private)	0	no	4,795	4,795		0.00			
Extra Over Level Access Shower (Labour and Materials)	0	no	69	69		0.00			
TOTAL FLOOR AND WALL TILING				0			C	)	0.00

Cost Plan 12 3rd June 2016

			_					
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft² Notes
CARPETS AND FLOOR COVERINGS								
Floor finishes (common areas)	0	m²	25	25	0	0.00		
Vat on floor finishes @ 20.0%	1	Item	0	0		0.00		
val on hoof littlishes @ 20.076	ı	пеш	U	U	U	0.00		
Carpet to 1 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (Private & SO )	0	m²	25	25	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private & SO )	0	m²	25	25	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'spacia range' to 1 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 32m <sup>2</sup>
Amtico 'spacia range' to 2 bed unit (Private & SO )	0	m²	40	40	0	0.00		Based on average 38m <sup>2</sup>
Amtico 'spacia range' to 3 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'spacia range' to 4 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 61m <sup>2</sup>
Amtico 'spacia range' to 5 bed unit (Private & SO)	0	m²	40	40	0	0.00		Based on average 67m <sup>2</sup>
Carpet to 1 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (HA)	0	m²	18	18	0	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (HA)	0	m²	18	18	0	0.00		Based on average 55m <sup>2</sup>
Vinyl to 1 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 31m <sup>2</sup>
Vinyl to 2 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 37m <sup>2</sup>
Vinyl to 3 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 57m <sup>2</sup>
Vinyl to 4 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 63m <sup>2</sup>
Vinyl to 5 bed unit (HA)	0	m²	25	25	0	0.00		Based on average 69m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00		
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 13m <sup>2</sup>
Carpet to 2 bed unit (Private)	0	m²	40	40	-	0.00		based on average 25m <sup>2</sup>
Carpet to 3 bed unit (Private)	0	m²	40	40		0.00		Based on average 35m <sup>2</sup>
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00		Based on average 55m <sup>2</sup>
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	-	0.00		Based on average 32m <sup>2</sup>
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 38m <sup>2</sup>
Amtico standard range to 2 bed unit (Frivate)	0	m²	55	55	0	0.00		Based on average 55m <sup>2</sup>
Amtico standard range to 5 bed unit (Private)  Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 61m <sup>2</sup>
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00		Based on average 67m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0		0.00		Daoda on avolugo orm
Val on 11001 111101103 (W 20.070	· ·	пеш	U	U	0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft	Notes Notes
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m <sup>2</sup>
Carpet to 1 bed unit (Frivate )  Carpet to 2 bed unit (Private )	0	m²	40	40		0.00			based on average 15m <sup>2</sup>
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 25m <sup>2</sup>
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m <sup>2</sup>
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m <sup>2</sup>
Amtico to 1 bed unit (Private )	0	m²	55	55		0.00			Based on average 27m <sup>2</sup>
Amtico to 1 bed unit (1 rivate ) Amtico to 2 bed unit (Private )	0	m²	55	55		0.00			Based on average 33m <sup>2</sup>
Amtico to 3 bed unit (Private )	0	m²	55	55		0.00			Based on average 50m <sup>2</sup>
Amtico to 4 bed unit (1 rivate )	0	m²	55	55		0.00			Based on average 56m <sup>2</sup>
Amtico to 4 bed unit (Frivate )  Amtico to 5 bed unit (Private )	0	m²	55	55		0.00			Based on average 50m <sup>2</sup>
Vat on floor finishes @ 20.0%	1	Item	0	0		0.00			Dased on average ozni
TOTAL CARPETS AND FLOOR COVERINGS	'	IGIII	U	0		0.00	(	) Ո	.00
101/12 O/MA ETO AND LEGGIO GOVERNINGO				U				, 0	
PAINTING AND DECORATING									
Decorations (1 bed apartments)	0	no	1,000	1,000	0	0.00			
Decorations (2 bed apartments)	0	no	1,100	1,100	0	0.00			
Decorations (3 bed apartments)	0	no	1,345	1,345	0	0.00			
Decorations (4 bed apartments)	0	no	1,600	1,600	0	0.00			
Decorations (5 bed apartments)	0	no	1,855	1,855	0	0.00			
E. O. Decorations (duplex apartments)	0	no	500	500	0	0.00			
Painting sheet piling in basement	0	m²	50	50	0	0.00			
Painting masonry walls in basements	0	m²	10	10		0.00			
Decorations (common areas)	0	m²	25	25		0.00			
Redecorations to communal area post occupation (common areas)	0	m²	8	8		0.00			
(,									
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Decorations (1 bed apartments)	0	no	200	200	0	0.00			
Decorations (2 bed apartments)	0	no	250	250	0	0.00			
Decorations (3 bed apartments)	0	no	300	300	0	0.00			
Decorations (4 bed apartments)	0	no	350	350	0	0.00			
Decorations (5 bed apartments)	0	no	400	400	0	0.00			
Extra Over for Penthouses	0	no	2,000	2,000	0	0.00			
TOTAL PAINTING AND DECORATING				0			0	0 0	.00

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
резоприон	Quantity	JIIIL	iiiput	Nate	Gub-i Olai	4/1L	ıvıaı	A/IL	INUICO
BUILDER'S CLEAN									
Clean down building prior to handover	0	no	350	350_	0	0.00			
TOTAL BUILDER'S CLEAN				0			0	0.00	
MAINTENANCE									
Maintaining flats	0	no	1,000	1,000	0	0.00			
wantaning nats	U	110	1,000	1,000_	U	0.00	0	0.00	
UNALLOCATED COSTS				U			U	0.00	
Buying gain / reduction to packages generally (split TBA)	1	no	-223,874	-223,874	-223,874	-0.77			
Extra for fitting out WC to duplex unit -			-,-	,	,				
specification	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit	0	no	2,875	2,875	0	0.00			
Void charge	0	no	1,000	1,000	0	0.00			
Allowance for compliaance with 2014 Part L Building Regulations	0	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
Fitting out Concierge / Receiption Area									
Wall finishes	0	m²	150	150	0	0.00			
Floor finishes	0	m²	150	150	0	0.00			
Ceiling finishes	0	m²	70	70	0	0.00			
Enhanced lighting installations and features	0	m²	40	40	0	0.00			
Receiption Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Funishings	0	No	5,000	5,000	0	0.00			
Back of house WC and Kitchenette Area	0	No	5,000	5,000	0	0.00			
Extra over for fitting out entrance lobby - no concierge						0.00			
Wall finishes	0	m²	100	100	0	0.00			
Floor finishes	0	m²	100	100	0	0.00			
Ceiling finishes	0	m²	70	70	0	0.00			
Enhanced lighting installations and features	0	m²	40	40	0	0.00			
Furniture and Soft Funishings	0	No	5,000	5,000	0	0.00			
TMI's	0	no	0	0_	0	0.00			
TOTAL UNALLOCATED COSTS				-223,874			-223,874	-0.77	
LEISURE CENTRE									
Allowance for fitting out Leisure Centre	0	item	80,000	80,000	0	0.00			
Gym Equipment	0	item	30,000	30,000	0	0.00			Supplied by end user
Non recoverable VAT on Health and fitness equipment and fit out	0	item	22,000	22,000	0	0.00			συρρίου ση στια ασσι
TOTAL FPR LEISURE CENTRE	U	item	22,000	22,000_	0	0.00	0	0.00	
				·			v	0.00	
REFUSE DISPOSAL									
Paladin storage bins	0	no	250	250	0	0.00			
Enclosures to bin stores	0	item	5,000	5,000	0	0.00			
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00			
TOTAL REFUSE DISPOSAL				0			0	0.00	<u>)</u>
TOTAL HOUSEBUILD					956,776		956,776	3.29	
1					,	_	,		_

Cost Plan 12 3rd June 2016

Description   Quantity   Unit   input   Rate   Sub-Total   £/ft²   Total   £/ft²	Notes On
Project Director @ 50%         0         Weeks Used of Summer (1,636)         1,636 Used of Summer (1,636)         0         0.00 Used (1,636)	<u>'n</u>
Allowance for Preliminaries       290,735       ft²       34       34       9,765,570       33.59         Commercial Manager @ 20%       0       Weeks       610       610       0       0.00         Senior Surveyor       0       Weeks       2,261       2,261       0       0.00         Senior Technical Manager @ 20%       0       Weeks       595       595       0       0.00         Technical Manager       0       Weeks       2,251       2,251       0       0.00         Senior Technical co-ordinator       0       Weeks       1,759       1,759       0       0.00         SITE MANAGEMENT         Project Director @ 50%       0       Weeks       1,636       0       0.00       by 50%) and state factor in description description description description of the project Manager       0       Weeks       2,888       2,888       0       0.00         Senior Site Manager       0       Weeks       2,149       2,149       0       0.00	<u>n</u>
Commercial Manager @ 20%         0 Weeks         610         610         0 0.00           Senior Surveyor         0 Weeks         2,261         2,261         0 0.00           Senior Technical Manager @ 20%         0 Weeks         595         595         0 0.00           Technical Manager         0 Weeks         2,251         2,251         0 0.00           Senior Technical co-ordinator         0 Weeks         1,759         1,759         0 0.00           SITE MANAGEMENT           Project Director @ 50%         0 Weeks         1,636         0 0.00         0.00           Construction / Project Manager         0 Weeks         2,888         2,888         0 0.00           Senior Site Manager         0 Weeks         2,149         2,149         0 0.00	<u>'n</u>
Senior Surveyor       0 Weeks       2,261       2,261       0 0.00         Senior Technical Manager @ 20%       0 Weeks       595       595       0 0.00         Technical Manager       0 Weeks       2,251       2,251       0 0.00         Senior Technical co-ordinator       0 Weeks       1,759       1,759       0 0.00         SITE MANAGEMENT         Project Director @ 50%       0 Weeks       1,636       0 0.00       0.00       by 50%) and state factor in descriptions         Construction / Project Manager       0 Weeks       2,888       2,888       0 0.00         Senior Site Manager       0 Weeks       2,149       2,149       0 0.00	<u>'n</u>
Senior Technical Manager @ 20%       0 Weeks       595       595       0 0.00         Technical Manager       0 Weeks       2,251       2,251       0 0.00         Senior Technical co-ordinator       0 Weeks       1,759       1,759       0 0.00         SITE MANAGEMENT         Project Director @ 50%       0 Weeks       1,636       0 0.00       0.00       by 50%) and state factor in descriptions         Construction / Project Manager       0 Weeks       2,888       2,888       0 0.00         Senior Site Manager       0 Weeks       2,149       2,149       0 0.00	<u>'n</u>
Technical Manager         0 Weeks         2,251         2,251         0 0.00           Senior Technical co-ordinator         0 Weeks         1,759         1,759         0 0.00           SITE MANAGEMENT           Project Director @ 50%         0 Weeks         1,636         1,636         0 0.00         by 50%) and state factor in descriptions of the description of the des	<u>n</u>
Senior Technical co-ordinator         0 Weeks         1,759         1,759         0 0.00           SITE MANAGEMENT           Project Director @ 50%         0 Weeks         1,636         0 0.00         by 50%) and state factor in description description description.           Construction / Project Manager         0 Weeks         2,888         2,888         0 0.00           Senior Site Manager         0 Weeks         2,149         2,149         0 0.00	<u>nr</u>
SITE MANAGEMENT           Project Director @ 50%         0 Weeks         1,636         0 0.00         by 50%) and state factor in description description.           Construction / Project Manager         0 Weeks         2,888         2,888         0 0.00           Senior Site Manager         0 Weeks         2,149         2,149         0 0.00	<u>n(</u>
Project Director @ 50%         0 Weeks         1,636         1,636         0 0.00         by 50%) and state factor in description           Construction / Project Manager         0 Weeks         2,888         0 0.00           Senior Site Manager         0 Weeks         2,149         0 0.00	<u>nc</u>
Construction / Project Manager         0 Weeks         2,888         2,888         0         0.00           Senior Site Manager         0 Weeks         2,149         0         0.00	<u>nc</u>
Senior Site Manager 0 Weeks 2,149 2,149 0 0.00	
Engineer 0 Weeks 2,149 2,149 0 0.00	
Site Manager - A.N. Other 0 Weeks 1,656 1,656 0 0.00	
Site Manager - A.N. Other 0 Weeks 1,656 1,656 0 0.00	
Site Manager - A.N. Other 0 Weeks 1,656 1,656 0 0.00	
Crane H&S Supervisor 0 Weeks 100 100 0 0.00	
Finishing Foreman 0 Weeks 1,656 1,656 0 0.00	
Finishing Foreman 0 Weeks 1,656 1,656 0 0.00	
Finishing Foreman 0 Weeks 1,656 1,656 0 0.00	
Assistant Site Manager 0 Weeks 906 906 0 0.00	
Customer Care Manager 0 Weeks 1,373 1,373 0 0.00 Price from first completion through to	PC
Trainee Site Manager 0 Weeks 492 492 0 0.00	_
Commercial Manager @ 20% 0 Weeks 610 610 0 0.00	
Senior Surveyor 0 Weeks 2,263 2,263 0 0.00	
Surveyor 0 Weeks 1,709 1,709 0 0.00	
Assistant Surveyor 0 Weeks 981 981 0 0.00	
Senior Technical Manager @ 20% 0 Weeks 595 595 0 0.00	
Technical Manager 0 Weeks 2,251 2,251 0 0.00	
Senior Technical co-ordinator 0 Weeks 1,759 1,759 0 0.00	
Technical co-ordinator 0 Weeks 1,122 1,122 0 0.00	
Document Controller / Site Secretary 0 Weeks 670 670 0 0.00	
Apprentices 0 Units 45 45 0 0.00	
SITE MANAGEMENT (POST CONSTRUCTION)	
Project Director @ 50% 0 Weeks 1,636 1,636 0 0.00	
Senior Site Manager 0 Weeks 2,149 2,149 0 0.00	
Site Manager - A.N. Other 0 Weeks 1,656 1,656 0 0.00	
Finishing Foreman 0 Weeks 1,656 1,656 0 0.00	
Customer Care Manager 0 Weeks 1,373 1,373 0 0.00	
Customer Care Handy Man 0 Weeks 1,373 1,373 0 0.00	
TOTAL SITE MANAGEMENT 9,765,570 9,765,570 33.59	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total		£/ft²	Notes
SITE SECURITY										
Security Camera set up	0	item	30,000	30,000	0	0.00				
Security camera hire and monitoring	0	Weeks	500	500	0	0.00				
Site Security 12 hours	0	Weeks	900	900	0	0.00				
Site Security 24 Hours	0	Weeks	1,800	1,800	0	0.00				
TOTAL SITE SECURITY				,				0	0.00	
PROTECTION										
Protection (supply only)	0	Units	200	200	0	0.00				
TOTAL PROTECTION				•				0	0.00	
WELFARE FACILITIES										
Welfare Facilities	0	Weeks	125	125	0	0.00				
Health & Safety Visits	0	Weeks	162	162	0	0.00				Based on one visit per month at £700
Protective clothing	0	no	100	100	0	0.00				
Site uniforms	0	no	500	500	0	0.00				
First Aid box/ refills	0	no	500	500	0	0.00				
Fire Safety	0	no	2	2	0	0.00				
1st Aid Training	0	no	500	500	0	0.00				
TOTAL WELFARE FACILITIES				•				0	0.00	
SITE COMPOUND										
Hoarding to site boundaries	0	m	70	70	0	0.00				
Extra over for free standing hoarding using steel frames and slabs	0	m	60	60	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	300	300	0	0.00				
Single leaf 2.4m high hoarding gates	0	no	1,425	1,425	0	0.00				
Footpath / gantry / hoarding / lighting / bulk timbers	0	m	150	150	0	0.00				
Site safety signage	0	item	24,150	24,150	0	0.00				(Allowance equal £1,000 plus £50 per unit)
Temporary services connections	0	item	7,500	7,500	0	0.00				
Tree protection (per tree)	0	no	150	150	0	0.00				
Hardstanding for site accommodation	0	Item	5,000	5,000	0	0.00				
Hardstanding for scaffolding	0	m	30	30	0	0.00				
Temporary drainage to site	1	item	0	0	0	0.00				
TOTAL SITE COMPOUND				•		,		0	0.00	

Cost Plan 12 3rd June 2016

SITE ACCOMMODATION    O	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	1	£/ft²	Notes	
Office Accommodation (Rented Cabins)         0 Weeks         0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	•											
Local Authority rates on Sile Accommodation		0	Weeks	0	0	) 0	0.00					
Meeling Room (Rented cabin)	,											
Canteen (Rented Cabin)				,								
Dry Unit (Rented Cabin   Carrier   Cabin   Carrier   Cabin   Carrier   Cabin	• ,											
First Auf (Rented Cabin) 0 Weeks 0 0 0 0 0.00 Secure Storage 0 Weeks 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alte tollets 0 Item 0 0 0 0.00 Secure over for fitting out alter for for for for for for for for for fo	,			-								
Tollets (Rented Cabin) Secure Storage 0 Weeks 0 0 0 0 0.00 Stear Storage 1 Item 0 0 0 0.00 Stear Accommodation - Temporary Partitions/Doors/Decorations 1 Item 0 0 0 0.00 Stear Accommodation - Temporary Partitions/Doors/Decorations 0 Item 0 0 0 0.00 Office Furniture 0 0 0 0 0 0.00 Office Furniture 0 0 0 0 0 0 0.00 Office Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0.00 Orying Room/Canteen Furniture 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	,											
Secure Storage	,											
Erect and Dismantle Site Accommodation 1 Item 0 0 0 0.00 Site Accommodation - Temporary Partitions/Doors/Decorations 0 Item 0 0 0 0.00 Site Accommodation - Temporary Partitions/Doors/Decorations 0 Item 0 0 0 0.00 Office Furniture 0 0 no 0 0 0 0.00 Drying Room/Canteen Furniture 0 no 0 0 0 0.00 Stream Canteen Furniture 0 no 0 0 0 0.00 Site Accommodation 0 0 0 0 0 0.00 Site Site Office Running Costs & Consumables 0 Veeks 250 250 0 0 0.00 Temporary sub-station install 1 Item 0 0 0 0 0.00 Temporary sub-station install 1 1 Item 0 0 0 0 0.00 Temporary velocitics and safety lighting 0 no 500 500 0 0.00 Electricity consumption on site 0 Veeks 500 500 0 0.00 Electricity consumption on site 0 Weeks 500 500 0 0.00 State Consumption on Site electrics 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Veeks 150 150 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 1 0 Visits 400 400 0 0.00 Mater Consumption on Site 5 0 50 0 0.00 Tinal Gas Bills on Units 125 125 0 0.00 Tinal Gas Bills on Units 1 25 125 0 0.00 Tinal Gas Bills on Units 1 25 125 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0 Visits 400 400 0 0.00 Tinal Gas Bills on Units 1 0	,											
Site Accommodation - Temporary Partitions/Doors/Decorations		1		•		-						
Extra over for fitting out site toilets O Item 0 0 0 0 0.00 Office Furniture O no 0 0 0 0 0.00 Opring Room/Canteen Furniture O no 0 0 0 0 0.00 Opring Room/Canteen Furniture O no 0 0 0 0 0.00 Opring Room/Canteen Furniture O no 0 0 0 0 0.00 Opring Room/Canteen Furniture O no 0 0 0 0 0.00  STER QUANING COSTS  Site Office Running Costs & Consumables  Temporary sub-station install O no 500 500 0 0.00  Temporary electrics and safety lighting O no 500 500 0 0.00  Temporary electrics and safety lighting O no 500 500 0 0.00  Temporary electrics and safety lighting O no 500 500 0 0.00  Temporary electrics and safety lighting O no 500 500 0 0.00  Temporary water connections O Weeks 500 500 0 0.00  Alaintain temporary water installation O Weeks 50 50 0 0.00  Water Consumption on Site O Weeks 150 150 0 0.00  Water Consumption on Site O Weeks 150 150 0 0.00  Tinal Gas Bills on Units O Units 125 125 0 0.00  Final Gas Bills on Units O Units 125 125 0 0.00  Final Gas Bills on Units O Units 125 125 0 0.00  Tinal Gas Bills on Units O Neeks 5 5 5 0 0.00  Rental O Weeks 100 100 0 0.00  To Stord Calls O Weeks 25 25 25 0 0.00  To Stord Calls O Weeks 25 25 0 0.00  To Stord Calls O Weeks 360 360 0 0.00  Cleaning O Weeks 360 360 0 0.00  Cleaning O Weeks 360 360 0 0.00  Cleaning				•	-	-						
Office Furniture         0         no         0		ŭ		•	-	-						
Meeting Room Table & Chairs         0         no         0		0		•	-	-						
Drying Room/Canteen Furniture		0		•	•							
SITE RUNNING COSTS		0										
Site Office Running Costs & Consumables         0         Weeks         250         250         0         0.00           Temporary sub-station install         1         Item         0         0         0.00         0.00           Temporary electrics and safety lighting         0         no         500         500         0         0.00           Electricity consumption on site         0         Weeks         500         500         0         0.00           Quarterly PAT testing of site electrics         0         Visits         400         400         0         0.00           Maintain temporary water installation         0         Weeks         50         50         0         0.00           Mater Consumption on Site         0         Weeks         50         50         0         0.00           Standpipes         0         no         50         50         0         0.00           Final Electricity Bills on Units         0         Units         125         125         0         0.00           Final Gas Bills on Units         0         Units         125         125         0         0.00           Rental         0         Weeks         5         5	, 0	O	110	U			0.00		Λ	0.00		
Site Office Running Costs & Consumables         0         Weeks         250         250         0         0,00           Temporary sub-station install         1         Item         0         0         0,00           Temporary electrics and safety lighting         0         no         500         0         0,00           Electricity consumption on site         0         Weeks         500         500         0         0,00           Quarterly PAT testing of site electrics         0         Visits         400         400         0         0,00           Quarterly PAT testing of site electrics         0         Visits         400         400         0         0,00           Water Consumption on Site         0         Weeks         50         50         0         0,00           Standpipes         0         no         500         500         0         0,00           Final Electricity Bills on Units         0         Units         125         125         0         0,00           Final Gas Bills on Units         0         Units         125         125         0         0,00           Rental         0         Weeks         10         100         0         0,00	TOTAL SITE AGGOWINGBATION								U	0.00		
Temporary sub-station install  1   Item	SITE RUNNING COSTS											
Temporary sub-station install  1   Item	Site Office Running Costs & Consumables	0	Weeks	250	250	0	0.00					
Temporary electrics and safety lighting  0 no 500 500 0 0.00  Temporary water connections  1 no 0 0 0 0.00  Electricity consumption on site  0 Weeks 500 500 0 0.00  Maintain temporary water installation  0 Weeks 50 50 0 0.00  Maintain temporary water installation  0 Weeks 50 50 0 0.00  Water Consumption on Site  0 Weeks 150 150 0 0.00  Standpipes  0 no 500 500 0 0.00  Standpipes  0 no 500 500 0 0.00  Final Electricity Bills on Units  Final Gas Bills on Units  0 Units 125 125 0 0.00  Install telephone lines  0 no 0 0 0 0.00  Rental  Cost of Calls  1 Set Up  0 no 1,500 1,500 0 0.00  Docelite registration £360/annum  0 Weeks 36 36 360  0 Weeks 36 0 0.00  Cleaning  0 Weeks 360 360  0 Weeks 360 0 0.00  Cleaning		1	Item	0								
Temporary water connections 1 no 0 0 0 0.00  Electricity consumption on site 0 Weeks 500 500 0 0.00  Quarterly PAT testing of site electrics 0 V visits 400 400 0 0.00  Water Consumption on Site 0 Weeks 50 50 0 0.00  Water Consumption on Site 0 News 150 150 0 0.00  Estandpipes 0 no 500 500 0 0.00  Estandpipes 0 No 500 0 0 0.00  Estandpipes 0 No 500 0 0.00  Estandpipes 0 No 50		0	no	500	500	0	0.00					
Quarterly PAT testing of site electrics       0 Visits 400 400 0 0.00         Maintain temporary water installation       0 Weeks 50 50 0 0.00         Water Consumption on Site       0 Weeks 150 150 0 0.00         Standpipes       0 no 500 500 0 0.00         Final Electricity Bills on Units       0 Units 125 125 0 0.00         Final Gas Bills on Units       0 Units 125 125 0 0.00         Install telephone lines       0 No 0 0 0 0.00         Rental       0 Weeks 5 5 5 0 0.00         Cost of Calls       0 Weeks 100 100 0 0.00         IT Set Up       0 No 1,500 1,500 0 0.00         Broadband Line Rental       0 Weeks 25 25 0 0.00         Docelite registration £360/annum       0 Weeks 360 360 0 0.00         Cleaning       0 Weeks 100 100 0 0.00	Temporary water connections	1	no	0								
Quarterly PAT testing of site electrics       0 Visits       400       400       0 0.00         Maintain temporary water installation       0 Weeks       50       50       0 0.00         Water Consumption on Site       0 Weeks       150       150       0 0.00         Standpipes       0 no       500       500       0 0.00         Final Electricity Bills on Units       0 Units       125       125       0 0.00         Final Gas Bills on Units       0 Units       125       125       0 0.00         Install telephone lines       0 No       0 No       0 0.00         Rental       0 Weeks       5 5       0 0.00         Cost of Calls       0 Weeks       100       100       0 0.00         IT Set Up       0 No       1,500       1,500       0 0.00         Broadband Line Rental       0 Weeks       25       25       0 0.00         Docelite registration £360/annum       0 Weeks       360       360       0 0.00         Cleaning       0 Weeks       100       100       0 0.00	Electricity consumption on site	0	Weeks	500	500	0	0.00					
Water Consumption on Site       0 Weeks       150       150       0 0.00         Standpipes       0 no 500       500       0 0.00         Final Electricity Bills on Units       0 Units       125       125       0 0.00         Final Gas Bills on Units       0 Units       125       125       0 0.00         Install telephone lines       0 no 0       0 0.00       0 0.00         Rental       0 Weeks       5 5       0 0.00         Cost of Calls       0 Weeks       100       100       0 0.00         IT Set Up       0 no 1,500       1,500       0 0.00         Broadband Line Rental       0 Weeks       25       25       0 0.00         Docelite registration £360/annum       0 Weeks       360       360       0 0.00         Cleaning       0 Weeks       100       100       0 0.00	Quarterly PAT testing of site electrics	0	Visits	400	400	0	0.00					
Water Consumption on Site       0 Weeks       150       150       0 0.00         Standpipes       0 no 500       500       0 0.00         Final Electricity Bills on Units       0 Units       125       125       0 0.00         Final Gas Bills on Units       0 Units       125       125       0 0.00         Install telephone lines       0 no 0       0 0.00       0 0.00         Rental       0 Weeks       5 5       0 0.00         Cost of Calls       0 Weeks       100       100       0 0.00         IT Set Up       0 no 1,500       1,500       0 0.00         Broadband Line Rental       0 Weeks       25       25       0 0.00         Docelite registration £360/annum       0 Weeks       360       360       0 0.00         Cleaning       0 Weeks       100       100       0 0.00	Maintain temporary water installation	0	Weeks	50	50	0	0.00					
Standpipes       0 no 500 500 0 0.00         Final Electricity Bills on Units       0 Units 125 125 0 0.00         Final Gas Bills on Units       0 Units 125 125 0 0.00         Install telephone lines       0 no 0 0 0 0.00         Rental       0 Weeks 5 5 5 0 0.00         Cost of Calls       0 Weeks 100 100 0 0.00         IT Set Up       0 no 1,500 1,500 0 0.00         Broadband Line Rental       0 Weeks 25 25 0 0.00         Docelite registration £360/annum       0 Weeks 360 360 0 0.00         Cleaning       0 Weeks 100 100 0 0.00	Water Consumption on Site	0	Weeks	150	150	0						
Final Gas Bills on Units 0 Units 125 125 0 0.00 Install telephone lines 0 no 0 0 0 0.00 Rental telephone lines 0 Weeks 5 5 0 0.00 Cost of Calls 0 no 1,500 1,500 0 0.00 T Set Up 0 no 1,500 1,500 0 0.00 Broadband Line Rental 0 Weeks 25 25 0 0.00 Docelite registration £360/annum 0 Weeks 360 360 0 0.00 Cleaning 0 Weeks 100 100 0 0.00 Cleaning 0 Weeks 100 0 0.00 Cleaning 0 0 0.00 Cleaning 0 Weeks 100 0 0.00 Cleaning 0 0 Weeks 100 0 0.00 Cleaning 0 0 0.00 Cleaning 0 0 0.00 Cleaning 0 0 0 0 0.00 Cleaning 0 0 0 0.00 Cleaning 0 0 0 0 0.00 Cleaning 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Standpipes	0	no	500	500	0	0.00					
Install telephone lines 0 no 0 0 0 0 0.00 Rental 0 Weeks 5 5 5 0 0.00 Cost of Calls 0 Weeks 100 100 0 0.00 IT Set Up 0 no 1,500 1,500 0 0.00 Broadband Line Rental 0 Weeks 25 25 0 0.00 Docelite registration £360/annum 0 Weeks 360 360 0 0.00 Cleaning 0 Weeks 100 100 0 0.00	Final Electricity Bills on Units	0	Units	125	125	5 0	0.00					
Rental     0 Weeks     5     5     0 0.00       Cost of Calls     0 Weeks     100     100     0 0.00       IT Set Up     0 no 1,500     1,500     0 0.00       Broadband Line Rental     0 Weeks     25     25     0 0.00       Docelite registration £360/annum     0 Weeks     360     360     0 0.00       Cleaning     0 Weeks     100     100     0 0.00	Final Gas Bills on Units	0	Units	125	125	5 0	0.00					
Cost of Calls       0 Weeks       100       100       0       0.00         IT Set Up       0 no       1,500       1,500       0       0.00         Broadband Line Rental       0 Weeks       25       25       0       0.00         Docelite registration £360/annum       0 Weeks       360       360       0       0.00         Cleaning       0 Weeks       100       100       0       0.00	Install telephone lines	0	no	0	0	0	0.00					
T Set Up 0 no 1,500 1,500 0 0.00 Broadband Line Rental 0 Weeks 25 25 0 0.00 Docelite registration £360/annum 0 Weeks 360 360 0 0.00 Cleaning 0 Weeks 100 100 0 0.00	Rental	0	Weeks	5	5	5 0	0.00					
T Set Up 0 no 1,500 1,500 0 0.00 Broadband Line Rental 0 Weeks 25 25 0 0.00 Docelite registration £360/annum 0 Weeks 360 360 0 0.00 Cleaning 0 Weeks 100 100 0 0.00	Cost of Calls	0	Weeks									
Broadband Line Rental         0 Weeks         25         25         0 0.00           Docelite registration £360/annum         0 Weeks         360         360         0 0.00           Cleaning         0 Weeks         100         100         0 0.00	IT Set Up	0	no	1,500	1,500	0						
Docelite registration £360/annum         0 Weeks 360 360 0 0.00           Cleaning         0 Weeks 100 100 0 0.00	Broadband Line Rental	0										
Cleaning 0 Weeks 100 100 0 0.00												
<u></u>	Cleaning											
A DITAL OFFICE MONITATION OFFICE AND A STATE OF A STATE OF A STATE OF A STATE OFFI A STATE OF A STATE OF A STATE OFFI A ST	TOTAL SITE RUNNING COSTS								0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Not
LABOURERS								
Welfare Labour	0 Weeks	575	575	0	0.00			
Storeman	0 Weeks	575	575	0	0.00			
General Labour Labourer - One	0 Weeks	500	500	0	0.00			
General Labour Labourer - Two	0 Weeks	500	500	0	0.00			
General Labour Labourer - Three	0 Weeks	500	500	0	0.00			
Aftersales handyman	0 Weeks	754	754	0	0.00			
Traffic Marshall	0 Weeks	600	600	0	0.00			
Gateman	0 Weeks	675	675	0	0.00			
TOTAL LABOURERS						0	0.00	
PRINTING COSTS Printing Costs TOTAL PRINTING COSTS	0 Units	75	75_	0	0.00	0	0.00	
INSURANCES Project Insurances (.25p per £100 of Construction Costs) TOTAL INSURANCES	1 Item	20,895	20,895	20,895	0.07	20,895	0.07	
ROAD CLEANING Road Cleaning Wheel wash installation/removal TOTAL ROAD CLEANING	0 Weeks 0 Item	225 10,000	225 10,000	0	0.00	0	0.00	

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes	
HIRED PLANT										
Forklift & Driver	0	Weeks	950	950	0	0.00				
Forklift-transport each way	0	item	250	250	0	0.00				
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00				
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00				
Erect & Dismantle	0	Item	30,000	30,000	0	0.00				
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00				
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00				
Luffer gib cranes- Jost 158, plus driver	0	Weeks	3,164	3,164	0	0.00				
Extra over for crane over 60m building height	0	Weeks	1,500	1,500	0	0.00				
Erect & Dismantle	0	Item	30,000	30,000	0	0.00				
Erect & Dismantle - Extra over last for tower crane over 60 m high	0	Item	50,000	50,000	0	0.00				
RC Base to Crane - Steelwork	0	Item	10,000	10,000	0	0.00				
Safety Cage	0	item	2,055	2,055	0	0.00				
Independent inspection	0	no	650	650	0	0.00				
HSE registration	0	no	500	500	0	0.00				
Drug +alcohol testing	0	no	25	25	0	0.00				
Illuminated sign	0	cranes	2,202	2,202	0	0.00				
Floodlights (set of 4)	0	cranes	1,000	1,000	0	0.00				
Aircraft warning lights	0	cranes	600	600	0	0.00				
Anemometer repeater	0	item	2,400	2,400	0	0.00				
Operational rescue at height equipment + training	0	item	4,800	4,800	0	0.00				
Anti collision and zoning system installation	0	item	1,200	1,200	0	0.00				
Anti collision and zoning system hire	0	weeks	174	174	0	0.00				
Crane co-ordinator (2 or more cranes)	0	Weeks	1,332	1,332	0	0.00				
Banksman	0	Weeks	1,142	1,142	0	0.00				
Banksman	0	Weeks	1,142	1,142	0	0.00				
Mobile Cranes	0	Visits	2,500	2,500	0	0.00				
Generator	0	Weeks	1,000	1,000	0	0.00				
Generator- transport	0		250	250	0	0.00				
Generator- fuel	0		1,000	1,000	0	0.00				
Hoist & Driver	-		2,755	2,755	0	0.00				
Erect and dismantle up to 10 storeys	0	no	12,500	12,500	0	0.00				
Erect and dismantle over 10 storey up to 16 storey	0	no	19,000	19,000	0	0.00				
	ū			,	-					
Twin Hoist & Driver (x2)	0	Weeks	4,955	4,955	0	0.00				
Erect & dismantle up to 19 storeys	0	no	35,000	35,000	0	0.00				
Erect & dismantle over 19 storeys	0	no	44,000	44,000	0	0.00				
Preston Platform	0	Weeks	26	26	0	0.00				
TOTAL HIRED PLANT							0	0.00		

Cost Plan 12 3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
SKIPS									
Skips/Waste	0	Units	775	775	0	0.00			
TOTAL SKIPS							0	0.00	
SMALL TOOLS									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
						_			
TOTAL OVERHEADS							9,786,464	33.66	
						=			

Cost Plan 12 3rd June 2016

#### MARKETING

Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²
MARKETING								
General Allowance per 'open market' unit	410	Na	4 006	4.006	1 701 100	6.16		
	418 0	No No	4,286 2,143	4,286 2,143	1,791,429 0			
Uplifted Marketing for enhanced Model and stand	U		2,143			0.00		
		Item		0	0			
Hard & soft landscaping		Item		0		0.00		
Service connections		Item		0	0	0.00		
TOTAL							1,791,429	6.16
Permanent sales Office		Item		0	0	0.00		
Garage conversion cost		Item		0	0	0.00		
TOTAL					-		0	0.00
		14		0	0	0.00		
Durch and a state and a		Item		0		0.00		
Purchaser extra costs		Item		0	0	0.00	^	0.00
TOTAL							0	0.00
Sales arena costs		Item		0	0	0.00		
Computer simulation		Item		0	0	0.00		
Flags and Signage		Item		0	0	0.00		
TOTAL							0	0.00
Show house Costs		Item		0	0	0.00		
Carpets		Item		0		0.00		
Curtains and soft furnishings		Item		0	0	0.00		
Decoration		Item		0	0	0.00		
Wardrobes		Item		0	0	0.00		
Lighting		Item		0	0	0.00		
				0	0			
white goods		Item				0.00		
Alarms		Item		0	0	0.00		
Landscaping		Item		0	0	0.00		
Conservatory		Item		0	0	0.00		
TOTAL							0	0.00
View apartment costs		Item		0	0	0.00		
TOTAL							0	0.00
						_		
TOTAL MARKETING							1,791,429	6.16

#### The Mall Walthamstow - summary 463 units

Cost Plan 12 3rd June 2016

RETAIL RESIDENTIAL Blocks B,C & D Block E Block B Block C TOTAL Total Block D Block E Site Wide Total £/unit 126,542 150,539 111.674 10,882 290,735 290,735 463 417,276 Element Description Pre-Planning Fees 0.00 0.00 2,510,514 Surveying and Design Fees 2,467,708 42,806 7,381,113 7,381,113 25.39 15,942 9,891,627 23.71 Local Authority Fees 0.00 0.00 0.00 Miscellaneous Fees 0.00 0.00 Temporary Works NHBC Fees 0 0.00 0.00 2,626,375 2,626,375 2,626,375 Demolition and Site Clearance 6.29 0.00 Roads and Footpaths 0.00 0.00 0.00 Street Lighting 0.00 External Signage 25,200 17,200 2,400 1,500 100 46,300 0.11 Drainage 336.976 43.660 380.636 381.960 152.856 33.552 15.264 583.632 2.01 1.261 964,268 2.31 3,772,983 55,620 3,828,603 108,200 80,200 8,400 436 4,030,653 Landscaping 5,250 202,050 0.69 9.66 Section 278 Works 0.00 0.00 0.00 Planning Gain 0.00 LEB Substation and Mains Capital Contribution 697,000 80,000 777,000 264,400 188,400 32,800 24,250 509,850 1,101 1,286,850 Services Diversions 975,000 0 975.000 0.00 975,000 2.34 Walls and Fencing 0.00 0.00 Site Entrance Features/Gates 15,000 0 15,000 0 0 0.00 0 15,000 0.04 TOTAL SECTION E - EXTERNALS 10,891,042 222,086 11,113,128 779,760 438,656 77,152 46,264 7,381,113 8,722,945 30.00 18,840 19,836,073 47.54 5,226,308 388,791 5,615,100 0 0.00 0 5,615,100 13.46 Substructure Piling and Attendances 1,971,228 1,971,228 0.00 1,971,228 4.72 10,500 248,460 170,060 16,200 20,000 481,240 1,039 Service Connections 10,500 26,520 1.66 491,740 1.18 TOTAL SECTION P - PLOT 1,039 7,197,537 399,291 7,596,828 248,460 170,060 26,520 16,200 20,000 481,240 1.66 8,078,068 19.36 Mastic 0 66.750 46.300 6,950 4.350 124.350 0.43 269 124.350 0.30 17,150 17,150 5,700 175,940 193,090 Fire Proofing and Protection 95,760 65,360 9,120 380 0.46 0.61 25,000 2,800 27,800 21,000 16,800 6,300 3,500 103 75,400 0.18 Insitu Concrete Frame 3.551.723 869,440 4.421.163 5.283.201 3.818.941 972.070 599.298 10.673.510 36.71 23.053 15.094.674 36.17 644,738 840,544 1,485,281 1,341,520 1,138,869 282,535 10.47 External Cladding 280,294 3,043,218 6,573 4,528,499 10.85 Brickwork 658,732 199,323 858,055 1,024,446 912,352 240,986 97,675 2,275,458 7.83 4,915 3,133,513 7.51 Precast Concrete Floors and Stairs 0.00 0.00 Structural Steel and Metalwork 333,219 20,900 354,119 352,800 240,800 33,600 21,000 648,200 1,400 1,002,319 Scaffolding 782.880 159.456 942.336 1.198.571 998.644 120,464 61.842 2.379.520 8.18 5.139 3.321.855 7.96 147,032 169,532 1,531,854 1,006,950 170,525 90,485 2,799,813 6,047 2,969,345 7.12 Carpentry 22,500 9.63 Windows/Glazing Systems 1,757,192 589,443 2,346,635 3.089.363 2.561.788 506.188 267.350 6.424.688 22.10 13,876 8.771.322 21.02 18,100 Balconies/Metalwork 193,280 211,380 1,979,140 1,451,120 410,490 143,050 3,983,800 13.70 8,604 4,195,180 10.05 Roof Covering 309,515 1,082,015 1,967,961 4.72 Mansafe Systems 37.100 21,900 59.000 22,400 22,800 22,300 67,500 0.23 146 126,500 0.30 10,000 10,000 10,000 Window Cleaning Equipment 0.02 0.00 Plumbing 1,049,603 73.010 1,122,613 5.578.213 3.898.765 625,746 368.888 1,180,650 11,652,262 40.08 25,167 12,774,875 30.61 516,740 AOV and Ventilation 201,600 208,600 154,140 31,500 17,500 1.06 1.24 7,000 105,000 308,140 666 Electrical Installations 63,300 498,898 2,172,775 1,529,674 269,009 4,123,540 8,906 4,622,438 Sustainability Requirements 265.262 265.262 126.000 86.000 12.000 7.500 231.500 0.80 500 496,762 1.19 50,645 238,850 50,645 1,820,013 2,064,193 193,535 244,180 796,099 734,419 3,931 4.95 Lifts 6.26 Kitchens 806.400 550.400 76,800 48.000 1,481,600 5.10 3,200 1,481,600 3.55 White Goods 501,984 342,624 47,808 29,880 922,296 3.17 1,992 922,296 2.21 262,279 Vanity Units & Wardrobes 490,642 490,642 Dry Lining and Partitioning 0 3.863.119 2.901.243 567.971 287.010 7.619.344 26.21 16.456 7.619.344 18.26 Floor and Wall Tiling 15,600 15,600 544,698 392,304 68,310 42,867 1,048,179 3.61 2,264 1,063,779 2.55 Carpets and Floor Covering 0 619.302 444.960 93.246 44.496 1,202,004 4.13 2.596 1,202,004 2.88 106,760 106,760 353,385 256,612 64,081 24,813 698,891 1,509 805,651 1.93 Painting and Decorating 2.40 Builders Clean 88,200 200,972 Maintenance 25.000 25.000 252.000 172.000 24.000 15.000 463,000 1.59 1.000 488,000 1.17 40,970 -223,874 1,361,956 961,370 252,000 172,000 124,000 76,460 400,586 1.38 865 3.26 **Unallocated Costs** 920,400 Leisure Centre 0.00 0.00 20,750 15,750 53,938 5,000 5,000 6,500 5,938 48,938 106 Refuse Disposal 0.13 0 0.17 TOTAL SECTION H - HOUSEBUILD 15,476,670 32,586,625 24,533,645 12,170,674 3,305,996 5,230,262 2,895,219 956,776 66,202,527 227.71 142,986 81,679,197 195.74 Site Managemen 3,129,646 1,240,133 4.369,779 9.765,570 9,765,570 33.59 21,092 14,135,348 33.88 Site Security 0.00 0.00 Protection Welfare Facilities/Consumables 0 0.00 0.00 Site Compound 0.00 0.00 Site Accommodation 0.00 0.00 Site Running Costs 0.00 0.00 Labourers Printing Costs 0.00 0.00 84,037 188,517 407 273,983 75,648 9,818 85,467 62,856 7,394 20,895 Insurances 13,335 0.65 0.66 Road Cleaning 0.00 Hired Plant 0.00 0.00 Skips Small Tools 0 0 0 0 0 0 0.00 0 0 0.00 TOTAL SECTION G - SITE OVERHEADS 3,205,294 1,249,951 4,455,245 84,037 62,856 13,335 7,394 9,786,464 9,954,087 34.24 21,499 14,409,332 34.53 Sales Office - Temporary 0.00 Sales Office - Permanent 0 0 0 0 0.00 0 0 0.00 Sales Arena Costs 0.00 0.00 0 0 0 0 0 0 0 0.00 0 0.00 TOTAL SECTION M - MARKETING 0 1,791,429 1,791,429 6.16 3,869 1,791,429 4.29 SUB-TOTAL 33,464,546 5,177,325 38,641,871 33,698,882 25,205,217 5,347,268 2,965,077 19,935,782 87,152,227 299.77 188,234 125,794,098 301.46 CONTINGENCIES 5% Contingency on Externals 544,552 11,104 555,656 38,988 21,933 3,858 2,313 369,056 1.50 2.38 5% Contingency on Plot 359.877 19.965 379.842 12.423 8.503 1.326 810 1.000 24.062 0.08 52 403.904 0.97 1,303,465 981,346 115,809 3,267,168 4% Contingency on Housebuild 132,240 619,067 209,210 38,271 2,648,101 5,719 7.83 486,827 9.11 160,265 62,498 222,763 4,202 3,143 667 370 489,323 497,705 1,075 720,468 5% Contingency on Markets 89,571 89,571 0.31 193 89,571 0.21 TOTAL CONTINGENCIES 1,777,328 1,551,521 225,807 1,359,078 1,014,925 215,061 119,302 987,221 3,695,587 12.71 7,982 5,472,915 13.12 35,016,067 5,403,132 40,419,199 319.41 35,057,960 26,220,142 5,562,329 3,084,379 20,923,003 90,847,814 312.48 196,216 131,267,013 n Q1 2016 to Q2 2016 = 1.46%\*0.83 5,629,734 91,948,708 316.26 **Total Amended Current Day Build Cost** <u>5,468,607</u> <u>40,908,999</u> 323.29 <u>35,482,792</u> 26,537,878 3,121,756 21,176,548 132,857,706 318.39 35,440,392