

**The Mall, Walthamstow**  
**Assessment of Abnormal Costs (Based on BL cost date 03/06/16)**

7th November 2017

| Description  |       | Cost               | Comments  |
|--|-------|--------------------|---|
| Services diversions  |       | £975,000           | Relocation of existing sub stations, sprinkler tanks and BT fibre optic cables; diversion of existing gas, water, telecoms, fire mains and drainage   |
| Enabling works   |       | £800,360           | Service yard reconfiguration, traffic lights, bridge removal, temporary works etc   |
| Substructure   |       | £1,698,758         | Extra piling & bridging/ground beams around TFL tunnels   |
| Allowance for service zone between retail and residential  |       | £1,058,310         | Additional slab only included as abnormal   |
| Extensive Public Realm provision (say, 40% of the total)   |       | £1,589,455         | Total cost of public realm is C £4m. Original BL budget based upon a 'reasonable' generic allowance of £400/m2, however subsequent design development enhanced the public realm to meet what was perceived as the Council's aspirations for a high quality space. |
| S278 Works / Selbourne Road  |       | £200,000           |   |
| Uplift for working within live facility (5% on B/C/D/E retail)   | 5.00% | £747,209           | This is a notional enhancement assumed within rates to accommodate the disruption caused as a result of working within a live environment   |
| Allowance for abnormal working hours (5% on B/C/D/E retail)  | 5.00% | £747,209           | This is a notional enhancement assumed within rates to accommodate out of hours working for noisy/disruptive operations   |
| Allowance for extra phasing/increased duration due to TFL future proofing  |       | £1,200,000         | This is difficult to assess without further information but could result in potential delays of up to 6 months; indicative allowance assumes additional Prelims costs for the duration of 6 months meantime   |
| <b>Subtotal</b>  |       | <b>£9,016,301</b>  |   |
| Preliminaries  | 14%   | £1,262,282         |   |
| OHP  | 7.50% | £770,894           |   |
| Contingency  | 5%    | £552,474           |   |
| <b>Subtotal</b>  |       | <b>£11,601,950</b> |   |
| Adjustment for inflation to Q1'17  | 0.69% | £80,053            |   |
| <b>Sub Total for Scheme Related Abnormal Works</b>   |       | <b>£11,682,004</b> |   |
| TFL station futureproofing   |       | £1,500,000         | Cost for secant pile option shown   |
| <b>Total Cost of Abnormal Works</b>  |       | <b>£13,182,004</b> |   |
| <b>Notes:</b><br>1. The aforementioned cost allowances exclude VAT or Professional Fees (with the exception of the Future Proofing cost which includes Fees).<br>2. No cognisance has been taken of other incidental costs such as loss of Car Park revenue or incentives/rent breaks to tenants affected by the works.<br>3. No allowance beyond Q1 17 included for inflation at this stage to keep figures in line with BL cost. We consider that a further uplift of c 1.5-2% would be required to bring costs up to Q4 17 levels. Construction inflation projections to mid point of construction are also excluded. |       |                    |   |