



The background of the slide features a dark blue aerial map of the Old Oak Common area in London. The map is overlaid with various urban planning labels and icons. Labels include 'HUB', 'VIBRANT LIFE', 'RELAXING', 'NATURE', 'PLAY', 'WALKING', 'ACTIVE', 'COMMUNITY STADIUM', 'RESEARCH QUARTER', 'COMMERCIAL COLLECTIVE', 'COMMUNITY LIVING', 'Football', 'WHITE CITY', and 'ELGIN'. Icons of people walking, running, and playing football are scattered across the map, illustrating the intended use of the space.

Old Oak Common Western & Eastern Wedge Cost Estimate 4

28 August 2018

Quality information

Document Name	Report & Issue Number	Prepared for	Prepared by	Issue Date	Prepared by	Reviewed by
Old Oak Common Estimate	1	OPDC	AECOM	02/08/17		
Old Oak Common Western & Eastern Wedge	2	OPDC	AECOM	27/02/18		
Old Oak Common Western & Eastern Wedge	3	OPDC	AECOM	17/04/2018		
Old Oak Common Western & Eastern Wedge	4	OPDC	AECOM	28/08/2018		

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1. Executive Summary

1.1 Introduction

As part of the evaluation of the feasibility of the Old Oak Common masterplan, we are providing construction cost advice in relation to the Western Wedge & Eastern Wedge sites to Old Oak North covering the following:

- **Strategic infrastructure**
- **On Plot works** covering buildings, car parking, servicing, podiums / transfer structures and all associated infrastructure works.

These sites are shown under Section 5.

To ensure that we are aligned with all parties, we've set out in this Cost Estimate the key assumptions that inform these costs.

This Cost Estimate contains details of the On Plot Works based on the areas in the Accommodation Schedule summary, which will be issued separately.

Costs for the strategic infrastructure are advised in a separate report.

The sites are split as shown in table 1 and 2:

Table 1. <Western Wedge Parcel/Plot reference>

Description	Parcel	Plot
Cumberland Business Park Parcel	07-00-AX	11
EMR Site	09-00 AX	13
EMR Site	09-00 BX	13
EMR Site	09-00 CX	13
EMR Site	09-00 DX	13
LBHF	10-00 AX	14
LBHF	10-00 BX	14
Car Giant	14-01-AX	22
West Car Giant	Site 15	25
Land North of Oaklands	1600 - AX	26
Canal Site	1801-AX	28 & 29

Table 2. <Eastern Wedge Parcel/Plot reference>

Description	Parcel	Plot
Car Giant 11-01	11-01-AX	15
Car Giant 11-02	11-02-AX	16
Car Giant 11-03	11-03-AX	17
Car Giant 12-01	12-01-A1	18
Car Giant	12-01-A2	18
Car Giant	12-01-BX	18
Car Giant	12-01-CX	18
Car Giant	12-01-DX	18
Car Giant 12-02	12-02-AX	19
Car Giant	12-02-BX	19
Car Giant	12-02-CX	19
Car Giant	12-02-DX	19
Car Giant 13-01	13-01-AX	20
Car Giant 13-02	13-02-AX	21
Car Giant	13-02-BX	21
Car Giant	13-02-CX	21
Car Giant	13-02-DX	21
Car Giant 14-02	14-02-AX	23
Car Giant	14-02-B1	23
Car Giant	14-02-B2	23

1.2 Summary of total on plot costs

This consists of parcels/plots which are broken down as shown in table 3 and 4:

Table 3. <Western Wedge Summary Cost>

Site Description	Total Costs £ - Option 6
Cumberland Business Park 07-00	110,000,000
EMR site 09-00	539,000,000
LBHF 10-00	207,000,000
Car Giant 14-01	62,000,000
West Car Giant site 15	127,000,000
Land North Of Oaklands 1600	94,000,000
Canal Site 1801	45,000,000

Source: <Source>

Table 4. <Eastern Wedge Summary Cost>

Site Description	Total Costs £ - Option 6
Car Giant Group 11-01	114,000,000
Car Giant Group 11-02	100,000,000
Car Giant Group 11-03	21,000,000
Car Giant Group 12-01	498,000,000
Car Giant Group 12-02	410,000,000
Car Giant Group 13-01	N/A
Car Giant Group 13-02	812,000,000
Car Giant Group 14-02	125,000,000

Source: <Source>

1.3 Key Rates & Details

Details of the key rates and supporting costing information are included within the Detailed Cost Breakdowns for each site in Section 6-10.

1.4 Basis of Costs:

1.4.1 General

All costs are as at February 2018 (as the base date of Cost Estimate No. 2) and therefore exclude inflation.

They also exclude VAT, land acquisition and Community Infrastructure Levy, development management and legal fees, all Strategic Infrastructure Costs, Maintenance Costs post completion and fit out to residential, commercial, retail, leisure & hotel beyond that stated.

Allowances are also made for professional fees and survey costs at 12% and design development / construction contingency at 10%.

Further details on these are set out below.

1.4.2 On Plot Works

The costs are based on Gross Internal Area which are derived from the separate Accommodation Schedule Summary.

This covers the residential, commercial, retail, leisure, hotel and all associated on plot works including car parking, servicing, and podium / transfer structures. It also includes demolition, remediation, drainage and utilities and external works covering highways and landscaping / green infrastructure.

- **Residential** – This covers shell and fit out but excludes loose fixtures, fittings and furnishings. It is based on a tenure blind scheme (i.e. with no differentiation externally between the tenures) and notionally 50% private and 50% affordable for Western Wedge and 65% private and 35% affordable for Eastern Wedge in all blocks with 30% social rented and 70% intermediate.
- We have allowed for a generic quality level irrespective of the location.
- An increased cost per m2 is allowed for buildings over twenty storeys.
- **Commercial Offices B1a and Research B1b** – This covers shell and core and CAT A level of fit out. An increased cost per m2 is allowed for buildings over twenty storeys.
- **Light Industrial B1c** – This covers shell and core only.
- **Retail and Hospitality** – This covers shell and core only.
- **Leisure** – This covers shell and core only
- **Hotel** – This covers a 4* hotel and is based on shell & core, fit out and operators fixtures, fittings and equipment.
- **Car Parking** – An allowance is made based on a combination of above ground and below ground parking.
- **Vehicle Servicing** – We have been advised that all blocks will be street level serviced and therefore no allowance is made for any basement servicing. This therefore is consistent with the plans.
- **Transfer Structures** – This is included based on a transfer structure between the top level of car parking / cinema/leisure centre (as appropriate) and the uses above.
- **Vertical Circulation** - This includes an allowance for each parcel

- **Demolition, Remediation, Drainage and Utilities** – For demolition and decontamination works, these have been included as allowances related to the site area. For drainage and utilities, these have been included as percentages of build costs.
- **External Works** – This is included as a percentage of build cost for each site to cover highways and landscaping / external works
- **Professional Fees** – This is included at 12% for design / town planning / cost management
- **Design Development and Construction Contingency** – This is included at 10% on all works.



2.0| Exclusions

2.0 Exclusions

- Inflation from February 2018
- VAT
- Land Acquisition
- Community Infrastructure Levy
- All Strategic Infrastructure Costs
- Maintenance costs Post Completion
- Fit out to residential, commercial, retail, leisure and hotel beyond that stated
- Development Management Fees
- Legal Fees



3.0| Summary of Costs

Western Wedge Option 6

Old Oak Common Western Wedge Option 6
Summary of On Plots Costs
Western Wedge
17-Apr-18

Ref	Description	Cumberland Business Park Parcel 07-00-AX	EMR Site - Parcel 09-00 AX / 09-00 BX / 09-00 CX / 09-00 DX	LBHF Parcel 10- 00 AX / 10-00 BX	Car Giant - Parcel 14-01-AX	Site 15 - West Car Giant	Land North of Oaklands - Parcel 1600 AX	Canal Site - Parcel 1801 AX
	Plot reference	11	13	14	22	25	26	28 & 29
ON PLOT COSTS								
	Residential Costs	77,118,000	364,202,150	150,474,400	43,374,000	77,716,750	66,187,750	28,752,000
	Commercial Costs	3,011,590	25,548,370	0	486,890	13,920,750	3,295,250	3,459,340
	Retail Costs	367,950	5,880,510	1,888,810	1,188,590	1,141,760	0	496,175
	Leisure Costs	0	3,551,725	0	0	0	0	0
	Hotel Costs	0	0	0	0	0	0	0
	Car Parking	1,499,480	6,370,700	2,128,380	937,840	1,623,740	1,115,680	621,680
	Vehicle Servicing	0	0	0	0	0	0	0
	Transfer Structures	903,000	3,562,000	1,902,500	617,000	2,136,500	734,000	409,000
	Vertical Circulation	500,000	3,000,000	1,500,000	500,000	500,000	500,000	500,000
	External Works (Highways & Landscaping)	1,609,951	7,983,655	3,047,264	900,990	1,855,585	1,389,660	654,150
	Demolition	1,500,000	4,500,000	2,000,000	1,000,000	1,500,000	1,000,000	500,000
	Decontamination	257,400	867,650	298,650	106,150	260,050	108,400	60,100
	Drainage	1,207,463	5,987,741	2,285,448	675,742	1,391,689	1,042,245	490,613
	Services	1,207,463	5,987,741	2,285,448	675,742	1,391,689	1,042,245	490,613
TOTAL BUILD COSTS		89,182,297	437,442,243	167,810,901	50,462,944	103,438,513	76,415,230	36,433,671
	Contingency	8,918,230	43,744,224	16,781,090	5,046,294	10,343,851	7,641,523	3,643,367
	Professional fees (Survey costs)	11,772,063	57,742,376	22,151,039	6,661,109	13,653,884	10,086,810	4,809,245
	Maintenance - Excluded							
TOTAL COSTS		109,872,590	538,928,843	206,743,029	62,170,347	127,436,248	94,143,563	44,886,282
	Optimism Bias (N/A)							
OVERALL TOTAL COSTS		109,872,590	538,928,843	206,743,029	62,170,347	127,436,248	94,143,563	44,886,282
	Math Check	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
ROUNDING		110,000,000	539,000,000	207,000,000	62,000,000	127,000,000	94,000,000	45,000,000



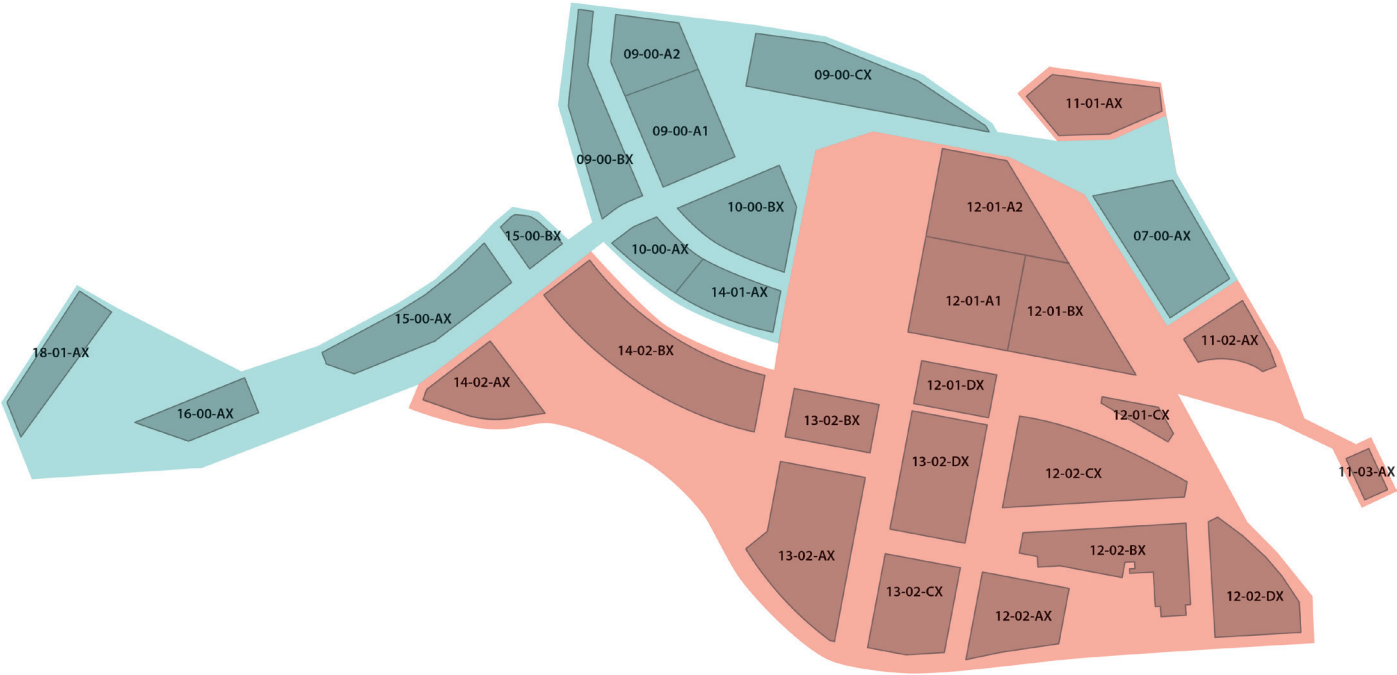
4.0| Summary of Costs Eastern Wedge Option 6

Old Oak Common Option 6
Summary of On Plots Costs
Eastern Wedge
17-Apr-18

Ref	Description	Car Giant 11-01 Parcel 11-01-AX	Car Giant 11-02 Parcel 11-02-AX	Car Giant - 11-03 Parcel 11-03-AX	Car Giant - 12-01 Parcel 12-01-A1 / 12-01-A2 / 12-01- BX / 12-01-CX / 12- 01-DX	Car Giant 12-02 Parcel 12-02-AX / 12-02-BX / 12-02 - CX / 12-02 - DX	Car Giant 13-02 Parcel 13-02- AX / 13-02-BX / 13-02-CX / 13-02- DX	Car Giant 14-02 Parcel 14-02- AX / 14-02-B1 / 14-02-B2
	Plot reference	15	16	17	18	19	21	23
ON PLOT COSTS								
	Residential Costs	81,094,800	64,991,300	15,213,700	359,323,750	276,371,750	554,906,400	91,481,400
	Commercial Costs	3,158,060	8,162,650	135,300	6,377,680	21,360,310	5,285,850	914,600
	Retail Costs	0	167,250	0	2,525,475	1,917,100	2,910,150	848,515
	Leisure Costs	0	0	0	0	2,085,600	1,828,475	1,271,850
	Hotel Costs	0	0	0	0	0	35,014,200	0
	Car Parking	758,860	1,566,360	0	5,186,620	4,009,380	10,710,680	0
	Vehicle Servicing	0	0	0	0	0	0	0
	Transfer Structures	998,500	901,000	0	3,768,500	2,112,500	7,046,500	0
	Vertical Circulation	500,000	500,000	500,000	2,500,000	2,500,000	5,000,000	1,000,000
	External Works (Highways & Landscaping)	1,685,057	1,466,424	306,980	7,364,538	6,034,695	11,998,902	1,890,327
	Demolition	1,500,000	1,000,000	500,000	5,000,000	6,000,000	5,500,000	1,000,000
	Decontamination	248,050	108,450	33,050	812,350	951,350	1,061,750	163,400
	Drainage	1,263,793	1,099,818	230,235	5,523,404	4,526,021	8,999,176	1,417,745
	Services	1,263,793	1,099,818	230,235	5,523,404	4,526,021	8,999,176	1,417,745
TOTAL BUILD COSTS		92,470,913	81,063,070	17,149,500	403,905,720	332,394,728	659,261,259	101,405,583
	Contingency	9,247,091	8,106,307	1,714,950	40,390,572	33,239,473	65,926,126	10,140,558
	Professional fees (Survey costs)	12,206,161	10,700,325	2,263,734	53,315,555	43,876,104	87,022,486	13,385,537
	Maintenance - Excluded							
TOTAL COSTS		113,924,165	99,869,702	21,128,184	497,611,847	409,510,305	812,209,871	124,931,679
	Optimism Bias (N/A)							
OVERALL TOTAL COSTS		113,924,165	99,869,702	21,128,184	497,611,847	409,510,305	812,209,871	124,931,679
	Math Check	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE	TRUE
ROUNDING		114,000,000	100,000,000	21,000,000	498,000,000	410,000,000	812,000,000	125,000,000



OPTION 6



- Key
- Western Wedge
 - Eastern Wedge (Cargiant)



6.0| Detailed Breakdown of Costs Western Wedge Option 6

Old Oak Common Western Wedge Option 6
On Plot Costs
Cumberland Business Park Parcel 07-00-AX (Plot 11)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						77,118,000
50% Medium Value Private - Less than 20 Storeys		12,853	m ²	3050	39,201,650	
50% Affordable - Less than 20 Storeys		12,853	m ²	2950	37,916,350	
Commercial Costs						3,011,590
B1a - less than 20 storeys		691	m ²	2690	1,858,790	
B1a - more than 20 storeys			m ²	2960	0	
B1b - less than 20 storeys			m ²	1725	0	
B1c - less than 20 storeys		1,048	m ²	1100	1,152,800	
Retail Costs (Shell and Core)						367,950
Retail A1 - A2		330	m ²	1115	367,950	
Hospitality			m ²	1115	0	
Leisure Costs						0
Leisure			m ²	1525	0	
Hotel Costs						0
4* hotel including fit out and FFE			m ²	3900	0	
Car Parking						1,499,480
Above Ground			m ²	380	0	
Semi-basement			m ²	0	0	
Basement		1,973	m ²	760	1,499,480	
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level					0	
Transfer Structures						903,000
Allowance for transfer structures between uses at level 0 & those above (Total area of SG-CHP and ground floor parking)		1,806	m ²	500	903,000	
Vertical Circulation						500,000
Allowance		1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,609,951
Residential Costs		77,118,000	sum	0.02	1,542,360	
Commercial Costs		3,011,590	sum	0.02	60,232	
Retail Costs (Shell and Core)		367,950	sum	0.02	7,359	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,500,000
Demolition		1	sum	1,500,000	1,500,000	
						0
						0

Decontamination (TBC - Pending Site Areas)				257,400
Decontamination	5,148 m ²	50	257,400	
				0
				0
Drainage				1,207,463
Residential Costs	77,118,000 sum	0.015	1,156,770	
Commercial Costs	3,011,590 sum	0.015	45,174	
Retail Costs (Shell and Core)	367,950 sum	0.015	5,519	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,207,463
Residential Costs	77,118,000 sum	0.015	1,156,770	
Commercial Costs	3,011,590 sum	0.015	45,174	
Retail Costs (Shell and Core)	367,950 sum	0.015	5,519	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				89,182,297
OTHER COSTS				
Contingency				8,918,230
Contingency	89,182,297 sum	0.10	8,918,230	
Professional fees (Survey costs)				11,772,063
Design / Town planning / Cost management	98,100,527 sum	0.12	11,772,063	
Development management - Excluded	98,100,527 sum	0.00	0	
Legal fees - Excluded	98,100,527 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
				0
OVERALL TOTAL COSTS				109,872,590
Optimism Bias (N/A)				
				0
OVERALL TOTAL COSTS				109,872,590
ROUNDING				110,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
EMR Site - Parcel 09-00-AX (Plot 13)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						138,717,450
	50% Medium value Private - less than 20 storeys	10,532	m ²	3050	32,122,600	
	50% Affordable - less than 20 storeys	10,532	m ²	2950	31,069,400	
	50% Medium value Private - more than 20 storeys	10,563	m ²	3650	38,554,950	
	50% Affordable - more than 20 storeys	10,563	m ²	3500	36,970,500	
Commercial Costs						7,178,230
	B1a - less than 20 storeys	1,977	m ²	2690	5,318,130	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	1,691	m ²	1100	1,860,100	
Retail Costs (Shell and Core)						2,432,930
	Retail A1-A2	666	m ²	1115	742,590	
	Hospitality A3-A4-A5	1,516	m ²	1115	1,690,340	
Leisure Costs						3,551,725
	Leisure	2,329	m ²	1525	3,551,725	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						1,457,680
	Above Ground	3,836	m ²	380	1,457,680	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
					0	
	Assumed all at street level				0	
					0	
Transfer Structures						772,200
	Allowance for transfer structures between uses at level 0 & those above (Top floor of car park and top floor of cinema)	1,544	m ²	500	772,200	
Vertical Circulation						1,000,000
	Allowance	1	sum	1000000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						3,037,607
	Residential Costs	138,717,450	sum	0.02	2,774,349	
	Commercial Costs	7,178,230	sum	0.02	143,565	
	Retail Costs (Shell and Core)	2,432,930	sum	0.02	48,659	
	Leisure Costs	3,551,725	sum	0.02	71,035	
	Hotel Costs	0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	

			0
			0
Decontamination (TBC - Pending Site Areas)			386,650
Decontamination	7,733 m ²	50	386,650
			0
			0
Drainage			2,278,205
Residential Costs	138,717,450 sum	0.015	2,080,762
Commercial Costs	7,178,230 sum	0.015	107,673
Retail Costs (Shell and Core)	2,432,930 sum	0.015	36,494
Leisure Costs	3,551,725 sum	0.015	53,276
Hotel Costs	0 sum	0.015	0
Services			2,278,205
Residential Costs	138,717,450 sum	0.015	2,080,762
Commercial Costs	7,178,230 sum	0.015	107,673
Retail Costs (Shell and Core)	2,432,930 sum	0.015	36,494
Leisure Costs	3,551,725 sum	0.015	53,276
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			164,590,882
OTHER COSTS			
Contingency			16,459,088
Contingency	164,590,882 sum	0.10	16,459,088
Professional fees (Survey costs)			21,725,996
Design / Town planning / Cost management	181,049,970 sum	0.12	21,725,996
Development management - Excluded	181,049,970 sum	0.00	0
Legal fees - Excluded	181,049,970 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			202,775,966
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			202,775,966
ROUNDING			203,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
EMR Site - Parcel 09-00-BX - (Plot 13)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						62,724,000
	50% Medium Value Private - Less than 20 Storeys	10,454	m ²	3050	31,884,700	
	50% Affordable - Less than 20 Storeys	10,454	m ²	2950	30,839,300	
Commercial Costs						9,066,850
	B1a - less than 20 storeys	3,115	m ²	2690	8,379,350	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	625	m ²	1100	687,500	
Retail Costs (Shell and Core)						278,750
	Retail A1-A2	250	m ²	1115	278,750	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						788,500
	Above Ground	2,075	m ²	380	788,500	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						1,037,500
	Allowance for transfer structures between uses at level 0 & those above (car park)	2,075	m ²	500	1,037,500	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,441,392
	Residential Costs	62,724,000	sum	0.02	1,254,480	
	Commercial Costs	9,066,850	sum	0.02	181,337	
	Retail Costs (Shell and Core)	278,750	sum	0.02	5,575	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
					0	
					0	
Decontamination (TBC - Pending Site Areas)						206,650

Decontamination	4,133 m ²	50	206,650
			0
			0
Drainage			1,081,044
Residential Costs	62,724,000 sum	0.015	940,860
Commercial Costs	9,066,850 sum	0.015	136,003
Retail Costs (Shell and Core)	278,750 sum	0.015	4,181
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,081,044
Residential Costs	62,724,000 sum	0.015	940,860
Commercial Costs	9,066,850 sum	0.015	136,003
Retail Costs (Shell and Core)	278,750 sum	0.015	4,181
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			79,705,730
OTHER COSTS			
Contingency			7,970,573
Contingency	79,705,730 sum	0.10	7,970,573
Professional fees (Survey costs)			10,521,156
Design / Town planning / Cost management	87,676,303 sum	0.12	10,521,156
Development management - Excluded	87,676,303 sum	0.00	0
Legal fees - Excluded	87,676,303 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			98,197,459
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			98,197,459
ROUNDING			98,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
EMR Site - Parcel 09-00-CX (plot 13)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						162,760,700
	50% Medium Value Private - less than 20 storeys	7,562	m ²	3050	23,064,100	
	50% Affordable - less than 20 storeys	7,562	m ²	2950	22,307,900	
	50% Medium Value Private - more than 20 storeys	16,418	m ²	3650	59,925,700	
	50% Affordable - more than 20 storeys	16,418	m ²	3500	57,463,000	
Commercial Costs						9,303,290
	B1a - less than 20 storeys	2,621	m ²	2690	7,050,490	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	2,048	m ²	1100	2,252,800	
Retail Costs (Shell and Core)						2,616,905
	Retail A1-A2	1,556	m ²	1115	1,734,940	
	Hospitality	791	m ²	1115	881,965	
Leisure Costs						0
	Leisure (assumed covered under strategic infrastructure; community & sports facilities)		m ²	1525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						4,124,520
	Above Ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	5,427	m ²	760	4,124,520	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						1,752,300
	Allowance for transfer structures between uses at level 0 & those above (Top floor of car park and leisure centre)	3,505	m ²	500	1,752,300	
Vertical Circulation						1,500,000
	Allowance	1	sum	1,500,000	1,500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						3,493,618
	Residential Costs	162,760,700	sum	0.02	3,255,214	
	Commercial Costs	9,303,290	sum	0.02	186,066	
	Retail Costs (Shell and Core)	2,616,905	sum	0.02	52,338	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination(TBC - Pending Site Areas)			274,350
Decontamination	5,487 m ²	50	274,350
			0
			0
Drainage			2,620,213
Residential Costs	162,760,700 sum	0.015	2,441,411
Commercial Costs	9,303,290 sum	0.015	139,549
Retail Costs (Shell and Core)	2,616,905 sum	0.015	39,254
Leisure Costs	0 sum	0.015	0
0	0 sum	0.015	0
Services			2,620,213
Residential Costs	162,760,700 sum	0.015	2,441,411
Commercial Costs	9,303,290 sum	0.015	139,549
Retail Costs (Shell and Core)	2,616,905 sum	0.015	39,254
Leisure Costs	0 sum	0.015	0
0	0 sum	0.015	0
TOTAL BUILD COSTS			192,566,110
OTHER COSTS			
Contingency			19,256,611
Contingency	192,566,110 sum	0.10	19,256,611
Professional fees (Survey costs)			25,418,726
Design / Town planning / Cost management	211,822,721 sum	0.12	25,418,726
Development management - Excluded	211,822,721 sum	0.00	0
Legal fees - Excluded	211,822,721 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			237,241,447
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			237,241,447
ROUNDING			237,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
EMR Site - Parcel 09-00-DX (plot 13)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						0
	50% Medium Value Private - less than 20 storeys		m ²		0	
	50% Affordable - less than 20 storeys		m ²		0	
	50% Medium Value Private - more than 20 storeys		m ²		0	
	50% Affordable - more than 20 storeys		m ²		0	
Commercial Costs						0
	B1a - less than 20 storeys		m ²		0	
	B1a - more than 20 storeys		m ²		0	
	B1b - less than 20 storeys		m ²		0	
	B1c - less than 20 storeys		m ²		0	
Retail Costs (Shell and Core)						551,925
	Retail A1-A2	495	m ²	1115	551,925	
	Hospitality		m ²		0	
Leisure Costs						0
	Leisure (assumed covered under strategic infrastructure; community & sports facilities)		m ²	1525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						0
	Above Ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						0
	Allowance for transfer structures between uses at level 0 & those above (Top floor of car park and leisure centre)		m ²	500	0	
Vertical Circulation						0
	Allowance		sum		0	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						11,039
	Residential Costs	0	sum	0.02	0	
	Commercial Costs	0	sum	0.02	0	
	Retail Costs (Shell and Core)	551,925	sum	0.02	11,039	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						0

Demolition	sum		0
			0
			0
Decontamination(TBC - Pending Site Areas)			0
Decontamination	m ²		0
			0
			0
Drainage			8,279
Residential Costs	0 sum	0.015	0
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	551,925 sum	0.015	8,279
Leisure Costs	0 sum	0.015	0
0	0 sum	0.015	0
Services			8,279
Residential Costs	0 sum	0.015	0
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	551,925 sum	0.015	8,279
Leisure Costs	0 sum	0.015	0
0	0 sum	0.015	0
TOTAL BUILD COSTS			579,521
OTHER COSTS			
Contingency			57,952
Contingency	579,521 sum	0.10	57,952
Professional fees (Survey costs)			76,497
Design / Town planning / Cost management	637,473 sum	0.12	76,497
Development management - Excluded	637,473 sum	0.00	0
Legal fees - Excluded	637,473 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			713,970
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			713,970
ROUNDING			1,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
LBHF Parcel 10-00-AX (plot 14)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						39,414,000
50% Medium Value Private - Less than 20 Storeys		6,569	m ²	3050	20,035,450	
50% Affordable - Less than 20 Storeys		6,569	m ²	2950	19,378,550	
Commercial Costs						0
B1a - less than 20 storeys			m ²	2690	0	
B1a - more than 20 storeys			m ²	2960	0	
B1b - less than 20 storeys			m ²	1725	0	
B1c - less than 20 storeys			m ²	1100	0	
Retail Costs (Shell and Core)						279,865
Retail A1-A2		251	m ²	1115	279,865	
Hospitality			m ²	1115	0	
Leisure Costs						0
Leisure			m ²	1525	0	
Hotel Costs						0
4* hotel including fit out and FFE			m ²	3900	0	
Car Parking						763,420
Above Ground		2,009	m ²	380	763,420	
Semi-basement			m ²	0	0	
Basement			m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level					0	
					0	
					0	
Transfer Structures						1,004,500
Allowance for transfer structures between uses at level 0 & those above (car park)		2,009	m ²	500	1,004,500	
Vertical Circulation						500,000
Allowance			1 sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						793,877
Residential Costs		39,414,000	sum	0.02	788,280	
Commercial Costs		0	sum	0.02	0	
Retail Costs (Shell and Core)		279,865	sum	0.02	5,597	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,000,000
Demolition			1 sum	1,000,000	1,000,000	
					0	
					0	
Decontamination (TBC - Pending Site Areas)						109,750

Decontamination	2,195 m ²	50	109,750
			0
			0
Drainage			595,408
Residential Costs	39,414,000 sum	0.015	591,210
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	279,865 sum	0.015	4,198
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			595,408
Residential Costs	39,414,000 sum	0.015	591,210
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	279,865 sum	0.015	4,198
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			45,056,228
OTHER COSTS			
Contingency			4,505,623
Contingency	45,056,228 sum	0.10	4,505,623
Professional fees (Survey costs)			5,947,422
Design / Town planning / Cost management	49,561,851 sum	0.12	5,947,422
Development management - Excluded	49,561,851 sum	0.00	0
Legal fees - Excluded	49,561,851 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			55,509,273
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			55,509,273
ROUNDING			56,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
LBHF Parcel 10-00-BX (plot 14)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						111,060,400
	50% Medium Value Private - less than 20 storeys	6,479	m ²	3050	19,760,950	
	50% Affordable - less than 20 storeys	6,479	m ²	2950	19,113,050	
	50% Medium Value Private - more than 20 storeys	10,096	m ²	3650	36,850,400	
	50% Affordable - more than 20 storeys	10,096	m ²	3500	35,336,000	
Commercial Costs						0
	B1a - less than 20 storeys		m ²	2690	0	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						1,608,945
	Retail A1-A2	1,203	m ²	1115	1,341,345	
	Hospitality A3-A4-A5	240	m ²	1115	267,600	
Leisure Costs						0
	Leisure (Community centre included in social infrastructure)				0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						1,364,960
	Above Ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	1,796	m ²	760	1,364,960	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						898,000
	Allowance for transfer structures between uses at level 0 & those above (car Park)	1,796	m ²	500	898,000	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						2,253,387
	Residential Costs	111,060,400	sum	0.02	2,221,208	
	Commercial Costs	0	sum	0.02	0	
	Retail Costs (Shell and Core)	1,608,945	sum	0.02	32,179	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,000,000
	Demolition	1	sum	1,000,000	1,000,000	
					0	
					0	
Decontamination (TBC - Pending Site Areas)						188,900
	Decontamination	3,778	m ²	50	188,900	
					0	

				0
Drainage				1,690,040
Residential Costs	111,060,400	sum	0.015	1,665,906
Commercial Costs	0	sum	0.015	0
Retail Costs (Shell and Core)	1,608,945	sum	0.015	24,134
Leisure Costs	0	sum	0.015	0
Hotel Costs	0	sum	0.015	0
Services				1,690,040
Residential Costs	111,060,400	sum	0.015	1,665,906
Commercial Costs	0	sum	0.015	0
Retail Costs (Shell and Core)	1,608,945	sum	0.015	24,134
Leisure Costs	0	sum	0.015	0
Hotel Costs	0	sum	0.015	0
TOTAL BUILD COSTS				122,754,672
OTHER COSTS				
Contingency				12,275,467
Contingency	122,754,672	sum	0.10	12,275,467
Professional fees (Survey costs)				16,203,617
Design / Town planning / Cost management	135,030,139	sum	0.12	16,203,617
Development management - Excluded	135,030,139	sum	0.00	0
Legal fees - Excluded	135,030,139	sum	0.00	0
Maintenance - Excluded				0
Highway				
Adoption fees		sum	0.10	0
Commuted Sum		sum	0.10	0
Landscaping				0
Drainage				0
				0
OVERALL TOTAL COSTS				151,233,756
Optimism Bias (N/A)				0
				0
OVERALL TOTAL COSTS				151,233,756
ROUNDING				151,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
West Car Giant - Parcel 14-01-AX - 22

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						43,374,000
50% Medium Value Private - Less than 20 Storeys		7,229	m ²	3050	22,048,450	
50% Affordable - Less than 20 Storeys		7,229	m ²	2950	21,325,550	
Commercial Costs						486,890
B1a - less than 20 storeys		181	m ²	2690	486,890	
B1a - more than 20 storeys			m ²	2960	0	
B1b - less than 20 storeys			m ²	1725	0	
B1c - less than 20 storeys			m ²	1100	0	
Retail Costs (Shell and Core)						1,188,590
Retail A1-A2		1,066	m ²	1115	1,188,590	
Hospitality			m ²	1115	0	
Leisure Costs						0
Leisure			m ²	1525	0	
Hotel Costs						0
4* hotel including fit out and FFE			m ²	3900	0	
Car Parking						937,840
Above Ground			m ²	380	0	
Semi-basement			m ²	0	0	
Basement		1,234	m ²	760	937,840	
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level					0	
					0	
					0	
Transfer Structures						617,000
Allowance for transfer structures between uses at level 0 & those above (car park)		1,234	m ²	500	617,000	
Vertical Circulation						500,000
Allowance		1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						900,990
Residential Costs		43,374,000	sum	0.02	867,480	
Commercial Costs		486,890	sum	0.02	9,738	
Retail Costs (Shell and Core)		1,188,590	sum	0.02	23,772	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition (TBC - Pending Site Areas)						1,000,000
Demolition		1	sum	1,000,000	1,000,000	
					0	
					0	
Decontamination (TBC - Pending Site Areas)						106,150

Decontamination	2,123 m ²	50	106,150
			0
			0
Drainage			675,742
Residential Costs	43,374,000 sum	0.015	650,610
Commercial Costs	486,890 sum	0.015	7,303
Retail Costs (Shell and Core)	1,188,590 sum	0.015	17,829
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			675,742
Residential Costs	43,374,000 sum	0.015	650,610
Commercial Costs	486,890 sum	0.015	7,303
Retail Costs (Shell and Core)	1,188,590 sum	0.015	17,829
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			50,462,944
OTHER COSTS			
Contingency			5,046,294
Contingency	50,462,944 sum	0.10	5,046,294
Professional fees (Survey costs)			6,661,109
Design / Town planning / Cost management	55,509,238 sum	0.12	6,661,109
Development management - Excluded	55,509,238 sum	0.00	0
Legal fees - Excluded	55,509,238 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			62,170,347
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			62,170,347
ROUNDING			62,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
West Car Giant - Parcel 15-00-AX (plot 25)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						77,716,750
	50% Medium Value Private - Less than 20 Storeys	5,916	m ²	3050	18,043,800	
	50% Affordable - Less than 20 Storeys	5,916	m ²	2950	17,452,200	
	50% Medium Value Private - more than 20 Storeys	5,905	m ²	3650	21,553,250	
	50% Affordable - more than 20 Storeys	5,905	m ²	3500	20,667,500	
Commercial Costs						13,920,750
	B1a - less than 20 storeys	5,175	m ²	2690	13,920,750	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						1,141,760
	Retail	1,024	m ²	1115	1,141,760	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						1,623,740
	Above Ground	4,273		380	1,623,740	
	Semi-basement			0	0	
	Basement			760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						2,136,500
	Allowance for transfer structures between uses at level 0 & those above car park	4,273	m2	500	2,136,500	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,855,585
	Residential Costs	77,716,750	sum	0.02	1,554,335	
	Commercial Costs	13,920,750	sum	0.02	278,415	
	Retail Costs (Shell and Core)	1,141,760	sum	0.02	22,835	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination			260,050
Decontamination	5,201 m ²	50	260,050
			0
			0
Drainage			1,391,689
Residential Costs	77,716,750 sum	0.015	1,165,751
Commercial Costs	13,920,750 sum	0.015	208,811
Retail Costs (Shell and Core)	1,141,760 sum	0.015	17,126
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,391,689
Residential Costs	77,716,750 sum	0.015	1,165,751
Commercial Costs	13,920,750 sum	0.015	208,811
Retail Costs (Shell and Core)	1,141,760 sum	0.015	17,126
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			103,438,513
OTHER COSTS			
Contingency			10,343,851
Contingency	103,438,513 sum	0.10	10,343,851
Professional fees (Survey costs)			13,653,884
Design / Town planning / Cost management	113,782,364 sum	0.12	13,653,884
Development management - Excluded	113,782,364 sum	0.00	0
Legal fees - Excluded	113,782,364 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			127,436,248
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			127,436,248
ROUNDING			127,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
Land North of Oaklands - Parcel 1600-AX (plot 26)

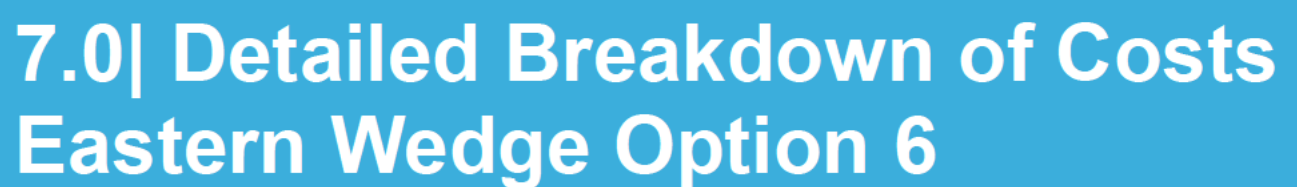
Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						66,187,750
	50% Medium Value Private - less than 20 storeys	3,923	m2	3,050	11,965,150	
	50% Affordable - less than 20 storeys	3,923	m2	2,950	11,572,850	
	50% Medium Value Private - more than 20 storeys	5,965	m ²	3650	21,772,250	
	50% Affordable - more than 20 storeys	5,965	m ²	3500	20,877,500	
Commercial Costs						3,295,250
	B1a - less than 20 storeys	1,225	m ²	2690	3,295,250	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						0
	Retail A1-A2		m ²	1115	0	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3900	0	
Car Parking						1,115,680
	Above Ground		m ²	380	0	
	Semi-basement		m ²		0	
	Basement	1,468	m ²	760	1,115,680	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						734,000
	Allowance for transfer structures between uses at level 0 & those above (Car park)	1,468	m ²	500	734,000	
Vertical Circulation						500,000
	Allowance	1	no	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,389,660
	Residential Costs	66,187,750	sum	0.02	1,323,755	
	Commercial Costs	3,295,250	sum	0.02	65,905	
	Retail Costs (Shell and Core)	0	sum	0.02	0	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,000,000
	Demolition	1	sum	1,000,000	1,000,000	
					0	
					0	

Decontamination				108,400
Decontamination				2,168 m ²
				50
				108,400
				0
				0
Drainage				1,042,245
Residential Costs				66,187,750 sum
				0.015
				992,816
Commercial Costs				3,295,250 sum
				0.015
				49,429
Retail Costs (Shell and Core)				0 sum
				0.015
				0
Leisure Costs				0 sum
				0.015
				0
Hotel Costs				0 sum
				0.015
				0
Services				1,042,245
Residential Costs				66,187,750 sum
				0.015
				992,816
Commercial Costs				3,295,250 sum
				0.015
				49,429
Retail Costs (Shell and Core)				0 sum
				0.015
				0
Leisure Costs				0 sum
				0.015
				0
Hotel Costs				0 sum
				0.015
				0
TOTAL BUILD COSTS				76,415,230
OTHER COSTS				
Contingency				7,641,523
Contingency				76,415,230 sum
				0.10
				7,641,523
Professional fees (Survey costs)				10,086,810
Design / Town planning / Cost management				84,056,753 sum
				0.12
				10,086,810
Development management - Excluded				84,056,753 sum
				0.00
Legal fees - Excluded				84,056,753 sum
				0.00
Maintenance - Excluded				0
Highway				
Adoption fees				sum
				0.10
				0
Commuted Sum				sum
				0.10
				0
Landscaping				0
Drainage				0
				0
OVERALL TOTAL COSTS				94,143,563
Optimism Bias (N/A)				0
				0
OVERALL TOTAL COSTS				94,143,563
ROUNDING				94,000,000

Old Oak Common Western Wedge Option 6
On Plot Costs
Canal Site - Parcel 1801AX (plot 28,29)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						28,752,000
	50% Medium Value Private - Less than 20 Storey	4,792	m ²	3050	14,615,600	
	50% Affordable - Less than 20 Storeys	4,792	m ²	2950	14,136,400	
Commercial Costs						3,459,340
	B1a - less than 20 storeys	1,286	m ²	2,690	3,459,340	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						496,175
	Retail A1-A2		m ²	1,115	0	
	Hospitality	445	m ²	1115	496,175	
Leisure Costs						0
	Leisure		m ²	1,525	0	
Hotel Costs						0
	4* hotel including fit out and FFE		m ²	3,900	0	
Car Parking						621,680
	Above Ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	818	m ²	760	621,680	
Vehicle Servicing (See Car Parking above)						0
					0	
	Assumed all at street level				0	
					0	
Transfer Structures						409,000
	Allowance for transfer structures between uses at level 0 & those above (Car park)	818	m ²	500	409,000	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						654,150
	Residential Costs	28,752,000	sum	0.02	575,040	
	Commercial Costs	3,459,340	sum	0.02	69,187	
	Retail Costs (Shell and Core)	496,175	sum	0.02	9,924	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						500,000
	Demolition	1	sum	500,000	500,000	
					0	

			0
Decontamination			60,100
Decontamination	1,202 m ²	50	60,100
			0
			0
Drainage			490,613
Residential Costs	28,752,000 sum	0.015	431,280
Commercial Costs	3,459,340 sum	0.015	51,890
Retail Costs (Shell and Core)	496,175 sum	0.015	7,443
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			490,613
Residential Costs	28,752,000 sum	0.015	431,280
Commercial Costs	3,459,340 sum	0.015	51,890
Retail Costs (Shell and Core)	496,175 sum	0.015	7,443
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			36,433,671
OTHER COSTS			
Contingency			3,643,367
Contingency	36,433,671 sum	0.10	3,643,367
Professional fees (Survey costs)			4,809,245
Design / Town planning / Cost management	40,077,038 sum	0.12	4,809,245
Development management - Excluded	40,077,038 sum	0.00	0
Legal fees - Excluded	40,077,038 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			44,886,282
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			44,886,282
ROUNDING			45,000,000



Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 11-01-AX (Plot 15)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						81,094,800
	65% Medium Value Private - Less than 20 Storeys	6,411	m ²	3050	19,553,550	
	35% Affordable - Less than 20 Storeys	3,452	m ²	2950	10,183,400	
	65% Medium Value Private - more than 20 Storeys	9,279	m ²	3650	33,868,350	
	35% Affordable - more than 20 Storeys	4,997	m ²	3500	17,489,500	
Commercial Costs						3,158,060
	B1a - less than 20 storeys	1,174	m ²	2690	3,158,060	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						0
	Retail A1-A2		m ²	1115	0	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						758,860
	Above ground	1,997	m ²	380	758,860	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						998,500
	Allowance for transfer structures between car park use at level 0 & those above	1,997	m ²	500	998,500	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,685,057
	Residential Costs	81,094,800	sum	0.02	1,621,896	
	Commercial Costs	3,158,060	sum	0.02	63,161	
	Retail Costs (Shell and Core)	0	sum	0.02	0	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
						0

				0
Decontamination				248,050
Decontamination	4,961 m ²	50	248,050	
				0
				0
Drainage				1,263,793
Residential Costs	81,094,800 sum	0.015	1,216,422	
Commercial Costs	3,158,060 sum	0.015	47,371	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,263,793
Residential Costs	81,094,800 sum	0.015	1,216,422	
Commercial Costs	3,158,060 sum	0.015	47,371	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				92,470,913
OTHER COSTS				
Contingency				9,247,091
Contingency	92,470,913 sum	0.10	9,247,091	
Professional fees (Survey costs)				12,206,161
Design / Town planning / Cost management	101,718,004 sum	0.12	12,206,161	
Development management - Excluded	101,718,004 sum	0.00	0	
Legal fees - Excluded	101,718,004 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				113,924,165
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				113,924,165
ROUNDING				114,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 11-02-AX (Plot 16)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						64,991,300
	65% Medium Value Private - Less than 20 Storeys	14,011	m ²	3050	42,733,550	
	35% Affordable - Less than 20 Storeys	7,545	m ²	2950	22,257,750	
Commercial Costs						8,162,650
	B1a - less than 20 storeys	2,235	m ²	2690	6,012,150	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	1,955	m ²	1100	2,150,500	
Retail Costs (Shell and Core)						167,250
	Retail A1-A2	150	m ²	1115	167,250	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						1,566,360
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	2,061	m ²	760	1,566,360	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						901,000
	Allowance for transfer structures between car park use at level 0 & those above	1,802	m ²	500	901,000	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,466,424
	Residential Costs	64,991,300	sum	0.02	1,299,826	
	Commercial Costs	8,162,650	sum	0.02	163,253	
	Retail Costs (Shell and Core)	167,250	sum	0.02	3,345	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,000,000
	Demolition	1	sum	1,000,000	1,000,000	
					0	
					0	
Decontamination						108,450

Decontamination	2,169 m ²	50	108,450	
			0	
			0	
Drainage				1,099,818
Residential Costs	64,991,300 sum	0.015	974,870	
Commercial Costs	8,162,650 sum	0.015	122,440	
Retail Costs (Shell and Core)	167,250 sum	0.015	2,509	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,099,818
Residential Costs	64,991,300 sum	0.015	974,870	
Commercial Costs	8,162,650 sum	0.015	122,440	
Retail Costs (Shell and Core)	167,250 sum	0.015	2,509	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				81,063,070
OTHER COSTS				
Contingency				8,106,307
Contingency	81,063,070 sum	0.10	8,106,307	
Professional fees (Survey costs)				10,700,325
Design / Town planning / Cost management	89,169,377 sum	0.12	10,700,325	
Development management - Excluded	89,169,377 sum	0.00	0	
Legal fees - Excluded	89,169,377 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				99,869,702
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				99,869,702
ROUNDING				100,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 11-03-AX (Plot 17)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						15,213,700
65% Medium Value Private - Less than 20 Storeys		3,280	m ²	3050	10,004,000	
35% Affordable - Less than 20 Storeys		1,766	m ²	2950	5,209,700	
Commercial Costs						135,300
B1a - less than 20 storeys			m ²	2690	0	
B1a - more than 20 storeys			m ²	2960	0	
B1b - less than 20 storeys			m ²	1725	0	
B1c - less than 20 storeys			123 m ²	1100	135,300	
Retail Costs (Shell and Core)						0
Retail A1-A2			m ²	1115	0	
Hospitality			m ²	1115	0	
Leisure Costs						0
Leisure			m ²	1525	0	
Hotel Costs						0
Hotel Costs			m ²	3900	0	
Car Parking						0
Above ground			m ²	380	0	
Semi-basement			m ²	0	0	
Basement			m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level					0	
					0	
					0	
Transfer Structures - N/A						0
Allowance for transfer structures between car park use at level 0 & those above					0	
Vertical Circulation						500,000
Allowance			1 sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						306,980
Residential Costs		15,213,700	sum	0.02	304,274	
Commercial Costs		135,300	sum	0.02	2,706	
Retail Costs (Shell and Core)		0	sum	0.02	0	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition						500,000
Demolition			1 sum	500,000	500,000	
					0	
					0	
Decontamination						33,050

Decontamination	661 m ²	50	33,050
			0
			0
Drainage			230,235
Residential Costs	15,213,700 sum	0.015	228,206
Commercial Costs	135,300 sum	0.015	2,030
Retail Costs (Shell and Core)	0 sum	0.015	0
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			230,235
Residential Costs	15,213,700 sum	0.015	228,206
Commercial Costs	135,300 sum	0.015	2,030
Retail Costs (Shell and Core)	0 sum	0.015	0
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			17,149,500
OTHER COSTS			
Contingency			1,714,950
Contingency	17,149,500 sum	0.10	1,714,950
Professional fees (Survey costs)			2,263,734
Design / Town planning / Cost management	18,864,450 sum	0.12	2,263,734
Development management - Excluded	18,864,450 sum	0.00	0
Legal fees - Excluded	18,864,450 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			21,128,184
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			21,128,184
ROUNDING			21,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-01-A1 (Plot 18)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						104,798,500
	65% Medium Value Private - Less than 20 Storeys	5,010	m ²	3050	15,280,500	
	35% Affordable - Less than 20 Storeys	2,698	m ²	2950	7,959,100	
	65% Medium Value Private - more than 20 Storeys	14,736	m ²	3650	53,786,400	
	35% Affordable - more than 20 Storeys	7,935	m ²	3500	27,772,500	
Commercial Costs						1,342,310
	B1a - less than 20 storeys	499	m ²	2690	1,342,310	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						229,690
	Retail A1-A2	111	m ²	1115	123,765	
	Hospitality A3-A4-A5	95	m ²	1115	105,925	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						0
	Above ground	0	m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						0
	Allowance for transfer structures between car park use at level 0 & those above	0	m ²	500	0	
Vertical Circulation						500,000
	Allowance	1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						2,127,410
	Residential Costs	104,798,500	sum	0.02	2,095,970	
	Commercial Costs	1,342,310	sum	0.02	26,846	
	Retail Costs (Shell and Core)	229,690	sum	0.02	4,594	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
						0

			0
Decontamination			226,800
Decontamination	4,536 m ²	50	226,800
			0
			0
Drainage			1,595,558
Residential Costs	104,798,500 sum	0.015	1,571,978
Commercial Costs	1,342,310 sum	0.015	20,135
Retail Costs (Shell and Core)	229,690 sum	0.015	3,445
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,595,558
Residential Costs	104,798,500 sum	0.015	1,571,978
Commercial Costs	1,342,310 sum	0.015	20,135
Retail Costs (Shell and Core)	229,690 sum	0.015	3,445
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			113,915,825
OTHER COSTS			
Contingency			11,391,583
Contingency	113,915,825 sum	0.10	11,391,583
Professional fees (Survey costs)			15,036,889
Design / Town planning / Cost management	125,307,408 sum	0.12	15,036,889
Development management - Excluded	125,307,408 sum	0.00	0
Legal fees - Excluded	125,307,408 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			140,344,296
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			140,344,296
ROUNDING			140,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-01-A2 (Plot 18)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						168,260,450
	65% Medium Value Private - Less than 20 Storeys	22,539	m ²	3050	68,743,950	
	35% Affordable - Less than 20 Storeys	12,136	m ²	2950	35,801,200	
	65% Medium Value Private - More than 20 Storeys	11,512	m2	3650	42,018,800	
	35% Affordable - More than 20 Storeys	6,199	m2	3500	21,696,500	
Commercial Costs						2,069,100
	B1a - less than 20 storeys		m ²	2690	0	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	1,881	m ²	1100	2,069,100	
Retail Costs (Shell and Core)						1,249,915
	Retail A1-A2	461	m ²	1115	514,015	
	Hospitality	660	m ²	1115	735,900	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						1,639,700
	Above ground	4,315	m ²	380	1,639,700	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						1,435,000
	Allowance for transfer structures between car park use at level 0 & those above	2,870	m ²	500	1,435,000	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						3,431,589
	Residential Costs	168,260,450	sum	0.02	3,365,209	
	Commercial Costs	2,069,100	sum	0.02	41,382	
	Retail Costs (Shell and Core)	1,249,915	sum	0.02	24,998	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
					0	
					0	

Decontamination				289,150
Decontamination				5,783 m ²
				50
				289,150
				0
				0
Drainage				2,573,692
Residential Costs				168,260,450 sum
				0.015
				2,523,907
Commercial Costs				2,069,100 sum
				0.015
				31,037
Retail Costs (Shell and Core)				1,249,915 sum
				0.015
				18,749
Leisure Costs				0 sum
				0.015
				0
Hotel Costs				0 sum
				0.015
				0
Services				2,573,692
Residential Costs				168,260,450 sum
				0.015
				2,523,907
Commercial Costs				2,069,100 sum
				0.015
				31,037
Retail Costs (Shell and Core)				1,249,915 sum
				0.015
				18,749
Leisure Costs				0 sum
				0.015
				0
Hotel Costs				0 sum
				0.015
				0
TOTAL BUILD COSTS				186,022,288
OTHER COSTS				
Contingency				18,602,229
Contingency				186,022,288 sum
				0.10
				18,602,229
Professional fees (Survey costs)				24,554,942
Design / Town planning / Cost management				204,624,517 sum
				0.12
				24,554,942
Development management - Excluded				204,624,517 sum
				0.00
				0
Legal fees - Excluded				204,624,517 sum
				0.00
				0
Maintenance - Excluded				0
Highway				
Adoption fees				sum
				0.10
				0
Commuted Sum				sum
				0.10
				0
Landscaping				0
Drainage				0
				0
OVERALL TOTAL COSTS				229,179,459
Optimism Bias (N/A)				0
				0
OVERALL TOTAL COSTS				229,179,459
ROUNDING				229,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-01-BX (Plot 18)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						86,264,800
	65% Medium Value Private - Less than 20 Storeys	8,406	m ²	3050	25,638,300	
	35% Affordable - Less than 20 Storeys	4,526	m ²	2950	13,351,700	
	65% Medium Value Private - more than 20 Storeys	8,542	m ²	3650	31,178,300	
	35% Affordable - more than 20 Storeys	4,599	m ²	3500	16,096,500	
Commercial Costs						2,966,270
	B1a - less than 20 storeys	933	m ²	2690	2,509,770	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys	415	m ²	1100	456,500	
Retail Costs (Shell and Core)						0
	Retail A1-A2		m ²	1115	0	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure (Cinema)		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						3,546,920
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	4,667	m ²	760	3,546,920	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						2,333,500
	Allowance for transfer structures between car park use at level 0 & those above	4,667	m ²	500	2,333,500	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,784,621
	Residential Costs	86,264,800	sum	0.02	1,725,296	
	Commercial Costs	2,966,270	sum	0.02	59,325	
	Retail Costs (Shell and Core)	0	sum	0.02	0	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
						0

				0
Decontamination				227,000
Decontamination	4,540 m ²	50	227,000	
				0
				0
Drainage				1,338,466
Residential Costs	86,264,800 sum	0.015	1,293,972	
Commercial Costs	2,966,270 sum	0.015	44,494	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				1,338,466
Residential Costs	86,264,800 sum	0.015	1,293,972	
Commercial Costs	2,966,270 sum	0.015	44,494	
Retail Costs (Shell and Core)	0 sum	0.015	0	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				102,300,044
OTHER COSTS				
Contingency				10,230,004
Contingency	102,300,044 sum	0.10	10,230,004	
Professional fees (Survey costs)				13,503,606
Design / Town planning / Cost management	112,530,048 sum	0.12	13,503,606	
Development management - Excluded	112,530,048 sum	0.00	0	
Legal fees - Excluded	112,530,048 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				126,033,654
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				126,033,654
ROUNDING				126,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-01-DX (Plot 18)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						0
65% Medium Value Private - Less than 20 Storeys						0
35% Affordable - Less than 20 Storeys						0
Commercial Costs						0
B1a - less than 20 storeys						0
B1a - more than 20 storeys						0
B1b - less than 20 storeys						0
B1c - less than 20 storeys						0
Retail Costs (Shell and Core)						1,045,870
Retail A1-A2						1,045,870
Hospitality						0
Leisure Costs						0
Leisure						0
Hotel Costs						0
Hotel Costs						0
Car Parking						0
Above ground						0
Semi-basement						0
Basement						0
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level						0
						0
						0
Transfer Structures						0
Allowance for transfer structures between car park use at level 0 & those above						0
Vertical Circulation						0
Allowance						0
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						20,917
Residential Costs						0
Commercial Costs						0
Retail Costs (Shell and Core)						20,917
Leisure Costs						0
Hotel Costs						0
Demolition						500,000
Demolition						500,000
						0
						0
Decontamination						69,400

Decontamination	1,388 m ²	50	69,400
			0
			0
Drainage			15,688
Residential Costs	0 sum	0.015	0
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	1,045,870 sum	0.015	15,688
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			15,688
Residential Costs	0 sum	0.015	0
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	1,045,870 sum	0.015	15,688
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			1,667,564
OTHER COSTS			
Contingency			166,756
Contingency	1,667,564 sum	0.10	166,756
Professional fees (Survey costs)			220,118
Design / Town planning / Cost management	1,834,320 sum	0.12	220,118
Development management - Excluded	1,834,320 sum	0.00	0
Legal fees - Excluded	1,834,320 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			2,054,438
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			2,054,438
ROUNDING			2,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-02-AX (Plot 19)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						65,265,750
65% Medium Value Private - Less than 20 Storeys		14,071	m ²	3050	42,916,550	
35% Affordable - Less than 20 Storeys		7,576	m ²	2950	22,349,200	
Commercial Costs						586,420
B1a - less than 20 storeys		218	m ²	2690	586,420	
B1a - more than 20 storeys			m ²	2960	0	
B1b - less than 20 storeys			m ²	1725	0	
B1c - less than 20 storeys			m ²	1100	0	
Retail Costs (Shell and Core)						362,375
Retail A1-A2			m ²	1115	0	
Hospitality A3-A4-A5		325	m ²	1115	362,375	
Leisure Costs						0
Community Centre 2,089 m2 - Listed under strategic infrastructure costs						0
Hotel Costs						0
Hotel Costs			m ²	3900	0	
Car Parking						816,240
Above ground		2,148	m ²	380	816,240	
Semi-basement			m ²	0	0	
Basement			m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level						0
						0
						0
Transfer Structures						972,500
Allowance for transfer structures between car park use at level 0 & those above		1,945	m ²	500	972,500	
Vertical Circulation						500,000
Allowance		1	sum	500,000	500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,324,291
Residential Costs		65,265,750	sum	0.02	1,305,315	
Commercial Costs		586,420	sum	0.02	11,728	
Retail Costs (Shell and Core)		362,375	sum	0.02	7,248	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition						1,500,000
Demolition		1	sum	1,500,000	1,500,000	
						0
						0
Decontamination						204,600
Decontamination		4,092	m ²	50	204,600	
						0
						0

Drainage				993,218
Residential Costs	65,265,750 sum	0.015	978,986	
Commercial Costs	586,420 sum	0.015	8,796	
Retail Costs (Shell and Core)	362,375 sum	0.015	5,436	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
Services				993,218
Residential Costs	65,265,750 sum	0.015	978,986	
Commercial Costs	586,420 sum	0.015	8,796	
Retail Costs (Shell and Core)	362,375 sum	0.015	5,436	
Leisure Costs	0 sum	0.015	0	
Hotel Costs	0 sum	0.015	0	
TOTAL BUILD COSTS				73,518,612
OTHER COSTS				
Contingency				7,351,861
Contingency	73,518,612 sum	0.10	7,351,861	
Professional fees (Survey costs)				9,704,457
Design / Town planning / Cost management	80,870,473 sum	0.12	9,704,457	
Development management - Excluded	80,870,473 sum	0.00	0	
Legal fees - Excluded	80,870,473 sum	0.00	0	
Maintenance - Excluded				0
Highway				
Adoption fees	sum	0.10	0	
Commuted Sum	sum	0.10	0	
Landscaping			0	
Drainage			0	
			0	
OVERALL TOTAL COSTS				90,574,930
Optimism Bias (N/A)				0
			0	
OVERALL TOTAL COSTS				90,574,930
ROUNDING				91,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-02-BX (Plot 19)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						0
65% Medium Value Private - Less than 20 Storeys						0
35% Affordable - Less than 20 Storeys						0
Commercial Costs						20,556,000
B1a - less than 20 storeys (Refurbishment including new cladding)						
		10,278	m ²	2000	20,556,000	
B1a - more than 20 storeys						0
B1b - less than 20 storeys						0
B1c - less than 20 storeys						0
Retail Costs (Shell and Core)						735,200
Retail A1-A2						0
Hospitality A3-A4-A5 (Refurbishment including new cladding)						
		919	m ²	800	735,200	
Leisure Costs						2,085,600
Leisure (Refurbishment including new cladding)						
		1,738	m ²	1200	2,085,600	
Hotel Costs						0
Hotel Costs						0
Car Parking						0
Above ground						0
Semi-basement						0
Basement						0
Vehicle Servicing (See Car Parking above)						0
Assumed all at street level						0
						0
						0
Transfer Structures - N/A						0
Allowance for transfer structures between car park use at level 0 & those above						0
Vertical Circulation - N/A						0
Allowance						0
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						467,536
Residential Costs						0
		0	sum	0.02	0	
Commercial Costs						411,120
		20,556,000	sum	0.02	411,120	
Retail Costs (Shell and Core)						14,704
		735,200	sum	0.02	14,704	
Leisure Costs						41,712
		2,085,600	sum	0.02	41,712	
Hotel Costs						0
		0	sum	0.02	0	
Demolition						1,500,000
Demolition						
		1	sum	1,500,000	1,500,000	

			0
			0
Decontamination			227,450
Decontamination	4,549 m ²	50	227,450
			0
			0
Drainage			350,652
Residential Costs	0 sum	0.015	0
Commercial Costs	20,556,000 sum	0.015	308,340
Retail Costs (Shell and Core)	735,200 sum	0.015	11,028
Leisure Costs	2,085,600 sum	0.015	31,284
Hotel Costs	0 sum	0.015	0
Services			350,652
Residential Costs	0 sum	0.015	0
Commercial Costs	20,556,000 sum	0.015	308,340
Retail Costs (Shell and Core)	735,200 sum	0.015	11,028
Leisure Costs	2,085,600 sum	0.015	31,284
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			26,273,090
OTHER COSTS			
Contingency			2,627,309
Contingency	26,273,090 sum	0.10	2,627,309
Professional fees (Survey costs)			3,468,048
Design / Town planning / Cost management	28,900,399 sum	0.12	3,468,048
Development management - Excluded	28,900,399 sum	0.00	0
Legal fees - Excluded	28,900,399 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			32,368,447
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			32,368,447
ROUNDING			32,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-02-CX (Plot 19)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						90,947,950
	65% medium value Private - less than 20 storeys	9,133	m ²	3050	27,855,650	
	35% Affordable - less than 20 storeys	4,918	m ²	2950	14,508,100	
	65% medium value Private - more than 20 storey	8,778	m ²	3650	32,039,700	
	35% Affordable - more than 20 storeys	4,727	m ²	3500	16,544,500	
Commercial Costs						0
	B1a - less than 20 storeys		m ²	2690	0	
	B1a - more than 20 storeys		m ²	2960	0	
	B1b - less than 20 storeys		m ²	1725	0	
	B1c - less than 20 storeys		m ²	1100	0	
Retail Costs (Shell and Core)						333,385
	Retail A1-A2	299	m ²	1115	333,385	
	Hospitality		m ²	1115	0	
Leisure Costs						0
	Leisure		m ²	1525	0	
Hotel Costs						0
	Hotel Costs		m ²	3900	0	
Car Parking						2,091,520
	Above ground			380	0	
	Semi-bsement			0	0	
	Basement	2,752	m ²	760	2,091,520	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						447,500
	Allowance for transfer structures between car park use at level B1 & 02 & those above	895	m ²	500	447,500	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						1,825,627
	Residential Costs	90,947,950	sum	0.02	1,818,959	
	Commercial Costs	0	sum	0.02	0	
	Retail Costs (Shell and Core)	333,385	sum	0.02	6,668	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination			291,750
Decontamination	5,835 m ²	50	291,750
			0
			0
Drainage			1,369,220
Residential Costs	90,947,950 sum	0.015	1,364,219
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	333,385 sum	0.015	5,001
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,369,220
Residential Costs	90,947,950 sum	0.015	1,364,219
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	333,385 sum	0.015	5,001
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			101,176,172
OTHER COSTS			
Contingency			10,117,617
Contingency	101,176,172 sum	0.10	10,117,617
Professional fees (Survey costs)			13,355,255
Design / Town planning / Cost management	111,293,789 sum	0.12	13,355,255
Development management - Excluded	111,293,789 sum	0.00	0
Legal fees - Excluded	111,293,789 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			124,649,044
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			124,649,044
ROUNDING			125,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 12-02-DX (Plot 19)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						120,158,050
	65% Medium Value Private - less than 20 storeys	7,794	m ²	3,050	23,771,700	
	35% Affordable - less than 20 storeys	4,197	m ²	2,950	12,381,150	
	65% Medium Value Private - more than 20 storeys	15,178	m ²	3,650	55,399,700	
	35% Affordable - more than 20 storeys	8,173	m ²	3,500	28,605,500	
Commercial Costs						217,890
	B1a - less than 20 storeys	81	m ²	2,690	217,890	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						486,140
	Retail A1-A2	95	m ²	1,115	105,925	
	Hospitality A3-A4-A5	341	m ²	1,115	380,215	
Leisure Costs						0
	Leisure		m ²	1,525	0	
Hotel Costs						0
	Hotel Costs		m ²	3,900	0	
Car Parking						1,101,620
	Above ground	2,899	m ²	380	1,101,620	
	Semi-basement		m ²		0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
Transfer Structures						692,500
	Allowance for transfer structures between car park use at level 0 & those above	1,385	m ²	500	692,500	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						2,417,242
	Residential Costs	120,158,050	sum	0.02	2,403,161	
	Commercial Costs	217,890	sum	0.02	4,358	
	Retail Costs (Shell and Core)	486,140	sum	0.02	9,723	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
						0

			0
Decontamination			227,550
Decontamination	4,551 m ²	50	227,550
			0
			0
Drainage			1,812,931
Residential Costs	120,158,050 sum	0.015	1,802,371
Commercial Costs	217,890 sum	0.015	3,268
Retail Costs (Shell and Core)	486,140 sum	0.015	7,292
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,812,931
Residential Costs	120,158,050 sum	0.015	1,802,371
Commercial Costs	217,890 sum	0.015	3,268
Retail Costs (Shell and Core)	486,140 sum	0.015	7,292
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			131,426,854
OTHER COSTS			
Contingency			13,142,685
Contingency	131,426,854 sum	0.10	13,142,685
Professional fees (Survey costs)			17,348,345
Design / Town planning / Cost management	144,569,539 sum	0.12	17,348,345
Development management - Excluded	144,569,539 sum	0.00	0
Legal fees - Excluded	144,569,539 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			161,917,884
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			161,917,884
ROUNDING			162,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 13-02-AX (Plot 21)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						
						196,062,450
	65% medium value Private - less than 20 storeys	21,691	m ²	3,050	66,157,550	
	35% Affordable - less than 20 storeys	11,680	m ²	2,950	34,456,000	
	65% medium value Private - more than 20 storey	17,246	m ²	3,650	62,947,900	
	35% Affordable - more than 20 storeys	9,286	m ²	3,500	32,501,000	
Commercial Costs						
						0
	B1a - less than 20 storeys		m ²	2,690	0	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						
						1,286,710
	Retail A1-A2	265	m ²	1,115	295,475	
	Hospitality A3-A4-A5	889	m ²	1115	991,235	
Leisure Costs						
						1,828,475
	Leisure	1,199	m ²	1,525	1,828,475	
Hotel Costs						
						0
	Hotel Costs		m ²	3,900	0	
Car Parking						
						3,800,000
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	5,000	m ²	760	3,800,000	
Vehicle Servicing (See Car Parking above)						
						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						
						2,500,000
	Allowance for transfer structures between car park use at level B1 & those above	5,000	m ²	500	2,500,000	
Vertical Circulation						
						1,500,000
	Allowance	1	sum	1,500,000	1,500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						
						3,983,553
	Residential Costs	196,062,450	sum	0.02	3,921,249	
	Commercial Costs	0	sum	0.02	0	
	Retail Costs (Shell and Core)	1,286,710	sum	0.02	25,734	
	Leisure Costs	1,828,475	sum	0.02	36,570	
	Hotel Costs	0	sum	0.02	0	
Demolition						
						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination			406,100
Decontamination	8,122 m ²	50	406,100
			0
			0
Drainage			2,987,665
Residential Costs	196,062,450 sum	0.015	2,940,937
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	1,286,710 sum	0.015	19,301
Leisure Costs	1,828,475 sum	0.015	27,427
Hotel Costs	0 sum	0.015	0
Services			2,987,665
Residential Costs	196,062,450 sum	0.015	2,940,937
Commercial Costs	0 sum	0.015	0
Retail Costs (Shell and Core)	1,286,710 sum	0.015	19,301
Leisure Costs	1,828,475 sum	0.015	27,427
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			218,842,617
OTHER COSTS			
Contingency			21,884,262
Contingency	218,842,617 sum	0.10	21,884,262
Professional fees (Survey costs)			28,887,225
Design / Town planning / Cost management	240,726,878 sum	0.12	28,887,225
Development management - Excluded	240,726,878 sum	0.00	0
Legal fees - Excluded	240,726,878 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			269,614,104
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			269,614,104
ROUNDING			270,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 13-02-BX (Plot 21)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						82,890,050
	65% Medium value Private - more than 20 storey	14,977	m ²	3,650	54,666,050	
	35% Affordable - more than 20 storeys	8,064	m ²	3,500	28,224,000	
Commercial Costs						2,735,730
	B1a - less than 20 storeys	1,017	m ²	2,690	2,735,730	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						875,275
	Retail A1-A2	526	m ²	1,115	586,490	
	Hospitality A3-A4-A5	259	m ²	1115	288,785	
Leisure Costs						0
	Leisure		m ²	1,525	0	
Hotel Costs						35,014,200
	Hotel 4*	8,978	m ²	3,900	35,014,200	
Car Parking						1,486,560
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	1,956	m ²	760	1,486,560	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						978,000
	Allowance for transfer structures between car park use at level B1 & those above	1,956	m ²	500	978,000	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						2,430,305
	Residential Costs	82,890,050	sum	0.02	1,657,801	
	Commercial Costs	2,735,730	sum	0.02	54,715	
	Retail Costs (Shell and Core)	875,275	sum	0.02	17,506	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	35,014,200	sum	0.02	700,284	
Demolition						1,000,000
	Demolition	1	sum	1,000,000	1,000,000	
					0	

			0
Decontamination 135,800			
Decontamination	2,716 m ²	50	135,800
			0
			0
Drainage 1,822,729			
Residential Costs	82,890,050 sum	0.015	1,243,351
Commercial Costs	2,735,730 sum	0.015	41,036
Retail Costs (Shell and Core)	875,275 sum	0.015	13,129
Leisure Costs	0 sum	0.015	0
Hotel Costs	35,014,200 sum	0.015	525,213
Services 1,822,729			
Residential Costs	82,890,050 sum	0.015	1,243,351
Commercial Costs	2,735,730 sum	0.015	41,036
Retail Costs (Shell and Core)	875,275 sum	0.015	13,129
Leisure Costs	0 sum	0.015	0
Hotel Costs	35,014,200 sum	0.015	525,213
TOTAL BUILD COSTS			132,191,378
OTHER COSTS			
Contingency 13,219,138			
Contingency	132,191,378 sum	0.10	13,219,138
Professional fees (Survey costs) 17,449,262			
Design / Town planning / Cost management	145,410,516 sum	0.12	17,449,262
Development management - Excluded	145,410,516 sum	0.00	0
Legal fees - Excluded	145,410,516 sum	0.00	0
Maintenance - Excluded 0			
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			162,859,777
Optimism Bias (N/A) 0			
			0
OVERALL TOTAL COSTS			162,859,777
ROUNDING			163,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 13-02-CX (Plot 21)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						188,608,400
	65% Medium value Private - less than 20 storeys	21,780	m ²	3,050	66,429,000	
	35% Affordable - less than 20 storeys	11,727	m ²	2,950	34,594,650	
	65% Medium value Private - less than 20 storeys	15,825	m ²	3,650	57,761,250	
	35% Affordable - less than 20 storeys	8,521	m ²	3,500	29,823,500	
Commercial Costs						1,377,280
	B1a - less than 20 storeys	512	m ²	2,690	1,377,280	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						317,775
	Retail A1-A2		m ²	1,115	0	
	Hospitality	285	m ²	1115	317,775	
Leisure Costs						0
	Leisure		m ²	1,525	0	
Hotel Costs						0
	Hotel Costs		m ²	3,900	0	
Car Parking						5,424,120
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	7,137	m ²	760	5,424,120	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						3,568,500
	Allowance for transfer structures between car park use at level B1 & those above	7,137	m ²	500	3,568,500	
Vertical Circulation						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						3,806,069
	Residential Costs	188,608,400	sum	0.02	3,772,168	
	Commercial Costs	1,377,280	sum	0.02	27,546	
	Retail Costs (Shell and Core)	317,775	sum	0.02	6,356	
	Leisure Costs	0	sum	0.02	0	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination			227,050
Decontamination	4,541 m ²	50	227,050
			0
			0
Drainage			2,854,552
Residential Costs	188,608,400 sum	0.015	2,829,126
Commercial Costs	1,377,280 sum	0.015	20,659
Retail Costs (Shell and Core)	317,775 sum	0.015	4,767
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			2,854,552
Residential Costs	188,608,400 sum	0.015	2,829,126
Commercial Costs	1,377,280 sum	0.015	20,659
Retail Costs (Shell and Core)	317,775 sum	0.015	4,767
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			211,538,298
OTHER COSTS			
Contingency			21,153,830
Contingency	211,538,298 sum	0.10	21,153,830
Professional fees (Survey costs)			27,923,055
Design / Town planning / Cost management	232,692,128 sum	0.12	27,923,055
Development management - Excluded	232,692,128 sum	0.00	0
Legal fees - Excluded	232,692,128 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			260,615,183
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			260,615,183
ROUNDING			261,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 13-02-DX (Plot 21)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						
						87,345,500
65% Medium value Private - less than 20 storeys		3,924	m ²	3,050	11,968,200	
35% Affordable - less than 20 storeys		2,113	m ²	2,950	6,233,350	
65% medium value Private - more than 20 storey		12,493	m ²	3,650	45,599,450	
35% Affordable - more than 20 storeys		6,727	m ²	3,500	23,544,500	
Commercial Costs						
						1,172,840
B1a - less than 20 storeys		436	m ²	2,690	1,172,840	
B1a - more than 20 storeys			m ²	2,960	0	
B1b - less than 20 storeys			m ²	1,725	0	
B1c - less than 20 storeys			m ²	1,100	0	
Retail Costs (Shell and Core)						
						430,390
Retail A1-A2		386	m ²	1,115	430,390	
Hospitality			m ²	1115	0	
Leisure Costs						
						0
Leisure			m ²	1,525	0	
Hotel Costs						
						0
Hotel Costs			m ²	3,900	0	
Car Parking						
						0
Above ground			m ²	380	0	
Semi-basement			m ²	0	0	
Basement			m ²	760	0	
Vehicle Servicing (See Car Parking above)						
						0
Assumed all at street level					0	
					0	
					0	
Transfer Structures						
						0
Allowance for transfer structures between car park use at level B1 & those above			m ²	500	0	
Vertical Circulation						
						1,500,000
Allowance		1	sum	1,500,000	1,500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						
						1,778,975
Residential Costs		87,345,500	sum	0.02	1,746,910	
Commercial Costs		1,172,840	sum	0.02	23,457	
Retail Costs (Shell and Core)		430,390	sum	0.02	8,608	
Leisure Costs		0	sum	0.02	0	
Hotel Costs		0	sum	0.02	0	
Demolition						
						1,500,000

Demolition	1 sum	1,500,000	1,500,000
			0
			0
Decontamination			292,800
Decontamination	5,856 m ²	50	292,800
			0
			0
Drainage			1,334,231
Residential Costs	87,345,500 sum	0.015	1,310,183
Commercial Costs	1,172,840 sum	0.015	17,593
Retail Costs (Shell and Core)	430,390 sum	0.015	6,456
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
Services			1,334,231
Residential Costs	87,345,500 sum	0.015	1,310,183
Commercial Costs	1,172,840 sum	0.015	17,593
Retail Costs (Shell and Core)	430,390 sum	0.015	6,456
Leisure Costs	0 sum	0.015	0
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			96,688,967
OTHER COSTS			
Contingency			9,668,897
Contingency	96,688,967 sum	0.10	9,668,897
Professional fees (Survey costs)			12,762,944
Design / Town planning / Cost management	106,357,863 sum	0.12	12,762,944
Development management - Excluded	106,357,863 sum	0.00	0
Legal fees - Excluded	106,357,863 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			119,120,807
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			119,120,807
ROUNDING			119,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 14-02-AX (Plot 23)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						
						91,481,400
	65% Medium value Private - less than 20 storeys	5,130	m ²	3,050	15,646,500	
	35% Affordable - less than 20 storeys	2,762	m ²	2,950	8,147,900	
	65% Medium value Private - less than 20 storeys	12,230	m ²	3,650	44,639,500	
	35% Affordable - less than 20 storeys	6,585	m ²	3,500	23,047,500	
Commercial Costs						
						914,600
	B1a - less than 20 storeys	340	m ²	2,690	914,600	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys		m ²	1,100	0	
Retail Costs (Shell and Core)						
						848,515
	Retail A1-A2		m ²	1,115	0	
	Hospitality A3-A4-A5	761	m ²	1115	848,515	
Leisure Costs						
						1,271,850
	Leisure	834	m ²	1,525	1,271,850	
Hotel Costs						
						0
	Hotel Costs		m ²	3,900	0	
Car Parking						
						0
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement		m ²	760	0	
Vehicle Servicing (See Car Parking above)						
						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						
						0
	Allowance for transfer structures between car park use at level 02 & those above		m ²	500	0	
Vertical Circulation						
						1,000,000
	Allowance	1	sum	1,000,000	1,000,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						
						1,890,327
	Residential Costs	91,481,400	sum	0.02	1,829,628	
	Commercial Costs	914,600	sum	0.02	18,292	
	Retail Costs (Shell and Core)	848,515	sum	0.02	16,970	
	Leisure Costs	1,271,850	sum	0.02	25,437	
	Hotel Costs	0	sum	0.02	0	
Demolition						
						1,000,000

Demolition	1 sum	1,000,000	1,000,000
			0
			0
Decontamination			163,400
Decontamination	3,268 m ²	50	163,400
			0
			0
Drainage			1,417,745
Residential Costs	91,481,400 sum	0.015	1,372,221
Commercial Costs	914,600 sum	0.015	13,719
Retail Costs (Shell and Core)	848,515 sum	0.015	12,728
Leisure Costs	1,271,850 sum	0.015	19,078
Hotel Costs	0 sum	0.015	0
Services			1,417,745
Residential Costs	91,481,400 sum	0.015	1,372,221
Commercial Costs	914,600 sum	0.015	13,719
Retail Costs (Shell and Core)	848,515 sum	0.015	12,728
Leisure Costs	1,271,850 sum	0.015	19,078
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			101,405,583
OTHER COSTS			
Contingency			10,140,558
Contingency	101,405,583 sum	0.10	10,140,558
Professional fees (Survey costs)			13,385,537
Design / Town planning / Cost management	111,546,142 sum	0.12	13,385,537
Development management - Excluded	111,546,142 sum	0.00	0
Legal fees - Excluded	111,546,142 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			124,931,679
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			124,931,679
ROUNDING			125,000,000

Old Oak Common Option 6
On Plot Costs
Car Giant Parcel 14-02-BX (Plot 23)

Ref	Description	Quantity	Unit	Rate	Total	Overall Total
BUILDING COSTS						
Residential Costs						134,309,250
	65% Medium value Private - less than 20 storeys	28,956	m ²	3,050	88,315,800	
	35% Affordable - less than 20 storeys	15,591	m ²	2,950	45,993,450	
Commercial Costs						941,600
	B1a - less than 20 storeys		m ²	2,690	0	
	B1a - more than 20 storeys		m ²	2,960	0	
	B1b - less than 20 storeys		m ²	1,725	0	
	B1c - less than 20 storeys	856	m ²	1,100	941,600	
Retail Costs (Shell and Core)						1,710,410
	Retail A1-A2	525	m ²	1,115	585,375	
	Hospitality A3-A4-A5	1,009	m ²	1115	1,125,035	
Leisure Costs						4,770,200
	Leisure	3,128	m ²	1,525	4,770,200	
Hotel Costs						0
	Hotel Costs		m ²	3,900	0	
Car Parking						2,719,280
	Above ground		m ²	380	0	
	Semi-basement		m ²	0	0	
	Basement	3,578	m ²	760	2,719,280	
Vehicle Servicing (See Car Parking above)						0
	Assumed all at street level				0	
					0	
					0	
Transfer Structures						914,500
	Allowance for transfer structures between car park use at level 0 & those above	1,829	m ²	500	914,500	
Vertical Circulation						1,500,000
	Allowance	1	sum	1,500,000	1,500,000	
INFRASTRUCTURE COSTS						
External Works (Highways & Landscaping)						2,834,629
	Residential Costs	134,309,250	sum	0.02	2,686,185	
	Commercial Costs	941,600	sum	0.02	18,832	
	Retail Costs (Shell and Core)	1,710,410	sum	0.02	34,208	
	Leisure Costs	4,770,200	sum	0.02	95,404	
	Hotel Costs	0	sum	0.02	0	
Demolition						1,500,000
	Demolition	1	sum	1,500,000	1,500,000	
						0

			0
Decontamination			422,250
Decontamination	8,445 m ²	50	422,250
			0
			0
Drainage			2,125,972
Residential Costs	134,309,250 sum	0.015	2,014,639
Commercial Costs	941,600 sum	0.015	14,124
Retail Costs (Shell and Core)	1,710,410 sum	0.015	25,656
Leisure Costs	4,770,200 sum	0.015	71,553
Hotel Costs	0 sum	0.015	0
Services			2,125,972
Residential Costs	134,309,250 sum	0.015	2,014,639
Commercial Costs	941,600 sum	0.015	14,124
Retail Costs (Shell and Core)	1,710,410 sum	0.015	25,656
Leisure Costs	4,770,200 sum	0.015	71,553
Hotel Costs	0 sum	0.015	0
TOTAL BUILD COSTS			155,874,063
OTHER COSTS			
Contingency			15,587,406
Contingency	155,874,063 sum	0.10	15,587,406
Professional fees (Survey costs)			20,575,376
Design / Town planning / Cost management	171,461,469 sum	0.12	20,575,376
Development management - Excluded	171,461,469 sum	0.00	0
Legal fees - Excluded	171,461,469 sum	0.00	0
Maintenance - Excluded			0
Highway			
Adoption fees	sum	0.10	0
Commuted Sum	sum	0.10	0
Landscaping			0
Drainage			0
			0
OVERALL TOTAL COSTS			192,036,846
Optimism Bias (N/A)			0
			0
OVERALL TOTAL COSTS			192,036,846
ROUNDING			192,000,000