

**The Mall, Walthamstow**  
**Indicative Construction Cashflow - Option 2**  
**(Public Realm and S278 Costs separated out)**

**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

**Notes on Cashflow**

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

**The Mall, Walthamstow**  
**Indicative Construction Cashflow - Option 2**  
**(Public Realm and S278 Costs separated out)**

**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								

**Notes on Cashflow**

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

**The Mall, Walthamstow**  
**Indicative Construction Cashflow - Option 2**  
**(Public Realm and S278 Costs separated out)**

**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								

**Notes on Cashflow**

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

**The Mall, Walthamstow**  
**Indicative Construction Cashflow - Option 2**  
**(Public Realm and S278 Costs separated out)**

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												

**Notes on Cashflow**

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

**The Mall, Walthamstow**  
**Indicative Construction Cashflow - Option 2**  
**(Public Realm and S278 Costs separated out)**

**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

**Notes on Cashflow**

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

		<b>T&amp;A Review</b>	<b>Notes</b>
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	
		<b>£117,701,735</b>	
Design Development Adjustments to Cost Plan 12		£1,608,626	See separate tab - Adjustments - for details
		<b>£119,310,361</b>	
Contingency 7.5%	7.5%	£8,948,277	
		<b>£128,258,638</b>	
Contractor's profit 5%	5.0%	£6,412,932	
		<b>£134,671,570</b>	
Inflation to 1Q17*	0.69%	£929,234	
		<b>£135,600,803</b>	

Notes:

\* 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

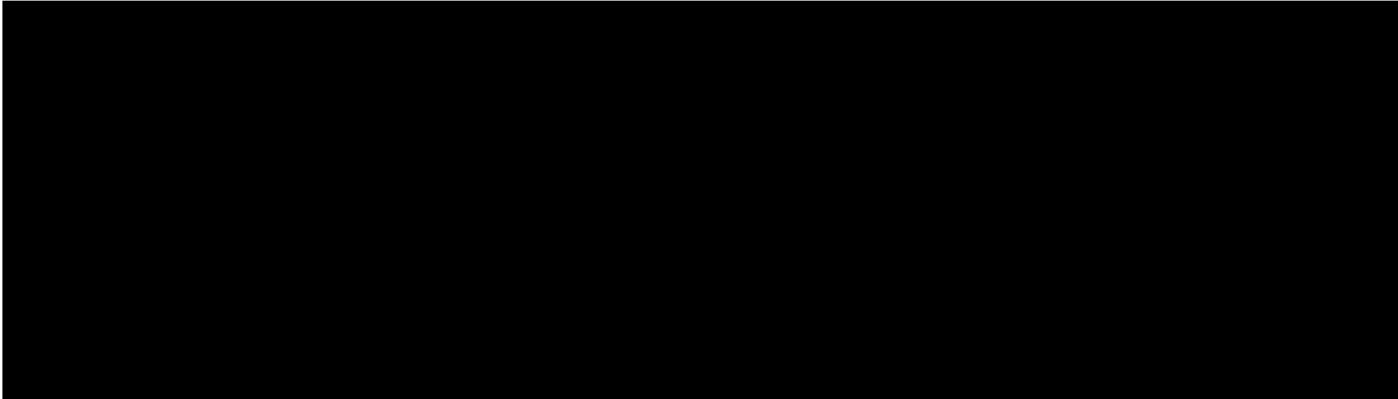
21st March 2017

	Construction Add	Cost Movement Omit	
<b>1. Summary of cost adjustments as per revised Cost Plan dated 29th November 2016*</b>			
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
			<b>£960,337</b>
<b>2. Design development cost adjustments Nov'16 - Mar'17 as per Cost tracker rev D dated 2nd March 2017**</b>			
Adjustment to suit Collado Collins area schedule of 08/12/16	-	(£177,640)	(£177,640)
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)
			<b>£648,289</b>
<b>Total Adjustments to BL Cost Plan No 12 dated 3rd June 2016</b>			<b>£1,608,626</b>

**Notes:**

*\*Please note that the revised cost plan dated 29th November 2016 is based upon adjustments to the [REDACTED] Cost Plan 12 figure, dated 03rd June 2016. This does not represent a complete remeasure of the scheme and assumes that the [REDACTED] 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.*

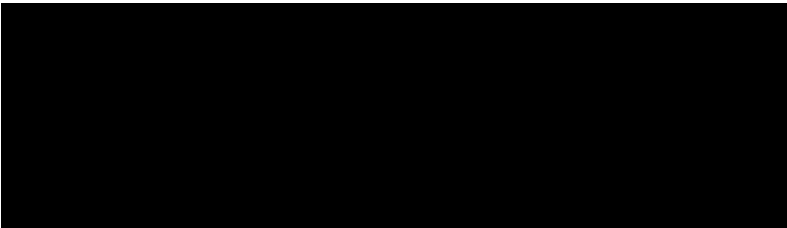
*\*\*No allowance for inflation included in the above; this has been accounted for elsewhere*



**The Mall Walthamstow - Block B**

**Cost Plan 12**

**3rd June 2016**



# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## Key Data

<b>Cost Summary</b>	£	£/ft²	<b>Number of Units</b>	252
Externals	818,748	5.44	<b>Areas</b>	
Plot	260,883	1.73	Net Saleable Area (ft²)	150,539
Housebuild	33,890,090	225.12	Gross Internal Floor Area (ft²)	181,163
Overheads	88,239	0.59	Net : Gross Ratio (%)	83%
Marketing	0	0.00		
			Open Market (ft²)	150,539
			Shared Ownership (ft²)	0
			Affordable (ft²)	0
			Commercial	0
			Retail	0
			Other	0
<b>Total</b>	<b>35,057,960</b>	<b>232.88</b>	<b>Accommodation Breakdown</b>	
			Studio	74
<b>Allowances within Cost Plan</b>	£	£/Unit	One Bed	103
Contingency (£ & £ / ft² NSA)	1,359,078	5,393.17	Two Bed	75
Marketing (£ / Private Unit)		0	Three Bed	0
Total Pre-Planning Design Fees (£& £/Unit)	0	0	Four Bed	0
Total Design Fees (£& £/Unit)	0	0	Five Bed	0
NHBC Fees (£ & £/unit)	0	0		
Local Authority and Miscellaneous Fees (£)	0	0		0
Demolitions (£)	0			252
Basement (£ per Parking Space)	#DIV/0!			0
Frame (£ / ft² (NSA)& £/Unit)	35	20,965		0
Façade (£ / Unit)		27,804		0
Façade (£ /m² elevation excluding balconies)		569		0
Brickwork Materials (£/1000)				0
Mechanical Electrical & Plumbing Installations (£/Unit)		31,175	<b>Residential Mix</b>	
Dry Lining and Partitions excl Metsec (£ / unit)		15,330	Proportion of apartments (%)	
Average Cost of Hard Landscaping (£/m²)	#DIV/0!		Proportion of houses (%)	
Average Cost of Soft Landscaping (£/m²)		108,200	<b>Key Ratios</b>	
Value of any Non Residential Fit-Out (£ & £/2)			Total External Wall Area (m²)	12,317
Site abnormalities (£/ft² NSA)			Floor to Wall Ratio	1.37
Costs to date (as of <i>State Date</i> ) (£)			Total Window Area (m²)	4,927
Planning Gain / CIL (£)			Window to Wall Ratio (%)	40%
			Average Storey Height (m)	3.29
			Maximum no. of storeys	0
			<b>Programme</b>	
			Start date	
			Completion date	
			Programme period in Weeks	0
			<b>CSH Level</b>	



# The Mall Walthamstow - Block B

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
<b>TOTAL SECTION E - EXTERNALS</b>		<b>779,760</b>	<b>5.18</b>	<b>3,094.29</b>	<b>2.22</b>
	Substructure	0	0.00	0.00	0.00
	Piling and Attendances	0	0.00	0.00	0.00
	Service Connections	248,460	1.65	985.95	0.71
<b>TOTAL SECTION P - PLOT</b>		<b>248,460</b>	<b>1.65</b>	<b>985.95</b>	<b>0.71</b>
	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
<b>TOTAL SECTION H - HOUSEBUILD</b>		<b>32,586,625</b>	<b>216.47</b>	<b>129,312.00</b>	<b>92.95</b>

# The Mall Walthamstow - Block B

BUDGET BUILD COST

Element	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	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
	<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>84,037</b>	<b>0.56</b>	<b>333.48</b>	<b>0.24</b>
	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
	<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>SUB-TOTAL</b>		<b>33,698,882</b>	<b>223.85</b>	<b>133,725.72</b>	<b>96.12</b>
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
<b>TOTAL CONTINGENCIES</b>		<b>1,359,078</b>	<b>9.03</b>	<b>5,393.17</b>	<b>3.88</b>
<b>TOTAL</b>		<b>35,057,960</b>	<b>232.88</b>	<b>139,118.89</b>	<b>100.00</b>

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Cost Plan 12  
3rd June 2016

## EXTERNALS

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

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SURVEYING AND DESIGN FEES</b>									
Allowance for Surveying and Design Fees	0	no	0	0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL SURVEYING AND DESIGN FEES							0	0.00	
<b>LOCAL AUTHORITY FEES</b>									
Allowance for Local Authority Fees	0	no		0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL LOCAL AUTHORITY FEES							0	0.00	
<b>MISCELLANEOUS FEES</b>									
Hazardous Waste Registration	0	no	56	56	0	0.00			<u>Included in common residential costs bill</u>
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	
<b>TEMPORARY WORKS</b>									
Temporary haul road	0	m²		0	0	0.00			<u>Included in common residential costs bill</u>
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
<b>NHBC FEES</b>									
Inspections & Warranty									<u>Included in common residential costs bill</u>
Up to £80,000	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			
<b>Building control services</b>	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	
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			<u>Included in works up to podium level</u>
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	

# The Mall Walthamstow - Block B

Cost Plan 12  
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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
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			
<b>Footpaths</b>									
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	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			Included in works up to podium level
TOTAL STREET LIGHTING					0		0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	252	item	100	100	25,200	0.17			
TOTAL STREET LIGHTING					25,200		25,200	0.17	
<b>DRAINAGE</b>									
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			
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 car parks	0	m	75	75	0	0.00			
Surface Water Attenuation	600	m³	300	300	180,000	1.20			
Allowance for sewer connections	0	Item	15,000	15,000	0	0.00			
TOTAL DRAINAGE					381,960		381,960	2.54	

# The Mall Walthamstow - Block B

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LANDSCAPING</b>									<u>Included in works up to podium level</u>
Allowance for furniture etc to amenity deck	1	no	20,000	20,000	20,000	0.13			
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	252	no	350	350	88,200	0.59			
TOTAL LANDSCAPING				108,200			108,200	0.72	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
Allowance for new sub station	0	no	800	800	0	0.00			<u>Included in common residential costs bill</u>
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			<u>miniumum fugure £75,000 but only populate over 25,000 ft2</u>
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				264,400			264,400	1.76	

# The Mall Walthamstow - Block B

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SERVICE DIVERSIONS</b>									
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	
<b>WALLS AND FENCING</b>									
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			<u>1.8 m high one brick wall</u>
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	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
Automatic security gate - two leaves 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	
<b>TOTAL EXTERNALS</b>					779,760		<b>779,760</b>	<b>5.18</b>	

# The Mall Walthamstow - Block B

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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
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-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth <sup>2</sup> /2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			

# The Mall Walthamstow - Block B

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## 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	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 concrete ramp 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			<u>Consider pile diameter and likely size of ring beam</u>
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL SUBSTRUCTURE				0			0	0.00	
<b>PILING</b>									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			<u>Change calculation in item 06 substructure if pile diameter or length changes</u>
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			<u>600 mm diameter is set as default setting</u>
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			<u>Consider diameter and length of piles</u>
Sheet Piling to Basement	0	m²	550	550	0	0.00			<u>Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio adjust rate accordingly</u>
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			<u>Decorations to sheet piling if required included in Housebuild</u>
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			<u>750 Ø, 20m length (Exposed Single storey level)</u>
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	
<b>SERVICES CONNECTION CHARGES</b>									
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			<u>Measured one per core</u>
Commercial Supply	0	no	1,500	1,500	0	0.00			<u>Measured one per commercial/retail unit</u>
Telephone(By Others No Charge)	252	no	0	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%	0	Item	7,454	7,454	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				248,460			248,460	1.65	
<b>TOTAL PLOT</b>					248,460		<b>248,460</b>	<b>1.65</b>	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
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	
<b>BUILDER'S WORK</b>									
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	
<b>IN-SITU CONCRETE FRAME</b>									
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			
<b>Attached Beams</b>									
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	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
Materials	0	m²	25	25	0	0.00			
Division walls to basement areas									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
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	

The Mall Walthamstow - Block B

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HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is included in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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	
<b>SCAFFOLDING</b>									
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	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPENTRY AND JOINERY</b>									
Secure letter boxes	252	no	110	110	27,720	0.18			
Internal signage	252	no	100	100	25,200	0.17			
Cylinder tank stands - Supply	252	no	95	95	23,940	0.16			
Timber hoarding to shop front	0	m²	75	75	0	0.00			
Communal areas( Labour)	2,845	m²	21	21	59,745	0.40			
Communal areas (Materials)	2,845	m²	14	14	39,830	0.26			
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
Carpentry (Labour - 1 bed flat) Private & SO	177	no	1,900	1,900	336,300	2.23			
Carpentry (Labour - 2bed flat) Private & SO	75	no	2,200	2,200	165,000	1.10			
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	177	no	1,398	1,398	247,381	1.64			
Carpentry (Materials - 2 bed flat) Private & SO	75	no	1,748	1,748	131,137	0.87			
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			

# The Mall Walthamstow - Block B

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## HOUSEBUILD

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	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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				1,531,854			1,531,854	10.18	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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	
<b>BALCONIES AND METALWORK</b>									
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						0.00			
One bed flat	166	no	7,000	7,000	1,162,000	7.72			Average 5m²
Two bed flat	66	no	8,000	8,000	528,000	3.51			Average 6m²
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	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				1,979,140			1,979,140	13.15	

The Mall Walthamstow - Block B

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HOUSEBUILD

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	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			
				22,400			22,400	0.15	
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	

## The Mall Walthamstow - Block B

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
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			<u>use where above 10 storeys( 30 metres to last residential floor level )</u>
Boosted Cold Water Main tanks and dual pump sets	1	no	80,000	80,000	80,000	0.53			
<u>ENERGY CENTRE</u>						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			<u>use where above 20 storeys</u>
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			

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Code	Ref	Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
		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			
		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	252	no	1,575	1,575	396,945	2.64			
		TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				5,578,213			5,578,213	37.05	
		<b>AOV AND VENTILATION</b>									
		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			105,000	0.70	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
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			<u>Allow one per core</u>
CCTV Installations	1	no	15,000	15,000	15,000	0.10			<u>Allow one per basement and one per block</u>
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 visual installations Penthouse	0	no	15,000	15,000	0	0.00			
<b>TOTAL ELECTRICAL INSTALLATIONS</b>				<b>2,147,775</b>			2,172,775	14.43	

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	252	no	500	500	126,000	0.84			
				126,000			126,000	0.84	
<b>LIFT INSTALLATIONS</b>									
Lift installations 30 stops	3	no	221,498	221,498	664,494	4.41			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	90	no	700	700	63,000	0.42			<u>Per Floor</u>
Extra over for fireman's lift 30 Stops	1	no	17,960	17,960	17,960	0.12			<u>Over 7 storeys</u>
Lift installations 04 stops	1	no	47,845	47,845	47,845	0.32			
Stainless Deep Reveals	4	no	700	700	2,800	0.02			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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 [REDACTED] uplift to GF lift entrances	0	no	2,500	2,500	0	0.00			
[REDACTED]; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00			
[REDACTED] 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	
<b>KITCHENS</b>									
[REDACTED]									
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			

# The Mall Walthamstow - Block B

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## HOUSEBUILD

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			
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				806,400			806,400.00	5.36	

# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
<b>          </b>									
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			
<b>          </b>									
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			
<b>          </b>									
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			

# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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				501,984			501,984	3.33	
<b>VANITY UNITS AND WARDROBES</b>									
<b>BATHROOMS</b>									
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			
<b>WARDROBES</b>									
Amarari cabinet, worktop/upstand/splashback and under basin box to main bathroom (private and shared ownership)	252	no	845	845	212,940	1.41			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom (private and shared ownership)	75	no	256	256	19,200	0.13			
Vat on cabinet @ 20%	1	item	30,139	30,139	30,139	0.20			
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			
<b>ENSUITE BATHROOMS</b>									
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			
<b>BEDROOMS</b>									
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			

# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
				262,279			262,279		
<b>DRY LINING AND PARTITIONS</b>									
Flats / Apartments	13,985	m²	248	248	3,464,819	23.02			<u>Area equals nett area of apartments</u>
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	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			
<b>TOTAL DRY LINING AND PARTITIONS</b>				3,863,119			3,863,119	25.66	
<b>FLOOR AND WALL TILING</b>									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 3m² tiling per bathroom</u>
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			<u>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</u>
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			<u>7m² to flat with bathroom and 13m² to flat with bathroom and en-suite</u>
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	5,670	m²	66	66	374,220	2.49			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	1,350	m²	66	66	89,100	0.59			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	1,008	m²	66	66	66,528	0.44			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	225	m²	66	66	14,850	0.10			<u>average 3m² tiling per bathroom</u>
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 3m² tiling per bathroom</u>

# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>FLOOR AND WALL TILING</b>									
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			
<b>TOTAL FLOOR AND WALL TILING</b>				544,698			544,698	3.62	
<b>CARPETS AND FLOOR COVERINGS</b>									
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			
<b>CARPETS</b>									
Carpet to 1 bed unit (Private & SO )	2,301	m²	25	25	57,525	0.38			Based on average 13m²
Carpet to 2 bed unit (Private & SO )	1,875	m²	25	25	46,875	0.31			based on average 25m²
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00			Based on average 35m²
Carpet to 4 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 55m²
Amtico 'spacia range' to 1 bed unit (Private & SO )	5,664	m²	40	40	226,560	1.50			Based on average 32m²
Amtico 'spacia range' to 2 bed unit (Private & SO )	2,850	m²	40	40	114,000	0.76			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 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 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 69m²
Vat on floor finishes @ 20.0%	1	Item	88,992	88,992	88,992	0.59			

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Carpet</b>									
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
<b>Carpet</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS					619,302		619,302	4.11	
<b>PAINTING AND DECORATING</b>									
Decorations (1 bed apartments)	177	no	1,000	1,000	177,000	1.18			
Decorations (2 bed apartments)	75	no	1,100	1,100	82,500	0.55			
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)	2,845	m²	25	25	71,125	0.47			
Redecorations to communal area post occupation (common areas)	2,845	m²	8	8	22,760	0.15			

The Mall Walthamstow - Block B

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HOUSEBUILD

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			
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	
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	252	no	350	350	88,200	0.59			
TOTAL BUILDER'S CLEAN				88,200			88,200	0.59	
<b>MAINTENANCE</b>									
Maintaining flats	252	no	1,000	1,000	252,000	1.67			

# The Mall Walthamstow - Block B

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
				252,000			252,000	1.67	
<b>UNALLOCATED COSTS</b>									
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	0.00			
Void charge	252	no	1,000	1,000	252,000	1.67			
Allowance for compliance with 2014 Part L Building Regulations	181,163	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>									
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 Furnishings	0	No	5,000	5,000	0	0.00			
TMI's	0	no	0	0	0	0.00			
<b>TOTAL UNALLOCATED COSTS</b>				252,000			252,000	1.67	
<b>LEISURE CENTRE</b>									
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			
<b>TOTAL FPR LEISURE CENTRE</b>				0			0	0.00	
<b>REFUSE DISPOSAL</b>									
Paladin storage bins	63	no	250	250	15,750	0.10			
Enclosures to bin stores	1	item	5,000	5,000	5,000	0.03			
Refuse Chute 31 stops	0	no	112,707	112,707	0	0.00			
<b>TOTAL REFUSE DISPOSAL</b>				20,750			20,750	0.14	
<b>TOTAL HOUSEBUILD</b>				32,586,625			<b>32,586,625</b>	<b>216.47</b>	

# The Mall Walthamstow - Block B

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## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<u>multiply by 50%) and state factor in description</u>
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			<u>Price from first completion through to PC</u>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
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	
<b>SITE COMPOUND</b>									
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	Notes
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	84,037	84,037	84,037	0.56			
TOTAL INSURANCES							84,037	0.56	
<b>ROAD CLEANING</b>									
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
<b>HIRED PLANT</b>									
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	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			
<b>TOTAL HIRED PLANT</b>							0	0.00	

**The Mall Walthamstow - Block B**

Cost Plan 12  
3rd June 2016

**OVERHEADS**

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

# The Mall Walthamstow - Block B

Cost Plan 12  
3rd June 2016

## MARKETING

Code	Ref	Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>											
		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	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	0	0.00			
		TOTAL							0	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	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	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	
		<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	

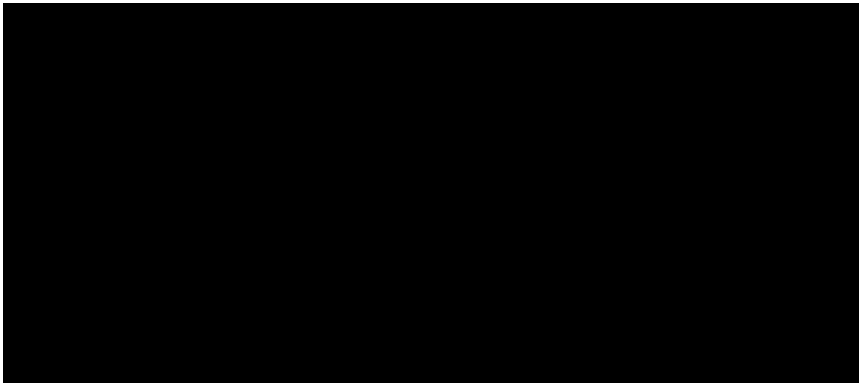


**The Mall, Walthamstow**

**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	27.53		7.05
	Local Authority Fees	0	0.00		0.00
	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	0	0.00		0.00
	Site Entrance Features/Gates	15,000	0.17		0.04
	<b>TOTAL SECTION E - EXTERNALS</b>	<b>10,891,042</b>	<b>121.52</b>		<b>31.10</b>
	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
	<b>TOTAL SECTION P - PLOT</b>	<b>7,197,537</b>	<b>80.31</b>		<b>20.55</b>
	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	147,032	1.64		0.42
	Windows/Glazing Systems	1,757,192	19.61		5.02
	Balconies/Metalwork	193,280	2.16		0.55
	Roof Covering	772,500	8.62		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	0	0.00		0.00
	Refuse Disposal	5,000	0.06		0.01
	<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>12,170,674</b>	<b>135.80</b>		<b>34.76</b>

# The Mall, Walthamstow

BUDGET BUILD COST

Element	Description	TOTAL	£/ft² NSA	£/unit	%
	Site Management	3,129,646	34.92	8.94	
	Site Security	0	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	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	
	<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>3,205,294</b>	<b>35.76</b>	<b>9.15</b>	
	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	
	<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	
	<b>SUB-TOTAL</b>	<b>33,464,546</b>	<b>373.40</b>	<b>95.57</b>	
	CONTINGENCIES				
	5% Contingency on Externals	544,552	6.08	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	
	<b>TOTAL CONTINGENCIES</b>	<b>1,551,521</b>	<b>17.31</b>	<b>4.43</b>	
	<b>TOTAL</b>	<b>35,016,067</b>	<b>390.71</b>	<b>100.00</b>	

# The Mall, Walthamstow

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

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE- PLANNING FEES</b>									
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	1	item		0	0	0.00			
UXB survey	1	item		0	0	0.00			
ES Legal Review	1	item		0	0	0.00			
Extranet Provider	1	item		0	0	0.00			
Costs to date	1	item		0	0	0.00			
TOTAL PRE-PLANNING FEES				0			0	0.00	

# The Mall, Walthamstow

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

## EXTERNALS

description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>URVEYING AND DESIGN FEES</b>									
allowance for design fees retail including Block E	1	no	2,453,908	2,453,908	2,453,908	27.38			
additional fee included for air tests to retail units	1	no	13,800	13,800	13,800	0.15			As advised by FES Group (requirement of the retail specification)
rchitect -Retail and Commercial Units	0	no	0	0	0	0.00			<u>Price where required</u>
rchitect Post Planning Review and Validation	0	no	50,000	50,000	0	0.00			<u>Only price when scheme brought with Planning</u>
echanical and Electrical Engineer	0	no	1,350	1,350	0	0.00			
&E Surveys	0	no	50,000	50,000	0	0.00			
&E Inspection Costs	0	no	180	180	0	0.00			
tructural Engineer	0	no	2,000	2,000	0	0.00			
tructural Engineer-Retail and Commercial Units	0	no	0	0	0	0.00			<u>Price where required</u>
tructural Engineer Post Planning Review and Validation	0	no	20,000	20,000	0	0.00			<u>Only price when scheme brought with Planning</u>
ite Checking Engineer	0	no	50,000	50,000	0	0.00			
ngineer Highway Fees	0	no	30,000	30,000	0	0.00			
emporary Works Engineer	0	no	5,000	5,000	0	0.00			
tructural Inspection	0	no	5,000	5,000	0	0.00			
iling Mat Design Fees	0	no	10,000	10,000	0	0.00			
terior Designer - Entrance Hall and Common Areas	0	no	100,000	100,000	0	0.00			
terior Designer - Penthouse Apartments	0	no	20,000	20,000	0	0.00			<u>Allowance per penthouse</u>
ram Fees	0	no	100	100	0	0.00			<u>NOTE MINIMUM FEE £20,000 adjust if necessary</u>
ladding Consultant - Design Audit	0	no	120,000	120,000	0	0.00			
ladding Consultant - Buiding inspection	0	no	40,000	40,000	0	0.00			
ire Engineering Consultant - Design Stage	0	item	75,000	75,000	0	0.00			
ire Engineering Consultant - CFD Modelling	0	no	50,000	50,000	0	0.00			
coustic Consultant	0	no	60,000	60,000	0	0.00			
andscape Architect	0	no	100,000	100,000	0	0.00			
DM Co-ordinator	0	no	80,000	80,000	0	0.00			<u>Rate calculated on allowance per flat</u>
ifetime Homes Consultant	0	no	40,000	40,000	0	0.00			
ndependent Inspection for HCA	0	no	0	0	0	0.00			<u>Only applicable where grant available</u>
ode for Sustainable Homes Assessor	0	no	20,000	20,000	0	0.00			
ustainability Consultants	0	no	40,000	40,000	0	0.00			
ap rating fees	0	no	75	75	0	0.00			
ir tightness test	0	no	150	150	0	0.00			
ite Validation Fees	0	no	150	150	0	0.00			
arty wall Surveyor	0	no	20,000	20,000	0	0.00			
arty wall agreements	0	no	50,000	50,000	0	0.00			
sbestos Survey	0	no	40,000	40,000	0	0.00			
rchaeology Monitoring	0	no	10,000	10,000	0	0.00			
eotechnical Consultants	0	no	10,000	10,000	0	0.00			
round Investigation	0	no	50,000	50,000	0	0.00			
opo Survey	0	no	5,000	5,000	0	0.00			
raffic Consultant	0	no	20,000	20,000	0	0.00			
ir Quality	0	no	20,000	20,000	0	0.00			
ound/vibration survey	0	no	20,000	20,000	0	0.00			
uilding/structural survey	0	no	30,000	30,000	0	0.00			

## The Mall, Walthamstow

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

### EXTERNALS

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	
<b>LOCAL AUTHORITY FEES</b>									
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	
<b>MISCELLANEOUS FEES</b>									
Logistics management and negotiation	0	no	100,000	100,000	0	0.00			
LUL negotiations and fees	0	no	250,000	250,000	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	

# The Mall, Walthamstow

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

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>TEMPORARY WORKS</b>									
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	
<b>NHBC FEES</b>									
Inspections & Warranty									
Up to £80,000	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			
<b>Building control services</b>	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	

# The Mall, Walthamstow

Works up to podium under blocks B, C & D

3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
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			<a href="#">Enabling Works schedule item 1</a>
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 traffic lights	1	item	50,000	50,000	50,000	0.56			<a href="#">Enabling Works schedule item 2</a>
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	0.00			<a href="#">Omitted see revised PEP</a>
Install fire doors to each end of corridor	0	nr	3,000	3,000	0	0.00			<a href="#">Omitted see revised PEP</a>
Crash deck to Mall	1	item	81,120	81,120	81,120	0.91			<a href="#">Enabling Works schedule item 5</a>
Protection to existing shop fronts	1	item	16,800	16,800	16,800	0.19			<a href="#">Enabling Works schedule item 6</a>
Temporary propping slabs	1	item	20,000	20,000	20,000	0.22			<a href="#">Enabling Works schedule item 7</a>
Extend entrance corridor with new temp entrance	1	item	10,000	10,000	10,000	0.11			<a href="#">Enabling Works schedule item 8</a>
Temporary earthworks support	1	item	40,280	40,280	40,280	0.45			
Removal of asbestos	1	item	15,000	15,000	15,000	0.17			<a href="#">Enabling Works schedule item 9</a>
Demolish retail unit	1	item	172,250	172,250	172,250	1.92			
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 facilitate demolition	1	item	33,400	33,400	33,400	0.37			<a href="#">Enabling Works schedule item 10</a>
Demolish basement structure	1	item	281,250	281,250	281,250	3.14			
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			<a href="#">Enabling Works schedule item 11 &amp; 22</a>
Trimming foundation bases	27	m	500	500	13,500	0.15			
Storage and resiting of play area/equipment	1	item	50,000	50,000	50,000	0.56			<a href="#">Enabling Works schedule item 12</a>
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			<a href="#">Enabling Works schedule item 13</a>
Allow for Alterations to retail unit below bridge	1	m	30,000	30,000	30,000	0.33			
Works to Western end of Shopping Centre service road and Basement	1	item	50,000	50,000	50,000	0.56			<a href="#">Enabling Works schedule item 14</a>
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			<a href="#">Enabling Works schedule item 17</a>
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			<a href="#">Enabling Works schedule item 18</a>
Modifications to road layouts, road junctions including relocating bus stop	1	Item	150,000	150,000	150,000	1.67			<a href="#">Enabling Works schedule item 19</a>
Alterations to car park entrances and exits	1	item	20,000	20,000	20,000	0.22			<a href="#">Enabling Works schedule item 15 &amp; 20</a>
Allowance for relocating wildlife or flora	0	Item		0	0	0.00			

# The Mall, Walthamstow

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

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
TOTAL DEMOLITIONS AND SITE CLEARANCE							2,626,375	29.31	
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	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			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
<b>Footpaths</b>									
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	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			
TOTAL STREET LIGHTING				0			0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	0	item	100	100	0	0.00			
TOTAL STREET LIGHTING				0			0	0.00	
<b>DRAINAGE</b>									
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 car parks	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				336,976			336,976	3.76	

# The Mall, Walthamstow

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

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LANDSCAPING</b>									
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	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	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
Allowance for new sub station	2	no	210,000	210,000	420,000	4.69			<u>REVIEW / REDUCE FOR VERY LARGE SCHEME - ALLOW MINIMUM £50K</u>
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			<u>minimum figure £75,000 but only populate over 25,000 ft²</u>
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			<u>Enabling Works schedule item 4</u>
Water Main	0	Item	0	0	0	0.00			
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				697,000			697,000	7.78	

# The Mall, Walthamstow

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

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SERVICE DIVERSIONS</b>									
Relocating existing sub-station including forming housing	1	Item	400,000	400,000	400,000	4.46			<u>Enabling Works schedule item 4</u>
Relocating existing sprinkler tanks	1	Item	50,000	50,000	50,000	0.56			<u>Enabling Works schedule item 21</u>
Diverting existing gas main	1	Item	37,000	37,000	37,000	0.41			
Divering existing water main and drainage	1	Item	52,000	52,000	52,000	0.58			
Diverting existing telcomms	1	Item	80,000	80,000	80,000	0.89			
Diverting existing fire mains	1	Item	206,000	206,000	206,000	2.30			
Relocate BT Fibre optic cable	1	Item	150,000	150,000	150,000	1.67			<u>Enabling Works schedule item 3</u>
TOTAL SERVICE DIVERSIONS				975,000			975,000	10.88	
<b>WALLS AND FENCING</b>									
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			<u>1.8 m high one brick wall</u>
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	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
Pedestrian Gate	1	no	15,000	15,000	15,000	0.17			<u>Between Block E Retail and BCD Retail</u>
Traffic control systems	0	no	10,000	10,000	0	0.00			
				0			15,000	0.17	
TOTAL EXTERNALS					10,891,042		<b>10,891,042</b>	<b>121.52</b>	

# The Mall, Walthamstow

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

## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
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-hazardous material)	621	m³	85	85	52,785	0.59			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
Allowance for breaking up and removal of obstructions	1	Item	6,000	6,000	6,000	0.07			
Allowance for piling mat and removal on completion	2,656	m²	60	60	159,360	1.78			<u>Need to consider size of piling rig and adjust accordingly</u>
Disposal of arisings from piling	5,255	m³	48	48	252,240	2.81			
Cut off tops of piles and remove from site	191	no	100	100	19,100	0.21			<u>Need to consider size of piles and adjust accordingly</u>
Blinding to underside of floor slabs	4,965	m²	15	15	74,475	0.83			
Formwork to slab edge n/e 250mm	200	m	20	20	4,000	0.04			
<b>Slabs to basement</b>									
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	m	37	37	0	0.00			
Concrete in ground bearing slab 300mm thick (Basement)	0	m³	141	141	0	0.00			
Bar reinforcement 150kg/m³	0	t	1,000	1,000	0	0.00			
Formwork to slab edge n/e 600mm	142	m	75	75	10,650	0.12			
Concrete in ground bearing slab 250mm thick (Basement)	422	m³	141	141	59,591	0.66			
Bar reinforcement 215kg/m³	91	t	1,000	1,000	91,000	1.02			
Allow for tying slabs into existing structures	63	m	200	200	12,600	0.14			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
<b>Slabs to GF Mall level</b>									
Formwork to slab edge n/e 350mm	0	m	37	37	0	0.00			
Concrete in ground bearing slab 350mm thick	0	m³	141	141	0	0.00			
Bar reinforcement 150kg/m³	0	t	1,000	1,000	0	0.00			
Formwork to slab edge n/e 600mm	269	m	75	75	20,175	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	49,650	0.55			
Allow for tying slabs into existing structures	172	m	200	200	34,400	0.38			
<b>Pile Caps</b>	191	no	0	0	0	0.00			
Excavate for pile caps	608	m³	10	10	6,080	0.07			
Dispose surplus excavated material	608	m³	40	40	24,320	0.27			
Allowance for working space & backfilling	495	m³	15	15	7,425	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			

# The Mall, Walthamstow

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

## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Bar reinforcement (200kg/m³)	91	t	1,000	1,000	91,160	1.02			
Painting caps	495	m²	10	10	4,950	0.06			
<b>Deep Ground Beams</b>									
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth² / 2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	367	m³	85	85	31,195	0.35			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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 concrete ramp 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	3,986,814	1,196,044	13.35			<u>Consider pile diameter and likely size of ring beam</u>
Allow for forming Sprinkler area	164	m²	200	200	32,800	0.37			
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			
<b>TOTAL SUBSTRUCTURE</b>							5,226,308	58.32	

# The Mall, Walthamstow

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

## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PILING</b>									
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
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	59,137	59,137	0	0.00			
TOTAL PILING				1,971,228			1,971,228	22.00	
<b>SERVICES CONNECTION CHARGES</b>									
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			
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	0	0	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				0			0	0.00	
<b>TOTAL PLOT</b>					7,197,537		7,197,537	80.31	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
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			0	0.00	
<b>BUILDER'S WORK</b>									
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 receipt of strategy from C&R.
Steel box & grill service riser formers; cast into slab.	0	no	700	700	0	0.00			
TOTAL BUILDER'S WORK				25,000			25,000	0.28	
<b>IN-SITU CONCRETE FRAME</b>									
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>

## The Mall, Walthamstow

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

### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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			<u>Includes glazing</u>
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00			<u>Inner leaf of parapet to be Aluminium Cladding once unitised system is used</u>
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	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	4,440	m²	50	50	222,000	2.48			<u>Based on GIA of plant and core areas</u>
Materials	4,440	m²	27	27	119,880	1.34			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
Materials	0	m²	25	25	0	0.00			
Division walls to basement areas									
Labour	3,360	m²	32	32	107,520	1.20			<u>Based on GIA of plant and core areas</u>
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				658,732			658,732	7.35	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is included in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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	
<b>SCAFFOLDING</b>									
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
Miscellaneous 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	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPENTRY AND JOINERY</b>									
Internal signage	1	no	10,000	10,000	10,000	0.11			
Single door sets	22	no	750	750	16,500	0.18			
Double door sets	23	no	1,000	1,000	23,000	0.26			
Timber hoarding to shop front	498	m²	75	75	37,332	0.42			
Communal areas( Labour)	1,720	m²	21	21	36,120	0.40			
Communal areas (Materials)	1,720	m²	14	14	24,080	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			
Timber staircase within house or apartment	0	no	750	750	0	0.00			
Other sundry carpentry materials	0	no	300	300	0	0.00			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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			

## The Mall, Walthamstow

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

### HOUSEBUILD

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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				147,032			147,032	1.64	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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 altearnative 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	
<b>BALCONIES AND METALWORK</b>									
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 5m²
Two bed flat	0	no	8,000	8,000	0	0.00			Average 6m²
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	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	

## The Mall, Walthamstow

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

### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROOF COVERINGS</b>									
Roof coverings including insulation, expansion joints , dressing to vents , drains and all other openings	5,769	m²	110	110	634,590	7.08			<u>Roof structure laid to falls</u>
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			772,500	8.62	
<b>MANSAFE SYSTEM</b>									
Mansafe system	371	m	100	100	37,100	0.41			
				37,100			37,100	0.41	
<b>WINDOW CLEANING SYSTEM</b>									
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00			<u>Review for job specific requirements</u>
Anchor points for absailing systems	1	no	10,000	10,000	10,000	0.11			<u>Cost per face of tower</u>
TOTAL WINDOW CLEANING SYSTEM				10,000			10,000	0.11	

## The Mall, Walthamstow

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

### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
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			
<u>ENERGY CENTRE</u>						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 trenching 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			
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			
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			

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Block B</b>									
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			
<b>Block C</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 <b>Block C</b>	0	no	500	500	0	0.00			
<b>Block D</b>									
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 <b>Block D</b> specification (Private)	0	no	500	500	0	0.00			
<b>Block E</b>									
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	
<b>AOV AND VENTILATION</b>									
AOV to common area staircases	0	no	3,500	3,500	0	0.00			
Mechanical services to gymnasium	0	m²	420	420	0	0.00			
Mechanical services to basement car park - tunnel fans	3,360	m²	40	40	134,400	1.50			Based on impulse fans
Extra over mechanical services to basement car park - full vent	3,360	m²	20	20	67,200	0.75			
TOTAL AOV AND VENTILATION				201,600			201,600	2.25	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
Electrical fitout - one bedroom flat (Private & SO)	0	no	6,985	6,985	0	0.00			
Electrical fitout - two bedroom flat (Private & SO)	0	no	7,117	7,117	0	0.00			
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			
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 visial installations Penthouse	0	no	15,000	15,000	0	0.00			
TOTAL ELECTRICAL INSTALLATIONS				398,660			435,598	4.86	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
PV Panels and relocations	1	no	265,262	265,262	265,262	2.96			
				265,262			265,262	2.96	
<b>LIFT INSTALLATIONS</b>									
Lift installations 04 stops	3	no	47,845	47,845	143,535	1.60			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 35 Stops	0	no	19,360	19,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
Goods Lift	1	no	50,000	50,000	50,000	0.56			
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			<u>(i.e where there are two lift entrances on one floor)</u>
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 [REDACTED] uplift to GF lift entrances	0	no	2,500	2,500	0	0.00			
[REDACTED] uplift; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00			
[REDACTED] uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00			
TOTAL LIFT INSTALLATIONS				193,535			193,535	2.16	
<b>KITCHENS</b>									
E[REDACTED]									
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			

# The Mall, Walthamstow

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

## HOUSEBUILD

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	

## The Mall, Walthamstow

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

### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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			

## The Mall, Walthamstow

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

### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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	
<b>VANITY UNITS AND WARDROBES</b>									
<b>PRIVATE BATHROOMS</b>									
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			
<b>SHARED BATHROOMS</b>									
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 (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			
<b>MASTER BEDROOM</b>									
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			

The Mall, Walthamstow

Works up to podium under blocks B, C & D  
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HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
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		
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			
Upgrade - Curtain Rail Trough	0	no	650	650	0	0.00			
TOTAL DRY LINING AND PARTITIONS				0			0	0.00	

# The Mall, Walthamstow

Works up to podium under blocks B, C & D  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>FLOOR AND WALL TILING</b>									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to mall lobbies (Porcelain tile)	130	m²	120	120	15,600	0.17			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 3m² tiling per bathroom</u>
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			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 3m² tiling per bathroom</u>
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 3m² tiling per bathroom</u>
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	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPETS AND FLOOR COVERINGS</b>									
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 13m²
Carpet to 2 bed unit (Private & SO )	0	m²	25	25	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00			Based on average 35m²
Carpet to 4 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 55m²
Amtico 'spacia range' to 1 bed unit (Private & SO )	0	m²	40	40	0	0.00			Based on average 32m²
Amtico 'spacia range' to 2 bed unit (Private & SO )	0	m²	40	40	0	0.00			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 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 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 69m²
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 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>■■■■■</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				0			0	0.00	
<b>PAINTING AND DECORATING</b>									
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			
<b>■■■■■</b>									
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			
<b>■■■■■</b>									
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	

# The Mall, Walthamstow

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

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	19,461	m²	2	2	38,922	0.43			
TOTAL BUILDER'S CLEAN				38,922			38,922	0.43	
<b>MAINTENANCE</b>									
Maintaining flats	1	no	25,000	25,000	25,000	0.28			
				25,000			25,000	0.28	
<b>UNALLOCATED COSTS</b>									
Extra over costs for fitting out disabled flats	0	no	8,500	8,500	0	0.00			
Works associated with temporary condition air testing	1	item	25,000	25,000	25,000	0.28			
Creation of Male & Female WC to upper carpark area	88	m²	800	800	70,400	0.79			based on option C
Void charge	0	no	1,000	1,000	0	0.00			
Proposed shop mobility area to upper car park	0	item	0	0	0	0.00			EXCLUDED AS NO DETAILS AVAILABLE
<b>Fitting out Concierge / Reception Area</b>									
Reception generally	0	m²	100,000	100,000	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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>						0.00			
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	500	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			
Furniture and Soft Furnishings	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	
<b>LEISURE CENTRE</b>									
Allowance for fitting out Leisure Centre	0	m²	0	0	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			
TOTAL FPR LEISURE CENTRE				0			0	0.00	
<b>REFUSE DISPOSAL</b>									
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			5,000	0.06	
<b>TOTAL HOUSEBUILD</b>					12,170,674		<b>12,170,674</b>	<b>135.80</b>	

# The Mall, Walthamstow

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

## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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			
<b>SITE MANAGEMENT</b>									
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

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

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
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	
<b>SITE COMPOUND</b>									
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	

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

3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE ACCOMMODATION</b>									
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			
<b>TOTAL SITE ACCOMMODATION</b>							0	0.00	
<b>SITE RUNNING COSTS</b>									
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	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	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			
<b>TOTAL SITE RUNNING COSTS</b>							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
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	75,648	75,648	75,648	0.84			
TOTAL INSURANCES							75,648	0.84	
<b>ROAD CLEANING</b>									
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	

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

Works up to podium under blocks B, C & D

3rd June 2016

## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>HIRED PLANT</b>									
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	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			
<b>TOTAL HIRED PLANT</b>							0	0.00	

**The Mall, Walthamstow**

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

**OVERHEADS**

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

# The Mall, Walthamstow

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

## MARKETING

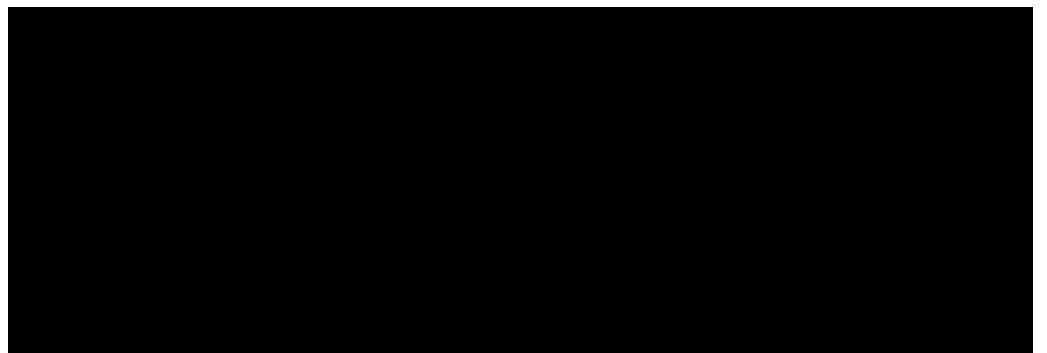
Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
Uplifted Marketing for enhanced specification ( )	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		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	0	0.00			
TOTAL							0	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	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	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	
<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	



## **The Mall Walthamstow - Block C**

**Cost Plan 12**

**3rd June 2016**



# The Mall Walthamstow - Block C

Cost Plan 12  
3rd June 2016

## Key Data

Cost Summary	£	£/ft²
Externals	460,589	4.12
Plot	178,563	1.60
Housebuild	25,514,991	228.48
Overheads	65,999	0.59
Marketing	0	0.00
Total	26,220,142	234.79

Allowances within Cost Plan	£	£/Unit
Contingency (£ & £ / ft² NSA)	1,014,925	5,900.73
Marketing (£ / Private Unit)		0
Total Pre-Planning Design Fees (£& £/Unit)	0	0
Total Design Fees (£& £/Unit)	0	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)	34	22,203
Façade (£ / Unit)		33,657
Façade (£ /m² elevation excluding balconies)		567
Brickwork Materials (£/1000)		
Mechanical Electrical & Plumbing Installations (£/Unit)		32,457
Dry Lining and Partitions excl Metsec (£ / unit)		16,868
Average Cost of Hard Landscaping (£/m²)	#DIV/0!	
Average Cost of Soft Landscaping (£/m²)		80,200
Value of any Non Residential Fit-Out (£ & £/m2)		
Site abnormalities (£/ft² NSA)		
Costs to date (as of <i>State Date</i> ) (£)		
Planning Gain / CIL (£)		

Number of Units 172

**Areas**  
Net Saleable Area (ft²) 111,674  
Gross Internal Floor Area (ft²) 137,112  
Net : Gross Ratio (%) 81%

Open Market (ft²) 108,519  
Shared Ownership (ft²) 3,155  
Affordable (ft²) 0  
Commercial 0  
Retail 0  
Other 0

**Accommodation Breakdown**  
Studio 20  
One Bed 86  
Two Bed 66  
Three Bed 0  
Four Bed 0  
Five Bed 0

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

**Key Ratios**  
Total External Wall Area (m²) 10,207  
Floor to Wall Ratio 1.25

Total Window Area (m²) 4,083  
Window to Wall Ratio (%) 40%

Average Storey Height (m) 3.33

Maximum no. of storeys 0

**Programme**  
Start date  
Completion date  
Programme period in Weeks 0

**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
	Planning Gain	0	0.00	0.00	0.00
	LEB Substation and Mains Capital Contribution	188,400	1.69	1,095.35	0.72
	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
	<b>TOTAL SECTION E - EXTERNALS</b>	<b>438,656</b>	<b>3.93</b>	<b>2,550.33</b>	<b>1.67</b>
	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
	<b>TOTAL SECTION P - PLOT</b>	<b>170,060</b>	<b>1.52</b>	<b>988.72</b>	<b>0.65</b>
	Mastic	46,300	0.41	269.19	0.18
	Fire Proofing and Protection	65,360	0.59	380.00	0.25
	BWIC	16,800	0.15	97.67	0.06
	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	0	0.00	0.00	0.00
	Refuse Disposal	15,750	0.14	91.57	0.06
	<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>24,533,645</b>	<b>219.69</b>	<b>142,637.47</b>	<b>93.57</b>

# The Mall Walthamstow - Block C

BUDGET BUILD COST

Element	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	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
	<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>62,856</b>	<b>0.56</b>	<b>365.44</b>	<b>0.24</b>
	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
	<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>SUB-TOTAL</b>	<b>25,205,217</b>	<b>225.70</b>	<b>146,541.96</b>	<b>96.13</b>
	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
	<b>TOTAL CONTINGENCIES</b>	<b>1,014,925</b>	<b>9.09</b>	<b>5,900.73</b>	<b>3.87</b>
	<b>TOTAL</b>	<b>26,220,142</b>	<b>234.79</b>	<b>152,442.69</b>	<b>100.00</b>

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

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SURVEYING AND DESIGN FEES</b>									
Allowance for Surveying and Design Fees	0	no	0	0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL SURVEYING AND DESIGN FEES							0	0.00	
<b>LOCAL AUTHORITY FEES</b>									
Allowance for Local Authority Fees	0	no		0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL LOCAL AUTHORITY FEES							0	0.00	
<b>MISCELLANEOUS FEES</b>									
Hazardous Waste Registration	0	no	56	56	0	0.00			<u>Included in common residential costs bill</u>
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	
<b>TEMPORARY WORKS</b>									
Temporary haul road	0	m²		0	0	0.00			<u>Included in common residential costs bill</u>
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  
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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>NHBC FEES</b>									
Inspections & Warranty									
Up to £80,000	0	no	317	317	0	0.00			<u>Included in common residential costs bill</u>
£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			
<b>Building control services</b>	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	
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			<u>Included in works up to podium level</u>
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	

# The Mall Walthamstow - Block C

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	0	m²	90	90	0	0.00			<u>Included in works up to podium level</u>
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			
<b>Footpaths</b>						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			
<b>TOTAL ROADS AND FOOTPATHS</b>							0	0.00	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			<u>Included in works up to podium level</u>
<b>TOTAL STREET LIGHTING</b>							0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	172	item	100	100	17,200	0.15			
<b>TOTAL STREET LIGHTING</b>							17,200	0.15	
<b>DRAINAGE</b>									
Foul Water Drainage below ground	12,738	m²	12	12	152,856	1.37			<u>Based on GIFA</u>
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 car parks	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			<u>Included in works up to podium level</u>
<b>TOTAL DRAINAGE</b>							152,856	1.37	

# The Mall Walthamstow - Block C

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LANDSCAPING</b>									<u>Included in works up to podium level</u>
Allowance for furniture to amenity deck	1	No	20,000	20,000	20,000	0.18			
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	172	no	350	350	60,200	0.54			
TOTAL LANDSCAPING							80,200	0.72	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS							0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN							0	0.00	
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
Allowance for new sub station	0	no	800	800	0	0.00			<u>Included in common residential costs bill</u>
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			<u>miniumum fugure £75.000 but only populate over 25,000 ft2</u>
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	

# The Mall Walthamstow - Block C

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SERVICE DIVERSIONS</b>									
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	
<b>WALLS AND FENCING</b>									
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	0.00	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
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	0.00	
<b>TOTAL EXTERNALS</b>							<b>438,656</b>	<b>3.93</b>	

# The Mall Walthamstow - Block C

Cost Plan 12  
3rd June 2016

## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
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-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth² / 2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			

# The Mall Walthamstow - Block C

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## 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 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			<u>Consider pile diameter and likely size of ring beam</u>
Design development @ 3%	0	Item	0	0	0	0.00			
TOTAL SUBSTRUCTURE							0	0.00	
<b>PILING</b>									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			<u>Change calculation in item 06 substructure if pile diameter or length changes</u>
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			<u>600 mm diameter is set as default setting</u>
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			<u>Consider diameter and length of piles</u>
Sheet Piling to Basement	0	m²	550	550	0	0.00			<u>Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio adjust rate accordingly</u>
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			<u>Decorations to sheet piling if required included in Housebuild</u>
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			<u>750 Ø, 20m length (Exposed Single storey level)</u>
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	0.00	
<b>SERVICES CONNECTION CHARGES</b>									
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			<u>Measured one per core</u>
Commercial Supply	0	no	1,500	1,500	0	0.00			<u>Measured one per commercial/retail unit</u>
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	1.52	
<b>TOTAL PLOT</b>							<b>170,060</b>	<b>1.52</b>	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
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	
<b>BUILDER'S WORK</b>									
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			
TOTAL BUILDER'S WORK							16,800	0.15	
<b>IN-SITU CONCRETE FRAME</b>									
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	m³	400	400	47,200	0.42			
1500dpx2600w	41	m³	400	400	16,400	0.15			
1500dpx1000w	20	m³	400	400	8,000	0.07			
TOTAL IN-SITU CONCRETE FRAME							3,818,941	34.20	

## The Mall Walthamstow - Block C

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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			<u>Includes glazing</u>
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00			<u>Inner leaf of parapet to be Aluminium Cladding once unitised system is used</u>
Provisional allowance for crown to top of building	0	item	500,000	500,000	0	0.00			<u>No details</u>
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	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
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			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Design Development @ 10%	0	Item	84,893	84,893	0	0.00			
TOTAL BRICKWORK AND BLOCKWORK				848,932			912,352	8.17	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is included in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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			240,800	2.16	<u>46.25746293</u>
<b>SCAFFOLDING</b>									
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 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	
<b>CARPENTRY AND JOINERY</b>									
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			

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Code	Ref	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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
		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			

# The Mall Walthamstow - Block C

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## HOUSEBUILD

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	19	no	2,000	2,000	38,000	0.34			
Extra for enhanced finishes to common areas Private & SO	172	no	1,000	1,000	172,000	1.54			
Other sundry carpentry materials	172	no	300	300	51,600	0.46			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				1,006,950			1,006,950	9.02	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
Covered walkways between blocks B&C and C&D		m²	800	800	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)	4,083	m²	550	550	2,245,573	20.11			Default is Aluminium Windows; if alternative specified manually adjust
Extra over for tilt and turn patio doors 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				2,561,788			2,561,788	22.94	
<b>BALCONIES AND METALWORK</b>									
Canopy to front entrance	16	m²	800	800	12,800	0.11			
Brise soleil	0	m²	250	250	0	0.00			
Walk on metal balconies - Galvanised & powder coated						0.00			
One bed flat	94	no	7,000	7,000	658,000	5.89			Average 5m²
Two bed flat	59	no	8,000	8,000	472,000	4.23			Average 6m²
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	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	0	0.00			
Design Development @ 10%	0	Item	145,112	145,112	0	0.00			
TOTAL BALCONIES AND METALWORK				1,451,120			1,451,120	12.99	

The Mall Walthamstow - Block C

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HOUSEBUILD

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	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	

## The Mall Walthamstow - Block C

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
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	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	172	no	1,400	1,400	240,800	2.16			<u>use where above 10 storeys( 30 metres to last residential floor level )</u>
Boosted Cold Water Main tanks and dual pump sets	1	no	80,000	80,000	80,000	0.72			
<u>ENERGY CENTRE</u>						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 trenching 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			<u>use where above 20 storeys</u>
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			

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Plumbing</b>									
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)	66	no	1,498	1,498	98,856	0.89			
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>Sanitaryware</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 specification	0	no	500	500	0	0.00			
<b>Sanitaryware (Private)</b>									
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			
<b>Mechanical</b>									
Comfort cooling	0	no	9,000	9,000	0	0.00			
Heat Recovery	172	no	1,575	1,575	270,931	2.43			
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS							3,898,765	34.91	
<b>AOV AND VENTILATION</b>									
AOV to common area staircases	24	no	3,500	3,500	84,000	0.75			
Mechanical services to gymnasium	167	m²	420	420	70,140	0.63			
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				154,140			154,140	1.38	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
Electrical fitout - one bedroom flat (Private & SO)	106	no	6,985	6,985	740,410	6.63			
Electrical fitout - two bedroom flat (Private & SO)	66	no	7,117	7,117	469,722	4.21			
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)	2,364	m²	73	73	172,572	1.55			
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	172	no	500	500	86,000	0.77			
Lift supply	3	no	1,100	1,100	3,300	0.03			
Pump supply	1	no	470	470	470	0.00			
Boiler supply	0	no	3,175	3,175	0	0.00			
Lightning conductors	172	unit	100	100	17,200	0.15			<u>Allow one per core</u>
CCTV Installations	1	no	15,000	15,000	15,000	0.13			<u>Allow one per basement and one per block</u>
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	0.22			
Pre-wire for audio visual installations	0	no	250	250	0	0.00			
Services uplift for specification	0	no	500	500	0	0.00			
Home automation comelit system	0	no	8,500	8,500	0	0.00			
Audio visual installations Penthouse	0	no	15,000	15,000	0	0.00			
TOTAL ELECTRICAL INSTALLATIONS				1,504,674			1,529,674	13.70	

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	172	no	500	500	86,000	0.77			
				86,000			86,000	0.77	
<b>LIFT INSTALLATIONS</b>									
Lift installations 25 stops	3	no	203,623	203,623	610,869	5.47			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	75	no	700	700	52,500	0.47			<u>Per Floor</u>
Extra over for fireman's lift 24 Stops	1	no	16,280	16,280	16,280	0.15			<u>Over 7 storeys</u>
Lift installations 05 stops	1	no	51,270	51,270	51,270	0.46			
Stainless Deep Reveals	5	no	700	700	3,500	0.03			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 04 stops	0	no	47,845	47,845	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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 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	
<b>KITCHENS</b>									
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			

The Mall Walthamstow - Block C

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HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<div></div>									
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			
<div></div>									
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			
<div></div>									
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	

## The Mall Walthamstow - Block C

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
<b>          </b>									
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			
<b>          </b>									
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			
<b>          </b>									
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			

# The Mall Walthamstow - Block C

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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				342,624			342,624	3.07	
<b>VANITY UNITS AND WARDROBES</b>									
<b>BATHROOMS</b>									
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			
<b>BEDROOMS</b>									
Amarari cabinet, worktop/upstand/splashback and under basin box to main bathroom (private and shared ownership)	172	no	845	845	145,340	1.30			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom (private and shared ownership)	66	no	256	256	16,896	0.15			
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			
<b>ENSUITE BATHROOMS</b>									
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			
<b>WARDROBES</b>									
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			
				182,807			182,807		

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRY LINING AND PARTITIONS</b>									
Flats / Apartments	10,375	m²	248	248	2,570,283	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	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	
<b>FLOOR AND WALL TILING</b>									
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	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	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	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	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 Mall Walthamstow - Block C

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## HOUSEBUILD

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				392,304			392,304	3.51	
<b>CARPETS AND FLOOR COVERINGS</b>									
Floor finishes (common areas)	2,364	m²	25	25	59,100	0.53			
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			<u>Based on average 13m²</u>
Carpet to 2 bed unit (Private & SO )	1,650	m²	25	25	41,250	0.37			<u>based on average 25m²</u>
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 35m²</u>
Carpet to 4 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 45m²</u>
Carpet to 5 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 55m²</u>
Amtico 'spacia range' to 1 bed unit (Private & SO )	3,392	m²	40	40	135,680	1.21			<u>Based on average 32m²</u>
Amtico 'spacia range' to 2 bed unit (Private & SO )	2,508	m²	40	40	100,320	0.90			<u>Based on average 38m²</u>
Amtico 'spacia range' to 3 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 55m²</u>
Amtico 'spacia range' to 4 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 61m²</u>
Amtico 'spacia range' to 5 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 67m²</u>
Carpet to 1 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 13m²</u>
Carpet to 2 bed unit (HA )	0	m²	18	18	0	0.00			<u>based on average 25m²</u>
Carpet to 3 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 35m²</u>
Carpet to 4 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 45m²</u>
Carpet to 5 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 55m²</u>
Vinyl to 1 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 31m²</u>
Vinyl to 2 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 37m²</u>
Vinyl to 3 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 57m²</u>
Vinyl to 4 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 63m²</u>
Vinyl to 5 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 69m²</u>
Vat on floor finishes @ 20.0%	1	Item	62,340	62,340	62,340	0.56			

# The Mall Walthamstow - Block C

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## HOUSEBUILD

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 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
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 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				444,960			444,960	3.98	
<b>PAINTING AND DECORATING</b>									
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			

# The Mall Walthamstow - Block C

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PAINTING AND DECORATING</b>									
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			
<b>PAINTING AND DECORATING</b>									
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				256,612			256,612	2.30	
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	172	no	350	350	60,200	0.54			
TOTAL BUILDER'S CLEAN				60,200			60,200	0.54	
<b>MAINTENANCE</b>									
Maintaining flats	172	no	1,000	1,000	172,000	1.54			
				172,000			172,000	1.54	
<b>UNALLOCATED COSTS</b>									
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	0.00			
Void charge	172	no	1,000	1,000	172,000	1.54			
Allowance for compliance with 2014 Part L Building Regulations	137,112	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>						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 Furnishings	0	No	5,000	5,000	0	0.00			
TMI's	0	no	0	0	0	0.00			
TOTAL UNALLOCATED COSTS				172,000			172,000	1.54	

The Mall Walthamstow - Block C

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HOUSEBUILD

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	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	219.69	

# The Mall Walthamstow - Block C

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## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<u>multiply by 50%) and state factor in description</u>
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			<u>Price from first completion through to PC</u>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
Welfare Facilities	0	Weeks	125	125	0	0.00			
Health & Safety Visits	0	Weeks	162	162	0	0.00			<u>Based on one visit per month at £700</u>
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	
<b>SITE COMPOUND</b>									
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			<u>(Allowance equal £1,000 plus £50 per unit)</u>
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	62,856	62,856	62,856	0.56			
TOTAL INSURANCES							62,856	0.56	
<b>ROAD CLEANING</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>HIRED PLANT</b>									
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	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							0	0.00	

The Mall Walthamstow - Block C

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OVERHEADS

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

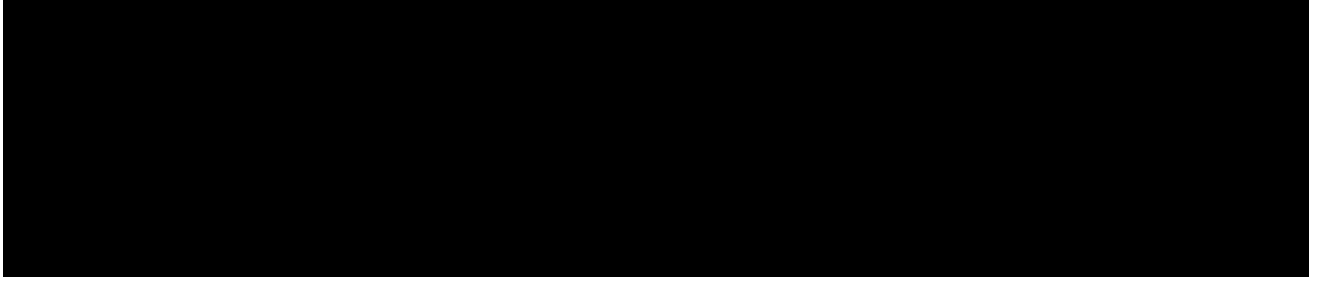
# The Mall Walthamstow - Block C

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## MARKETING

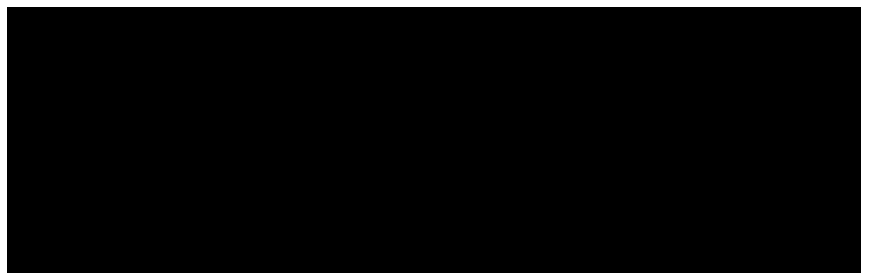
Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
Uplifted Marketing for enhanced specification	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		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	0	0.00			
TOTAL							0	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	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	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	
<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	



## **The Mall Walthamstow - Block D**

**Cost Plan 12**

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# The Mall Walthamstow - Block D

Cost Plan 12  
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## Key Data

Cost Summary	£	£/ft²
Externals	81,010	4.59
Plot	27,846	1.58
Housebuild	5,439,472	308.37
Overheads	14,002	0.79
Marketing	0	0.00
Total	5,562,329	315.33

Allowances within Cost Plan	£	£/Unit
Contingency (£ & £ / ft² NSA)	215,061	8,960.88
Marketing (£ / Private Unit)		#DIV/0!
Total Pre-Planning Design Fees (£& £/Unit)	0	0
Total Design Fees (£& £/Unit)	0	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
Façade (£ / Unit)		46,230
Façade (£ /m² elevation excluding balconies)		507
Brickwork Materials (£/1000)		
Mechanical Electrical & Plumbing Installations (£/Unit)		38,594
Dry Lining and Partitions excl Metsec (£ / unit)		23,665
Average Cost of Hard Landscaping (£/m²)		#DIV/0!
Average Cost of Soft Landscaping (£/m²)		#DIV/0!
Value of any Non Residential Fit-Out (£ & £/2)		
Site abnormalities (£/ft² NSA)		
Costs to date (as of <i>State Date</i> ) (£)		
Planning Gain / CIL (£)		

Number of Units	24
-----------------	----

<b>Areas</b>	
Net Saleable Area (ft²)	17,640
Gross Internal Floor Area (ft²)	30,096
Net : Gross Ratio (%)	59%
Open Market (ft²)	0
Shared Ownership (ft²)	17,640
Affordable (ft²)	0
Commercial	0
Retail	0
Other	0

<b>Accommodation Breakdown</b>	
Studio	3
One Bed	2
Two Bed	19
Three Bed	0
Four Bed	0
Five Bed	0

<b>Residential Mix</b>	
Proportion of apartments (%)	
Proportion of houses (%)	
<b>Key Ratios</b>	
Total External Wall Area (m²)	2,190
Floor to Wall Ratio	1.28
Total Window Area (m²)	802
Window to Wall Ratio (%)	37%
Average Storey Height (m)	3.74
Maximum no. of storeys	0
<b>Programme</b>	
Start date	
Completion date	
Programme period in Weeks	0
<b>CSH Level</b>	



# The Mall Walthamstow - Block D

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	2,400	0.14	100.00	0.04
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
<b>TOTAL SECTION E - EXTERNALS</b>	<b>77,152</b>	<b>4.37</b>	<b>3,214.67</b>	<b>1.39</b>
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
<b>TOTAL SECTION P - PLOT</b>	<b>26,520</b>	<b>1.50</b>	<b>1,105.00</b>	<b>0.48</b>
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	0	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	0.43
Unallocated Costs	124,000	7.03	5,166.67	2.23
Leisure Centre	0	0.00	0.00	0.00
Refuse Disposal	6,500	0.37	270.83	0.12
<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>5,230,262</b>	<b>296.51</b>	<b>217,927.57</b>	<b>94.03</b>

# The Mall Walthamstow - Block D

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
<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>13,335</b>	<b>0.76</b>	<b>555.62</b>	<b>0.24</b>
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
<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>SUB-TOTAL</b>	<b>5,347,268</b>	<b>303.14</b>	<b>222,802.85</b>	<b>96.13</b>
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
<b>TOTAL CONTINGENCIES</b>	<b>215,061</b>	<b>12.19</b>	<b>8,960.88</b>	<b>3.87</b>
<b>TOTAL</b>	<b>5,562,329</b>	<b>315.33</b>	<b>231,763.73</b>	<b>100.00</b>

**The Mall Walthamstow - Block D**

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**EXTERNALS**

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

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SURVEYING AND DESIGN FEES</b>									
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	0.00	
<b>LOCAL AUTHORITY FEES</b>									
Allowance for Local Authority Fees	0	no		0	0	0.00			Included in common residential costs bill
TOTAL LOCAL AUTHORITY FEES							0	0.00	
<b>MISCELLANEOUS FEES</b>									
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	
<b>TEMPORARY WORKS</b>									
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	

# The Mall Walthamstow - Block D

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>NHBC FEES</b>									
Inspections & Warranty									
Up to £80,000	0	no	317	317	0	0.00			<u>Included in common residential costs bill</u>
£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			
<b>Building control services</b>	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	
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			<u>included in works up to podium level bill</u>
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	

# The Mall Walthamstow - Block D

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	0	m²	90	90	0	0.00			<u>included in works up to podium level bill</u>
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			
<b>Footpaths</b>									
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	0.00	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			<u>included in works up to podium level bill</u>
TOTAL STREET LIGHTING							0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	24	item	100	100	2,400	0.14			
TOTAL STREET LIGHTING							2,400	0.14	
<b>DRAINAGE</b>									
Foul Water Drainage below ground	2,796	m²	12	12	33,552	1.90			<u>Based on GIFA</u>
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 car parks	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			<u>included in works up to podium level</u>
TOTAL DRAINAGE							33,552	1.90	

# The Mall Walthamstow - Block D

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LANDSCAPING</b>									
Import top soil to planted areas	0	m³	50	50	0	0.00			<u>included in works up to podium level</u>
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	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
Allowance for new sub station	0	no	800	800	0	0.00			<u>Included in common residential costs bill</u>
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			<u>miniumum fugure £75,000 but only populate over 25,000 ft2</u>
On site electric mains	24	no	300	300	7,200	0.41			
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				32,800			32,800	1.86	

# The Mall Walthamstow - Block D

Cost Plan 12  
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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SERVICE DIVERSIONS</b>									
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	
<b>WALLS AND FENCING</b>									
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	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
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	
<b>TOTAL EXTERNALS</b>					77,152		77,152	4.37	

# The Mall Walthamstow - Block D

Cost Plan 12  
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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
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-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth <sup>2</sup> /2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			

**The Mall Walthamstow - Block D**

Cost Plan 12  
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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			

# The Mall Walthamstow - Block D

Cost Plan 12  
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## 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 250mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concrete ramp 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	0.00	
<b>PILING</b>									
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	0.00	
<b>SERVICES CONNECTION CHARGES</b>									
Cable/Sat including dish	24	no	350	350	8,400	0.48			
Gas connection charge (for CHP)	0	no	20,000	20,000	0	0.00			
Electrical Connection Charges	24	no	450	450	10,800	0.61			
Landlords Supply	2	no	1,500	1,500	3,000	0.17			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)	24	no	0	0	0	0.00			
Water Connection Charge	24	no	150	150	3,600	0.20			
Direct purchase of Electric meter boxes	24	no	30	30	720	0.04			
Design development @ 3%	0	Item	796	796	0	0.00			
TOTAL FOR SERVICES CONNECTIONS							26,520	1.50	
<b>TOTAL PLOT</b>							<b>26,520</b>	<b>1.50</b>	

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
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	
<b>BUILDER'S WORK</b>									
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			
TOTAL BUILDER'S WORK				6,300			6,300	0.36	
<b>IN-SITU CONCRETE FRAME</b>									
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	

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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	

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	990	m²	50	50	49,500	2.81			<u>Based on GIA of plant and core areas</u>
Materials	990	m²	25	25	24,750	1.40			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
Materials	0	m²	25	25	0	0.00			
Division walls to basement areas									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
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	

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is included in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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			33,600	1.90	
<b>SCAFFOLDING</b>									
Scaffolding	2,190	m²	55	55	120,464	6.83			
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				120,464			120,464	6.83	
<b>CARPENTRY AND JOINERY</b>									
Secure letter boxes	24	no	110	110	2,640	0.15			
Internal signage	24	no	100	100	2,400	0.14			
Cylinder tank stands - Supply	24	no	95	95	2,280	0.13			
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			

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Private</b>									
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
<b>SO</b>									
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			

# The Mall Walthamstow - Block D

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## HOUSEBUILD

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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				170,525			170,525	9.67	

# The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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)	802	m²	550	550	441,045	25.00			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	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	
<b>BALCONIES AND METALWORK</b>									
Canopy to front entrance	16	m²	800	800	12,800	0.73			
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	1.19			Average 5m²
Two bed flat	15	no	8,000	8,000	120,000	6.80			Average 6m²
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	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	

## The Mall Walthamstow - Block D

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROOF COVERINGS</b>									
Roof coverings including insulation, expansion joints , dressing to vents , drains and all other openings	674	m²	110	110	74,102	4.20			<u>Roof structure laid to falls</u>
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	
<b>MANSAFE SYSTEM</b>									
Mansafe system	223	m	100	100	22,300	1.26			
				22,300			22,300	1.26	
<b>WINDOW CLEANING SYSTEM</b>									
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00			<u>Review for job specific requirements</u>
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00			<u>Cost per face of tower</u>
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00	

## The Mall Walthamstow - Block D

Cost Plan 12  
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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
Mechanical & plumbing installations to flats - one bedroom and studio flats	5	no	13,360	13,360	66,801	3.79			
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			
<u>ENERGY CENTRE</u>						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 trenching 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			
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)	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			

## The Mall Walthamstow - Block D

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### HOUSEBUILD

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	1,575	1,575	37,804	2.14			
TOTAL MECHANICAL AND PLUMBING INSTALLATIONS				625,746			625,746	35.47	
<b>AOV AND VENTILATION</b>									
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	

# The Mall Walthamstow - Block D

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
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 - 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)	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			<u>Allow one per core</u>
CCTV Installations	0	no	15,000	15,000	0	0.00			<u>Allow one per basement and one per block</u>
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 visual installations Penthouse	0	no	15,000	15,000	0	0.00			
<b>TOTAL ELECTRICAL INSTALLATIONS</b>				269,009			269,009	15.25	

# The Mall Walthamstow - Block D

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	24	no	500	500	12,000	0.68			
				12,000			12,000	0.68	
<b>LIFT INSTALLATIONS</b>									
Lift installations 07 stops	2	no	58,120	58,120	116,240	6.59			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	14	no	700	700	9,800	0.56			<u>Per Floor</u>
Extra over for fireman's lift 07 Stops	1	no	11,520	11,520	11,520	0.65			<u>Over 7 storeys</u>
Lift installations 04 stops	2	no	47,845	47,845	95,690	5.42			
Stainless Deep Reveals	8	no	700	700	5,600	0.32			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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 [REDACTED] uplift to GF lift entrances	0	no	2,500	2,500	0	0.00			
[REDACTED]; 'Replaceable Laminate panels 'Formica Fossil'	0	no	6,315	6,315	0	0.00			
[REDACTED] uplift to Lift Car ( Back Painted Glass )	0	no	6,933	6,933	0	0.00			
TOTAL LIFT INSTALLATIONS				238,850			238,850	13.54	
<b>KITCHENS</b>									
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			
Kitchens to one bed flats (Private & SO)	5	no	3,200	3,200	16,000	0.91			
Kitchens to two bed flats (Private & SO)	19	no	3,200	3,200	60,800	3.45			
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			

## The Mall Walthamstow - Block D

Cost Plan 12  
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### HOUSEBUILD

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	
<b>WHITE GOODS</b>									
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			

## The Mall Walthamstow - Block D

Cost Plan 12  
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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
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			
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			

# The Mall Walthamstow - Block D

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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				47,808			47,808	2.71	
<b>VANITY UNITS AND WARDROBES</b>									
<b>BATHROOMS</b>									
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			
<b>WARDROBES</b>									
Amarari cabinet, worktop/upstand/splashback and under basin box to main bathroom (private and shared ownership)	24	no	845	845	20,280	1.15			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom (private and shared ownership)	19	no	256	256	4,864	0.28			
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			
<b>ENSUITES</b>									
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			
<b>BEDROOMS</b>									
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		

# The Mall Walthamstow - Block D

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRY LINING AND PARTITIONS</b>									
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			
Common Areas	1,157	m²	140	140	161,980	9.18			
1 bed unit (Private)	0	no	300	300	0	0.00			
2 bed unit (Private)	0	no	700	700	0	0.00			
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				567,971			567,971	32.20	
<b>FLOOR AND WALL TILING</b>									
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	57	m²	66	66	3,762	0.21			average 3m² tiling per bathroom

## The Mall Walthamstow - Block D

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### HOUSEBUILD

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			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 3m² tiling per bathroom</u>
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			68,310	3.87	
<b>CARPETS AND FLOOR COVERINGS</b>									
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			

# The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Carpet to 1 bed unit (Private &amp; SO )</b>	65	m²	25	25	1,625	0.09			Based on average 13m²
<b>Carpet to 2 bed unit (Private &amp; SO )</b>	475	m²	25	25	11,875	0.67			based on average 25m²
<b>Carpet to 3 bed unit (Private &amp; SO )</b>	0	m²	25	25	0	0.00			Based on average 35m²
<b>Carpet to 4 bed unit (Private &amp; SO )</b>	0	m²	25	25	0	0.00			Based on average 45m²
<b>Carpet to 5 bed unit (Private &amp; SO )</b>	0	m²	25	25	0	0.00			Based on average 55m²
<b>Amtico 'spacia range' to 1 bed unit (Private &amp; SO )</b>	160	m²	40	40	6,400	0.36			Based on average 32m²
<b>Amtico 'spacia range' to 2 bed unit (Private &amp; SO )</b>	722	m²	40	40	28,880	1.64			Based on average 38m²
<b>Amtico 'spacia range' to 3 bed unit (Private &amp; SO )</b>	0	m²	40	40	0	0.00			Based on average 55m²
<b>Amtico 'spacia range' to 4 bed unit (Private &amp; SO )</b>	0	m²	40	40	0	0.00			Based on average 61m²
<b>Amtico 'spacia range' to 5 bed unit (Private &amp; SO )</b>	0	m²	40	40	0	0.00			Based on average 67m²
<b>Carpet to 1 bed unit (HA )</b>	0	m²	18	18	0	0.00			Based on average 13m²
<b>Carpet to 2 bed unit (HA )</b>	0	m²	18	18	0	0.00			based on average 25m²
<b>Carpet to 3 bed unit (HA )</b>	0	m²	18	18	0	0.00			Based on average 35m²
<b>Carpet to 4 bed unit (HA )</b>	0	m²	18	18	0	0.00			Based on average 45m²
<b>Carpet to 5 bed unit (HA )</b>	0	m²	18	18	0	0.00			Based on average 55m²
<b>Vinyl to 1 bed unit (HA )</b>	0	m²	25	25	0	0.00			Based on average 31m²
<b>Vinyl to 2 bed unit (HA )</b>	0	m²	25	25	0	0.00			Based on average 37m²
<b>Vinyl to 3 bed unit (HA )</b>	0	m²	25	25	0	0.00			Based on average 57m²
<b>Vinyl to 4 bed unit (HA )</b>	0	m²	25	25	0	0.00			Based on average 63m²
<b>Vinyl to 5 bed unit (HA )</b>	0	m²	25	25	0	0.00			Based on average 69m²
<b>Vat on floor finishes @ 20.0%</b>	1	Item	9,756	9,756	9,756	0.55			
<b>Carpet to 1 bed unit (Private)</b>	0	m²	40	40	0	0.00			Based on average 13m²
<b>Carpet to 2 bed unit (Private)</b>	0	m²	40	40	0	0.00			based on average 25m²
<b>Carpet to 3 bed unit (Private)</b>	0	m²	40	40	0	0.00			Based on average 35m²
<b>Carpet to 4 bed unit (Private)</b>	0	m²	40	40	0	0.00			Based on average 45m²
<b>Carpet to 5 bed unit (Private)</b>	0	m²	40	40	0	0.00			Based on average 55m²
<b>Amtico 'standard range' to 1 bed unit (Private)</b>	0	m²	55	55	0	0.00			Based on average 32m²
<b>Amtico 'standard range' to 2 bed unit (Private)</b>	0	m²	55	55	0	0.00			Based on average 38m²
<b>Amtico 'standard range' to 3 bed unit (Private)</b>	0	m²	55	55	0	0.00			Based on average 55m²
<b>Amtico 'standard range' to 4 bed unit (Private)</b>	0	m²	55	55	0	0.00			Based on average 61m²
<b>Amtico 'standard range' to 5 bed unit (Private)</b>	0	m²	55	55	0	0.00			Based on average 67m²
<b>Vat on floor finishes @ 20.0%</b>	1	Item	0	0	0	0.00			

# The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPETS AND FLOOR COVERINGS</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				93,246			93,246	5.29	
<b>PAINTING AND DECORATING</b>									
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			
<b>DECORATIONS TO COMMUNAL AREAS</b>									
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			
<b>EXTRA OVER FOR PENTHOUSES</b>									
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	

# The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	24	no	350	350	8,400	0.48			
TOTAL BUILDER'S CLEAN				8,400			8,400	0.48	
<b>MAINTENANCE</b>									
Maintaining flats	24	no	1,000	1,000	24,000	1.36			
				24,000			24,000	1.36	
<b>UNALLOCATED COSTS</b>									
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 - [REDACTED], [REDACTED]									
[REDACTED]	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit [REDACTED]	0	no	2,875	2,875	0	0.00			
Void charge	24	no	1,000	1,000	24,000	1.36			
Allowance for compliance with 2014 Part L Building Regulations	30,096	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>									
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 Furnishings	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	
<b>LEISURE CENTRE</b>									
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	
<b>REFUSE DISPOSAL</b>									
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	
<b>TOTAL HOUSEBUILD</b>					5,230,262		5,230,262	296.51	

# The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<u>multiply by 50%) and state factor in description</u>
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			<u>Price from first completion through to PC</u>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
Welfare Facilities	0	Weeks	125	125	0	0.00			
Health & Safety Visits	0	Weeks	162	162	0	0.00			<u>Based on one visit per month at £700</u>
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	
<b>SITE COMPOUND</b>									
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>(Allowance equal £1,000 plus £50 per unit)</u>
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	13,335	13,335	13,335	0.76			
TOTAL INSURANCES							13,335	0.76	
<b>ROAD CLEANING</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>HIRED PLANT</b>									
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	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							0	0.00	

The Mall Walthamstow - Block D

Cost Plan 12  
3rd June 2016

OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SKIPS</b>									
Skips/Waste	0	Units	775	775	0	0.00			
TOTAL SKIPS							0	0.00	
<b>SMALL TOOLS</b>									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
<b>TOTAL OVERHEADS</b>							<b>13,335</b>	<b>0.76</b>	

# The Mall Walthamstow - Block D

Cost Plan 12

3rd June 2016

## MARKETING

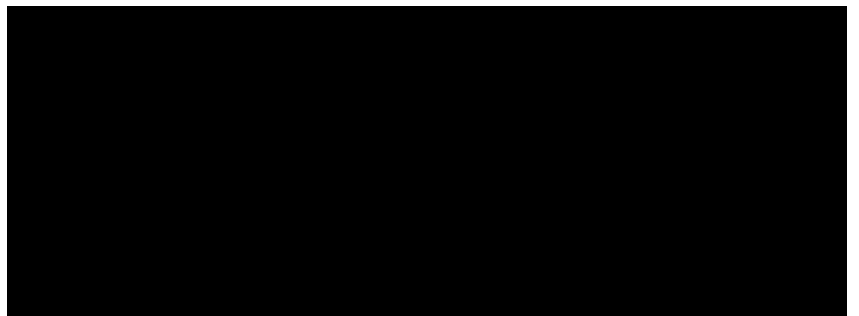
Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
Uplifted Marketing for enhanced specification	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		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	0	0.00			
TOTAL							0	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	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	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	
<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	



## **The Mall Walthamstow - Block E Retail**

**Cost Plan 12**

**3rd June 2016**



# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## Key Data

Cost Summary	£	£/ft²
Externals	233,190	6.32
Plot	419,256	11.36
Housebuild	3,438,236	93.13
Overheads	1,312,449	35.55
Marketing	0	0.00
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)		#DIV/0!
Façade (£ /m² elevation excluding balconies)		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)		#DIV/0!
Average Cost of Soft Landscaping (£/m²)		#DIV/0!
Value of any Non Residential Fit-Out (£ & £/2)		
Site abnormalities (£/ft² NSA)		
Costs to date (as of <i>State Date</i> ) (£)		
Planning Gain / CIL (£)		

Number of Units 0

### Areas

Net Saleable Area (ft²) 36,921  
Gross Internal Floor Area (ft²) 36,921  
Net : Gross Ratio (%) 100%

Open Market (ft²) 0  
Shared Ownership (ft²) 0  
Affordable (ft²) 0  
Commercial 0  
Retail 36,921  
Other 0

### Accommodation Breakdown

Studio 0  
One Bed 0  
Two Bed 0  
Three Bed 0  
Four Bed 0  
Five Bed 0

### Residential Mix

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

### Key Ratios

Total External Wall Area (m²) 2,899  
Floor to Wall Ratio 1.18

Total Window Area (m²) 0  
Window to Wall Ratio (%) 0%

Average Storey Height (m) 4.10

Maximum no. of storeys 0

### Programme

Start date  
Completion date  
Programme period in Weeks 0

### CSH Level

# The Mall Walthamstow - Block E Retail

BUDGET BUILD COST

Description	TOTAL	£/ft² 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	0	0.00	#DIV/0!	0.00
LEB Substation and Mains Capital Contribution	80,000	2.17	#DIV/0!	1.48
Services Diversions	0	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!	0.00
<b>TOTAL SECTION E - EXTERNALS</b>	<b>222,086</b>	<b>6.02</b>	<b>#DIV/0!</b>	<b>4.11</b>
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
<b>TOTAL SECTION P - PLOT</b>	<b>399,291</b>	<b>10.81</b>	<b>#DIV/0!</b>	<b>7.39</b>
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	0	0.00	#DIV/0!	0.00
Plumbing	73,010	1.98	#DIV/0!	1.35
AOV and Ventilation	7,000	0.19	#DIV/0!	0.13
Electrical Installations	63,300	1.71	#DIV/0!	1.17
Sustainability Requirements	0	0.00	#DIV/0!	0.00
Lifts	50,645	1.37	#DIV/0!	0.94
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	0	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
<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>3,305,996</b>	<b>89.54</b>	<b>#DIV/0!</b>	<b>61.19</b>

# The Mall Walthamstow - Block E Retail

BUDGET BUILD COST

Description	TOTAL	£/ft² 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!	0.00
<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>1,249,951</b>	<b>33.86</b>	<b>#DIV/0!</b>	<b>23.13</b>
Sales Office - Temporary	0	0.00	#DIV/0!	0.00
Sales Office - Permanent	0	0.00	#DIV/0!	0.00
Sales Arena Costs	0	0.00	#DIV/0!	0.00
Show Houses	0	0.00	#DIV/0!	0.00
<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>#DIV/0!</b>	<b>0.00</b>
<b>SUB-TOTAL</b>	<b>5,177,325</b>	<b>140.23</b>	<b>#DIV/0!</b>	<b>95.82</b>
CONTINGENCIES				
5% Contingency on Externals	11,104	0.30	#DIV/0!	0.21
5% Contingency on Plot	19,965	0.54	#DIV/0!	0.37
4% Contingency on Housebuild	132,240	3.58	#DIV/0!	2.45
5% Contingency on Overheads	62,498	1.69	#DIV/0!	1.16
5% Contingency on Markets	0	0.00	#DIV/0!	0.00
<b>TOTAL CONTINGENCIES</b>	<b>225,807</b>	<b>6.12</b>	<b>#DIV/0!</b>	<b>4.18</b>
<b>TOTAL</b>	<b>5,403,132</b>	<b>146.34</b>	<b>#DIV/0!</b>	<b>100.00</b>

0

0



# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE- PLANNING FEES</b>									
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	1	item		0	0	0.00			
UXB survey	1	item		0	0	0.00			
ES Legal Review	1	item		0	0	0.00			
Extranet Provider	1	item		0	0	0.00			
Costs to date	1	item		0	0	0.00			
<b>TOTAL PRE-PLANNING FEES</b>				0			0	0.00	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SURVEYING AND DESIGN FEES</b>									
Planning Consultant	1	no	42,806	42,806	42,806	1.16			<u>Only price when scheme brought with Planning</u>
Architect	0	no	4,000	4,000	0	0.00			
Architect -Retail and Commercial Units	0	no	0	0	0	0.00			<u>Price where required</u>
Architect Post Planning Review and Validation	0	no	50,000	50,000	0	0.00			<u>Only price when scheme brought with Planning</u>
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			<u>Price where required</u>
Structural Engineer Post Planning Review and Validation	0	no	20,000	20,000	0	0.00			<u>Only price when scheme brought with Planning</u>
Site Checking Engineer	0	no	50,000	50,000	0	0.00			
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			<u>Allowance per penthouse</u>
Bram Fees	0	no	100	100	0	0.00			<u>NOTE MINIMUM FEE £20,000 adjust if necessary</u>
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	0.00			
Acoustic Consultant	0	no	60,000	60,000	0	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			<u>Rate calculated on allowance per flat</u>
Lifetime Homes Consultant	0	no	40,000	40,000	0	0.00			
Independent Inspection for HCA	0	no	0	0	0	0.00			<u>Only applicable where grant available</u>
Code for Sustainable Homes Assessor	0	no	20,000	20,000	0	0.00			
Sustainability Consultants	0	no	40,000	40,000	0	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	0.00			
Party wall Surveyor	0	no	20,000	20,000	0	0.00			
Party wall agreements	0	no	50,000	50,000	0	0.00			
Asbestos Survey	0	no	40,000	40,000	0	0.00			
Archaeology Monitoring	0	no	10,000	10,000	0	0.00			
Geotechnical Consultants	0	no	10,000	10,000	0	0.00			
Ground Investigation	0	no	50,000	50,000	0	0.00			
Topo Survey	0	no	5,000	5,000	0	0.00			
Traffic Consultant	0	no	20,000	20,000	0	0.00			
Air Quality	0	no	20,000	20,000	0	0.00			
Sound/vibration survey	0	no	20,000	20,000	0	0.00			
Building/structural survey	0	no	30,000	30,000	0	0.00			

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## EXTERNALS

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	
<b>LOCAL AUTHORITY FEES</b>									
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	
<b>MISCELLANEOUS FEES</b>									
Hazardous Waste Registration	0	no	56	56	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	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>TEMPORARY WORKS</b>									
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	
<b>NHBC FEES</b>									
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		m²	10	10	0	0.00			
Extra over for works in existing buildings	0	Item	0	0	0	0.00			
<b>Building control services</b>	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	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			
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	
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	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			
York Stone	0	m²	160	160	0	0.00			
Extra over for roads to adoptable standard	0	m²	40	40	0	0.00			
<b>Footpaths</b>									
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	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			
TOTAL STREET LIGHTING				0			0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	0	item	100	100	0	0.00			
TOTAL STREET LIGHTING				0			0	0.00	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRAINAGE</b>									
Foul Water Drainage below ground	3,430	m²	12	12	41,160	1.11			<u>Based on GIFA</u>
Foul Water Sewer	50	m	50	50	2,500	0.07			
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 car parks	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	
<b>LANDSCAPING</b>									
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	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	

## The Mall Walthamstow - Block E Retail

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### EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
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			<u>Included in Retail Blocks B, C &amp; D</u>
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			<u>One per restaurant</u>
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION							80,000	2.17	
<b>SERVICE DIVERSIONS</b>									
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	

The Mall Walthamstow - Block E Retail

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EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
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	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
Site preparation - Site strip 150mm	1,291	m²	8	8	10,328	0.28			
Excavate to reduce levels	646	m³	50	50	32,275	0.87			
Filling to make up levels	0	m³	25	25	0	0.00			
Excavate for Ground Floor Slab 600 mm	1,291	m²	25	25	32,275	0.87			
Allowance for contamination (non-hazardous material)	210	m³	85	85	17,850	0.48			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
Allowance for breaking up and removal of obstructions	1	Item	4,000	4,000	4,000	0.11			
Allowance for piling mat and removal on completion		m²	60	60	0	0.00			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
Blinding to underside of floor slabs	1,291	m²	15	15	19,365	0.52			
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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	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	100	m	30	30	3,000	0.08			
Links to houses and cores	0	m	30	30	0	0.00			<u>allow 12m per core</u>
Trenches for CHP distribution where required	50	m	30	30	1,500	0.04			
Links to houses and cores	0	m	30	30	0	0.00			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth ² /2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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 concrete ramp 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			<u>Consider pile diameter and likely size of ring beam</u>
Design development @ 3%	0	Item	11,128	11,128	0	0.00			
TOTAL SUBSTRUCTURE				<b>188,688</b>			388,791	10.53	

# The Mall Walthamstow - Block E Retail

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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PILING</b>									
Piling 450mm dia 20m long (1no per 5m²)	0	no	950	950	0	0.00			<u>Change calculation in item 06 substructure if pile diameter or length changes</u>
Piling 600mm dia 20m long (1no per 5m²)	0	no	1,250	1,250	0	0.00			<u>600 mm diameter is set as default setting</u>
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			<u>Consider diameter and length of piles</u>
Sheet Piling to Basement	0	m²	550	550	0	0.00			<u>Measured on exposed face, assumes 1:2 ratio exposed:driven, if different ratio adjust rate accordingly</u>
Welded seams to sheet piling ( see HB dec for any painting)	0	m²	100	100	0	0.00			<u>Decorations to sheet piling if required included in Housebuild</u>
Secant Piling to Basement	0	m	2,600	2,600	0	0.00			<u>750 Ø, 20m length (Exposed Single storey level)</u>
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	
<b>SERVICES CONNECTION CHARGES</b>									
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			<u>Measured one per core</u>
Commercial Supply	6	no	1,500	1,500	9,000	0.24			<u>Measured one per commercial/retail unit</u>
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	
<b>TOTAL PLOT</b>					399,291		399,291	10.81	

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	0.00	
<b>FIRE PROOFING AND PROTECTION</b>									
Firestops to flats	0	no	380	380	0	0.00			
Firestops to non-residential areas	3,430	m²	5	5	17,150	0.46			
TOTAL FIRE PROOFING AND PROTECTION							17,150	0.46	
<b>BUILDER'S WORK</b>									
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	
<b>IN-SITU CONCRETE FRAME</b>									
In situ concrete upper floor slabs including roof slab	3,430	m²	135	135	463,050	12.54			
In 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			
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	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	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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			<u>upstand 500 mm high</u>
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			<u>Includes glazing</u>
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00			<u>Inner leaf of parapet to be Aluminium Cladding once unitised system is used</u>
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	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Blockwork Loadbearing Walls									
Labour	658	m²	50	50	32,882	0.89			<u>Based on m2 area of wall</u>
Materials	658	m²	25	25	16,441	0.45			
Division walls to basement areas									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
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	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
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	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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	
<b>SCAFFOLDING</b>									
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	
<b>CARPENTRY AND JOINERY</b>									
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			

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>■■■■■</b>									
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
<b>■■■■■ ■■■■■</b>									
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			

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				22,500			22,500	0.61	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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 altearnative 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	
<b>BALCONIES AND METALWORK</b>									
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 5m²
Two bed flat	0	no	8,000	8,000	0	0.00			Average 6m²
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	

The Mall Walthamstow - Block E Retail

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HOUSEBUILD

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	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			
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)	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									
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	

## The Mall Walthamstow - Block E Retail

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
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			
<u>ENERGY CENTRE</u>						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 trenching 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			
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			

The Mall Walthamstow - Block E Retail

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HOUSEBUILD

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	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
Electrical fitout - one bedroom flat (Private & SO)	0	no	6,985	6,985	0	0.00			
Electrical fitout - two bedroom flat (Private & SO)	0	no	7,117	7,117	0	0.00			
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)	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			<u>Allow one per core</u>
CCTV Installations	1	no	15,000	15,000	15,000	0.41			<u>Allow one per basement and one per block</u>
Services connections to commercial space	7	no	2,000	2,000	14,000	0.38			
Smoke detection and fire alarms to commercial areas	3,430	m²	10	10	34,300	0.93			
<b>upgrades</b>									
Pre-wire for audio visual installations	0	no	250	250	0	0.00			
Services uplift for [REDACTED] [REDACTED]	0	no	500	500	0	0.00			
Home automation comelit system	0	no	8,500	8,500	0	0.00			
Audio visual installations Penthouse	0	no	15,000	15,000	0	0.00			
TOTAL ELECTRICAL INSTALLATIONS				63,300			63,300	1.71	

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	0	no	500	500	0	0.00			
				0			0	0.00	
<b>LIFT INSTALLATIONS</b>									
Lift installations 04 stops	1	no	47,845	47,845	47,845	1.30			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	4	no	700	700	2,800	0.08			<u>Per Floor</u>
Extra over for fireman's lift 35 Stops	0	no	19,360	19,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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			
██████████ 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	1.37	
<b>KITCHENS</b>									
██████████									
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			

The Mall Walthamstow - Block E Retail

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HOUSEBUILD

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	

## The Mall Walthamstow - Block E Retail

Cost Plan 12  
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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
<b>■ ■ ■ ■ ■</b>									
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			
<b>■ ■ ■ ■ ■</b>									
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			
<b>■ ■ ■ ■ ■</b>									
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			

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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	
<b>VANITY UNITS AND WARDROBES</b>									
<b>BATHROOMS</b>									
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			
<b>WARDROBES</b>									
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 (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			
<b>ENSUITES</b>									
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			
<b>BEDROOMS</b>									
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		

# The Mall Walthamstow - Block E Retail

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRY LINING AND PARTITIONS</b>									
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			
█ / █ upgrades									
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	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				0			0	0.00	
<b>FLOOR AND WALL TILING</b>									
█									
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	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
█									
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 Mall Walthamstow - Block E Retail

Cost Plan 12  
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## HOUSEBUILD

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

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Carpet</b>									
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
<b>Carpet</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS					0		0	0.00	
<b>PAINTING AND DECORATING</b>									
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	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			
<b>Decorations</b>									
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			

# The Mall Walthamstow - Block E Retail

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PAINTING AND DECORATING</b>									
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	
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	0	no	350	350	0	0.00			
TOTAL BUILDER'S CLEAN				0			0	0.00	
<b>MAINTENANCE</b>									
Maintaining flats	0	no	1,000	1,000	0	0.00			
				0			0	0.00	
<b>UNALLOCATED COSTS</b>									
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	0	no	1,000	1,000	0	0.00			
Allowance for compliance with 2014 Part L Building Regulations	36,921	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Works associated with air tightness testing</b>									
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	

The Mall Walthamstow - Block E Retail

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HOUSEBUILD

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	
TOTAL HOUSEBUILD					3,305,996		3,305,996	89.54	

# The Mall Walthamstow - Block E Retail

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## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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%	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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<u>by 50%) and state factor in description</u>
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			<u>Price from first completion through to PC</u>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
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	
<b>SITE COMPOUND</b>									
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
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	9,818	9,818	9,818	0.27			
TOTAL INSURANCES							9,818	0.27	
<b>ROAD CLEANING</b>									
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  
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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>HIRED PLANT</b>									
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	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							0	0.00	

**The Mall Walthamstow - Block E Retail**

Cost Plan 12  
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**OVERHEADS**

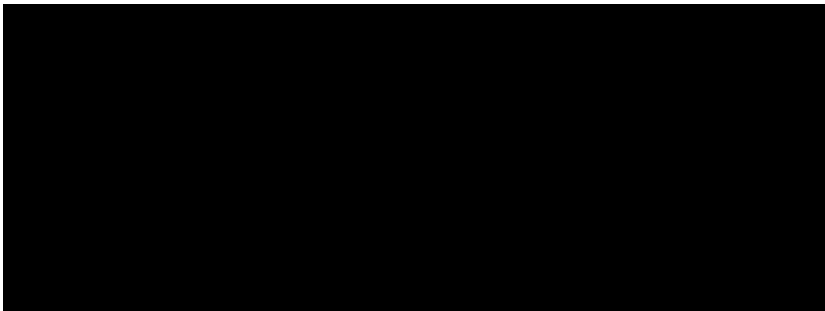
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SKIPS</b>									
Skips/Waste	0	Units	775	775	0	0.00			
TOTAL SKIPS							0	0.00	
<b>SMALL TOOLS</b>									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
<b>TOTAL OVERHEADS</b>							<b>1,249,951</b>	<b>33.86</b>	

# The Mall Walthamstow - Block E Retail

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## MARKETING

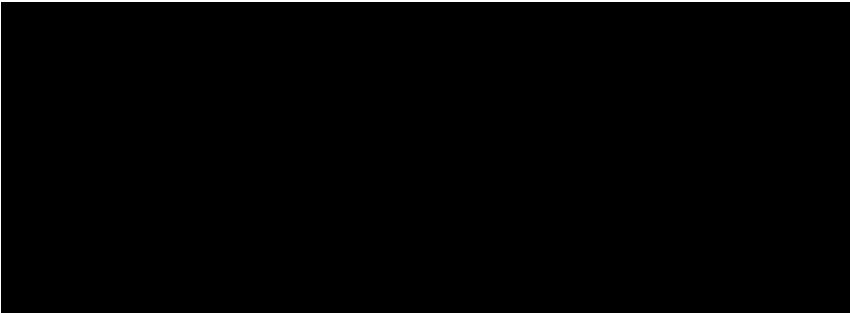
Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
Uplifted Marketing for enhanced	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		0	0	0.00			
Service connections		Item		0	0	0.00			
TOTAL							0	0.00	
Permanent sales Office		Item		0	0	0.00			
Garage conversion cost		Item		0	0	0.00			
TOTAL							0	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	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	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	
<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	



**The Mall Walthamstow - Block E**

**Cost Plan 12**

**3rd June 2016**



# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## Key Data

Cost Summary	£	£/ft²
Externals	48,577	4.46
Plot	17,010	1.56
Housebuild	3,011,028	276.69
Overheads	7,764	0.71
Marketing	0	0.00
Total	3,084,379	283.43

Allowances within Cost Plan	£	£/Unit
Contingency (£ & £ / ft² NSA)	119,302	7,953.47
Marketing (£ / Private Unit)		#DIV/0!
Total Pre-Planning Design Fees (£& £/Unit)	0	0
Total Design Fees (£& £/Unit)	0	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	39,953
Façade (£ / Unit)		48,544
Façade (£ /m² elevation excluding balconies)		648
Brickwork Materials (£/1000)		
Mechanical Electrical & Plumbing Installations (£/Unit)		35,898
Dry Lining and Partitions excl Metsec (£ / unit)		19,134
Average Cost of Hard Landscaping (£/m²)		#DIV/0!
Average Cost of Soft Landscaping (£/m²)		#DIV/0!
Value of any Non Residential Fit-Out (£ & £/2)		
Site abnormalities (£/ft² NSA)		
Costs to date (as of <i>State Date</i> ) (£)		
Planning Gain / CIL (£)		

Number of Units	15
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<b>Areas</b>	
Net Saleable Area (ft²)	10,882
Gross Internal Floor Area (ft²)	13,692
Net : Gross Ratio (%)	79%
Open Market (ft²)	0
Shared Ownership (ft²)	10,882
Affordable (ft²)	0
Commercial	0
Retail	0
Other	0

<b>Accommodation Breakdown</b>	
Studio	0
One Bed	3
Two Bed	12
Three Bed	0
Four Bed	0
Five Bed	0

<b>Residential Mix</b>	
Proportion of apartments (%)	
Proportion of houses (%)	

<b>Key Ratios</b>	
Total External Wall Area (m²)	1,124
Floor to Wall Ratio	1.13
Total Window Area (m²)	420
Window to Wall Ratio (%)	37%
Average Storey Height (m)	3.48
Maximum no. of storeys	0

<b>Programme</b>	
Start date	
Completion date	
Programme period in Weeks	0

## CSH Level



# 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
<b>TOTAL SECTION E - EXTERNALS</b>	<b>46,264</b>	<b>4.25</b>	<b>3,084.27</b>	<b>1.50</b>
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
<b>TOTAL SECTION P - PLOT</b>	<b>16,200</b>	<b>1.49</b>	<b>1,080.00</b>	<b>0.53</b>
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	0.00	0.00	0.00
Refuse Disposal	5,938	0.55	395.83	0.19
<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>2,895,219</b>	<b>266.05</b>	<b>193,014.59</b>	<b>93.87</b>

# The Mall Walthamstow - Block E

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	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
<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>7,394</b>	<b>0.68</b>	<b>492.95</b>	<b>0.24</b>
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
<b>TOTAL SECTION M - MARKETING</b>	<b>0</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>SUB-TOTAL</b>	<b>2,965,077</b>	<b>272.47</b>	<b>197,671.80</b>	<b>96.13</b>
CONTINGENCIES				
5% Contingency on Externals	2,313	0.21	154.20	0.07
5% Contingency on Plot	810	0.07	54.00	0.03
4% Contingency on Housebuild	115,809	10.64	7,720.60	3.75
5% Contingency on Overheads	370	0.03	24.67	0.01
5% Contingency on Markets	0	0.00	0.00	0.00
<b>TOTAL CONTINGENCIES</b>	<b>119,302</b>	<b>10.96</b>	<b>7,953.47</b>	<b>3.87</b>
<b>TOTAL</b>	<b>3,084,379</b>	<b>283.43</b>	<b>205,625.27</b>	<b>100.00</b>

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Cost Plan 12  
3rd June 2016

## EXTERNALS

100

3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SURVEYING AND DESIGN FEES</b>									
Allowance for Surveying and Design Fees	0	no	0	0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL SURVEYING AND DESIGN FEES							0	0.00	
<b>LOCAL AUTHORITY FEES</b>									
Local Authority Fee s	0	no	0	0	0	0.00			<u>Included in common residential costs bill</u>
TOTAL LOCAL AUTHORITY FEES							0	0.00	
<b>MISCELLANEOUS FEES</b>									
Hazardous Waste Registration	0	no	56	56	0	0.00			<u>Included in common residential costs bill</u>
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	
<b>TEMPORARY WORKS</b>									
Temporary haul road	0	m²		0	0	0.00			<u>Included in common residential costs bill</u>
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	

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>NHBC FEES</b>									
Inspections & Warranty									
Up to £80,0000	0	no	317	317	0	0.00			<u>Included in common residential costs bill</u>
£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			
<b>Building control services</b>	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	
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			<u>included in works up to podium level bill</u>
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	

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	0	m²	90	90	0	0.00			<u>included in works up to podium level bill</u>
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			
<b>Footpaths</b>						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	0.00	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			<u>included in works up to podium level bill</u>
TOTAL STREET LIGHTING							0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	15	item	100	100	1,500	0.14			
TOTAL STREET LIGHTING							1,500	0.14	
<b>DRAINAGE</b>									
Foul Water Drainage below ground	1,272	m²	12	12	15,264	1.40			<u>Based on GIFA</u>
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 car parks	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			<u>included in works up to podium level</u>
TOTAL DRAINAGE							15,264	1.40	

# The Mall Walthamstow - Block E

Cost Plan 12  
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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LANDSCAPING</b>									
Import top soil to planted areas	0	m³	50	50	0	0.00			<u>included in works up to podium level</u>
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	15	no	350	350	5,250	0.48			
TOTAL LANDSCAPING				5,250			5,250	0.48	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
Allowance for new sub station	0	no	800	800	0	0.00			<u>Included in common residential costs bill</u>
Allowance for new sub station for non-residential	0	no	120,000	120,000	0	0.00			<u>miniumum fugure £75.000 but only populate over 25,000 ft2</u>
On site electric mains	15	no	300	300	4,500	0.41			
Allowance for electric infrastructure upgrades	0	Item	0	0	0	0.00			
Water Main	1	Item	10,000	10,000	10,000	0.92			
Water & Sewerage Infrastructure Charges	15	no	650	650	9,750	0.90			
Allowance for gas main supply	0	no	20,000	20,000	0	0.00			<u>included in works up to podium level</u>
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION				24,250			24,250	2.23	

# The Mall Walthamstow - Block E

Cost Plan 12  
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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SERVICE DIVERSIONS</b>									
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	
<b>WALLS AND FENCING</b>									
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	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
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	
<b>TOTAL EXTERNALS</b>					46,264		<b>46,264</b>	<b>4.25</b>	

# The Mall Walthamstow - Block E

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## PLOT

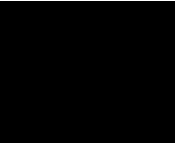
Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
Site preparation - Site strip 150mm	0	m²	8	8	0	0.00			
Excavate to reduce levels	0	m³	50	50	0	0.00			
Filling to make up levels	0	m³	25	25	0	0.00			
Excavate for Ground Floor Slab 500 mm	0	m²	25	25	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth <sup>2</sup> /2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			



**The Mall Walthamstow - Block E**

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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			

# The Mall Walthamstow - Block E

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## 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 250mm thick	0	m²	192	192	0	0.00			
Suspended waterproof reinforced concrete ramp 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	
<b>PILING</b>									
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	
<b>SERVICES CONNECTION CHARGES</b>									
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			
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	
<b>TOTAL PLOT</b>									
				16,200			16,200	1.49	

# The Mall Walthamstow - Block E

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
Firestops to flats	15	no	380	380	5,700	0.52			
Firestops to non-residential areas	0	m²	5	5	0	0.00			
TOTAL FIRE PROOFING AND PROTECTION							5,700	0.52	
<b>BUILDER'S WORK</b>									
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	
<b>IN-SITU CONCRETE FRAME</b>									
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							599,298	55.07	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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			
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			
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	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
Materials	0	m²	25	25	0	0.00			
Division walls to basement areas									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Design Development @ 10%	0	Item	9,768	9,768	0	0.00			
TOTAL BRICKWORK AND BLOCKWORK				97,675			97,675	8.98	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
Precast concrete upper floors	0	m²	55	55	0	0.00			Hoisting into position is included in the rate
TOTAL PRE-CAST CONCRETE STAIRS AND FLOORS				0			0	0.00	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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	
<b>SCAFFOLDING</b>									
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				61,842			61,842	5.68	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPENTRY AND JOINERY</b>									
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			
<b>Private</b>									
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
<b>Affordable</b>									
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			

# The Mall Walthamstow - Block E

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## HOUSEBUILD

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	15	no	1,000	1,000	15,000	1.38			
Other sundry carpentry materials	15	no	300	300	4,500	0.41			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				90,485			90,485	8.31	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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	24.57	
<b>BALCONIES AND METALWORK</b>									
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 5m²
Two bed flat	12	no	8,000	8,000	96,000	8.82			Average 6m²
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	13.15	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROOF COVERINGS</b>									
Roof coverings including insulation, expansion joints , dressing to vents , drains and all other openings	382	m²	110	110	42,020	3.86			<u>Roof structure laid to falls</u>
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	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				126,805			126,805	11.65	
<b>MANSAFE SYSTEM</b>									
Mansafe system	0	m	100	100	0	0.00			
				0			0	0.00	
<b>WINDOW CLEANING SYSTEM</b>									
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00			<u>Review for job specific requirements</u>
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00			<u>Cost per face of tower</u>
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00	

## The Mall Walthamstow - Block E

Cost Plan 12  
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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
Mechanical & plumbing installations to flats - one bedroom and studio flats	3	no	13,360	13,360	40,080	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			<u>use where above 10 storeys( 30 metres to last residential floor level )</u>
Boosted Cold Water Main tanks and dual pump sets	1	no	25,000	25,000	25,000	2.30			
<u>ENERGY CENTRE</u>						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			<u>use where above 20 storeys</u>
Ventilation to common areas	261	m²	60	60	15,660	1.44			
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			

# The Mall Walthamstow - Block E

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Plumbing</b>									
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			
<b>Sanitaryware</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			
<b>Sanitaryware</b>									
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			
<b>Sanitaryware</b>									
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	
<b>AOV AND VENTILATION</b>									
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	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ELECTRICAL INSTALLATIONS</b>									
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			<u>Allow one per core</u>
CCTV Installations	1	no	15,000	15,000	15,000	1.38			<u>Allow one per basement and one per block</u>
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 visual installations Penthouse	0	no	15,000	15,000	0	0.00			
TOTAL ELECTRICAL INSTALLATIONS				152,082			152,082	13.98	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	15	no	500	500	7,500	0.69			
				7,500			7,500	0.69	
<b>LIFT INSTALLATIONS</b>									
Lift installations 04 stops	1	no	47,845	47,845	47,845	4.40			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	4	no	700	700	2,800	0.26			<u>Per Floor</u>
Extra over for fireman's lift 07 Stops	0	no	11,520	11,520	0	0.00			<u>Over 7 storeys</u>
Lift installations 05 stops	0	no	51,270	51,270	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 07 Stops	0	no	11,520	11,520	0	0.00			<u>Over 7 storeys</u>
Lift installations 05 stops	0	no	51,270	51,270	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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			
	0	no	2,500	2,500	0	0.00			
	0	no	6,315	6,315	0	0.00			
	0	no	6,933	6,933	0	0.00			
TOTAL LIFT INSTALLATIONS				50,645			50,645	4.65	
<b>KITCHENS</b>									
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			

The Mall Walthamstow - Block E

Cost Plan 12  
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HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Private &amp; SO</b>									
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			
<b>Private</b>									
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			
<b>HA</b>									
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	

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
<b>■</b>									
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			
<b>■</b>									
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			
<b>■</b>									
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			

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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				29,880			29,880	2.75	
<b>VANITY UNITS AND WARDROBES</b>									
<b>PRIVATE BATHROOMS</b>									
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			
<b>MASTER BEDROOM</b>									
Amarari cabinet, worktop/upstand/splashback and under basin box to main bathroom (private and shared ownership)	15	no	845	845	12,675	1.16			
Amarari worktop/upstand/splashback and under basin box to ensuite bathroom (private and shared ownership)	12	no	256	256	3,072	0.28			
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			
<b>ENSUITE BATHROOMS</b>									
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			
<b>SECOND BEDROOM</b>									
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			
				17,541			17,541		

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRY LINING AND PARTITIONS</b>									
Flats / Apartments	1,011	m²	248	248	250,470	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	26.37	
<b>FLOOR AND WALL TILING</b>									
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	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	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

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>FLOOR AND WALL TILING</b>									
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			
<b>TOTAL FLOOR AND WALL TILING</b>				<b>42,867</b>			<b>42,867</b>	<b>3.94</b>	
<b>CARPETS AND FLOOR COVERINGS</b>									
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			
<b>CARPETS</b>									
Carpet to 1 bed unit (Private & SO )	39	m²	25	25	975	0.09			<u>Based on average 13m²</u>
Carpet to 2 bed unit (Private & SO )	300	m²	25	25	7,500	0.69			<u>based on average 25m²</u>
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 35m²</u>
Carpet to 4 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 45m²</u>
Carpet to 5 bed unit (Private & SO )	0	m²	25	25	0	0.00			<u>Based on average 55m²</u>
Amtico 'spacia range' to 1 bed unit (Private & SO )	96	m²	40	40	3,840	0.35			<u>Based on average 32m²</u>
Amtico 'spacia range' to 2 bed unit (Private & SO )	456	m²	40	40	18,240	1.68			<u>Based on average 38m²</u>
Amtico 'spacia range' to 3 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 55m²</u>
Amtico 'spacia range' to 4 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 61m²</u>
Amtico 'spacia range' to 5 bed unit (Private & SO )	0	m²	40	40	0	0.00			<u>Based on average 67m²</u>
Carpet to 1 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 13m²</u>
Carpet to 2 bed unit (HA )	0	m²	18	18	0	0.00			<u>based on average 25m²</u>
Carpet to 3 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 35m²</u>
Carpet to 4 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 45m²</u>
Carpet to 5 bed unit (HA )	0	m²	18	18	0	0.00			<u>Based on average 55m²</u>
Vinyl to 1 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 31m²</u>
Vinyl to 2 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 37m²</u>
Vinyl to 3 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 57m²</u>
Vinyl to 4 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 63m²</u>
Vinyl to 5 bed unit (HA )	0	m²	25	25	0	0.00			<u>Based on average 69m²</u>
Vat on floor finishes @ 20.0%	1	Item	6,111	6,111	6,111	0.56			

# The Mall Walthamstow - Block E

Cost Plan 12  
3rd June 2016

## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Carpet</b>									
Carpet to 1 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
<b>Carpet</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				44,496			44,496	4.09	
<b>PAINTING AND DECORATING</b>									
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			

# The Mall Walthamstow - Block E

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PAINTING AND DECORATING</b>									
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			
<b>PAINTING AND DECORATING</b>									
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				24,813			24,813	2.28	
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	15	no	350	350	5,250	0.48			
TOTAL BUILDER'S CLEAN				5,250			5,250	0.48	
<b>MAINTENANCE</b>									
Maintaining flats	15	no	1,000	1,000	15,000	1.38			
				15,000			15,000	1.38	
<b>UNALLOCATED COSTS</b>									
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	15	no	1,000	1,000	15,000	1.38			
Allowance for compliance with 2014 Part L Building Regulations	13,692	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>						0.00			
Wall finishes	166	m²	100	100	16,600	1.53			
Floor finishes	166	m²	100	100	16,600	1.53			
Ceiling finishes	166	m²	70	70	11,620	1.07			
Enhanced lighting installations and features	166	m²	40	40	6,640	0.61			
Furniture and Soft Furnishings	2	No	5,000	5,000	10,000	0.92			
TMI's	0	no	0	0	0	0.00			
TOTAL UNALLOCATED COSTS				76,460			76,460	7.03	

The Mall Walthamstow - Block E

Cost Plan 12  
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HOUSEBUILD

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	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	

# The Mall Walthamstow - Block E

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## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<u>multiply by 50%) and state factor in description</u>
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			<u>Price from first completion through to PC</u>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
Welfare Facilities	0	Weeks	125	125	0	0.00			
Health & Safety Visits	0	Weeks	162	162	0	0.00			<u>Based on one visit per month at £700</u>
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	
<b>SITE COMPOUND</b>									
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			<u>(Allowance equal £1,000 plus £50 per unit)</u>
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	

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3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

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3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	7,394	7,394	7,394	0.68			
TOTAL INSURANCES							7,394	0.68	
<b>ROAD CLEANING</b>									
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>HIRED PLANT</b>									
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	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			
<b>TOTAL HIRED PLANT</b>							0	0.00	

**The Mall Walthamstow - Block E**

Cost Plan 12  
3rd June 2016

**OVERHEADS**

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SKIPS</b>									
Skips/Waste	0	Units	775	775	0	0.00			
TOTAL SKIPS							0	0.00	
<b>SMALL TOOLS</b>									
Small Tools	0	Weeks	50	50	0	0.00			
							0	0.00	
TOTAL OVERHEADS							7,394	0.68	

# The Mall Walthamstow - Block E

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## MARKETING

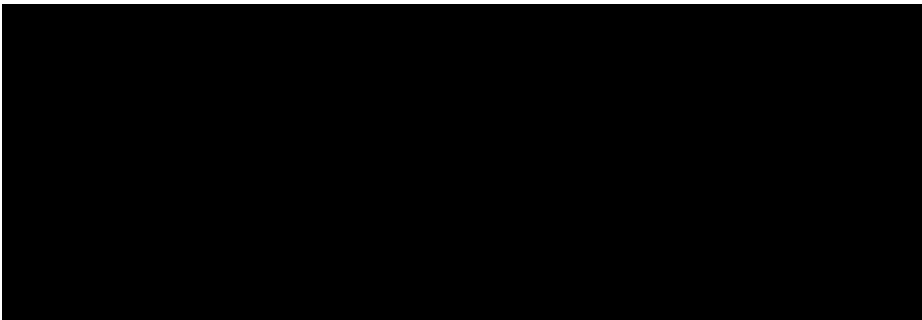
Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	0	No	4,286	4,286	0	0.00			
Uplifted Marketing for enhanced	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		0	0	0.00			
Service connections		Item		0	0	0.00			
TOTAL							0	0.00	
Permanent sales Office		Item		0	0	0.00			
Garage conversion cost		Item		0	0	0.00			
TOTAL							0	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	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	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	
<b>TOTAL MARKETING</b>							<b>0</b>	<b>0.00</b>	



**The Mall Wathamstow - Common Residential Costs**

**Cost Plan 12**

**3rd June 2016**



# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
3rd June 2016

## Key Data

Cost Summary	£	£/ft²
Externals	7,750,169	26.66
Plot	21,000	0.07
Housebuild	995,047	3.42
Overheads	10,275,787	35.34
Marketing	1,881,000	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)		0
Façade (£ /m² elevation excluding balconies)		#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)		#DIV/0!
Average Cost of Soft Landscaping (£/m²)		#DIV/0!
Value of any Non Residential Fit-Out (£ & £/2)		
Site abnormalities (£/ft² NSA)		
Costs to date (as of <i>State Date</i> ) (£)		
Planning Gain / CIL (£)		

Number of Units 463

<b>Areas</b>	
Net Saleable Area (ft²)	290,735
Gross Internal Floor Area (ft²)	0
Net : Gross Ratio (%)	0%
Open Market (ft²)	259,058
Shared Ownership (ft²)	31,677
Affordable (ft²)	0
Commercial	0
Retail	0
Other	0

<b>Accommodation Breakdown</b>	
Studio	97
One Bed	194
Two Bed	172
Three Bed	0
Four Bed	0
Five Bed	0

<b>Residential Mix</b>	
Proportion of apartments (%)	
Proportion of houses (%)	
<b>Key Ratios</b>	
Total External Wall Area (m²)	0
Floor to Wall Ratio	#DIV/0!
Total Window Area (m²)	0
Window to Wall Ratio (%)	#DIV/0!
Average Storey Height (m)	#DIV/0!
Maximum no. of storeys	0
<b>Programme</b>	
Start date	
Completion date	
Programme period in Weeks	0
<b>CSH Level</b>	



# 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
Landscaping	0	0.00	0.00	0.00
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
<b>TOTAL SECTION E - EXTERNALS</b>	<b>7,381,113</b>	<b>25.39</b>	<b>15,941.93</b>	<b>35.28</b>
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
<b>TOTAL SECTION P - PLOT</b>	<b>20,000</b>	<b>0.07</b>	<b>43.20</b>	<b>0.10</b>
Mastic	0	0.00	0.00	0.00
Fire Proofing and Protection	0	0.00	0.00	0.00
BWIC	0	0.00	0.00	0.00
Insitu Concrete Frame	0	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	0	0.00	0.00	0.00
Kitchens	0	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
<b>TOTAL SECTION H - HOUSEBUILD</b>	<b>956,776</b>	<b>3.29</b>	<b>2,066.47</b>	<b>4.57</b>

# The Mall Wathamstow - Common Residential Costs

BUDGET BUILD COST

Description	TOTAL	£/ft² NSA	£/unit	%
Site Management	9,765,570	33.59	21,091.94	46.67
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	20,895	0.07	45.13	0.10
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
<b>TOTAL SECTION G - SITE OVERHEADS</b>	<b>9,786,464</b>	<b>33.66</b>	<b>21,137.07</b>	<b>46.77</b>
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
<b>TOTAL SECTION M - MARKETING</b>	<b>1,791,429</b>	<b>6.16</b>	<b>3,869.18</b>	<b>8.56</b>
<b>SUB-TOTAL</b>	<b>19,935,782</b>	<b>68.57</b>	<b>43,057.84</b>	<b>95.28</b>
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
<b>TOTAL CONTINGENCIES</b>	<b>987,221</b>	<b>3.40</b>	<b>2,132.23</b>	<b>4.72</b>
<b>TOTAL</b>	<b>20,923,003</b>	<b>71.97</b>	<b>45,190.07</b>	<b>100.00</b>

# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE- PLANNING FEES</b>									
Allowance for Pre-Planning Fees	1	no	0	0	0	0.00			
TOTAL PRE-PLANNING FEES							0	0.00	
<b>SURVEYING AND DESIGN FEES</b>									
Allowance for Surveying and Design Fees	463	no	15,942	15,942	7,381,113	25.39			<u>Only price when scheme brought with Planning</u>
TOTAL SURVEYING AND DESIGN FEES							7,381,113	25.39	
<b>LOCAL AUTHORITY FEES</b>									
Planning Fee	1	no	0	0	0	0.00			<u>Residential Portion Only - Non-Residential in woks up to podium level</u>
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	
<b>MISCELLANEOUS FEES</b>									
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	

# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>TEMPORARY WORKS</b>									
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			
<b>TOTAL TEMPORARY WORKS</b>				0			0	0.00	
<b>NHBC FEES</b>									
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			
<b>Building control services</b>	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			
<b>TOTAL NHBC FEES</b>				0			0	0.00	

# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
3rd June 2016

## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DEMOLITIONS AND SITE CLEARANCE</b>									
Allowance for demolitions	0	item		0	0	0.00			<u>included in works up to podium level</u>
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	
<b>ROADS AND FOOTPATHS</b>									
<b>Roads</b>									
Tarmac	0	m²	90	90	0	0.00			<u>included in works up to podium level</u>
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			
<b>Footpaths</b>									
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	
<b>STREET LIGHTING</b>									
External lighting	0	m²	35	35	0	0.00			<u>included in works up to podium level</u>
TOTAL STREET LIGHTING				0			0	0.00	
<b>EXTERNAL SIGNAGE</b>									
Site signage	0	item	100	100	0	0.00			
TOTAL STREET LIGHTING				0			0	0.00	

# The Mall Wathamstow - Common Residential Costs

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRAINAGE</b>									<u>included in separate cost plans each block</u>
Foul Water Drainage below ground	0	m²	12	12	0	0.00			<u>Based on GIFA</u>
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 car parks	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	0.00	
<b>LANDSCAPING</b>									
Import top soil to planted areas	0	m³	50	50	0	0.00			<u>included in works up to podium level</u>
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			<u>included in separate cost plans each block</u>
TOTAL LANDSCAPING				0			0	0.00	
<b>SECTION 278 WORKS</b>									
Section 278 Works	0	Item	0	0	0	0.00			
TOTAL SECTION 278 WORKS				0			0	0.00	
<b>PLANNING GAIN</b>									
Planning Gain	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
CIL Payments	0	Item	0	0	0	0.00			<u>Insert gross figure</u>
TOTAL PLANNING GAIN				0			0	0.00	

# The Mall Wathamstow - Common Residential Costs

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## EXTERNALS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION</b>									
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			
Water & Sewerage Infrastructure Charges	0	no	650	650	0	0.00			
Allowance for gas main supply	0	no	20,000	20,000	0	0.00			
TOTAL LEB SUBSTATION AND MAINS CAPITAL CONTRIBUTION				0			0	0.00	
<b>SERVICE DIVERSIONS</b>									
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	
<b>WALLS AND FENCING</b>									
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	
<b>SITE ENTRANCE FEATURES / ELECTRIC GATES</b>									
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	
<b>TOTAL EXTERNALS</b>					7,381,113		7,381,113	25.39	

# The Mall Wathamstow - Common Residential Costs

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## PLOT

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUBSTRUCTURE</b>									
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-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			<u>Need to consider size of piling rig and adjust accordingly</u>
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			<u>Need to consider size of piles and adjust accordingly</u>
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			<u>Allow where ground floor commercial space</u>
Allowance for anti-heave measures (assumes 250mm thick - including own excavation and cart away)	0	m²	56	56	0	0.00			<u>ONLY INCLUDED WHERE KNOWN POOR GROUND CONDITIONS</u>
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			<u>allow 12m per core</u>
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			<u>allow 6m per core</u>
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			<u>Triangular section = basement depth² / 2 x perimeter</u>
Excavate for plant rooms (below basement or ground floor slab level)	0	m³	50	50	0	0.00			
Allowance for contamination (non-hazardous material)	0	m³	85	85	0	0.00			<u>Contamination at 25% of Excavation</u>
Allowance for contamination (hazardous reject material)	0	m³	250	250	0	0.00			<u>Only price when quantity can be assessed otherwise make specific exclusion</u>
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			

# The Mall Wathamstow - Common Residential Costs

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## 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	
<b>PILING</b>									
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	
<b>SERVICES CONNECTION CHARGES</b>									
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%	0	Item	600	600	0	0.00			
TOTAL FOR SERVICES CONNECTIONS				20,000			20,000	0.07	
<b>TOTAL PLOT</b>					20,000		<b>20,000</b>	<b>0.07</b>	

# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MASTIC</b>									
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	
<b>FIRE PROOFING AND PROTECTION</b>									
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			0	0.00	
<b>BUILDER'S WORK</b>									
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	0.00			
TOTAL BUILDER'S WORK				0			0	0.00	
<b>IN-SITU CONCRETE FRAME</b>									
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	0.00			
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			
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	0	no	3,500	3,500	0	0.00			
TOTAL IN-SITU CONCRETE FRAME				0			0	0.00	

# The Mall Wathamstow - Common Residential Costs

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>EXTERNAL CLADDING</b>									
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			<u>Includes glazing</u>
Aluminium composite Cladding to inner leaf of parapet	0	m²	300	300	0	0.00			<u>Inner leaf of parapet to be Aluminium Cladding once unitised system is used</u>
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	0.00	

The Mall Wathamstow - Common Residential Costs

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HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BRICKWORK AND BLOCKWORK</b>									
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			<u>Standard bonds</u>
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			<u>Standard bonds</u>
Blockwork internal partitions									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Blockwork Loadbearing Walls									
Labour	0	m²	50	50	0	0.00			<u>Based on m2 area of wall</u>
Materials	0	m²	25	25	0	0.00			
Division walls to basement areas									
Labour	0	m²	30	30	0	0.00			<u>Based on GIA of plant and core areas</u>
Materials	0	m²	15	15	0	0.00			
Design Development @ 10%	0	Item	0	0	0	0.00			
TOTAL BRICKWORK AND BLOCKWORK			0				0	0.00	

# The Mall Wathamstow - Common Residential Costs

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>PRE-CAST CONCRETE FLOORS</b>									
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	
<b>STRUCTURAL STEELWORK AND METALWORK</b>									
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	
<b>SCAFFOLDING</b>									
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	
<b>CARPENTRY AND JOINERY</b>									
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			

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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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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			

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## HOUSEBUILD

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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
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/C cupboard shelving, bath panel support, boiler framing and support</u>
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			<u>A/C cupboard shelving, bath panel support, boiler framing and support</u>
TOTAL CARPENTRY AND JOINERY				0			0	0.00	

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WINDOWS AND GLAZING SYSTEMS</b>									
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 altearnative 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	
<b>BALCONIES AND METALWORK</b>									
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 6m²
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	

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>ROOF COVERINGS</b>									
Roof coverings including insulation, expansion joints , dressing to vents , drains and all other openings	0	m²	110	110	0	0.00			<u>Roof structure laid to falls</u>
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	
<b>MANSAFE SYSTEM</b>									
Mansafe system	0	m	100	100	0	0.00			
				0			0	0.00	
<b>WINDOW CLEANING SYSTEM</b>									
Window cleaning system / BMU	0	no	250,000	250,000	0	0.00			<u>Review for job specific requirements</u>
Anchor points for absailing systems	0	no	10,000	10,000	0	0.00			<u>Cost per face of tower</u>
TOTAL WINDOW CLEANING SYSTEM				0			0	0.00	

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MECHANICAL AND PLUMBING INSTALLATIONS</b>									
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			
<u>ENERGY CENTRE</u>						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 trenching 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	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			

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HOUSEBUILD

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	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			1,180,650				1,180,650	4.06	
AOV AND VENTILATION									
AOV to common area staircases	0	no	3,500	3,500	0	0.00			
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				0			0	0.00	

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HOUSEBUILD

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			
Electrical fitout - two bedroom flat (Private & SO)	0	no	7,117	7,117	0	0.00			
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)	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 visual installations Penthouse	0	no	15,000	15,000	0	0.00			
TOTAL ELECTRICAL INSTALLATIONS				0			0	0.00	

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SUSTAINABILITY MEASURES</b>									
Mayor's sustainability requirements renewable energy	0	no	500	500	0	0.00	0	0.00	
				0					
<b>LIFT INSTALLATIONS</b>									
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			<u>Installations over 25 storeys are bespoke and price should be obtained from Otis</u>
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 35 Stops	0	no	19,360	19,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Lift installations 10 stops	0	no	79,795	79,795	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 10 Stops	0	no	12,360	12,360	0	0.00			<u>Over 7 storeys</u>
Lift installations 35 stops	0	no	239,373	239,373	0	0.00			
Stainless Deep Reveals	0	no	700	700	0	0.00			<u>Per Floor</u>
Extra over for fireman's lift 39 Stops	0	no	20,480	20,480	0	0.00			<u>Over 7 storeys</u>
Carlift	0	no	125,000	125,000	0	0.00			<u>Assumes single basement</u>
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			<u>(i.e where there are two lift entrances on one floor)</u>
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 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	
<b>KITCHENS</b>									
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			

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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	

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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			

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>WHITE GOODS</b>									
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	
<b>VANITY UNITS AND WARDROBES</b>									
<b>BATHROOMS</b>									
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			
<b>WARDROBES</b>									
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 (private and shared ownership)	0	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			
<b>ENSUITE BATHROOMS</b>									
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			
<b>MASTER BEDROOM</b>									
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		

## The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>DRY LINING AND PARTITIONS</b>									
Flats / Apartments	0	m²	185	185	0	0.00			<u>Area equals nett area of apartments</u>
Extra over for duplex unit	0	no	4,000	4,000	0	0.00			
Common Areas	0	m²	140	140	0	0.00			
<b> / upgrades</b>									
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			0	0.00	
<b>FLOOR AND WALL TILING</b>									
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 3m² tiling per bathroom</u>
Ceramic floor tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			<u>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</u>

## The Mall Wathamstow - Common Residential Costs

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### HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
Ceramic wall tiling to kitchens and bathrooms (Affordable) L&M	0	m²	50	50	0	0.00			<u>7m² to flat with bathroom and 13m² to flat with bathroom and en-suite</u>
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Modern Range	0	m²	66	66	0	0.00			<u>average 3m² tiling per bathroom</u>
						0.00			
Wall Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 22.5m² tiling per bathroom</u>
Wall Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 18m² tiling per bathroom</u>
Floor Tiling to main bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 4m² tiling per bathroom</u>
Floor Tiling to ensuite bathroom 600 x 300mm H&R Johnson Mode Range	0	m²	90	90	0	0.00			<u>average 3m² tiling per bathroom</u>
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				0			0	0.00	

# The Mall Wathamstow - Common Residential Costs

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>CARPETS AND FLOOR COVERINGS</b>									
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 13m²
Carpet to 2 bed unit (Private & SO )	0	m²	25	25	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private & SO )	0	m²	25	25	0	0.00			Based on average 35m²
Carpet to 4 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 55m²
Amtico 'spacia range' to 1 bed unit (Private & SO )	0	m²	40	40	0	0.00			Based on average 32m²
Amtico 'spacia range' to 2 bed unit (Private & SO )	0	m²	40	40	0	0.00			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 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 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 69m²
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 13m²
Carpet to 2 bed unit (Private)	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private)	0	m²	40	40	0	0.00			Based on average 55m²
Amtico 'standard range' to 1 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 32m²
Amtico 'standard range' to 2 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 38m²
Amtico 'standard range' to 3 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 55m²
Amtico 'standard range' to 4 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 61m²
Amtico 'standard range' to 5 bed unit (Private)	0	m²	55	55	0	0.00			Based on average 67m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			

## The Mall Wathamstow - Common Residential Costs

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>Carpet</b>									
Carpet to 1 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 13m²
Carpet to 2 bed unit (Private )	0	m²	40	40	0	0.00			based on average 25m²
Carpet to 3 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 35m²
Carpet to 4 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 45m²
Carpet to 5 bed unit (Private )	0	m²	40	40	0	0.00			Based on average 55m²
Amtico to 1 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 27m²
Amtico to 2 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 33m²
Amtico to 3 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 50m²
Amtico to 4 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 56m²
Amtico to 5 bed unit (Private )	0	m²	55	55	0	0.00			Based on average 62m²
Vat on floor finishes @ 20.0%	1	Item	0	0	0	0.00			
TOTAL CARPETS AND FLOOR COVERINGS				0			0	0.00	
<b>PAINTING AND DECORATING</b>									
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	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			
<b>Decorations</b>									
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			
<b>Extra Over</b>									
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	

# The Mall Wathamstow - Common Residential Costs

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## HOUSEBUILD

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>BUILDER'S CLEAN</b>									
Clean down building prior to handover	0	no	350	350	0	0.00			
TOTAL BUILDER'S CLEAN				0			0	0.00	
<b>MAINTENANCE</b>									
Maintaining flats	0	no	1,000	1,000	0	0.00			
				0			0	0.00	
<b>UNALLOCATED COSTS</b>									
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 - [REDACTED]									
specification	0	no	2,000	2,000	0	0.00			
Extra for fitting out WC to duplex unit - [REDACTED]	0	no	2,875	2,875	0	0.00			
Void charge	0	no	1,000	1,000	0	0.00			
Allowance for compliance with 2014 Part L Building Regulations	0	ft²	0	0	0	0.00			Included in revised rates for brickwork; metsec and dry lining
<b>Fitting out Concierge / Reception Area</b>									
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			
Reception Desk	0	no	25,000	25,000	0	0.00			
Furniture and Soft Furnishings	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			
<b>Extra over for fitting out entrance lobby - no concierge</b>									
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 Furnishings	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	
<b>LEISURE CENTRE</b>									
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	
<b>REFUSE DISPOSAL</b>									
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	
<b>TOTAL HOUSEBUILD</b>					956,776		<b>956,776</b>	<b>3.29</b>	

# The Mall Wathamstow - Common Residential Costs

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## OVERHEADS

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE MANAGEMENT-PRECONSTRUCTION</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			
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			
<b>SITE MANAGEMENT</b>									
Project Director @ 50%	0	Weeks	1,636	1,636	0	0.00			<a href="#">by 50%) and state factor in description</a>
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			<a href="#">Price from first completion through to PC</a>
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			
<b>SITE MANAGEMENT (POST CONSTRUCTION)</b>									
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	

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE SECURITY</b>									
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	
<b>PROTECTION</b>									
Protection (supply only)	0	Units	200	200	0	0.00			
TOTAL PROTECTION							0	0.00	
<b>WELFARE FACILITIES</b>									
Welfare Facilities	0	Weeks	125	125	0	0.00			
Health & Safety Visits	0	Weeks	162	162	0	0.00			<u>Based on one visit per month at £700</u>
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	
<b>SITE COMPOUND</b>									
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			<u>(Allowance equal £1,000 plus £50 per unit)</u>
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	

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Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>SITE ACCOMMODATION</b>									
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	
<b>SITE RUNNING COSTS</b>									
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	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	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			
TOTAL SITE RUNNING COSTS							0	0.00	

Cost Plan 12  
3rd June 2016

Description	Quantity	Unit	input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>LABOURERS</b>									
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	
<b>PRINTING COSTS</b>									
Printing Costs	0	Units	75	75	0	0.00			
TOTAL PRINTING COSTS							0	0.00	
<b>INSURANCES</b>									
Project Insurances (.25p per £100 of Construction Costs)	1	Item	20,895	20,895	20,895	0.07			
TOTAL INSURANCES							20,895	0.07	
<b>ROAD CLEANING</b>									
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
<b>HIRED PLANT</b>									
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	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			
<b>TOTAL HIRED PLANT</b>							0	0.00	

**The Mall Wathamstow - Common Residential Costs**

Cost Plan 12  
3rd June 2016

**OVERHEADS**

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

# The Mall Wathamstow - Common Residential Costs

Cost Plan 12  
3rd June 2016

## MARKETING

Description	Quantity	Unit	Input	Rate	Sub-Total	£/ft²	Total	£/ft²	Notes
<b>MARKETING</b>									
General Allowance per 'open market' unit	418	No	4,286	4,286	1,791,429	6.16			
Uplifted Marketing for enhanced	0	No	2,143	2,143	0	0.00			
Model and stand		Item		0	0	0.00			
Hard & soft landscaping		Item		0	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	
		Item		0	0	0.00			
Purchaser extra costs		Item		0	0	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	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	
<b>TOTAL MARKETING</b>							<b>1,791,429</b>	<b>6.16</b>	

The Mall Walthamstow - summary 463 units

Cost Plan 12  
3rd June 2016

		RETAIL		Total	RESIDENTIAL				Site Wide	Total	£/ft²	£/unit	TOTAL	£/ft²
		Blocks B,C & D	Block E		Block B	Block C	Block D	Block E						
		89,621	36,921	126,542	150,539	111,674	17,640	10,882		290,735	290,735	463		
Element	Description													
	Pre-Planning Fees	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Surveying and Design Fees	2,467,708	42,806	2,510,514	0	0	0	0	7,381,113	7,381,113	25.39	15,942	9,891,627	23.71
	Local Authority Fees	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Miscellaneous Fees	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Temporary Works	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	NHBC Fees	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Demolition and Site Clearance	2,626,375	0	2,626,375	0	0	0	0	0	0	0.00	0	2,626,375	6.29
	Roads and Footpaths	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Street Lighting	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	External Signage	0	0	0	25,200	17,200	2,400	1,500	0	46,300	0.16	100	46,300	0.11
	Drainage	336,976	43,660	380,636	381,960	152,856	33,552	15,264	0	583,632	2.01	1,261	964,268	2.31
	Landscaping	3,772,983	55,620	3,828,603	108,200	80,200	8,400	5,250	0	202,050	0.69	436	4,030,653	9.66
	Section 278 Works	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Planning Gain	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	LEB Substation and Mains Capital Contribution	697,000	80,000	777,000	264,400	188,400	32,800	24,250	0	509,850	1.75	1,101	1,286,850	3.08
	Services Diversions	975,000	0	975,000	0	0	0	0	0	0	0.00	0	975,000	2.34
	Walls and Fencing	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Site Entrance Features/Gates	15,000	0	15,000	0	0	0	0	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
	Substructure	5,226,308	388,791	5,615,100	0	0	0	0	0	0	0.00	0	5,615,100	13.46
	Piling and Attendances	1,971,228	0	1,971,228	0	0	0	0	0	0	0.00	0	1,971,228	4.72
	Service Connections	0	10,500	10,500	248,460	170,060	26,520	16,200	20,000	481,240	1.66	1,039	491,740	1.18
TOTAL SECTION P - PLOT		7,197,537	399,291	7,596,828	248,460	170,060	26,520	16,200	20,000	481,240	1.66	1,039	8,078,068	19.36
	Mastic	0	0	0	66,750	46,300	6,950	4,350	0	124,350	0.43	269	124,350	0.30
	Fire Proofing and Protection	0	17,150	17,150	95,760	65,360	9,120	5,700	0	175,940	0.61	380	193,090	0.46
	BWIC	25,000	2,800	27,800	21,000	16,800	6,300	3,500	0	47,600	0.16	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	0	10,673,510	36.71	23,053	15,094,674	36.17
	External Cladding	644,738	840,544	1,485,281	1,341,520	1,138,869	282,535	280,294	0	3,043,218	10.47	6,573	4,528,499	10.85
	Brickwork	658,732	199,323	858,055	1,024,446	912,352	240,986	97,675	0	2,275,458	7.83	4,915	3,133,513	7.51
	Precast Concrete Floors and Stairs	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Structural Steel and Metalwork	333,219	20,900	354,119	352,800	240,800	33,600	21,000	0	648,200	2.23	1,400	1,002,319	2.40
	Scaffolding	782,880	159,456	942,336	1,198,571	998,644	120,464	61,842	0	2,379,520	8.18	5,139	3,321,855	7.96
	Carpentry	147,032	22,500	169,532	1,531,854	1,006,950	170,525	90,485	0	2,799,813	9.63	6,047	2,969,345	7.12
	Windows/Glazing Systems	1,757,192	589,443	2,346,635	3,089,363	2,561,788	506,188	267,350	0	6,424,688	22.10	13,876	8,771,322	21.02
	Balconies/Metalwork	193,280	18,100	211,380	1,979,140	1,451,120	410,490	143,050	0	3,983,800	13.70	8,604	4,195,180	10.05
	Roof Covering	772,500	309,515	1,082,015	237,617	359,024	162,500	126,805	0	885,946	3.05	1,913	1,967,961	4.72
	Mansafe Systems	37,100	21,900	59,000	22,400	22,800	22,300	0	0	67,500	0.23	146	126,500	0.30
	Window Cleaning Equipment	10,000	0	10,000	0	0	0	0	0	0	0.00	0	10,000	0.02
	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
	AOV and Ventilation	201,600	7,000	208,600	105,000	154,140	31,500	17,500	0	308,140	1.06	666	516,740	1.24
	Electrical Installations	435,598	63,300	498,898	2,172,775	1,529,674	269,009	152,082	0	4,123,540	14.18	8,906	4,622,438	11.08
	Sustainability Requirements	265,262	0	265,262	126,000	86,000	12,000	7,500	0	231,500	0.80	500	496,762	1.19
	Lifts	193,535	50,645	244,180	796,099	734,419	238,850	50,645	0	1,820,013	6.26	3,931	2,064,193	4.95
	Kitchens	0	0	0	806,400	550,400	76,800	48,000	0	1,481,600	5.10	3,200	1,481,600	3.55
	White Goods	0	0	0	501,984	342,624	47,808	29,880	0	922,296	3.17	1,992	922,296	2.21
	Vanity Units & Wardrobes	0	0	0	262,279	182,807	28,014	17,541	0	490,642	1.69	1,060	490,642	1.18
	Dry Lining and Partitioning	0	0	0	3,863,119	2,901,243	567,971	287,010	0	7,619,344	26.21	16,456	7,619,344	18.26
	Floor and Wall Tiling	15,600	0	15,600	544,698	392,304	68,310	42,867	0	1,048,179	3.61	2,264	1,063,779	2.55
	Carpets and Floor Covering	0	0	0	619,302	444,960	93,246	44,496	0	1,202,004	4.13	2,596	1,202,004	2.88
	Painting and Decorating	106,760	0	106,760	353,385	256,612	64,081	24,813	0	698,891	2.40	1,509	805,651	1.93
	Builders Clean	38,922	0	38,922	88,200	60,200	8,400	5,250	0	162,050	0.56	350	200,972	0.48
	Maintenance	25,000	0	25,000	252,000	172,000	24,000	15,000	0	463,000	1.59	1,000	488,000	1.17
	Unallocated Costs	920,400	40,970	961,370	252,000	172,000	124,000	76,460	-223,874	400,586	1.38	865	1,361,956	3.26
	Leisure Centre	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Refuse Disposal	5,000	0	5,000	20,750	15,750	6,500	5,938	0	48,938	0.17	106	53,938	0.13
TOTAL SECTION H - HOUSEBUILD		12,170,674	3,305,996	15,476,670	32,586,625	24,533,645	5,230,262	2,895,219	956,776	66,202,527	227.71	142,986	81,679,197	195.74
	Site Management	3,129,646	1,240,133	4,369,779	0	0	0	0	9,765,570	9,765,570	33.59	21,092	14,135,348	33.88
	Site Security	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Protection	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Welfare Facilities/Consumables	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Site Compound	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Site Accommodation	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Site Running Costs	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Labourers	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Printing Costs	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Insurances	75,648	9,818	85,467	84,037	62,856	13,335	7,394	20,895	188,517	0.65	407	273,983	0.66
	Road Cleaning	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Hired Plant	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00
	Skips	0	0	0	0	0	0	0	0	0	0.00	0	0	0.00