

Supplementary Committee Agenda



**Epping Forest
District Council**

District Development Management Committee Wednesday 13th December 2023

Place: Council Chamber - Civic Offices

Time: 7.00 pm

Democratic Services: Laura Kirman
Email: democraticservices@eppingforestdc.gov.uk

8. APPENDICES TO SECTION 106 DEED OF VARIATION (Pages 2 - 263)

(Service Manager – Development Management) To consider the attached report for a Deed of Variation at:

- Former School, Centrepoint Building and Council Depot Land at St John's Road, Epping, CM16 7JU; and
- Civic Offices and Car Park, 323 High Street, Epping, CM16 4BZ

UPDATED FINANCIAL VIABILITY ASSESSMENT

EPPING SITES – LAND AT ST JOHNS ROAD

Updated Financial Viability Assessment

Qualis Commercial Ltd

August 2023

Carter Jonas

QUALITY STANDARDS

Carter Jonas has prepared this Financial Viability Assessment report in accordance with the Royal Institution of Chartered Surveyors (RICS) Professional Statement 'Financial Viability in Planning: Conduct and Reporting' 1st Edition, May 2019.

The authors of the FVA review report are:



Chris Hemmings, Partner MRICS, MRTPI



Guy Ingham, Partner MRICS

This version of the report is dated **16/08/2023**

The authors, whilst undertaking the review of the FVA have acted:

- With objectivity;
- Impartially;
- Without interference; and
- With reference to all appropriate available sources of information.

Terms of Engagement

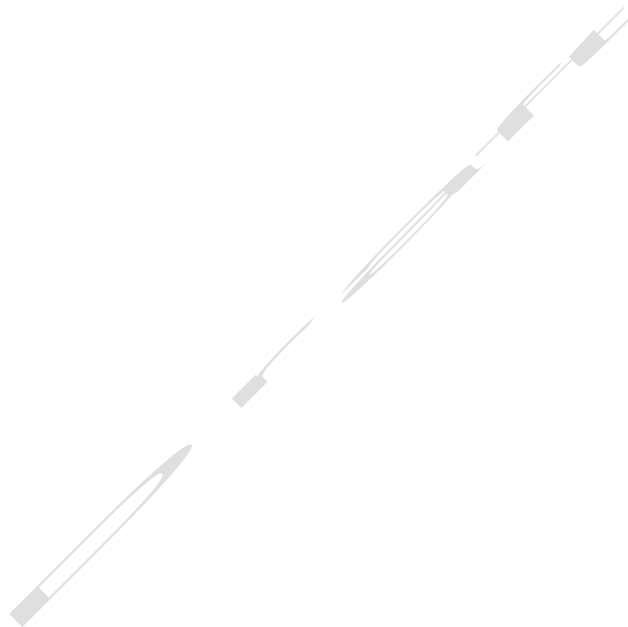
Carter Jonas has been instructed by Qualis Commercial Ltd as applicant to undertake a Financial Viability Assessment (FVA) of the subject planning application scheme to determine the most viable position in relation to the level of affordable housing, in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Carter Jonas confirms that it has no Conflicts of Interest in acting for Qualis Commercial Ltd in preparing the FVA on behalf of the applicant.

In preparing the FVA report Carter Jonas confirms that no performance related or contingent fees have been agreed.

Limitations

This report has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Carter Jonas. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.



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EXECUTIVE SUMMARY

This updated Financial Viability Assessment has been prepared by Carter Jonas on behalf of Qualis Commercial to provide a revised financial viability position for the scheme at St Johns Road with planning permission for 184 dwellings.

Carter Jonas has been instructed to test the reasonable level of affordable housing and additional financial obligations secured in accordance with paragraphs 55 to 58 of the National Planning Policy Framework and Policy H2 of the Epping Forest District Local Plan that can be supported by the proposed development, without impeding the viability of the project and the prospects of delivery.

The Financial Viability Assessment has been collated in accordance with the National Planning Policy Framework, National Planning Policy Guidance (September 2019) as well as professional documents, including the RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting' (1st Edition, adopted September 2019) and RICS Professional Standard 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' (1st Edition, March 2021).

Site Location and Description

The St Johns Road site includes a former school site, with a number of vacant buildings, including residential cottages, as well as the Qualis Management Depot site. The site is located to the north of the High Street in Epping town centre and extends to approximately 3.01 acres.

Development Proposals

The development comprises 184 dwellings in total, including 182 new apartments and 2 retained and refurbished cottages.

For the purposes of the FVA, we have modelled the scheme on the basis of private market sale rather than Build to Rent to test the reasonable maximum level of affordable housing that can be delivered on the site.

Methodology

The FVAs for the purposes of planning to determine the quantum of affordable housing are subject to the requirements of the National Planning Policy Framework, with guidance set out within the Planning Practice Guidance and other professional documents produced by RICS.

The key stages of the Financial Viability Assessment process are to assess the development value of a site using the residual method of valuation, and compare this to the Benchmark Land Value, which is the Existing Use Value of the site (excluding hope value) plus a landowner's premium to incentivise the landowner to sell its sale. Therefore, within the development value, the developer ensures its

competitive return from the level of profit margin it is making from the development, and the landowner ensures its competitive return from the Benchmark Land Value.

This is recognised in PPG paragraph 013, indicating that benchmark land values should be based on a site's existing use value ('EUUV') plus a premium for the landowner which "should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements". Paragraph 017 of the PPG also notes that alternative use values may be an acceptable basis for informing benchmark land value, providing these are policy compliant and that there is evidence of market demand for these uses.

In summary the point at which the residual land value of the proposed scheme meets the Benchmark Land Value will determine the maximum level of affordable housing that the scheme can deliver.

In presenting a case for lower than policy levels of affordable housing, the FVA assumes that both the willing landowner and developer are acting without restrictions and the transaction is on an 'arm's length' basis.

Site Value

The site's BLV has been calculated by Carter Jonas at £1.22m. This approach is in accordance with the National Planning Practice Guidance on Viability.

Viability Modelling / Outputs

The viability modelling demonstrates that a policy compliant scheme reflecting Vacant Building Credit at 34% affordable housing (62 affordable homes) is unviable. Furthermore, a scheme of zero affordable housing is also unviable. This is due to the recent inflationary impacts on construction costs.

1. INTRODUCTION

This FVA provides an update on the previous FVA reports, that concluded that an overall provision of 25% affordable housing was the maximum that could be delivered across the three town centre sites of St John's Road, Hemnall Street and the Condor site.

For the purposes of the updated FVA, only two sites are currently being assessed – St John's and Condor.

The Qualis Group

Qualis Group is a holding company, wholly owned by Epping Forest District Council to provide the delivery of quality services, regeneration, home ownership and management. Unlike other developers on the open market, who will keep any profits made, all profits made by Qualis Group will be reinvested back into both EFDC and Qualis, to protect front line services, keep council tax low and invest in future projects.

Qualis Group has four subsidiary companies, Qualis Commercial, Qualis Management, Qualis Living and Qualis Community. Each of these companies will have a common purpose to enhance the district through regeneration, investment and asset management to support the community.

Planning permission was granted in March 2022 for 184 residential units in total, comprising 182 new apartments and the retention and refurbishment of two cottages, including 25% affordable housing.

Due to the inflationary impacts on construction costs, an updated financial viability assessment has been undertaken to determine the currently level of affordable housing that can be delivered.

This report has been collated in accordance with National, Regional and local planning policy, planning guidance and professional best practice guidance, including the RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting' (1st Edition, adopted September 2019).

Carter Jonas confirms that it has no conflicts of interest in acting for the applicant and that no performance related or contingent fees have been agreed. The report provides an objective and impartial view on the development viability of the proposed. We can also confirm that in collating this report we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.

ARGUS Developer has been used to demonstrate the project's financial viability. This is commercially available and widely used development appraisal software. It is considered appropriate to assess a development of this type because of its ability to accurately model development timings and cash flows.

To inform the report, updated information has been provided by Stace on the construction costs.

This report is structured as follows:

- Section two provides a brief description of the site and proposed development;
- Section three describes the planning context and viability methodology that has been adopted;
- Section four provides an assessment of the site's Benchmark Land Value
- Section five outlines the inputs adopted within our appraisals; and
- Section six sets out the results of the appraisals and the conclusions from the analysis.

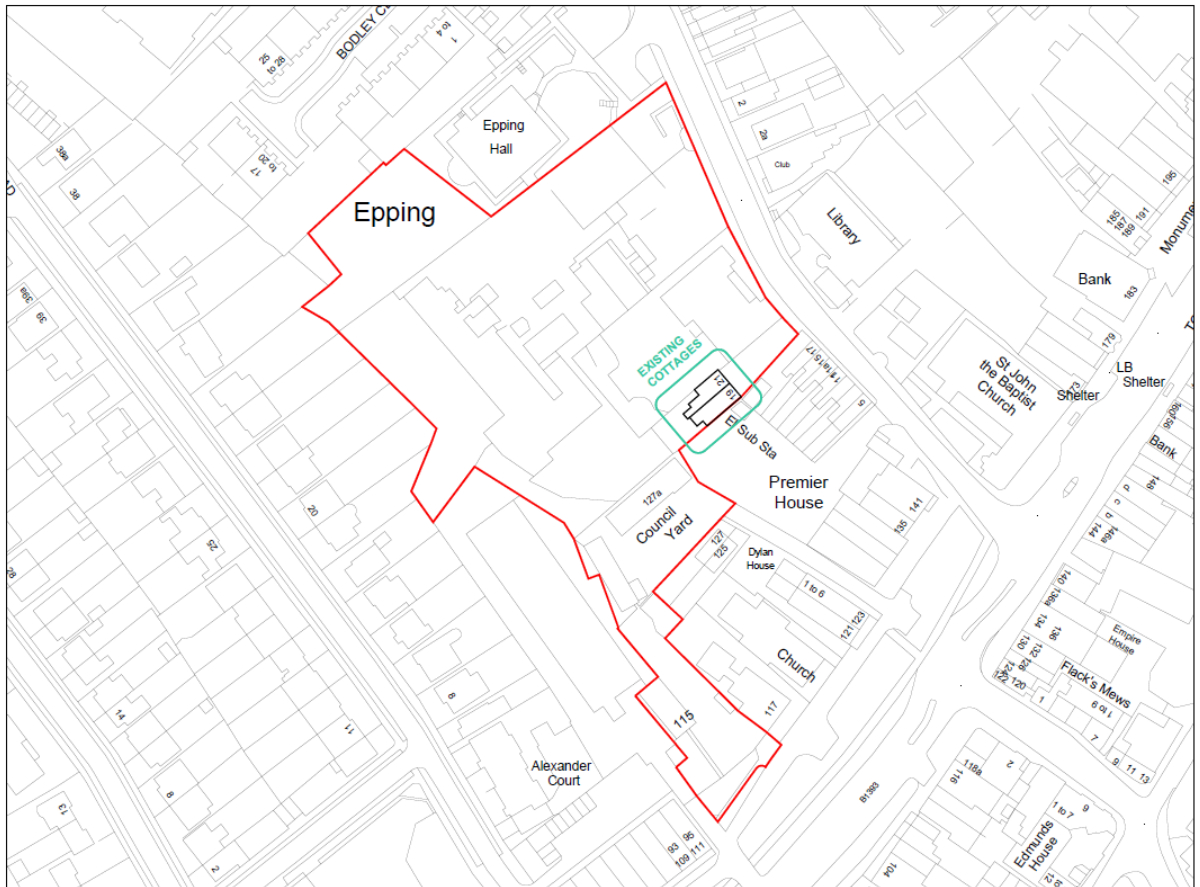
This report and accompanying appendices should only be used for the stated purposes.

2. SITE DESCRIPTION AND PROPOSALS

Site Location

The St Johns Road site includes a former school site, with a number of vacant buildings, including residential cottages, as well as the Qualis Management Depot site. The site is located to the north of the High Street in Epping town centre and extends to approximately 3.01 acres.

A site plan is provided below:



To provide further context photographs of the subject site are provided below:



Site Proposals

Planning permission was granted for the site in March 2022. In total, the development will provide 184 residential units across a gross internal floor area of circa 16,644 sqm (179,156 sq ft). The 184 residential units will comprise a mix of one, two and three-bedroom apartments and the refurbishment of the existing two bedroom cottages. In addition, 53 car parking spaces are proposed together with 1,991 sq.ft. GIA of flexible amenity/community space within Block I.

For ease of reference an indicative layout of the proposed scheme is provided below.



The headline development areas are shown in the two tables below:

Unit Type	No. of Units	NSA (Average) sqft	NSA (Total) Sqft
Studio	1	438	438
1B Apartment	112	546	61,169
2B Apartment	62	832	51,559
3B Apartment	7	1,037	7,261
Refurbished 2B House	2	1,199	2,398
Parking Spaces	53		
Total	184		120,428

Block	Studio/1B Apartment	2B Apartment	3B Apartment	2B House
Block A	4	7		
Block B	35	12		
Block C	11	9	3	
Block E	20	12		
Block F	38	17	4	
Block G	5	5		
Houses				2
Total	113	62	7	2

3. POLICY AND METHODOLOGY

The following section of this FVA provides a summary review of the key national and local planning policy that guides the delivery of affordable housing within a viability context.

National (National Planning Policy Framework)

The updated Government's National Planning Policy Framework ("NPPF") was published in July 2021.

At the heart of the NPPF is a presumption in favour of sustainable development which includes "three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)". These are; an economic objective; a social objective; and an environmental objective.

The definition of affordable housing, included within the Glossary (Annex 2) of the NPPF, states that social rented, affordable rented and intermediate tenure types all make a valid contribution towards affordable housing delivery, providing housing to eligible households whose needs are not otherwise met by the market.

The NPPF sets out government's expectation that all viability assessments should be made publicly available. However, the government response document goes on to state that it acknowledges there will be circumstances where some information contained within the viability assessment may be commercially sensitive and should not be made publicly available.

Planning Practice Guidance

The National Planning Practice Guidance ("PPG") provides guidance on viability for the purposes of plan making and individual application site's development management. The guidance covers several areas including standardised inputs to viability assessments and approaches to benchmark land value.

The viability section of the PPG was most recently updated on 1st September 2019. At paragraph 013, the NPPG defines land value for the purposes of a viability assessment:

'To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).'

Epping Forest District Local Plan (adopted March 2023)

The local plan affordable housing policy is H2, which states that developments of 11 units or more or residential floorspace in excess of 1,000 sq.m. will require 40% affordable homes to be delivered on site. The mix of affordable homes will be required to reflect the latest available housing need. Epping Forest District Council's Housing Strategy 2017-2022, states that the latest assessment of housing need identifies that around 80% of the required affordable homes for the District are needed as affordable rented homes. Therefore, within the affordable housing element, the tenure split adopted for the FVA is 80% affordable rent and 20% intermediate tenures, in the form of shared ownership. Policy H2 also states that generally, the council would expect the size mix of affordable homes to match the mix of private units and that the development is 'tenure blind' in terms of its character and appearance. The policy requires a viability assessment to be submitted where 40% affordable housing is not to be provided on site, and if it is deemed that the scheme cannot support policy compliant levels of affordable housing, the council will determine the approach to be taken to achieving viability, where appropriate, having regard to the following available options: (i) reviewing the tenure mix; (ii) reviewing the extent of other site specific planning obligations; and (iii) reviewing the proportion of affordable housing.

However, Qualis submitted a Vacant Building Credit calculation as part of the planning application. The calculation shows that the policy position for the St Johns Road site should be 34.3%. Therefore, for the purposes of the FVA, we have adopted 34% as the policy compliant position for this site, which is applied to the net position of 182 units (excluding the two cottages to be refurbished).

Viability Methodology

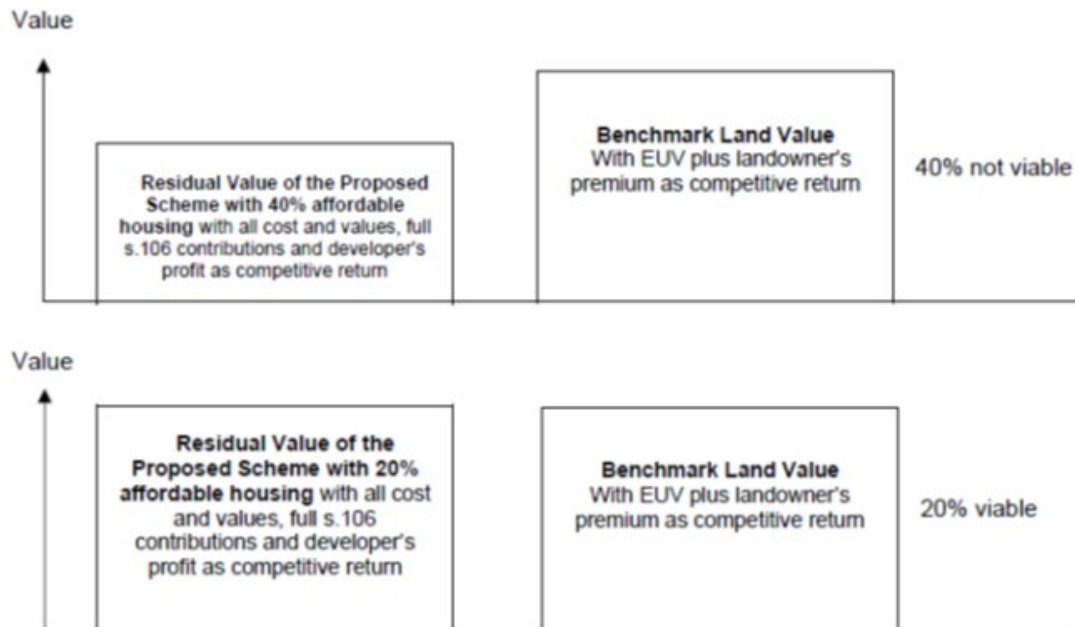
The methodology adopted in producing this FVA has been framed by national and local adopted planning policy and professional standards.

The key stages of the Financial Viability Assessment process are to assess the development value of a site using the residual method of valuation, and compare this to the Benchmark Land Value, which is the Existing Use Value of the site (excluding hope value) plus a landowner's premium to incentivise the landowner to sell its sale. Therefore, within the development value, the developer ensures its competitive return from the level of profit margin it is making from the development, and the landowner ensures its competitive return from the Benchmark Land Value.

The point at which the residual land value of the proposed scheme meets the Benchmark Land Value will determine the maximum level of affordable housing that the scheme can deliver.

In presenting a case for lower than policy levels of affordable housing, the FVA assumes that both the willing landowner and developer are acting without restrictions and the transaction is on an 'arm's length' basis.

The example diagram below shows the FVA process:



Through scenario testing it is possible to determine the reasonable level of affordable housing and other obligations that ensure a scheme remains financially viable and retains the highest possible chance of coming forward, whilst balancing commercial requirements with policy requirements of the development plan.

Benchmark Land Value

The PPG sections on viability were updated on 09 May 2019. Paragraph 13 of the PPG states that a Benchmark Land Value (“BLV”) should be established based on the Existing Use Value of the land, plus a premium for the landowner.

The premium to the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.

Paragraph 14 of the PPG states that BLV should;

- Be based upon EUV;
- Allow for a premium to landowners; Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and

- Be informed by market evidence including current uses, costs and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLV of non-policy compliant developments are not used to inflated values over time.

The EUV is the first component of calculating BLV. The second component is the premium, or as stated at paragraph 16 of the PPG the 'plus' in EUV+. This is the amount above the EUV required to provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

The premium should be informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. The PPG states that for any viability assessment data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments.

4. BENCHMARK LAND VALUE

In the previous FVA submitted for St John's Road, we valued the benchmark for the site at £1,217,091, which consisted of an existing use value of £1,014,242 plus a 20% landowner's premium. This was reviewed by the Council's viability advisor BPS and increased to £1,785,000 based on an Alternative Use Value for the site based on a residential scheme with 34% affordable housing.

For the purposes of our financial modelling we have adopted our Benchmark Land Value of £1,217,091, as this is considered to be the most appropriate basis for determining the BLV.

5. APPRAISAL INPUTS

This section of the report sets out the general principles and assumptions which have been used to undertake a development appraisal of the proposed development.

Revenue Assumptions

Housing Market Commentary

Bank of England mortgage approvals remained relatively stable albeit low by long-term standards. In May 50,524 approvals were recorded, up from a revised 49,020 the month before. The last six months have seen approvals averaging just over 45,000 per month which is 33% below the monthly ten-year average of 66,900 per month.

Total residential transactions meanwhile (as recorded by HMRC) declined marginally in May, to 80,020 on the month. This is now the sixth month in a row where transactions have fallen below 100,000. However, unlike mortgage approvals this six-month average is only 14% below the ten-year monthly average of 100,850 transactions. This discrepancy between mortgage approval averages and transaction levels is a clear indication that cash buyers are far more active than those needing a mortgage.

New buyer enquiries slipped to -45% in June according to the latest RICS Residential Market Survey, down from -20% last month. Disappointingly this is the lowest figure for eight months and comes amid higher borrowing costs as interest rates rose again. Other indicators also declined with agreed sales moving to -34% from -8% the month before and sales expectations both in the near term and longer term moving to -36% and -31%, respectively.

On the supply side the new sales instructions metric remains steady at -1% although this is down from a more positive +14% last month. Stock levels on estate agents' books have not changed much with an average of 37.4 properties per branch. It is worth noting though that this stock level is higher than it was at the end of last year albeit by historic standards it remains low.

Buyer demand remains resilient, with Rightmove noting a 3% increase in demand compared to the same period in 2019. The number of properties for sale though is 12% lower than this same timeframe. That said, despite this mismatch in supply and demand the number of agreed sales is down overall with mid-market / second-stepper homes as well as top of the market homes seeing agreed sales down 14% over the 2019 figure, with smaller home sales being just 9% below this level.

House prices grew very slightly on a monthly basis, rising by +0.1% in June, according to Nationwide's latest index report. On an annual basis the direction of travel remained broadly the same with average UK prices falling by around 3.5% over last year, little changed from the 3.4% fall recorded in May.

The Halifax house price index meanwhile has also recorded an annual decline of -2.6% with a small monthly fall of -0.1% in June. On a disaggregated basis though the Bank found that new build properties saw a +1.9% rise on an annual basis compared with a -3.5% fall for second-hand homes. There were annual declines across all property types, with flat prices declining by -3.1% compared with a more modest -1.3% fall in detached homes.

In terms of asking prices, Rightmove continues to record annual rises although the pace of growth is certainly slowing. This month a 0.5% increase was recorded over the 12 months to mid-July, down from the 1.1% rise last month. On a monthly basis asking prices declined by 0.2% indicating that vendors are trying to tempt buyers by reducing their price expectations in the face of rising interest rates and affordability constraints.

House price growth continued to slow in May, according to the latest data from the ONS (two-month lag). Across the UK house prices were found to have increased by an average of 1.9%, down from 3.5% the month before. On a monthly basis there was no growth (0.0%), also down from April's figure of +0.5%. The average UK property now averages £285,861, 2.3% below last September's peak of £292,555 but marks an increase of 24% over the £230,609 pre-pandemic average (February 2020).

Meanwhile the latest view on house prices from respondents to the June RICS market survey returned a net balance of -46%, down from -30% in May, with all regions of England seeing house price declines, although Northern Ireland and Scotland returned more upbeat figures. Looking ahead both the three month and twelve-month price expectation measures remain negative with a particularly negative balance of -49% for the longer-term.

Local Market Commentary

In assessing an appropriate value for the proposed residential units, we have had regard to local comparable evidence of residential schemes currently selling or recently sold within the vicinity of the site. It should be acknowledged that there is a shortage of direct comparable evidence within the town through generally lack of new build development in recent years. Given this we have considered new build development on the fringes of Epping and also second hand sales.

A summary of the comparable evidence is provided below.

The Old Court House, Star Lane, Epping, CM16 4FA

This development of 8 luxury apartments was built by Marden Homes in 2018. It is well located in the centre of Epping being situated on the corner of Star Lane and Hemnall Street approximately 0.3 miles north east of the sports centre. We understand that this development was fitted to a high specification with all units including underfloor heating, a terrace and one covered and gated parking space. We

consider this development superior to what is expected at the subject development. We detail below the original sale prices from 2018 and 2019:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	G	821	£460,000	£560	Oct 2018
2	2	1	822	£475,000	£578	Feb 2018
3	2	1	906	£499,950	£552	Jul 2019
4	2	1	900	£528,000	£587	Jul 2018
5	2	2	841	£555,000	£660	Jul 2018
6	2	2	906	£500,000	£552	Aug 2018
7	2	2	929	£485,000	£522	Aug 2019
8	2	3	1184	£695,000	£587	Feb 2018

In addition, there have been two resales sold or marketed in recent months:

Beds	Floor	Size	Sale Price	£psf	Status
2	1	822	£496,000	£603	Sold - Feb 2022

Revival Court, Half Moon Lane, Epping, CM16 4AH

Revival Court was a development of 12 apartments and ground floor retail space built by Archco Developments in 2017. We understand that the retail space has remained vacant and an application has been made to convert it into a further 4 apartments. It is situated on the High Street approximately 0.1 mile west of the sports centre. Each apartment includes an allocated parking space and units 7, 8 9 and 11 include a large roof terrace. We detail below the sale prices at Revival Court:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	1	646	£395,000	£612	Jan 2018
2	1	1	431	£335,000	£778	Jan 2018
3	2	1	603	£430,000	£713	Jan 2018
4	2	1	721	£445,000	£617	Jan 2018
5	2	1	743	£380,000	£512	Jan 2018
6	1	1	527	£295,000	£559	Feb 2018
7	2	2	915	£500,000	£546	Oct 2018
8	1	2	775	£345,000	£445	Jan 2018
9	2	2	1076	£490,000	£455	Nov 2018
10	2	2	872	£495,000	£568	Feb 2018
11	2	2	1001	£490,000	£489	Nov 2018
12	1	2	926	£445,000	£481	Jan 2018

Additionally, there have been two resales at Revival Court:

Beds	Floor	Size	Sale Price	£psf	Sale Date
1	1	926	£500,000	£540	Jun 2022
2	1	743	£385,000	£518	Jun 2020
1	2	775	£329,000	£425	Dec 2019

Linden House, 54 Centre Drive, Epping, CM16 4JE

This development of 14 apartments was developed by Chelsteen Homes in 2016. This is historic but given the lack of new build evidence in Epping we have given it some regard to understand the tone of values. The development is located on Centre Drive, conveniently located next to Epping underground station and approximately 0.3 miles south of the High Street. Each apartment was finished to a high specification and included a gated parking space in the courtyard. We detail below the sale prices at Linden House:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	G	872	£475,000	£545	Aug 2016
2	2	G	883	£475,000	£538	Jul 2016
3	2	G	872	£475,000	£545	Jul 2016
4	2	G	743	£425,000	£572	Aug 2016
5	2	1	872	£450,000	£516	Jun 2016
6	2	1	883	£460,000	£521	Jun 2016
7	2	1	872	£450,000	£516	Jun 2016
8	2	1	786	£435,000	£554	Aug 2016
9	2	1	743	£425,000	£572	Jul 2016
10	2	2	786	£420,000	£535	Jun 2016
11	2	2	850	£460,000	£541	Jun 2016
12	2	2	872	£450,000	£516	Jun 2016
13	2	2	743	£395,000	£532	Dec 2017
14	2	2	743	£405,000	£545	Jun 2018

In addition we detail below recent resales that have sold or been marketed:

Beds	Floor	Size	Sale Price	£psf	Status
2	2	872	£500,000	£573	Sold – Jul 2022
2	1	872	£485,000	£556	Sold – May 2021
2	2	743	£430,000	£579	Sold – Oct 20
2	2	743	£415,000	£559	OTM

Buttercross Lane, Epping

A development of 3 x three bedroom terraced houses in the town centre by Ara Homes, including 2 car parking spaces per dwelling. The units are currently on the market at the following prices:

Beds	Style	Size	Sale Price	£psf	Status
3	End Terrace	1,287	£725,000	£563	OTM
3	Mid Terrace	1,287	£700,000	£544	OTM
3	End Terrace	1,287	£700,000	£544	OTM

As a brand new development, we would expect the homes at the subject development to be more popular and attract a premium over the existing stock. However, it should be noted that bringing the proposed number of units to market simultaneously with the other sites may risk exacerbating this surplus and further dampening achievable values.

In light of the above the private sales values assumed in the proposed development are detailed below. The pricing results in an average of £584 per sq ft:

Unit Type	No. of Units	sqft	£psf	Capital Values
Studio Flats	1	438	£610	£267,180
1B Apartments	112	546	£600	£327,600
2B Apartments	62	832	£575	£478,400
3B Apartments	7	1,037	£540	£559,980
2B Houses	2	1,199	£500	£599,500
Parking Spaces	53			
Total	184		£584	£389,881

Affordable Housing

As previous indicated Policy expects that for developments of 10 units or more that 40% of units to be provided as affordable housing, although due to Vacant Building Credit the number of affordable dwellings deemed to be policy is 34.3%. Within the affordable housing element, the tenure split should seek to achieve 80% social/affordable rent and 20% intermediate provision.

In respect of the affordable housing values we have liaised with our in house affordable housing team, who have advised on the adoption of the following values for modelling purposes:-

- Affordable Rent - £240psf
- Intermediate - £400psf

The values adopted are based on the following assumptions.

Affordable rents (not social rents) of 80% of Market Rent, capped at Local Housing Allowance levels. Social rents would produce much lower values. Shared ownership units have been valued on the basis of initial equity sales of between 25% and 40%, with rents of 2.75% on unsold equity.

The Affordable Rent and Intermediate values equate to 41% and 68% of private values respectively.

Amenity/Community Space

The amenity/community space is to be within Block I of the scheme and is 1,991 sq.ft. GIA in size. We have assumed a net to gross ratio of 85% to calculate the NIA of 1,692 sq.ft. A rental value of £12.50 per sq.ft. per annum exclusive has been applied to the NIA floorspace and this is capitalised at an investment yield of 6.00%, with a 12 months' rent free period.

Car Parking

In addition to the residential content, 53 car parking spaces are proposed, which also includes visitor spaces. We are advised that dedicated spaces will be allocated to specific units and as such it is not proposed that these will be sold separately. Therefore, for the avoidance of doubt we have assumed that the value of the spaces is already reflected in the residential sales values.

Development Costs Assumptions

The below provides a summary of the proposed development costs on a present-day basis. The overall costs comprise:

- Build costs as advised by the Qualis' cost consultants;
- Professional fees;
- Sales, letting, disposal & marketing costs;
- S106 / CIL
- Financing costs; and
- Profit

Build Costs

The previous FVA showed a construction cost for the scheme of £34.8m, which equated to £194psf. This included abnormals, main contractor preliminary costs, overheads and profit.

The current costs as assessed by Stace and presented at Appendix 1 shows that the construction cost for the scheme has increased to £50.6m, which equates to £294psf, which includes a contingency.

A separate demolition cost plan by CSA shows a sum of £656,243 for this element, which is also presented in Appendix 1.

Professional Fees

Professional fees have been assumed at 10% of the construction costs. While this is at the lower end of the range typically expected, the cost is within a reasonable range. The professional fees have been cash flowed on an s-curve basis with fees being incurred at the start of construction up until practical completion.

Sales, Lettings, Disposal & Marketing Costs

The following fees have been adopted in line with the industry norms for a development of this type:

- Residential marketing – 1.00% (of market sale residential GDV)
- Residential sales agent fee – 1.00% (of market sale residential GDV)
- Residential sales legal fee – 0.5% (of all residential GDV)
- Purchaser's Costs – 6.8% on the amenity/community use GDV

CIL & Site Specific S106 Contributions

There is no current Community Infrastructure Levy regime in Epping Forest District Council area. In respect of s106 contributions, Carter Jonas has inputted total contributions of £1,740,945 for the purposes of financial modelling.

Finance

A finance rate of 7.5% has been adopted as the base bank interest rate is 5.25%. This is an 'all in' rate, which includes the basic margins (3.5-5%), commitment fees, arrangement fees (2-3%) and exit fees (0.5-1%), as well as a bank management/monitoring cost.

Developers Profit

For the purpose of our modelling, we have adopted 17.5% developers profit on private residential and 15% for the amenity/community use, which we believe to be at the lower end of typical profit range being sought in the current market.

We have assumed a profit of 6% of revenue for the affordable rented housing element of the proposed development. The reduced profit on affordable housing reflects the reduced pricing and delivery risks.

Development Timings

We have assumed a pre-construction period of 6 months and a construction period of 24 months. We have assumed a sales rate of 4 private units a month commencing 12 months after the start of the construction phase. For the affordable units we have cashflowed the receipts over the construction period. The amenity/community use is assumed to be sold on completion.

6. VIABILITY MODELLING, OUTPUTS & CONCLUSIONS

Given the viability characteristic of the site several development scenarios have been modelled.

In the first instance, a 34% affordable housing based on the Vacant Building Credit calculation has been modelled, which is calculated on the net position of 182 units (excluding the two refurbished cottages), which equates to 62 affordable homes. The affordable tenure mix reflects the council's affordable housing policy preferred tenure mix of 80:20 between affordable/social rent and intermediate.

A summary table of the assumed development is detailed below.

Unit Type	Total Units	Private Units	Affordable Units	Affordable Rent Units	Shared Ownership Units
Studio	1	1	0	0	0
1B Apartment	112	73	39	31	8
2B Apartment	62	41	21	17	4
3B Apartment	7	5	2	2	0
Refurbished 2B House	2	2	0	0	0
Amenity/Community	1,991 sq.ft. GIA				
Total	184	122	62	50	12

Scenario 1 – Viability Outputs Table

Scenario 1	Residual land value of the proposed scenario (£)	Benchmark land value (£)	Project surplus / Deficit (£)
184 Units subject to a 34% affordable housing provision (62 affordable homes)	-£14,397,874	£1,217,091	-£15,614,965

The Viability modelling for Scenario 1 indicates that the scheme is unviable at 34% affordable housing as the residual land value is -£14.4m (see Appendix 2), which is significantly below the Benchmark Land Value of £1.22m.

We have also undertaken sensitivity analysis and modelled a second scenario at zero affordable housing.

Unit Type	Total Units	Private Units	Affordable Units	Affordable Rent Units	Shared Ownership Units
Studio	1	1	0	0	0
1B Apartment	112	112	0	0	0
2B Apartment	62	62	0	0	0
3B Apartment	7	7	0	0	0
Refurbished 2B House	2	2	0	0	0
Amenity/Community	1,991 sq.ft. GIA				
Total	184	138	0	0	0

Scenario 2 – Viability Outputs Table

Scenario 2	Residual land value of the proposed scenario (£)	Benchmark land value (£)	Project surplus / Deficit (£)
184 Units assuming 0% affordable housing	-£5,523,615	£1,217,091	-£6,740,706

The Viability modelling for Scenario 2 indicates that the scheme is unviable at zero affordable housing as the residual land value is -£5.52m (see Appendix 2), which is significantly below the Benchmark Land Value of £1.22m.

Sensitivity Analysis

We have also undertaken some sensitivity analysis to show the impact in the scenario where the construction costs reduce by 5% and 10% and the house prices increase by 5% and 10%. This is shown in the table below for the zero affordable housing scenario.

Construction: Gross Cost					
	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
	45,543,180	48,073,356	50,603,533	53,133,710	55,663,886
-10.000%	£5,281,710 0.000%	£8,741,065 0.000%	£12,252,316 0.000%	£15,771,951 0.000%	£19,291,585 0.000%
-5.000%	£1,995,642 0.000%	£5,402,663 0.000%	£8,858,813 0.000%	£12,365,285 0.000%	£15,884,920 0.000%
0.000%	(£1,216,277) 0.000%	£2,117,712 0.000%	£5,523,815 0.000%	£8,976,732 0.000%	£12,478,255 0.000%
+5.000%	(£4,351,555) 0.000%	(£1,098,381) 0.000%	£2,239,782 0.000%	£5,644,567 0.000%	£9,094,650 0.000%
+10.000%	(£7,454,117) 0.000%	(£4,235,940) 0.000%	(£979,797) 0.000%	£2,361,852 0.000%	£5,765,519 0.000%
Gross Sales					

The sensitivity analysis shows that the residual land value doesn't reach the Benchmark Land Value until the gross sales increases by 10% and the construction cost drops by 5%.

Viability Conclusions

The viability modelling demonstrates that a policy compliant scheme reflecting Vacant Building Credit at 34% affordable housing is unviable with a residual land value of -£14.4m when compared to the Benchmark Land Value of £1.22m. The scheme is also unviable at zero affordable housing with a residual land value of -£5.52m, which is below the BLV of £1.22m.

Appendix 1 – Cost Plan

St John's, Epping

Cost Plan (Phase 2)

Qualis Living Limited

Date October 2022



Document Control:

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Appendices

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2.00 Schedule of Areas

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block B						
.1	Level LG	451	4,858	172	1,850	3
.2	Level UG	793	8,537	621	6,681	11
.3	Level 01	793	8,537	621	6,681	11
.4	Level 02	721	7,759	562	6,049	10
.5	Level 03	566	6,092	438	4,714	8
Total Block B		3,324	35,783	2,413	25,974	43

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block C						
.1	Level 00	183	1,972	112	1,206	2
.2	Level 01	174	1,874	112	1,209	2
.3	Level 02	142	1,530	112	1,206	2
Total Block C		499	5,376	336	3,621	6

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block D						
.1	Level 00	478	5,147	325	3,503	5
.2	Level 01	478	5,147	401	4,313	6
.3	Level 02	478	5,147	401	4,313	6
.4	Level 03	478	5,147	401	4,313	6
Total Block D		1,913	20,589	1,527	16,442	23

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block E						
.1	Level 00	654	7,044	N/A	N/A	-
.2	Level 01	576	6,202	465	5,005	8
.3	Level 02	576	6,202	465	5,005	8
.4	Level 03	576	6,202	465	5,005	8
.5	Level 04	576	6,202	465	5,005	8
Total Block E		2,959	31,854	1,860	20,019	32

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block F						
.1	Level 00	1,287	13,848	135	1,454	3
.2	Level 01	1,219	13,126	908	9,777	13
.3	Level 02	1,185	12,759	905	9,744	16
.4	Level 03	1,185	12,759	905	9,745	16
.5	Level 04	832	8,956	634	6,827	11
Total Block F		5,709	61,448	3,488	37,547	59

Ref	Description	GIA (m ²)	GIA (ft ²)	NIA (m ²)	NIA (ft ²)	Units (nr)
Block Summary						
.1	Block B	3,324	35,783	2,413	25,974	43
.2	Block C	499	5,376	336	3,621	6
.3	Block D	1,913	20,589	1,527	16,442	23
.4	Block E	2,959	31,854	1,860	20,019	32
.5	Block F	5,709	61,448	3,488	37,547	59
Total		14,404	155,049	9,625	103,603	163

Note: Block 'I' is excluded from this Stage 3 Cost Plan

1.00 Introduction

Ref	Description
.1	This document represents a Cost Plan for the proposed building at Former School Centrepoint Building and Council Depot, Land at St John's Road, Epping CM16 7JU
.2	The proposed scheme comprises 3 phases which encompasses the conversion/refurbishment of 3nr existing blocks (Blocks A, H and I) and the construction of 6nr new blocks (Blocks B-G). This Cost Plan includes the works for Phase 2 which includes the construction of 5nr residential buildings, Blocks B - F, including associated landscaping and amenity space. Block I is excluded for the cost plan at this stage due to lack of design information.
.3	Elemental Cost Plans are produced as an intrinsic part of Royal Institute of British Architects (RIBA) Work Stage 3. The core objectives of this RIBA stage as described in the RIBA Plan of Work 2020 is as follows: <ul style="list-style-type: none"> • Stage 3 - Spatial Coordination: Undertake Design Studies, Engineering Analysis and Cost Exercises to test Architectural Concept resulting in Spatially Coordinated design aligned to updated Cost Plan, Project Strategies and Outline Specification. Initiate Change Control Procedures. Prepare stage Design Programme.
.4	Stace Cost Plans use industry benchmarking data to provide an order of cost typically expected for a project of this type. The cost plan takes into account the nature/specification of the project, the expected method of construction, the location and defined uses.
.5	The main purpose of elemental cost planning is to: <ul style="list-style-type: none"> • Ensure value for money; • Provide awareness of cost consequences of desires and/or proposals • Provide advice to designers that enables them to arrive at practical and balanced designs within budget; • Keep expenditure within the cost limit approved by the client; and • Provide robust cost information upon which the client can make informed decisions.
.6	The data considered in providing the cost plan relates to 4th quarter 2022 (4Q22) and has been sourced from: <ul style="list-style-type: none"> • Stace projects; • BCIS data; and • Industry published cost data.
.7	This Cost Plan is based on the information noted in Section 6.00.
.8	We draw attention to the notes in Section 7.00.
.9	We draw attention to the exclusions in Section 8.00.
.10	Increased cost projections are excluded.
.11	The costs are based on the assumption of a single/two stage competitive tender to 3-4 main contractors of appropriate size and experience, using an unamended traditional/design and build form of contract. It should be noted that an alternative form of procurement, bespoke contract conditions or other bespoke procurement arrangements (such as procurement via a framework) would require a review of the budget.
.12	Professional fees are excluded including any proposed novated design consultant fees.
.13	VAT is excluded.
.14	As the project develops risk analyses will be undertaken and a detailed considered assessment of risks will be calculated. At this stage of the project we prefer to highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc to provide a considered percentage allowance for contingency.

Workstage	0	1	2	3	4	5	6	7
RICS/Stace Estimating Workstage	Feasibility Study	Order of Cost Estimate	Formal Cost Plan 1	Formal Cost Plan 2	Formal Cost Plan 3/Pre-Tender Estimate	Construction	Final Account	In Use

2.01 Schedule of Accommodation

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block B								
.1	Level LG	-	2	-	1	-	-	3
.2	Level UG	-	8	-	3	-	-	11
.3	Level 01	-	8	-	3	-	-	11
.4	Level 02	-	8	-	2	-	-	10
.5	Level 03	1	6	-	1	-	-	8
Total Block B		1	32	-	10	-	-	43

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block C								
.1	Level 00	-	1	1	-	-	-	2
.2	Level 01	-	1	1	-	-	-	2
.3	Level 02	-	1	1	-	-	-	2
Total Block C		-	3	3	-	-	-	6

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block D								
.1	Level 00	-	2	-	3	-	-	5
.2	Level 01	-	3	-	2	-	1	6
.3	Level 02	-	3	-	2	-	1	6
.4	Level 03	-	3	-	2	-	1	6
Total Block D		-	11	-	9	-	3	23

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block E								
.1	Level 00	-	-	-	-	-	-	-
.2	Level 01	-	5	-	3	-	-	8
.3	Level 02	-	5	-	3	-	-	8
.4	Level 03	-	5	-	3	-	-	8
.5	Level 04	-	5	-	3	-	-	8
Total Block E		-	20	-	12	-	-	32

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P (inc DUPLEX)	3B6P (inc DUPLEX)	Total
Block F								
.1	Level 00	-	-	-	-	2	1	3
.2	Level 01	-	9	-	3	1	-	13
.3	Level 02	-	11	5	-	-	-	16
.4	Level 03	-	11	-	5	-	-	16
.5	Level 04	-	7	-	4	-	-	11
Total Block F		-	38	5	12	3	1	59

Ref	Description	Studio	1B2P	2B3P	2B4P	3B5P	3B6P	Total
Block Summary								
.1	Block B	1	32	-	10	-	-	43
.2	Block C	-	3	3	-	-	-	6
.3	Block D	-	11	-	9	-	3	23
.4	Block E	-	20	-	12	-	-	32
.5	Block F	-	38	5	12	3	1	59
Total		1	104	8	43	3	4	163

3.00 Cost Plan Summary

Ref	Description		Total	£/m ²	£/ft ²
.1	Building Works Estimate (brought forward from Section 5.00)		38,673,465	2,684.83	249.43
.2	Conversion/fit-out of Block I		Excluded	n/a	n/a
Building Works Estimate			£ 38,673,465	2,684.83	249.43
.3	Main Contractor's Preliminaries (including sundry fees and charges)		5,300,000	367.94	34.18
Sub-Total			£ 43,973,465	3,052.78	283.61
.4	Main Contractor's Overheads and Profit	6.00%	2,638,408	183.17	17.02
Sub-Total			£ 46,611,872	3,235.94	300.63
.5	Main Contractor's Design Fees (assumed to be budget transfer)		Excluded	0.00	0.00
Sub-Total			£ 46,611,872	3,235.94	300.63
.6	Other Development/Project Costs (if required)		Excluded	0.00	0.00
Sub-Total			£ 46,611,872	3,235.94	300.63
.7	Risk Allowance Estimate				
.7.1	• Design Development Risk Estimate	1.00%	466,119	32.36	3.01
.7.2	• Construction Risk Estimate	2.00%	932,237	64.72	6.01
.7.3	• Employer Change Risk Estimate	0.00%	Excluded	0.00	0.00
.7.4	• Employer Other Risk Estimate	0.00%	Excluded	0.00	0.00
Sub-Total			£ 48,010,229	3,333.02	309.65
.8	Inflation Estimate				
.8.1	• Tender Inflation Estimate	0.00%	Excluded	0.00	0.00
.8.2	• Construction Inflation Estimate	1.50%	720,153	0.00	0.00
Total Building Works Estimate			£ 48,730,382	3,383.02	314.29
.9	Professional Fees	15.00%	Excluded	0.00	0.00
Sub-Total			£ 48,730,382	3,383.02	314.29
.10	VAT Assessment (PROVISIONAL)	20.00%	Excluded	0.00	0.00
Total Building Works Estimate including Professional Fees & VAT			£ 48,730,382	3,383.02	314.29
Total Building Works Estimate including Professional Fees & VAT (rounded)			£ 48,730,000	3,382.99	314.29
<u>Budget allowances for Blocks A, G, H & I</u>					
		GIA (ft2)		£/ft2	
	Block G (Phase 1) £280/ft2 excl ext works	9,903	£2,772,840	£280	
	Sub-total (Phases 1 & 2)	164,952	£51,502,840	£312	
	Block A, H & I (Phase 3) £210/ft2 excl external works	17,093	£3,589,530	£210	
	Total (all Phases 1-3)	182,045	£55,092,370	£303	
	7.5% VE target on Phase 2?		-£3,654,750	-£24	
	Total (all Phases 1-3) after VE	182,045	£51,437,620	£283	
<u>Comparison to Peer Review</u>					
	Peer review incl inflation excl DD risk £294/ft2		£53,441,748	£294	
	<i>Difference to all Phases 1-3 cost plan</i>		-£1,650,622		
	<i>Difference to all Phases 1-3 after VE</i>		£1,650,622		

3.01 Combined Elemental Summary

Ref	Description	Block B	£/m ²	£/ft ²	Block C	£/m ²	£/ft ²	Block D	£/m ²	£/ft ²	Block E	£/m ²	£/ft ²	Block F	£/m ²	£/ft ²	External Works	Combined	£/m ²	£/ft ²	
.1	Facilitating Works	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
.2	Substructure	868,685	261	24	212,595	426	40	444,963	233	22	624,828	211	20	1,643,778	288	27	0	3,794,850	263	24	
.3	Frame	391,837	118	11	99,834	200	19	196,290	103	10	357,316	121	11	1,100,856	193	18	0	2,146,132	149	14	
.4	Upper Floors	943,136	284	26	128,017	256	24	460,058	241	22	885,470	299	28	1,627,283	285	26	0	4,043,964	281	26	
.5	Roof	602,719	181	17	124,520	249	23	344,737	180	17	489,470	165	15	987,683	173	16	0	2,549,129	177	16	
.6	Stairs and Ramps	106,435	32	3	41,710	84	8	54,715	29	3	49,325	17	2	190,455	33	3	0	442,640	31	3	
.7	External Walls	1,024,532	308	29	272,786	546	51	634,421	332	31	826,250	279	26	1,898,951	333	31	0	4,656,940	323	30	
.8	Windows and External Doors	312,509	94	9	68,511	137	13	217,404	114	11	292,186	99	9	485,094	85	8	0	1,375,704	96	9	
.9	Internal Walls and Partitions	528,702	159	15	64,898	130	12	285,255	149	14	367,584	124	12	724,978	127	12	0	1,971,418	137	13	
.10	Internal Doors	201,925	61	6	38,950	78	7	104,825	55	5	132,950	45	4	249,100	44	4	0	727,750	51	5	
.11	Wall Finishes	270,649	81	8	39,620	79	7	161,068	84	8	187,226	63	6	364,869	64	6	0	1,023,432	71	7	
.12	Floor Finishes	226,301	68	6	36,969	74	7	133,198	70	6	185,331	63	6	358,669	63	6	0	940,468	65	6	
.13	Ceiling Finishes	254,805	77	7	47,511	95	9	141,417	74	7	231,606	78	7	540,990	95	9	0	1,216,329	84	8	
.14	Fittings, Furnishings and Equipment	578,114	174	16	78,384	157	15	323,950	169	16	327,289	111	10	765,827	134	12	0	2,073,564	144	13	
.15	Services	1,929,252	580	54	355,855	712	66	1,007,820	527	49	1,705,172	576	54	2,950,880	517	48	0	7,948,979	552	51	
.16	Pre-Fabricated Buildings and Building Units	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
.17	Works to Existing Buildings	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
.18	Externals Works	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3,762,165	3,762,165	261	24	
Building Works Estimate (rounded)		£ 8,239,600	2,479	230	1,610,160	3,224	299	4,510,122	2,358	219	6,682,003	2,251	209	13,889,414	2,433	226	3,762,165	38,673,465	2,685	249	

4.01 Block B Breakdown

Facilitating Works

Site wide facilitating works included in External Works

See External Works

To Element Summary

£ 0.00

Substructure

Piling

Excavate for piling mat & dispose of excavated material	523	m3	65.00	34,025.28
Imported material to form piling mat	523	m3	55.00	28,790.62
Dispose of piling mat	523	m3	65.00	34,025.28
Piles; 450mm dia; assume 25m length;	3,575	m	55.00	196,625.00
Reinforcement to in-situ concrete piles; assume 150kg/m3 (assumed as no information provided)	85	t	1,800.00	153,516.38
Disposal of pile arisings	569	m3	50.00	28,428.96

Foundations

Excavate for slab	301	m3	15.00	4,514.09
Dispose of arisings	301	m3	50.00	15,046.95
Sub-base; assume 150mm thick	119	m3	75.00	8,922.71
Level compact and blinding	793	m ²	6.00	4,758.78
Geotextile vapour membrane	793	m ²	2.50	1,982.83
Foundation slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	217	m3	210.00	45,557.19
Foundation slab; in-situ concrete; horizontal work; 1200mm thick; in structures; reinforced >5%	84	m3	210.00	17,640.00
Reinforcement to floor slabs; 160kg/m3	48	t	1,800.00	86,670.43
Insulation to ground floor slab; 180mm Xtratherm UK; Thin-R XT/UF under screed	793	m ²	50.00	39,656.50

Pile Caps

Excavate for pile caps	127	m3	20.00	2,546.16
Earthwork support, working space and backfill	125	m2	40.00	4,986.48
Level compact and blinding	125	m2	6.00	747.97
Dispose of arisings	127	m3	50.00	6,365.40
RC Pile Cap; PC01; 900 x 900 x 1000mm	2	m3	210.00	510.30
RC Pile Cap; PC01a; 1000 x 1000 x 1000mm	3	m3	210.00	630.00
RC Pile Cap; PC02; 900 x 2100 x 1000mm	49	m3	210.00	10,319.40
RC Pile Cap; PC02a; 900 x 2700 x 1000mm	2	m3	210.00	510.30
RC Pile Cap; PC03; 2100 x 1950 x 1000mm	45	m3	210.00	9,459.45
RC Pile Cap; PC03a; 900 x 3450 x 1000mm	6	m3	210.00	1,304.10
RC Pile Cap; PC03b; 900 x 3530 x 1000mm	3	m3	210.00	667.17
RC Pile Cap; PC04; 2100 x 2100 x 1200mm	11	m3	210.00	2,222.64
RC Pile Cap; PC05; 2100 x 2100 x 1200mm	5	m3	210.00	1,111.32
RC Pile Cap; PC06; 2100 x 3450 x 1000	0	m3	210.00	0.00

4.01 Block B Breakdown

RC Pile Cap; PC06a; 2100 x 3800 x 1000	0	m3	1,800.00	0.00
Formwork for pile caps	322	m ²	40.00	12,860.80
Reinforcement; 1-4 pile caps; 140kg/m3	17	t	1,800.00	30,748.03
Reinforcement; non-typical pilecaps; 200kg/m3	1	t	1,800.00	1,905.12
Reinforcement; core pilecaps; 175kg/m3	0	t	1,800.00	0.00
<u>Ground Beams</u>				
Excavate for ground beams	81	m3	20.00	1,625.00
Earthwork support, working space and backfill	81	m ²	40.00	3,250.00
Level compact and blinding	81	m ²	6.00	487.50
Disposal of arisings	81	m3	50.00	4,062.50
RC Ground beam; GB01; 900 x 1000mm	8	m3	210.00	1,701.00
RC Ground beam; GB02; 750 x 1000mm	68	m3	210.00	14,332.50
RC Ground beam; GB03; 750 x 1445mm	0	m3	210.00	0.00
RC Ground beam; GB04; 980 x 1000mm	5	m3	210.00	1,029.00
Formwork for ground beams	299	m ²	40.00	11,947.10
Reinforcement to ground beams; 200kg/m3	16	t	1,800.00	29,250.00

4.01 Block B Breakdown

General

General allowance for underground obstructions 15%	155	m3	45.00	6,972.50
EO non-hazardous disposal rate 15%	155	m3	45.00	6,972.50

To Element Summary

£ **868,685.23**

Frame

RC downstand; WD01; 200mm width	0	m	30.00	0.00
RC downstand; WD02; 250mm width	0	m	50.00	0.00
RC upstand; WU01; 200mm width	0	m	30.00	0.00
RC upstand; WU02; 150mm width	0	m	30.00	0.00
RC upstand; WU02; 200mm width	238	m	45.00	10,710.00
RC upstand; WU03; 250mm width	23	m	50.00	1,150.00
RC upstand; WU04; 300mm width	58	m	55.00	3,190.00
Insitu RC column; C01; 200mm width x 800mm length	77	m3	210.00	16,181.76
Insitu RC column; C01a; 350mm width x 1000mm length	0	m3	210.00	0.00
Insitu RC column; C02; 220mm width x 880mm length	1	m3	210.00	243.94
Insitu RC column; C03; 250mm width x 800mm length	5	m3	210.00	1,008.00
Insitu RC column; C04; 350mm width x 350mm length	0	m3	210.00	0.00
Insitu RC column; C05; 350mm width x 350mm length	6	m3	210.00	1,317.12
Insitu RC column; C06; 200mm width x 1500mm length	0	m	210.00	0.00
Insitu RC column; C07; 450mm width x 450mm length	0	m3	210.00	0.00
Insitu RC column; C08; 600mm width x 600mm length	0	m3	210.00	0.00
Insitu RC column; C09; 350mm width x 1500mm length	0	m3	210.00	0.00
Reinforcement to columns; 400kg/m3	36	t	1,800.00	64,288.51
RC waterproof retaining wall; RW01; 250mm width	58	m3	210.00	12,206.25
RC retaining wall; RW02; 250mm width	22	m3	210.00	4,672.50
RC waterproof retaining wall; RW03; 250mm width	0	m3	210.00	0.00
RC wall; W01; 200mm width	113	m3	210.00	23,763.60
RC waterproof wall; W02; 300mm width	0	m3	210.00	0.00
RC wall; W03; 250mm width	0	m3	210.00	0.00
RC wall; W04; 300mm width	0	m3	210.00	0.00
Reinforcement to retaining walls; 220kg/m3	43	t	1,800.00	76,639.86
RC beam; CB01; 300mm width x 275mm depth	7	m3	210.00	1,368.68

4.01 Block B Breakdown

RC beam; CB02; 300mm width x 365mm depth	0	m3	210.00	0.00
RC beam; CB03; 300mm width x 365mm depth	1	m3	210.00	252.95
RC beam; CB04; 300mm width x 325mm depth	1	m3	210.00	163.80
RC beam; CB05; 2000mm width x 800mm depth	0	m3	210.00	0.00
RC beam; CB06; 300mm width x 525mm depth	0	m3	210.00	99.23
RC beam; CB07; 300mm width x 275mm depth	0	m3	210.00	0.00
RC beam; CB08; 300mm width x 450mm depth	0	m3	210.00	0.00
RC beam; CB09; 300mm width x 325mm depth	0	m3	210.00	0.00
Reinforcement to beams; 160kg/m3	1	t	1,800.00	2,223.94
SHS 150 x 150 x 10	0	t	1,750.00	0.00
Formwork to frame	3,026	m ²	40.00	121,056.40
Masonry support	228	m	225.00	51,300.00

To Element Summary

£ **391,836.52**

Upper Floors

Floor slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
Floor slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	633	m3	210.00	132,886.43
Reinforcement to floor slabs; 160kg/m3	101	t	1,800.00	182,244.24
Formwork to edge of slabs	641	m	25.00	16,025.00
Formwork to slab soffit	2,873	m ²	48.00	137,904.96
Forming balconies; 225mm thk falling to 200thk				
RC slab; SSL varies	150	m ²	200.00	30,000.00
Balconies; bolt on (inclusive of railing)	11	nr	8,000.00	88,000.00
Forming inset balconies including soffits, drainage, decking, waterproofing	150	m2	1,500.00	225,000.00
Terraces; to ground floor incl decking	109	m ²	450.00	49,050.00
Balcony railings (terrace, juliette & inset)	193	m	425.00	82,025.00

To Element Summary

£ **943,135.63**

Roof

4.01 Block B Breakdown

Roof slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	140	m3	210.00	29,358.00
Roof slab; in-situ concrete; horizontal work; 275mm thick; in structures; reinforced >5%	90	m3	210.00	18,884.25
Roof slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
Formwork to edge of roof slab	229	m	25.00	5,725.00
Formwork to roof slab soffit	869	m ²	45.00	39,109.35
Reinforcement to roof slabs; 180kg/m3	41	t	1,800.00	74,430.90
RT01; flat roof; 3.5mm vapour barrier; 220mm PIR insulation; 16mm various underlayers and fibre protection mat;	490	m ²	375.00	183,798.75
Gravel aggregate; to maintenance paths and margins to biodiversity roofs; 20mm diameter clean washed round gravel	91	m ²	40.00	3,648.00
RT02; vapour barrier; 210mm PIR insulation; single ply membrane	0	m ²	220.00	0.00
Perimeter detail to flat roofs; including flashings, roof upstands, ventilators; assume 350mm height	148	m	180.00	26,640.00
RT03; pitched roof; 50° pitch; 12.5mm plasterboard; vapour control layer; 275mm thermal insulation between rafters, 80mm thermal insulation above rafters; 50mm battens and 25mm counter battens; slate tiles	379	m ²	260.00	98,531.36
Pitched roof to level 02; including roof void; cold roof; timber rafters and infill panel; vapour control layer, 25mm counter battens; slate tiles; to Block B	114	m ²	260.00	29,744.00
Roof parapet; 600mm width x 750mm height	112	m	160.00	17,920.00
Reinforcement to roof parapet; 160kg/m3	8	t	1,800.00	14,515.20
Access hatch; 2m x 2m	1	nr	6,000.00	6,000.00
AOV; 2.6m x 1.6m	1	nr	10,000.00	10,000.00
Ventilation Riser; approx. 1.6m x 1.4m	2	nr	3,500.00	7,000.00
Smoke shaft vent; 2m x 2m	1	nr	6,000.00	6,000.00
Lift overrun; 3.2m x 1.9m	1	item	10,000.00	10,000.00
PV panels; final layouts TBC	0	m ²		Included
Extra over for green roof system; below PV panels; to Block E only	0	m ²	100.00	0.00
Rainwater goods	793	m ²	15.00	11,896.95

4.01 Block B Breakdown

Rooflights	0	m ²	1,500.00	0.00
Mansafe system	793	m ²	12.00	9,517.56

To Element Summary £ **602,719.32**

Stairs and Ramps

Staircase; lower ground to third floor; four storeys	4	nr	8,000.00	32,000.00
Staircase; upper ground to third floor; three storeys	3	nr	8,000.00	24,000.00
Balustrading and handrails; black metal with black PVC capping; measured on plan	131	m	385.00	50,435.00

To Element Summary £ **106,435.00**

External Walls

WT_E-FR-1; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm SFS metal stud; 2nr layers 15mm plasterboard	1,439	m ²	475.00	683,620.00
WT_E-FR-1a; 369.5mm; 102.5mm Clay facing brickwork, 125mm partial fill cavity insulation; 100mm SFS infill / LGSF systems; 2nr layers 15mm plasterboard	154	m ²	460.00	70,909.00
WT_E-FR-1b; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	20	m ²	475.00	9,262.50
WT_E-FR-1c; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	500.00	0.00
WT_E-FR-1d; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	15	m ²	475.00	7,220.00
WT_E-FR-2; 394mm; 27mm metal cladding; 100mm metal stud	137	m ²	500.00	68,400.00

Core Walls (note: these are actually External Walls)

WT E-C-1; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	277	m ²	250.00	69,200.00
WT E-C-1a; 227.5mm; 102.5mm clay facing brickwork, 75mm partial fill cavity insulation	3	m ²	240.00	648.00
WT E-C-1b; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	16	m ²	250.00	3,937.50
WT E-C-1c; 252.5mm; 102.5mm clay facing brickwork	159	m ²	180.00	28,665.00

4.01 Block B Breakdown

Extra over above for feature brickwork	0	m ²	100.00	0.00
WT E-C-1e; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
Extra over above for feature brickwork	0	m ²	100.00	0.00
WT E-C-2; 225mm; 125mm metal cladding	6	m ²	180.00	990.00
WT E-C-4; 122.5mm; 100mm insulation slabs fixed to backing wall; Xtratherm	20	m ²	65.00	1,274.00
Reinforcement to core walls; 200kg/m3	0	t	0.00	0.00

Masonry Walls

Wall Type E-M-1; 352.5mm; 102.5mm clay facing brickwork; 150mm cavity; 100mm concrete facing blockwork	84	m ²	325.00	27,300.00
Wall Type E-M-1a; 327.5mm; 102.5mm clay facing brickwork; 100mm concrete facing blockwork	0	m ²	320.00	0.00
Wall Type E-M-1b; 377.5mm; 102.5mm clay facing brickwork; 145mm PIR foam boards; 100mm concrete facing blockwork; 1nr 10mm and 1nr 15mm plasterboard	0	m ²	350.00	0.00
Wall Type E-M-1d; 215mm; 102mm clay facing brickwork; 10mm cavity and 100mm concrete facing blockwork	56	m ²	370.00	20,627.50
Wall Type E-M-2; 102.5mm; 102.5mm clay facing brickwork	128	m ²	185.00	23,726.25
Rusticated brickwork	39	m ²	225.00	8,752.50

To Element Summary

£ 1,024,532.25

Windows and External Doors

ED 01; External glazed single door; 1022.5mm x 2110mm	13	m ²	850.00	11,003.12
ED 01a; External glazed single door; 1022.5mm x 2335mm	2	m ²	850.00	2,029.41
ED 02; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2110mm	12	m ²	850.00	10,563.72
ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2110mm	149	m ²	850.00	126,603.17
ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 2260mm x 2110mm	5	m ²	850.00	4,053.31
ED 02e; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2335mm	0	m ²	850.00	0.00
ED 02f; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2335mm	0	m ²	850.00	0.00

4.01 Block B Breakdown

ED 02g; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2335mm	0	m ²	850.00	0.00
ED 02h; External glazed single door with single casement opening sidelight & fixed bottom light; 1922.5mm x 2335mm	0	m ²	850.00	0.00
ED 02j; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2335mm	0	m ²	850.00	0.00
ED 02m; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2110mm	0	m ²	850.00	0.00
ED 04; External glazed single door with fixed side light; 1810mm x 2335mm	0	m ²	850.00	0.00
ED 04d; External glazed single door with fixed side light; 1472.5mm x 2475mm	0	m ²	850.00	0.00
ED 04f; Internal timber single door; 1010mm x 2100mm	0	m ²	850.00	0.00
ED 04j; External glazed single door with fixed side light; 2260mm x 2110mm	0	m ²	850.00	0.00
LD 01a; External inward opening louvred double door; 1585mm x 2110mm	3	m ²	850.00	2,842.70
LD 01b; External inward opening louvred double door; 1472.5mm x 2335mm	0	m ²	850.00	0.00
LD 01d; External outward opening louvred double door; 1697.5mm x 2335mm	0	m ²	850.00	0.00
WT 01; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2110mm	108	m ²	550.00	59,139.08
WT 01b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; sill height 0mm; 572.5mm x 2335mm	0	m ²	550.00	0.00
WT 01c; Single casement opening light window with fixed bottom light (obscured glazing); glazing specification A; ventilator rating VP3; sill height 0mm; 685mm x 2335mm	0	m ²	550.00	0.00
WT 01d; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2335mm	4	m ²	550.00	2,337.34
WT 01f; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2110mm	4	m ²	550.00	2,373.22

4.01 Block B Breakdown

WT 01g; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
WT 01h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2260mm	0	m ²	550.00	0.00
WT 02; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1200mm	0	m ²	550.00	0.00
WT 02a; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	25	m ²	550.00	13,928.92
WT 02b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1285mm	4	m ²	550.00	1,929.43
WT 02e; Single casement opening light window; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	1	m ²	550.00	718.22
WT 02f; Single casement opening light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	0	m ²	550.00	0.00
WT 02i; Single casement opening light window; sill height 2650mm; 910mm x 1350mm	0	m ²	550.00	0.00
WT 04; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2110mm	17	m ²	550.00	9,469.68
WT 04a; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1472.5mm x 2110mm	0	m ²	550.00	0.00
WT 04b; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2110mm	84	m ²	550.00	46,211.11
WT 04c; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2335mm	3	m ²	550.00	1,746.58

4.01 Block B Breakdown

WT 04d; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1697.5mm x 2335mm	0	m ²	550.00	0.00
WT 04g; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2335mm	4	m ²	550.00	2,324.49
WT 05; Single fixed light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	1	m ²	550.00	605.61
WT 05b; Single fixed light window; glazing specification A; ventilator rating V1; sill height 825mm; 910mm x 1585mm	3	m ²	550.00	1,586.59
WT 05c; Single fixed light window; glazing specification A; ventilator rating V1; sill height 310mm; 1247.5mm x 1810mm	4	m ²	550.00	2,175.02
WT 05e; Single fixed light window (obscured glazing); glazing specification A; ventilator rating VP3; 910mm x 1060mm	0	m ²	550.00	0.00
WT 05h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; 1135mm x 2110mm	0	m ²	550.00	0.00
WT 07; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2110mm	6	m ²	550.00	3,168.17
WT 07a; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
WT 07b; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2335mm	0	m ²	550.00	0.00
WT 09; Contemporary roof light; glazing specification A; ventilator rating V1; 1000mm x 1000mm	14	m ²	550.00	7,700.00
To Element Summary			£	<u><u>312,508.85</u></u>

Internal Walls and Partitions

Core and Party Walls

Wall Type I1; Apartment separation; British Gypsum Gypwall Quiet; 2x15mm plasterboard with skim finish; I stud (60 I 70); 100mm acoustic insulation, I stud (60 I 70); 2 x 15mm plasterboard with skim finish; double row studs; 280mm total width	1,260	m ²	100.00	126,040.00
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4.01 Block B Breakdown

Wall Type I2; Between plant rooms; 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 10mm plasterboard and 15mm plasterboard; 375mm total width	27	m ²	175.00	4,725.00
Wall Type I2a; to ground floor apartment 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 350mm total width	27	m ²	165.00	4,455.00
Wall Type I2b; 100mm concrete facing blockwork; 175mm partial fill cavity insulation; 100mm concrete facing blockwork; 10mm plasterboard and 15mm wall lining system (adhesive) plasterboard; skim coat plaster finish; 400mm total width	66	m ²	210.00	13,860.00
Wall Type I3; 140mm concrete facing blockwork	0	m ²	110.00	0.00
Wall Type I3a; 2nr 100mm concrete facing blockwork with 15mm gap; 215mm total width	54	m ²	120.00	6,480.00
Wall Type I4; to risers; British Gypsum Shaftwall; Gypframe I stud (60 I 70) with Gyproc CoreBoard; 19mm between studs; Gypframe G102 retaining channel; 2 x 12.5mm plasterboard and skim finish to non-shaft side	105	m ²	90.00	9,414.00
Wall Type I5; to ventilation riser; British Gypsum Shaftwall; Gypframe TI stud (147 TI 90) with Gyproc CoreBoard 19mm between studs (shaft side) secured by Gypframe G102 retaining channel; 2nr layers of insulation within shaftwall; 1 x 25mm, 1 x 100mm, 2 x 12.5mm Gyproc plasterboards fixed to shaftwall stud to non-shaft side with 93mm Gyproc ThermalLine PIR bonded to outer face (non-shaft side)	78	m ²	135.00	10,584.00
<u>Internal Partitions</u>				
WT P1; to communal corridor; British Gypsum Gypframe single frame classic - 1x layer plasterboard with skim finish, C stud (70 S 50), 1x layer 15mm plasterboard with skim finish (Gypsum SoundBloc F) to each side; 100mm thick	71	m ²	90.00	6,426.00

4.01 Block B Breakdown

WT P2; 95mm thick; apartment partition; British Gypsum Gypframe single frame classic; single row C studs (70S50); 25mm isover acoustic partition wall within cavity; 1x layer 12.5mm British Gypsum SoundBlock plasterboard fixed to each side	1,919	m ²	100.00	191,860.00
WT P3; boxing in bathroom services; GypLiner independent (IWL), gypframe 48 I 50; 50mm glass mineral wool insulation; 2x layers of 12.5mm Gyproc SoundBlock; 75mm thick	586	m ²	90.00	52,740.00
WT P3a; GypLiner independent (IWL), gypframe 48 I 50; 2x layers of 12.5mm Gyproc SoundBlock; 25mm glass mineral wool insulation; 75mm thick	0	m ²	60.00	0.00
WT P4; to columns; GypLiner independent (IWL), gypframe 60 I 50; 1x layer of 15mm Gyproc SoundBlock; skim coat plaster; 75mm thick	219	m ²	70.00	15,358.00
<u>Linings</u>				
WT L1; to columns; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	1,145	m ²	60.00	68,724.00
WT L1a; to core wall; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	160	m ²	60.00	9,576.00
WT L2; to columns; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 250mm thick	24	m ²	90.00	2,160.00
WT L2a; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; adhesive wall lining system; 275mm thick	0	m ²	95.00	0.00
WT L3; to retaining wall; Xtratherm Safe-R-SR/TB 112.5mm composite comprising 100mm Xtratherm phenolic insulation core with glass tissue facing bonded to 12.5mm tapered edge plasterboard; 210mm thick	105	m ²	60.00	6,300.00
To Element Summary			£	<u>528,702.00</u>
Internal Doors				
ID 01; Internal timber apartment entrance door; FD30S; 29dB Rw; 1010mm x 2100mm	41	nr	1,250.00	51,250.00

4.01 Block B Breakdown

ID 01a; Internal timber single door; 1010mm x 2100mm	10	nr	550.00	5,500.00
ID 01b; Internal timber fire rated single door with vision panel; FD30S; 1010mm x 2100mm	23	nr	850.00	19,550.00
ID 01c; Internal timber fire rated single door with vision panel; 1010mm x 2100mm	0	nr	850.00	0.00
ID 02; Internal timber single door; 910mm x 2100mm	87	nr	550.00	47,850.00
ID 02a; Internal timber single door; FD30; 910mm x 2100mm	1	nr	850.00	850.00
ID 03; Internal timber single door; 810mm x 2100mm	10	nr	550.00	5,500.00
ID 03a; Internal timber single door; FD30; 810mm x 2100mm	0	nr	600.00	0.00
ID 04a; Internal timber double door; FD30; 1110mm x 2100mm	12	nr	850.00	10,200.00
ID 05; Internal timber double door; 1340mm x 2100mm	45	nr	875.00	39,375.00
ID 05a; Internal timber double door; FD30; 1340mm x 2100mm	20	nr	900.00	18,000.00
ID 06; Internal timber leaf & half double door with vision panel; FD30; 1340 x 2100mm	3	nr	1,000.00	3,000.00
ID 06a; Internal timber leaf & half double door; FD30S; 1340 x 2100mm	1	nr	850.00	850.00
Architraves; MDF square edge; gloss paint finish 1 under, 2 coats	1,221	m		Included
To Element Summary			£	<u>201,925.00</u>

4.01 Block B Breakdown

Wall Finishes

Paint finish; 2 coats matt white Dulux trade;	13,152	m ²	6.00	78,909.30
Moisture resistant paint finish; 2 coats skim and 2 coats matt white Dulux trade; plasterboard included elsewhere	600	m ²	6.50	3,898.05
MDF square edge skirtings with gloss paint; 1 under, 2 coats	4,398	m	30.00	131,934.00
Tiling; to bathrooms	600	m ²	60.00	35,982.00
Splashback; to kitchens	118	m ²	60.00	7,101.00
Lobby feature wall	171	m ²	75.00	12,825.00

To Element Summary

£ **270,649.35**

Floor Finishes

FT1; 75mm sand/cement screed, 180mm thermal insulation on RC slab; to engineer's details	3,324	m ²	28.00	93,080.40
FT2; 26mm Proctor Dynamic Deck on RC slab; to engineer's details	0	m ²	100.00	0.00
Amtico spacia laid straight; to hallways, living, kitchen, dining	1,363	m ²	47.00	64,061.00
Tiling; to bathrooms and ensuites; 44.3 x 44.3cm; Porcelanosa	200	m ²	60.00	12,000.00
Stainfree Aristocrat 50oz; Abingdon; to bedrooms, stairs and landings; and store Corridors; Abingdon contrast tweed and heather	1,099	m ²	32.00	35,177.60
Tiling to ground floor communal entrance lobbies; Baltimore White 60.2 x 60.2 Porcelanosa	52	m ²	80.00	4,160.00
Assume vinyl; to concierge office; Block C Entrance mat; recessed with aluminium matwell frame to be built up level with tile to achieve a flush finish; Gradus or similar; Boulevard 7000	0	m ²	40.00	0.00
Exposed concrete finish; to communal store / plant / refuse / car park	174	m ²	5.00	870.00
		PS		3,000.00

To Element Summary

£ **226,301.00**

Ceiling Finishes

CT01; 12.5mm plasterboard, 71mm suspended metal framing system	2,836	m ²	50.00	141,815.00
CT02; acoustic ceiling boards; spec TBC; to communal areas; assume suspended ceiling	488	m ²	55.00	26,840.00
CT03; 6mm magnesium oxide board; 200mm thermal insulation installed against RC structural elements	97	m ²	60.00	5,806.05

4.01 Block B Breakdown

CT03a; 6mm magnesium oxide board; 140mm thermal insulation installed against RC structural elements	1,204	m ²	50.00	60,198.00
CT04; aluminium soffit boards; specification TBC		m ²	80.00	0.00
Emulsion paint; all ceilings excluding wet rooms; 1 mist, 2 coats; matt white Dulux trade	3,124	m ²	6.00	18,745.80
Vinyl emulsion paint; to wet rooms; 1 mist, 2 coats; matt white Dulux trade	200	m ²	7.00	1,400.00
To Element Summary			£	<u>254,804.85</u>

Fittings, Furnishings & Equipment

Kitchen

including soft close cabinets, under unit LED strip lighting, silestone worktop including drainer grooves, upstand - 100mm and full height behind hob, Norrie 62414009 brushed steel sink tap	43	nr	7,000.00	301,000.00
Sink; undermounted 1.5 bowl, Caple 58682406	43	nr		Included
Induction hob; 600mm; Bosch Series 4 PUE611B1B	43	nr		Included
Extractor hood; 600mm; Elica SLEEK-60-SS-52 canopy cooker hood - stainless steel	43	nr		Included
Oven; single; Bosch Serie2 HHF113BR0B built in electric single oven - brushed steel	43	nr		Included
Fridge freezer; Zanussi ZNLN18FS1; 70/30 split; integrated	43	nr		Included
Dishwasher; Zanussi ZNLN18FS1; 600mm integrated	43	nr		Included

Sanitary Fittings

Bathroom

Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	43	nr	180.00	7,740.00
Concealed cistern; Roca A8901210AO; Duplo WC L AG	43	nr	120.00	5,160.00
Push plate; Roca PL1 dual chrome A890095001	43	nr	25.00	1,075.00
Basin; Roca Gap; A3270YG000	43	nr	150.00	6,450.00
Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	43	nr	80.00	3,440.00

4.01 Block B Breakdown

Bath tub; Roca Gap; Z024717000; including removable Montrose bath panel, Roca bath filler ZD50010008; Shower rail A5B1407C00; Mixer A5A0C09C00; Roman bath screen; Haven8 inward folding; 1500 x 910mm 8mm thick	43	nr	800.00	34,400.00
Shelf; Montrose vinyl wrapped worktop	1	PS	19,350.00	19,350.00
<i>En suite</i>				
Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	10	nr	180.00	1,800.00
Concealed cistern; Roca A8901210AO; Duplo WC L AG	10	nr	120.00	1,200.00
Push plate; Roca PL1 dual chrome A890095001	10	nr	25.00	250.00
Basin; Roca Gap; A3270YG000	10	nr	150.00	1,500.00
Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	10	nr	80.00	800.00
Shower; including shower rail and shower tray	10	nr	1,300.00	13,000.00
Shelf; Montrose vinyl wrapped worktop	1	PS	4,500.00	4,500.00
<u>Other</u>				
Washerdryer; Zanussi ZWD76NB4PW 7kg/4kg freestanding; to store	43	nr	500.00	21,500.00
Wardrobe; assume 2m width; to main bedroom	86	m	1,500.00	129,000.00
Store cupboard shelving	44	nr	250.00	11,000.00
<u>Communal equipment:</u>				
Bins				Excluded
Cycle store; bike racks	40	nr	100.00	4,000.00
Communal multi postbox frame; one system per block; COM2 steel door mailbox system including bespoke parcel locker within bank	43	nr	100.00	4,300.00
Statutory signage	3,324	m2	2.00	6,648.60

To Element Summary

£ **578,113.60**

Services

Mechanical Installations

Disposal Installation

Above ground drainage	3,324	m ²	10.00	33,240.00
Rainwater drainage	3,324	m ²	9.00	29,916.00
Apartment drainage	43	nr	600.00	25,800.00

4.01 Block B Breakdown

Water Installation

Dry Riser	5	Floors	2,000.00	10,000.00
Cat 5 Booster tank	1	Item	7,500.00	7,500.00
Domestic cold water & sprinkler storage tank - 9500L	1	Item	15,000.00	15,000.00
Cold water booster set	1	Item	10,000.00	10,000.00
Electronic water conditioner	1	Item	6,500.00	6,500.00
Installation of pipework and valves within plantroom	1	Item	35,000.00	35,000.00
Incoming leak detection system	1	Item	2,500.00	2,500.00
BCWS pipework	618	m	100.00	61,800.00
Cat 5 pipework	12	m	100.00	1,200.00
Plantroom pipework and valves	1	Item	20,000.00	20,000.00
Trace heating allowance	1	Item	2,500.00	2,500.00
Pipework insulation	630	m	18.00	11,340.00
Sprinklers to Apartments	43	nr	2,500.00	107,500.00
Apartment water installation	43	Item	2,500.00	107,500.00
Dimplex Edel Hot Water Cylinder	43	nr	3,000.00	129,000.00
Expansion vessel	43	nr	500.00	21,500.00

Space Heating

Electric panel heaters	11	nr	400.00	4,400.00
Apartment - Electric towel rails	43	nr	345.00	14,835.00
Apartment - Electric panel heaters	43	nr	1,000.00	43,000.00

Ventilation

Ductwork	73	m ²	95.00	6,968.25
Ductwork insulation	81	m ²	40.00	3,240.00
Supply fan	1	nr	597.47	597.47
Extract fan	1	nr	775.42	775.42
Apartment MVHR's	43	nr	3,000.00	129,000.00
Apartment kitchen extract hood	43	nr	550.00	23,650.00
Apartment ductwork allowance	43	nr	2,000.00	86,000.00

To Element Summary

950,262.14

Electrical Installation

LV

630A 30 Way Distribution Board	1	Item	25,000.00	25,000.00
630A 24 Way Distribution Board	1	Item	25,000.00	25,000.00
6 Way TPN Panelboard	1	Item	3,000.00	3,000.00
Landlord LV distribution	3,324	m ²	10.00	33,240.00
3 Core Cable	973	m	10.00	9,730.00
4 Core Cable	98	m	12.00	1,176.00

4.01 Block B Breakdown

Containment Distribution

150x100 Lighting & power trunking	201	m	45.00	9,045.00
150x100 LV ladder	201	m	20.00	4,020.00
150x50 ELV cable tray	201	m	25.00	5,025.00
150x50 Data cable tray	201	m	25.00	5,025.00

Small Power & Data

Cleaners Socket	29	nr	150.00	4,350.00
Data Outlet	13	nr	100.00	1,300.00
Unswitched FCU	46	nr	170.00	7,820.00
20A TP&N Isolator	1	nr	1,500.00	1,500.00
Mechanical power supplies	3,324	m ²	12.00	39,888.00
Earthing & bonding	3,324	m ²	2.00	6,648.00

Apartment small power & data allowance	43	nr	3,500.00	150,500.00
Arc fault detection on consumer unit	43	nr	500.00	21,500.00

Lighting Installation

Lighting Reference - 1G	5	nr	60.00	300.00
Lighting Reference - E1	13	nr	40.25	523.25
Lighting Reference - E2	29	nr	40.25	1,167.25
Lighting Reference - EX2	5	nr	74.75	373.75
Lighting Reference - Exit	21	nr	51.75	1,086.75
Lighting Reference - F1/E	14	nr	97.75	1,368.50
Lighting Reference - G1	105	nr	40.25	4,226.25
Lighting Reference - G1/E	12	nr	97.75	1,173.00
Lighting Reference - K1	20	nr	45.89	917.70
Lighting Reference - K1/E	7	nr	85.68	599.73
Lighting Reference - L1	5	nr	45.89	229.43
Lighting Installation and cabling	236	nr	100.00	23,600.00
LCM	854	m ²	15.00	12,810.00
External Lighting			incl in External Works	

Apartment lighting allowance	43	nr	2,000.00	86,000.00
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Lifts & Conveyor Installations

Lift 00-04	1	Item	85,000.00	85,000.00
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Fire & Lightning Protection

Fire Alarm Interface	15	nr	500.00	7,500.00
Fire Alarm Panel	1	nr	1,000.00	1,000.00
Heat Detector	2	nr	300.00	600.00
Presence Detector	38	nr	275.00	10,450.00
Smoke Detector	46	nr	300.00	13,800.00
Multi-functional detector	2	nr	350.00	700.00
Manual call point	3	nr	275.00	825.00
Smoke Shaft	5	Floors	2,500.00	12,500.00
Automatic Opening Vent	5	Floors	1,250.00	6,250.00
Lightning Protection	3,324	m ²	2.00	6,648.00
Aspirating system to top of lift shaft	1	nr	2,500.00	2,500.00

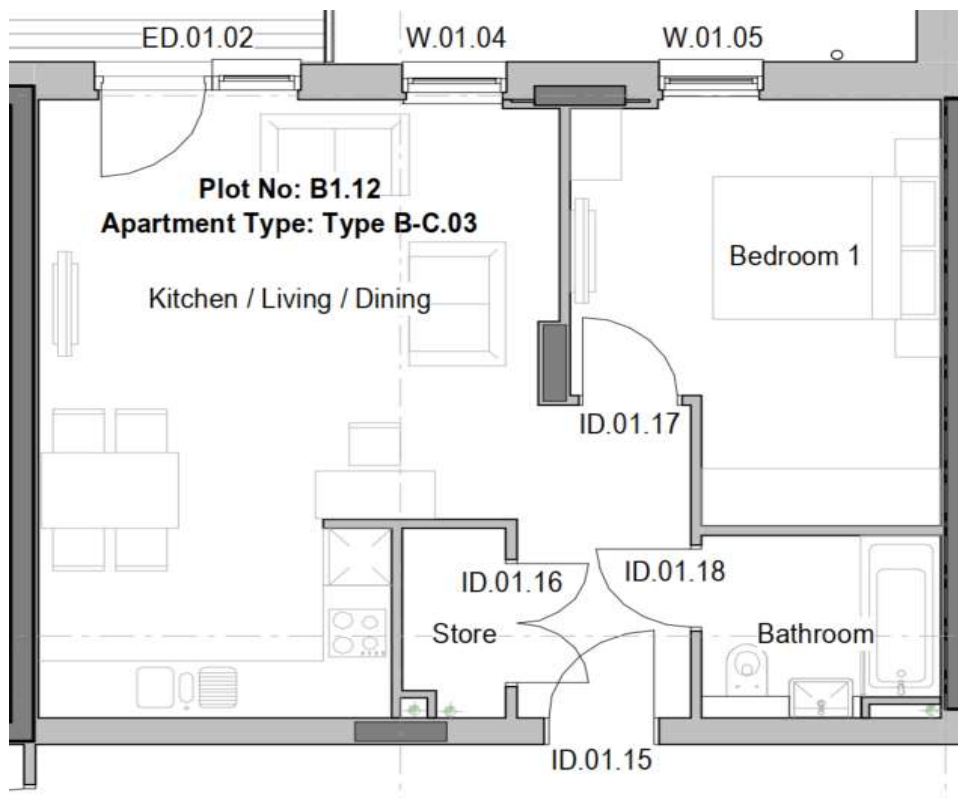
4.01 Block B Breakdown

Apartment Fire Protection	43	nr	600.00	25,800.00
<u>Communication, Security & Control Systems</u>				
CCTV Camera	6	nr	1,300.00	7,800.00
Door access point	4	nr	2,000.00	8,000.00
No allowance made for access control to apartments.				0.00
Video entry unit	43	nr	750.00	32,250.00
Intruder Alarm Panel	1	Item	1,000.00	1,000.00
Telecommunication distribution within apartment	43	nr	500.00	21,500.00
Apartment controls	43	nr	500.00	21,500.00
<u>Special Installations</u>				
Surge Suppression	3,324	m ²	1.00	3,324.00
Testing & Commissioning	1	%		17,100.00
Preliminaries	10	%		170,700.00
BWIC	2	%		34,100.00
To Element Summary				<u>978,989.60</u>

4.02 Block B Elemental Summary

Ref	Description	Total	£/m ²	£/ft ²
.1	Facilitating Works	0.00	0.00	0.00
.2	Substructure	868,685.23	261.31	24.28
.3	Frame	391,836.52	117.87	10.95
.4	Upper Floors	943,135.63	283.71	26.36
.5	Roof	602,719.32	181.31	16.84
.6	Stairs and Ramps	106,435.00	32.02	2.97
.7	External Walls	1,024,532.25	308.19	28.63
.8	Windows and External Doors	312,508.85	94.01	8.73
.9	Internal Walls and Partitions	528,702.00	159.04	14.78
.10	Internal Doors	201,925.00	60.74	5.64
.11	Wall Finishes	270,649.35	81.42	7.56
.12	Floor Finishes	226,301.00	68.07	6.32
.13	Ceiling Finishes	254,804.85	76.65	7.12
.14	Fittings, Furnishings and Equipment	578,113.60	173.91	16.16
.15	Services	1,929,251.74	580.35	53.92
.16	Pre-Fabricated Buildings and Building Units	0.00	0.00	0.00
.17	Works to Existing Buildings	0.00	0.00	0.00
.18	Externals Works	0.00	0.00	0.00
Building Works Estimate (rounded)		£ 8,239,600	2,479	230

Typical apartment layout:



5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
Facilitating Works					
Site wide facilitating works included in External Works					See External Works
To Element Summary				£	0.00
Substructure					
<u>Piling</u>					
	Excavate for piling mat & dispose of excavated material	121	m3	65.00	7,860.14
	Imported material to form piling mat	121	m3	55.00	6,650.89
	Dispose of piling mat	121	m3	65.00	7,860.14
	Piles; 450mm dia; assume 25m length;	925	m	55.00	50,875.00
	Reinforcement to in-situ concrete piles; assume 150kg/m3 (assumed as no information provided)	22	t	1,800.00	39,721.02
	Disposal of pile arisings	147	m3	50.00	7,355.74
<u>Foundations</u>					
	Excavate for slab	89	m3	15.00	1,337.49
	Dispose of arisings	89	m3	50.00	4,458.30
	Sub-base; assume 150mm thick	27	m3	75.00	2,061.23
	Level compact and blinding	183	m ²	6.00	1,099.32
	Geotextile vapour membrane	183	m ²	2.50	458.05
	Foundation slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	44	m3	210.00	9,148.86
	Foundation slab; in-situ concrete; horizontal work; 1200mm thick; in structures; reinforced >5%	46	m3	210.00	9,576.00
	Reinforcement to floor slabs; 160kg/m3	14	t	1,800.00	25,679.81
	Insulation to ground floor slab; 180mm Xtratherm UK; Thin-R XT/UF under screed	183	m ²	50.00	9,161.00
					0.00
<u>Pile Caps</u>					
	Excavate for pile caps	25	m3	20.00	491.79
	Earthwork support, working space and backfill	24	m2	40.00	948.30
	Level compact and blinding	24	m2	6.00	142.25
	Dispose of arisings	25	m3	50.00	1,229.48
	RC Pile Cap; PC01; 900 x 900 x 1000mm	1	m3	210.00	170.10
	RC Pile Cap; PC01a; 1000 x 1000 x 1000mm	3	m3	210.00	630.00
	RC Pile Cap; PC02; 750 x 2100 x 1000mm	6	m3	210.00	1,323.00
	RC Pile Cap; PC02a; 1000 x 2100 x 1000mm	4	m3	210.00	882.00
	RC Pile Cap; PC02b; 750 x 2850 x 1000mm	2	m3	210.00	448.88
	RC Pile Cap; PC03a; 750 x 3800 x 1000mm	3	m3	210.00	598.50
	RC Pile Cap; PC03b; 900 x 3530 x 1000mm	0	m3	210.00	0.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	RC Pile Cap; PC04; 2100 x 2100 x 1200mm	5	m3	210.00	1,111.32
	RC Pile Cap; PC05; 2100 x 2100 x 1200mm	0	m3	210.00	0.00
	RC Pile Cap; PC06; 2100 x 3450 x 1000	0	m3	210.00	0.00
	RC Pile Cap; PC06a; 2100 x 3800 x 1000	0	m3	1,800.00	0.00
	Formwork for pile caps	77	m ²	40.00	3,087.20
	Reinforcement; 1-4 pile caps; 140kg/m3	3	t	1,800.00	6,196.55
	Reinforcement; non-typical pilecaps; 200kg/m3	0	t	1,800.00	0.00
	Reinforcement; core pilecaps; 175kg/m3	0	t	1,800.00	0.00
	<u>Ground Beams</u>				
	Excavate for ground beams	11	m3	20.00	210.00
	Earthwork support, working space and backfill	11	m ²	40.00	420.00
	Level compact and blinding	11	m ²	6.00	63.00
	Disposal of arisings	11	m3	50.00	525.00
	RC Ground beam; GB01; 500 x 1000mm	4	m3	210.00	735.00
	RC Ground beam; GB02; 1000 x 1000mm	7	m3	210.00	1,470.00
	RC Ground beam; GB03; 750 x 1445mm	0	m3	210.00	0.00
	RC Ground beam; GB04; 980 x 1000mm	0	m3	210.00	0.00
	Formwork for ground beams	38	m ²	40.00	1,520.00
	Reinforcement to ground beams; 200kg/m3	2	t	1,800.00	3,780.00
	<u>General</u>				
	General allowance for underground obstructions 15%	37	m3	45.00	1,654.97
	EO non-hazardous disposal rate 15%	37	m3	45.00	1,654.97
	To Element Summary			£	<u><u>212,595.28</u></u>
	Frame				
	RC downstand; WD01; 200mm width	17	m	30.00	510.00
	RC downstand; WD02; 250mm width	0	m	50.00	0.00
	RC upstand; WU01; 200mm width	0	m	30.00	0.00
	RC upstand; WU02; 150mm width	0	m	30.00	0.00
	RC upstand; WU02; 200mm width	75	m	45.00	3,375.00
	RC upstand; WU03; 250mm width	0	m	50.00	0.00
	RC upstand; WU04; 300mm width	0	m	55.00	0.00
	Insitu RC column; C01; 200mm width x 800mm length	0	m3	210.00	0.00
	Insitu RC column; C01a; 350mm width x 1000mm length	0	m3	210.00	0.00
	Insitu RC column; C02; 200mm width x 800mm length	15	m3	210.00	3,124.80
	Insitu RC column; C03; 300mm diameter	1	m3	210.00	142.50
	Insitu RC column; C04; 350mm width x 350mm length	0.4	m3	210.00	92.61
	Insitu RC column; C05; 200mm width x 2100mm length	3	m3	210.00	582.12

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Insitu RC column; C06; 200mm width x 1500mm length	0	m	210.00	0.00
	Insitu RC column; C07; 450mm width x 450mm length	0	m3	210.00	0.00
	Insitu RC column; C08; 600mm width x 600mm length	0	m3	210.00	0.00
	Insitu RC column; C09; 350mm width x 1500mm length	0	m3	210.00	0.00
	Reinforcement to columns; 400kg/m3	8	t	1,800.00	13,515.54
	RC waterproof retaining wall; RW01; 250mm width	3	m3	210.00	577.50
	RC retaining wall; RW02; 250mm width	0	m3	210.00	0.00
	RC waterproof retaining wall; RW03; 250mm width	0	m3	210.00	0.00
	RC wall; W01; 200mm width	43	m3	210.00	9,122.40
	RC waterproof wall; W02; 300mm width	0	m3	210.00	0.00
	RC wall; W03; 250mm width	0	m3	210.00	0.00
	RC wall; W04; 300mm width	4	m3	210.00	831.60
	Reinforcement to retaining walls; 220kg/m3	11	t	1,800.00	19,859.40
	RC beam; CB01; 300mm width x 275mm depth	0.8	m3	210.00	173.25
	RC beam; CB02; 300mm width x 365mm depth	0.0	m3	210.00	0.00
	RC beam; CB03; 200mm width x 750mm depth	0.3	m3	210.00	63.00
	RC beam; CB04; 300mm width x 325mm depth	0.8	m3	210.00	163.80
	RC beam; CB05; 2000mm width x 800mm depth	0.0	m3	210.00	0.00
	RC beam; CB06; 300mm width x 525mm depth	0.5	m3	210.00	99.23
	RC beam; CB07; 300mm width x 275mm depth	0.0	m3	210.00	0.00
	RC beam; CB08; 300mm width x 450mm depth	0.0	m3	210.00	0.00
	RC beam; CB09; 300mm width x 325mm depth	0.0	m3	210.00	0.00
	Reinforcement to beams; 160kg/m3	0.4	t	1,800.00	684.72
	SHS 150 x 150 x 10	1	t	1,750.00	1,448.16
	Formwork to frame	749	m ²	40.00	29,943.20
	Masonry support	69	m	225.00	15,525.00
To Element Summary				£	<u><u>99,833.83</u></u>
Upper Floors					
	Floor slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	55	m3	210.00	11,542.86
	Floor slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	79	m3	210.00	16,602.60
	Reinforcement to floor slabs; 160kg/m3	21	t	1,800.00	38,599.49

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Formwork to edge of slabs	204	m	25.00	5,100.00
	Formwork to slab soffit	316	m ²	48.00	15,179.52
	Balcony; 275mm thk falling to 250thk RC slab; SSL varies including drainage	8	m ²	200.00	1,600.00
	Balconies; bolt on (inclusive of railing)	2	nr	8,000.00	16,000.00
	Forming inset balconies including soffits, drainage, decking, waterproofing	8	m ²	1,500.00	12,600.00
	Terraces; to ground floor incl decking	5	m ²	450.00	2,250.00
	Balcony railings (terrace, juliette & inset)	20	m	425.00	8,542.50
To Element Summary				£	<u>128,016.97</u>

Roof

	Roof slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m ³	210.00	0.00
	Roof slab; in-situ concrete; horizontal work; 275mm thick; in structures; reinforced >5%	49	m ³	210.00	10,292.21
	Roof slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	1	m ³	210.00	262.50
	Formwork to edge of roof slab	68	m	25.00	1,700.00
	Formwork to roof slab soffit	179	m ²	45.00	8,073.00
	Reinforcement to roof slabs; 180kg/m ³	9	t	1,800.00	16,284.40
	RT01; flat roof; 3.5mm vapour barrier; 220mm PIR insulation; 16mm various underlayers and fibre protection mat;	0	m ²	375.00	0.00
	Gravel aggregate; to maintenance paths and margins to biodiversity roofs; 20mm diameter clean washed round gravel	10	m ²	40.00	384.00
	RT02; vapour barrier; 210mm PIR insulation; single ply membrane	68	m ²	220.00	14,960.00
	Perimeter detail to flat roofs; including flashings, roof upstands, ventilators; assume 350mm height	32	m	180.00	5,760.00
	RT03; pitched roof; 40° pitch; 12.5mm plasterboard; vapour control layer; 275mm thermal insulation between rafters, 80mm thermal insulation above rafters; 50mm battens and 25mm counter battens; slate tiles; measured on plan	179	m ²	260.00	46,644.00
	Pitched roof to level 02; including roof void; cold roof; timber rafters and infill panel; vapour control layer, 25mm counter battens; slate tiles; to Block B	0	m ²	260.00	0.00
	Roof parapet; 600mm width x 750mm height	18	m	160.00	2,880.00
	Reinforcement to roof parapet; 160kg/m ³	1	t	1,800.00	2,332.80

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Access hatch; 2m x 2m	0	nr	6,000.00	0.00
	AOV; 2.6m x 1.6m	0	nr	10,000.00	0.00
	Ventilation Riser; approx. 1.6m x 1.4m	0	nr	3,500.00	0.00
	Smoke shaft vent; 2m x 2m	0	nr	6,000.00	0.00
	Lift overrun; 2.6m x 2.7m	1	item	10,000.00	10,000.00
	PV panels; final layouts TBC	0	m ²	0.00	0.00
	Extra over for green roof system; below PV panels; to Block E only	0	m ²	100.00	0.00
	Rainwater goods	183	m ²	15.00	2,748.30
	Rooflights	0	m ²	1,500.00	0.00
	Mansafe system	183	m ²	12.00	2,198.64

To Element Summary

£ **124,519.85**

Stairs and Ramps

Staircase; ground to second floor; two storeys

2 nr 8,000.00 16,000.00

Staircase; ground to first floor; one storey

1 nr 8,000.00 8,000.00

Balustrading and handrails; black metal with black PVC capping; measured on plan

46 m 385.00 17,710.00

To Element Summary

£ **41,710.00**

External Walls

WT_E-FR-1; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm SFS metal stud; 2nr layers 15mm plasterboard

387 m² 475.00 183,706.25

WT_E-FR-1a; 369.5mm; 102.5mm Clay facing brickwork, 125mm partial fill cavity insulation; 100mm SFS infill / LGSF systems; 2nr layers 15mm plasterboard

52 m² 460.00 23,736.00

WT_E-FR-1b; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard

19 m² 475.00 9,120.00

WT_E-FR-1c; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard

79 m² 500.00 39,600.00

WT_E-FR-1d; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard

0 m² 475.00 0.00

WT_E-FR-2; 394mm; 27mm metal cladding; 100mm metal stud

0 m² 500.00 0.00

Core Walls (note: these are actually External Walls)

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT E-C-1; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	28	m ²	250.00	7,050.00
	WT E-C-1a; 227.5mm; 102.5mm clay facing brickwork, 75mm partial fill cavity insulation	38	m ²	240.00	9,216.00
	WT E-C-1b; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	0	m ²	250.00	0.00
	WT E-C-1c; 252.5mm; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00
	WT E-C-1e; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00
	WT E-C-4; 122.5mm; 100mm insulation slabs fixed to backing wall; Xtratherm	0	m ²	65.00	0.00
	WT E-C-2; 225mm; 125mm metal cladding	6	m ²	65.00	357.50
	Reinforcement to core walls; 200kg/m ³	0	t	0.00	0.00
Masonry Walls					
	Wall Type E-M-1; 352.5mm; 102.5mm clay facing brickwork; 150mm cavity; 100mm concrete facing blockwork	0	m ²	325.00	0.00
	Wall Type E-M-1a; 327.5mm; 102.5mm clay facing brickwork; 100mm concrete facing blockwork	0	m ²	320.00	0.00
	Wall Type E-M-1b; 377.5mm; 102.5mm clay facing brickwork; 145mm PIR foam boards; 100mm concrete facing blockwork; 1nr 10mm and 1nr 15mm plasterboard	0	m ²	350.00	0.00
	Wall Type E-M-1d; 215mm; 102mm clay facing brickwork; 10mm cavity and 100mm concrete facing blockwork	0	m ²	370.00	0.00
	Wall Type E-M-2; 102.5mm; 102.5mm clay facing brickwork	0	m ²	185.00	0.00
	Rusticated brickwork	0	m ²	225.00	0.00
To Element Summary				£	<u>272,785.75</u>
Windows and External Doors					
	ED 01; External glazed single door; 1022.5mm x 2110mm	0	m ²	850.00	0.00
	ED 01a; External glazed single door; 1022.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2110mm	0	m ²	850.00	0.00
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2110mm	46	m ²	850.00	38,954.82
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 2260mm x 2110mm	0	m ²	850.00	0.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	ED 02e; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02f; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02g; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2335mm	0	m ²	850.00	0.00
	ED 02h; External glazed single door with single casement opening sidelight & fixed bottom light; 1922.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02j; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2335mm	0	m ²	850.00	0.00
	ED 02m; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2110mm	0	m ²	850.00	0.00
	ED 04; External glazed single door with fixed side light; 1810mm x 2335mm	0	m ²	850.00	0.00
	ED 04d; External glazed single door with fixed side light; 1472.5mm x 2475mm	0	m ²	850.00	0.00
	ED 04f; Internal timber single door; 1010mm x 2100mm	2	m ²	850.00	1,802.85
	ED 04j; External glazed single door with fixed side light; 2260mm x 2110mm	5	m ²	850.00	4,053.31
	LD 01a; External inward opening louvred double door; 1585mm x 2110mm	0	m ²	850.00	0.00
	LD 01b; External inward opening louvred double door; 1472.5mm x 2335mm	0	m ²	850.00	0.00
	LD 01d; External outward opening louvred double door; 1697.5mm x 2335mm	0	m ²	850.00	0.00
	WT 01; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2110mm	29	m ²	550.00	15,840.83
	WT 01b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; sill height 0mm; 572.5mm x 2335mm	0	m ²	550.00	0.00
	WT 01c; Single casement opening light window with fixed bottom light (obscured glazing); glazing specification A; ventilator rating VP3; sill height 0mm; 685mm x 2335mm	0	m ²	550.00	0.00
	WT 01d; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2335mm	0	m ²	550.00	0.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 01f; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2110mm	0	m ²	550.00	0.00
	WT 01g; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
	WT 01h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2260mm	0	m ²	550.00	0.00
	WT 02; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1200mm	0	m ²	550.00	0.00
	WT 02a; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	3	m ²	550.00	1,816.82
	WT 02b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1285mm	0	m ²	550.00	0.00
	WT 02e; Single casement opening light window; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	0	m ²	550.00	0.00
	WT 02f; Single casement opening light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	0	m ²	550.00	0.00
	WT 02i; Single casement opening light window; sill height 26500mm; 910mm x 1350mm	0	m ²	550.00	0.00
	WT 04; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2110mm	0	m ²	550.00	0.00
	WT 04a; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1472.5mm x 2110mm	0	m ²	550.00	0.00
	WT 04b; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2110mm	0	m ²	550.00	0.00
	WT 04c; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2335mm	0	m ²	550.00	0.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 04d; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1697.5mm x 2335mm	0	m ²	550.00	0.00
	WT 04g; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2335mm	0	m ²	550.00	0.00
	WT 05; Single fixed light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	3	m ²	550.00	1,816.82
	WT 05b; Single fixed light window; glazing specification A; ventilator rating V1; sill height 825mm; 910mm x 1585mm	0	m ²	550.00	0.00
	WT 05c; Single fixed light window; glazing specification A; ventilator rating V1; sill height 310mm; 1247.5mm x 1810mm	0	m ²	550.00	0.00
	WT 05e; Single fixed light window (obscured glazing); glazing specification A; ventilator rating VP3; 910mm x 1060mm	3	m ²	550.00	1,591.59
	WT 05h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; 1135mm x 2110mm	5	m ²	550.00	2,634.34
	WT 07; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2110mm	0	m ²	550.00	0.00
	WT 07a; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
	WT 07b; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2335mm	0	m ²	550.00	0.00
	WT 09; Contemporary roof light; glazing specification A; ventilator rating V1; 1000mm x 1000mm	0	m ²	550.00	0.00
To Element Summary				£	68,511.36

Internal Walls and Partitions

Core and Party Walls

Wall Type I1; Apartment separation; British Gypsum Gypwall Quiet; 2x15mm plasterboard with skim finish; I stud (60 I 70); 100mm acoustic insulation, I stud (60 I 70); 2 x 15mm plasterboard with skim finish; double row studs; 280mm total width	67	m ²	100.00	6,720.00
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5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Wall Type I2; Between plant rooms; 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 10mm plasterboard and 15mm plasterboard; 375mm total width	0	m ²	175.00	0.00
	Wall Type I2a; to ground floor apartment 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 350mm total width	0	m ²	165.00	0.00
	Wall Type I2b; 100mm concrete facing blockwork; 175mm partial fill cavity insulation; 100mm concrete facing blockwork; 10mm plasterboard and 15mm wall lining system (adhesive) plasterboard; skim coat plaster finish; 400mm total width	0	m ²	210.00	0.00
	Wall Type I3; 140mm concrete facing blockwork	0	m ²	110.00	0.00
	Wall Type I3a; 2nr 100mm concrete facing blockwork with 15mm gap; 215mm total width	0	m ²	120.00	0.00
	Wall Type I4; to risers; British Gypsum Shaftwall; Gypframe I stud (60 I 70) with Gyproc CoreBoard; 19mm between studs; Gypframe G102 retaining channel; 2 x 12.5mm plasterboard and skim finish to non-shaft side	25	m ²	90.00	2,268.00
	Wall Type I5; to ventilation riser; British Gypsum Shaftwall; Gypframe TI stud (147 TI 90) with Gyproc CoreBoard 19mm between studs (shaft side) secured by Gypframe G102 retaining channel; 2nr layers of insulation within shaftwall; 1 x 25mm, 1 x 100mm, 2 x 12.5mm Gyproc plasterboards fixed to shaftwall stud to non-shaft side with 93mm Gyproc ThermaLine PIR bonded to outer face (non-shaft side)	0	m ²	135.00	0.00
	<u>Internal Partitions</u>				0.00
	WT P1; to communal corridor; British Gypsum Gypframe single frame classic - 1x layer plasterboard with skim finish, C stud (70 S 50), 1x layer 15mm plasterboard with skim finish (Gypsum SoundBloc F) to each side; 100mm thick	3	m ²	90.00	302.40

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT P2; 95mm thick; apartment partition; British Gypsum Gypframe single frame classic; single row C studs (70S50); 25mm isover acoustic partition wall within cavity; 1x layer 12.5mm British Gypsum SoundBlock plasterboard fixed to each side	291	m ²	100.00	29,120.00
	WT P3; boxing in bathroom services; GypLiner independent (IWL), gypframe 48 I 50; 50mm glass mineral wool insulation; 2x layers of 12.5mm Gyproc SoundBlock; 75mm thick	28	m ²	90.00	2,520.00
	WT P3a; GypLiner independent (IWL), gypframe 48 I 50; 2x layers of 12.5mm Gyproc SoundBlock; 25mm glass mineral wool insulation; 75mm thick	17	m ²	60.00	1,008.00
	WT P4; to columns; GypLiner independent (IWL), gypframe 60 I 50; 1x layer of 15mm Gyproc SoundBlock; skim coat plaster; 75mm thick	45	m ²	70.00	3,136.00
	<u>Linings</u>				0.00
	WT L1; to columns; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	266	m ²	60.00	15,960.00
	WT L1a; to core wall; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	64	m ²	60.00	3,864.00
	WT L2; to columns; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 250mm thick	0	m ²	90.00	0.00
	WT L2a; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; adhesive wall lining system; 275mm thick	0	m ²	95.00	0.00
	WT L3; to retaining wall; Xtratherm Safe-R-SR/TB 112.5mm composite comprising 100mm Xtratherm phenolic insulation core with glass tissue facing bonded to 12.5mm tapered edge plasterboard; 210mm thick	0	m ²	60.00	0.00
	To Element Summary			£	<u><u>64,898.40</u></u>
	Internal Doors				
	ID 01; Internal timber apartment entrance door; FD30S; 29dB Rw; 1010mm x 2100mm	6	nr	1,250.00	7,500.00
	ID 01a; Internal timber single door; 1010mm x 2100mm	3	nr	550.00	1,650.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	ID 01b; Internal timber fire rated single door with vision panel; FD30S; 1010mm x 2100mm	3	nr	850.00	2,550.00
	ID 01c; Internal timber fire rated single door with vision panel; 1010mm x 2100mm	4	nr	850.00	3,400.00
	ID 02; Internal timber single door; 910mm x 2100mm	12	nr	550.00	6,600.00
	ID 02a; Internal timber single door; FD30; 910mm x 2100mm	3	nr	850.00	2,550.00
	ID 03; Internal timber single door; 810mm x 2100mm	0	nr	550.00	0.00
	ID 03a; Internal timber single door; FD30; 810mm x 2100mm	1	nr	600.00	600.00
	ID 04a; Internal timber double door; FD30; 1110mm x 2100mm	3	nr	850.00	2,550.00
	ID 05; Internal timber double door; 1340mm x 2100mm	6	nr	875.00	5,250.00
	ID 05a; Internal timber double door; FD30; 1340mm x 2100mm	7	nr	900.00	6,300.00
	ID 06; Internal timber leaf & half double door with vision panel; FD30; 1340 x 2100mm	0	nr	1,000.00	0.00
	ID 06a; Internal timber leaf & half double door; FD30S; 1340 x 2100mm	0	nr	850.00	0.00
	Architraves; MDF square edge; gloss paint finish 1 under, 2 coats	188	m	0.00	Included
To Element Summary				£	<u><u>38,950.00</u></u>

Wall Finishes

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Paint finish; 2 coats matt white Dulux trade;	2,256	m ²	6.00	13,537.92
	Moisture resistant paint finish; 2 coats skim and 2 coats matt white Dulux trade; plasterboard included elsewhere	81	m ²	6.50	527.80
	MDF square edge skirtings with gloss paint; 1 under, 2 coats	662	m	30.00	19,872.00
	Tiling; to bathrooms	81	m ²	60.00	4,872.00
	Splashback; to kitchens	14	m ²	60.00	810.00
	Lobby feature wall; none shown	0	m ²	75.00	0.00
To Element Summary				£	<u><u>39,619.72</u></u>

Floor Finishes

	FT1; 75mm sand/cement screed, 180mm thermal insulation on RC slab; to engineer's details	499	m ²	28.00	13,984.88
	FT2; 26mm Proctor Dynamic Deck on RC slab; to engineer's details	0	m ²	100.00	0.00
	Amtico spacia laid straight; to hallways, living, kitchen, dining	191	m ²	47.00	8,977.00
	Tiling; to bathrooms and ensuites; 44.3 x 44.3cm; Porcelanosa	28	m ²	60.00	1,680.00
	Stainfree Aristocrat 50oz; Abingdon; to bedrooms, stairs and landings; and store Corridors; Abingdon contrast tweed and heather	166	m ²	32.00	5,326.72
		70	m ²	32.00	2,240.00
	Tiling to ground floor communal entrance lobbies; Baltimore White 60.2 x 60.2 Porcelanosa	0	m ²	80.00	0.00
	Assume vinyl; to concierge office	44	m ²	40.00	1,760.00
	Entrance mat; recessed with aluminium matwell frame to be built up level with tile to achieve a flush finish; Gradus or similar; Boulevard 7000		PS	3,000.00	3,000.00
	Exposed concrete finish; to communal store / plant / refuse / car park	0	m ²	5.00	0.00
To Element Summary				£	<u><u>36,968.60</u></u>

Ceiling Finishes

	CT01; 12.5mm plasterboard, 71mm suspended metal framing system	429	m ²	50.00	21,473.00
	CT02; acoustic ceiling boards; spec TBC; to communal areas; assume suspended ceiling	70	m ²	55.00	3,850.00
	CT03; 6mm magnesium oxide board; 200mm thermal insulation installed against RC structural elements	24	m ²	60.00	1,422.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	CT03a; 6mm magnesium oxide board; 140mm thermal insulation installed against RC structural elements	355	m ²	50.00	17,741.50
	CT04; aluminium soffit boards; specification TBC	0	m ²	80.00	0.00
	Emulsion paint; all ceilings excluding wet rooms; 1 mist, 2 coats; matt white Dulux trade	471	m ²	6.00	2,828.76
	Vinyl emulsion paint; to wet rooms; 1 mist, 2 coats; matt white Dulux trade	28	m ²	7.00	196.00
To Element Summary				£	<u><u>47,511.26</u></u>

Fittings, Furnishings & Equipment

Kitchen

Magnet integrated kitchens; Luna range, including soft close cabinets, under unit LED strip lighting, silestone worktop including drainer grooves, upstand - 100mm and full height behind hob, Norrie 62414009 brushed steel sink tap	6	nr	7,000.00	42,000.00
Sink; undermounted 1.5 bowl, Caple 58682406				Included
Induction hob; 600mm; Bosch Series 4 PUE611B1B				Included
Extractor hood; 600mm; Elica SLEEK-60-SS-52 canopy cooker hood - stainless steel				Included
Oven; single; Bosch Serie2 HHF113BR0B built in electric single oven - brushed steel				Included
Fridge freezer; Zanussi ZNLN18FS1; 70/30 split; integrated				Included
Dishwasher; Zanussi ZNLN18FS1; 600mm integrated				Included

Sanitary Fittings

Bathroom

Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	6	nr	180.00	1,080.00
Concealed cistern; Roca A8901210AO; Duplo WC L AG	6	nr	120.00	720.00
Push plate; Roca PL1 dual chrome A890095001	6	nr	25.00	150.00
Basin; Roca Gap; A3270YG000	6	nr	150.00	900.00
Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	6	nr	80.00	480.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Bath tub; Roca Gap; Z024717000; including removable Montrose bath panel, Roca bath filler ZD50010008; Shower rail A5B1407C00; Mixer A5A0C09C00; Roman bath screen; Haven8 inward folding; 1500 x 910mm 8mm thick	6	nr	800.00	4,800.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	4,500.00	4,500.00
	<i>Concierge office</i>				
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	1	nr	180.00	180.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	1	nr	120.00	120.00
	Push plate; Roca PL1 dual chrome A890095001	1	nr	25.00	25.00
	Basin; Roca Gap; A3270YG000	1	nr	150.00	150.00
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	1	nr	80.00	80.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	2,700.00	2,700.00
	<u>Other</u>				
	Washerdryer; Zanussi ZWD76NB4PW 7kg/4kg freestanding; to store	0	nr	500.00	0.00
	Wardrobe; assume 2m width; to main bedroom	12	m	1,500.00	18,000.00
	Store cupboard shelving	6	nr	250.00	1,500.00
	<u>Communal equipment:</u>				
	Bins				Excluded
	Cycle store; bike racks	0	nr	100.00	0.00
	Communal multi postbox frame; one system per block; COM2 steel door mailbox system including bespoke parcel locker within bank	0	nr	100.00	0.00
	Statutory signage	499	m2	2.00	998.92
	To Element Summary			£	78,383.92
	Services				
	Mechanical Installation				
	<u>Disposal Installation</u>				
	Above ground drainage	499	m ²	10.00	4,990.00
	Rainwater drainage	499	m ²	9.00	4,491.00
	Apartment drainage	6	nr	600.00	3,600.00
	<u>Water Installation</u>				
	Dry Riser	3	Floors	2,000.00	6,000.00
	BCWS Pipework	66	m	100.00	6,600.00

5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Trace heating allowance	1	Item	1,000.00	1,000.00
	Pipework insulation	66	m	18.00	1,188.00
	Sprinklers to Apartments	6	nr	2,500.00	15,000.00
	Apartment water installation	6	Item	2,500.00	15,000.00
	Dimplex Edel Hot Water Cylinder	6	nr	3,000.00	18,000.00
	Expansion vessel	6	nr	500.00	3,000.00
	<u>Space Heating</u>				
	Electric panel heaters	3	nr	400.00	1,200.00
	Apartment - Electric towel rails	6	nr	345.00	2,070.00
	Apartment - Electric panel heaters	6	nr	1,000.00	6,000.00
	<u>Ventilation</u>				
	Apartment MVHR's	6	nr	3,000.00	18,000.00
	Apartment kitchen extract hood	6	nr	550.00	3,300.00
	Apartment ductwork allowance	6	nr	2,000.00	12,000.00
To Element Summary					121,439.00

Electrical Installation

LV

	400A 15 Way Distribution Board	1	Item	6,000.00	6,000.00
	6 Way TPN Panelboard	1	Item	3,000.00	3,000.00
	Landlord LV distribution	499	m ²	10.00	4,990.00
	3 Core Cable	126	m	10.00	1,260.00
	4 Core Cable	30	m	12.00	360.00

Containment Distribution

	150x100 Lighting & power trunking	40	m	45.00	1,800.00
	150x50 LV ladder	40	m	20.00	800.00
	100x50 ELV cable basket	40	m	20.00	800.00
	100x50 Data cable tray	40	m	25.00	1,000.00

Small Power & Data

	Cleaners Socket	9	nr	150.00	1,350.00
	Double switched socket	8	nr	200.00	1,600.00
	Data Outlet	6	nr	100.00	600.00
	Double data outlet	3	nr	200.00	600.00
	Unswitched FCU	31	nr	170.00	5,270.00
	Mechanical power supplies	499	m ²	12.00	5,988.00
	Earthing & bonding	499	m ²	2.00	998.00

	Apartment small power & data allowance	6	nr	3,000.00	18,000.00
	Arc fault detection on consumer unit	6	nr	500.00	3,000.00

Lighting Installation

	Lighting Reference - G1	14	nr	40.25	563.50
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5.01 Block C Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Lighting Reference - G1/E	2	nr	97.75	195.50
	Lighting Reference - P1	2	nr	80.00	160.00
	Lighting Reference - P1 EM	4	nr	80.00	320.00
	Lighting Reference - E1	11	nr	40.25	442.75
	Lighting Reference - Exit	6	nr	51.75	310.50
	Lighting Reference - F1/E	6	nr	97.75	586.50
	Lighting Reference - EX2	4	nr	74.75	299.00
	Lighting Reference - Q	1	nr	80.00	80.00
	Lighting Installation and cabling	50	Item	100.00	5,000.00
	LCM	158	m ²	15.00	2,370.00
	External Lighting			incl in External Works	
	Apartment lighting allowance	6	nr	2,000.00	12,000.00
	<u>Lifts & Conveyor Installations</u>				
	Lift 00-02	1	Item	75,000.00	75,000.00
	<u>Fire & Lightning Protection</u>				
	Fire Alarm Interface	7	nr	500.00	3,500.00
	Fire Alarm Panel	1	nr	1,000.00	1,000.00
	Heat Detector	1	nr	300.00	300.00
	Presence Detector	11	nr	275.00	3,025.00
	Smoke Detector	9	nr	300.00	2,700.00
	Smoke detector with sounder/ beacon	2	nr	325.00	650.00
	Lightning Protection	499	m ²	2.00	998.00
	Automatic Opening Vent	1	Floors	2,500.00	2,500.00
	Apartment Fire Protection	6	nr	600.00	3,600.00
	<u>Communication, Security & Control Systems</u>				
	CCTV Camera	1	nr	1,300.00	1,300.00
	Door access point	6	nr	1,200.00	7,200.00
	No allowance made for access control to apartments.				
	Video entry unit	6	nr	750.00	4,500.00
	Intruder Alarm Panel	1	Item	1,000.00	1,000.00
	Telecommunication distribution within apartment	6	nr	500.00	3,000.00
	Apartment controls	6	nr	500.00	3,000.00
	<u>Special Installations</u>				
	Surge Suppression	499	m ²	1.00	499.00
	Testing & Commissioning	1	%		3,100.00
	Preliminaries	10	%		31,500.00
	BWIC	2	%		6,300.00
To Element Summary					<u>234,415.75</u>

5.02 Block C Elemental Summary

Ref	Description	Total	£/m ²	£/ft ²
.1	Facilitating Works	0.00	0.00	0.00
.2	Substructure	212,595.28	425.65	39.54
.3	Frame	99,833.83	199.88	18.57
.4	Upper Floors	128,016.97	256.31	23.81
.5	Roof	124,519.85	249.31	23.16
.6	Stairs and Ramps	41,710.00	83.51	7.76
.7	External Walls	272,785.75	546.16	50.74
.8	Windows and External Doors	68,511.36	137.17	12.74
.9	Internal Walls and Partitions	64,898.40	129.94	12.07
.10	Internal Doors	38,950.00	77.98	7.24
.11	Wall Finishes	39,619.72	79.33	7.37
.12	Floor Finishes	36,968.60	74.02	6.88
.13	Ceiling Finishes	47,511.26	95.13	8.84
.14	Fittings, Furnishings and Equipment	78,383.92	156.94	14.58
.15	Services	355,854.75	712.48	66.19
.16	Pre-Fabricated Buildings and Building Units	0.00	0.00	0.00
.17	Works to Existing Buildings	0.00	0.00	0.00
.18	Externals Works	0.00	0.00	0.00
Building Works Estimate (rounded)		£ 1,610,160	3,224	299

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
Facilitating Works					
	Site wide facilitating works included in External Works				See External Works
To Element Summary					£ 0.00
Substructure					
<u>Piling</u>					
	Excavate for piling mat & dispose of excavated material	316	m3	65.00	20,513.92
	Imported material to form piling mat	316	m3	55.00	17,357.93
	Dispose of piling mat	316	m3	65.00	20,513.92
	Piles; 450mm dia; assume 25m length;	1,900	m	55.00	104,500.00
	Reinforcement to in-situ concrete piles; assume 150kg/m3 (assumed as no information provided)	45	t	1,800.00	81,589.12
	Disposal of pile arisings	302	m3	50.00	15,109.10
<u>Foundations</u>					
	Excavate for slab	143	m3	15.00	2,151.81
	Dispose of arisings	143	m3	50.00	7,172.70
	Sub-base; assume 150mm thick	72	m3	75.00	5,379.53
	Level compact and blinding	478	m ²	6.00	2,869.08
	Geotextile vapour membrane	478	m ²	2.50	1,195.45
	Foundation slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	143	m3	210.00	30,125.34
	Foundation slab; in-situ concrete; horizontal work; 1200mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Reinforcement to floor slabs; 160kg/m3	23	t	1,800.00	41,314.75
	Insulation to ground floor slab; 180mm Xtratherm UK; Thin-R XT/UF under screed	478	m ²	50.00	23,909.00
<u>Pile Caps</u>					
	Excavate for pile caps	80	m3	20.00	1,605.10
	Earthwork support, working space and backfill	80	m2	40.00	3,210.20
	Level compact and blinding	80	m2	6.00	481.53
	Dispose of arisings	80	m3	50.00	4,012.75
	RC Pile Cap; PC01; 900 x 900 x 1000mm	4	m3	210.00	850.50
	RC Pile Cap; PC01a; 1000 x 1000 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC02; 900 x 2100 x 1000mm	32	m3	210.00	6,747.30
	RC Pile Cap; PC02a; 900 x 2750 x 1000mm	2	m3	210.00	519.75
	RC Pile Cap; PC03; 2100 x 1950 x 1000mm	33	m3	210.00	6,879.60
	RC Pile Cap; PC03a; 900 x 3450 x 1000mm	0	m3	210.00	0.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	RC Pile Cap; PC03b; 900 x 3530 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC04; 3400 x 2600 x 1000mm	9	m3	210.00	1,856.40
	RC Pile Cap; PC04; 3400 x 2600 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC06; 2100 x 3450 x 1000	0	m3	210.00	0.00
	RC Pile Cap; PC06a; 2100 x 3800 x 1000	0	m3	1,800.00	0.00
	Formwork for pile caps	204	m ²	40.00	8,164.00
	Reinforcement; 1-4 pile caps; 140kg/m3	11	t	1,800.00	20,224.26
	Reinforcement; non-typical pilecaps; 200kg/m3	0	t	1,800.00	0.00
	Reinforcement; core pilecaps; 175kg/m3	0	t	1,800.00	0.00
	<u>Ground Beams</u>				
	Excavate for ground beams	11	m3	20.00	225.00
	Earthwork support, working space and backfill	11	m2	40.00	450.00
	Level compact and blinding	11	m2	6.00	67.50
	Disposal of arisings	11	m3	50.00	562.50
	RC Ground beam; GB01; 750 x 1000mm	11	m3	210.00	2,362.50
	RC Ground beam; GB02; 750 x 1000mm	0	m3	210.00	0.00
	RC Ground beam; GB03; 750 x 1445mm	0	m3	210.00	0.00
	RC Ground beam; GB04; 980 x 1000mm	0	m3	210.00	0.00
	Formwork for ground beams	39	m ²	40.00	1,560.00
	Reinforcement to ground beams; 200kg/m3	2	t	1,800.00	4,050.00
	<u>General</u>				
	General allowance for underground obstructions 15%	83	m3	45.00	3,716.27
	EO non-hazardous disposal rate 15%	83	m3	45.00	3,716.27
To Element Summary				£	<u><u>444,963.08</u></u>
	Frame				
	RC downstand; WD01; 300mm width	78	m	30.00	2,340.00
	RC downstand; WD02; 250mm width	0	m	50.00	0.00
	RC upstand; WU01; 200mm width	227	m	30.00	6,810.00
	RC upstand; WU02; 150mm width	0	m	30.00	0.00
	RC upstand; WU02; 200mm width	10	m	45.00	450.00
	RC upstand; WU03; 250mm width	0	m	50.00	0.00
	RC upstand; WU04; 300mm width	0	m	55.00	0.00
	Insitu RC column; C01; 200mm width x 800mm length	41	m3	210.00	8,709.12
	Insitu RC column; C01a; 350mm width x 1000mm length	0	m3	210.00	0.00
	Insitu RC column; C02; 350mm width x 350mm length	7	m3	210.00	1,389.15
	Insitu RC column; C03; 250mm width x 800mm length	0	m3	210.00	0.00
	Insitu RC column; C04; 350mm width x 350mm length	0	m3	210.00	0.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Insitu RC column; C05; 350mm width x 350mm length	0	m3	210.00	0.00
	Insitu RC column; C06; 200mm width x 1500mm length	1	m	210.00	210.00
	Insitu RC column; C07; 450mm width x 450mm length	2	m3	210.00	420.00
	Insitu RC column; C08; 600mm width x 600mm length	3	m3	210.00	630.00
	Insitu RC column; C09; 350mm width x 1500mm length	4	m3	210.00	840.00
	Reinforcement to columns; 400kg/m3	23	t	1,800.00	41,822.64
	RC waterproof retaining wall; RW01; 250mm width	66	m3	210.00	13,781.25
	RC retaining wall; RW02; 250mm width	0	m3	210.00	0.00
	RC waterproof retaining wall; RW03; 250mm width	0	m3	210.00	0.00
	RC wall; W01; 200mm width	10	m3	210.00	2,150.40
	RC waterproof wall; W02; 300mm width	0	m3	210.00	0.00
	RC wall; W03; 250mm width	0	m3	210.00	0.00
	RC wall; W04; 300mm width	0	m3	210.00	0.00
	Reinforcement to retaining walls; 220kg/m3	17	t	1,800.00	30,042.54
	RC beam; CB01; 300mm width x 275mm depth	0	m3	210.00	0.00
	RC beam; CB02; 300mm width x 365mm depth	0	m3	210.00	0.00
	RC beam; CB03; 300mm width x 365mm depth	0	m3	210.00	0.00
	RC beam; CB04; 300mm width x 325mm depth	0	m3	210.00	0.00
	RC beam; CB05; 2000mm width x 800mm depth	1	m3	210.00	210.00
	RC beam; CB06; 300mm width x 525mm depth	0	m3	210.00	0.00
	RC beam; CB07; 300mm width x 275mm depth	4	m3	210.00	817.29
	RC beam; CB08; 300mm width x 450mm depth	0	m3	210.00	46.20
	RC beam; CB09; 300mm width x 325mm depth	1	m3	210.00	226.00
	Reinforcement to beams; 160kg/m3	5	t	1,800.00	9,059.84
	SHS 150 x 150 x 10	0	t	1,750.00	0.00
	Formwork to frame	1,267	m ²	40.00	50,686.00
	Masonry Support	114	m	225.00	25,650.00

To Element Summary

£ 196,290.43

Upper Floors

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Floor slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Floor slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	359	m3	210.00	75,313.35
	Reinforcement to floor slabs; 160kg/m3	57	t	1,800.00	103,286.88
	Formwork to edge of slabs	446	m	25.00	11,150.00
	Formwork to slab soffit	1,435	m ²	48.00	68,857.92
	Forming balconies; 225mm thk falling to 200thk RC slab; SSL varies	37	m ²	200.00	7,400.00
	Balconies; bolt on (inclusive of railing)	9	nr	8,000.00	72,000.00
	Forming inset balconies including soffits, drainage, decking, waterproofing	37	m2	1,500.00	55,950.00
	Terraces; to ground floor incl decking	77	m ²	450.00	34,650.00
	Balcony railings (terrace, juliette & inset)	74	m	425.00	31,450.00
To Element Summary				£	<u>460,058.15</u>

Roof

	Roof slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Roof slab; in-situ concrete; horizontal work; 275mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Roof slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	120	m3	210.00	25,104.45
	Reinforcement to roof slabs; 180kg/m3	22	t	1,800.00	38,732.58
	Formwork to edge of roof slab	106	m	25.00	2,650.00
	Formwork to roof slab soffit	564	m ²	45.00	25,380.00
	RT01; flat roof; 3.5mm vapour barrier; 220mm PIR insulation; 16mm various underlayers and fibre protection mat;	333	m ²	375.00	124,875.00
	Gravel aggregate; to maintenance paths and margins to biodiversity roofs; 20mm diameter clean washed round gravel	55	m ²	40.00	2,184.00
	RT02; vapour barrier; 210mm PIR insulation; single ply membrane	0	m ²	220.00	0.00
	Perimeter detail to flat roofs; including flashings, roof upstands, ventilators; assume 350mm height	123	m	180.00	22,140.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	RT03; pitched roof; 50° pitch; 12.5mm plasterboard; vapour control layer; 275mm thermal insulation between rafters, 80mm thermal insulation above rafters; 50mm battens and 25mm counter battens; slate tiles	231	m ²	260.00	60,060.00
	Pitched roof to level 02; including roof void; cold roof; timber rafters and infill panel; vapour control layer, 25mm counter battens; slate tiles; to Block B	0	m ²	260.00	0.00
	Roof parapet; 600mm width x 750mm height	70	m	160.00	11,200.00
	Reinforcement to roof parapet; 160kg/m ³	0	t	1,800.00	0.00
	Access hatch; 2m x 2m	1	nr	6,000.00	6,000.00
	AOV; 2.6m x 1.6m	0	nr	10,000.00	0.00
	Ventilation Riser; approx. 1.6m x 1.4m	0	nr	3,500.00	0.00
	Smoke shaft vent; 2m x 2m	1	nr	3,500.00	3,500.00
	Lift overrun; 2.4m x 3.2m	1	item	10,000.00	10,000.00
	PV panels; final layouts TBC	0	m ²	0.00	0.00
	Extra over for green roof system; below PV panels; to Block E only	0	m ²	100.00	0.00
	Rainwater goods	478	m ²	15.00	7,172.70
	Rooflights	0	m ²	1,500.00	0.00
	Mansafe system	478	m ²	12.00	5,738.16
To Element Summary				£	<u><u>344,736.89</u></u>
Stairs and Ramps					
	Staircase; ground to third floor; three storeys	4	nr	8,000.00	32,000.00
	Balustrading and handrails; black metal with black PVC capping; measured on plan	59	m	385.00	22,715.00
To Element Summary				£	<u><u>54,715.00</u></u>
External Walls					
	WT_E-FR-1; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm SFS metal stud; 2nr layers 15mm plasterboard	1,145	m ²	475.00	543,756.25
	WT_E-FR-1a; 369.5mm; 102.5mm Clay facing brickwork, 125mm partial fill cavity insulation; 100mm SFS infill / LGSF systems; 2nr layers 15mm plasterboard	79	m ²	460.00	36,455.00
	WT_E-FR-1b; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT_E-FR-1c; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	500.00	0.00
	WT_E-FR-1d; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00
	WT_E-FR-2; 394mm; 27mm metal cladding; 100mm metal stud	0	m ²	500.00	0.00
	<u>Core Walls (note: these are actually External Walls)</u>				
	WT E-C-1; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	21	m ²	250.00	5,312.50
	WT E-C-1a; 227.5mm; 102.5mm clay facing brickwork, 75mm partial fill cavity insulation	19	m ²	240.00	4,500.00
	WT E-C-1b; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	16	m ²	250.00	3,937.50
	WT E-C-1c; 252.5mm; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00
	WT E-C-1e; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00
	WT E-C-2; 225mm; 125mm metal cladding	0	m ²	180.00	0.00
	WT E-C-4; 122.5mm; 100mm insulation slabs fixed to backing wall; Xtratherm	0	m ²	65.00	0.00
	Reinforcement to core walls; 200kg/m3	0	t	0.00	0.00
	<u>Masonry Walls</u>				
	Wall Type E-M-1; 352.5mm; 102.5mm clay facing brickwork; 150mm cavity; 100mm concrete facing blockwork	36	m ²	325.00	11,618.75
	Wall Type E-M-1a; 327.5mm; 102.5mm clay facing brickwork; 100mm concrete facing blockwork	13	m ²		0.00
	Wall Type E-M-1b; 377.5mm; 102.5mm clay facing brickwork; 145mm PIR foam boards; 100mm concrete facing blockwork; 1nr 10mm and 1nr 15mm plasterboard	6	m ²		0.00
	Wall Type E-M-1d; 215mm; 102mm clay facing brickwork; 10mm cavity and 100mm concrete facing blockwork	0	m ²	370.00	0.00
	Wall Type E-M-2; 102.5mm; 102.5mm clay facing brickwork	74	m ²	185.00	13,597.50
	Rusticated brickwork	68	m ²	225.00	15,243.75

To Element Summary

£ 634,421.25

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
Windows and External Doors					
	ED 01; External glazed single door; 1022.5mm x 2110mm	15	m ²	850.00	12,836.98
	ED 01a; External glazed single door; 1022.5mm x 2335mm	10	m ²	850.00	8,117.63
	ED 02; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2110mm	0	m ²	850.00	0.00
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2110mm	0	m ²	850.00	0.00
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 2260mm x 2110mm	0	m ²	850.00	0.00
	ED 02e; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02f; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2335mm	16	m ²	850.00	13,476.45
	ED 02g; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2335mm	0	m ²	850.00	0.00
	ED 02h; External glazed single door with single casement opening sidelight & fixed bottom light; 1922.5mm x 2335mm	36	m ²	850.00	30,525.46
	ED 02j; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2335mm	5	m ²	850.00	4,038.97
	ED 02m; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2110mm	26	m ²	850.00	21,898.64
	ED 04; External glazed single door with fixed side light; 1810mm x 2335mm	4	m ²	850.00	3,592.40
	ED 04d; External glazed single door with fixed side light; 1472.5mm x 2475mm	0	m ²	850.00	0.00
	ED 04f; Internal timber single door; 1010mm x 2100mm	0	m ²	850.00	0.00
	ED 04j; External glazed single door with fixed side light; 2260mm x 2110mm	0	m ²	850.00	0.00
	LD 01a; External inward opening louvred double door; 1585mm x 2110mm	0	m ²	850.00	0.00
	LD 01b; External inward opening louvred double door; 1472.5mm x 2335mm	0	m ²	850.00	0.00
	LD 01d; External outward opening louvred double door; 1697.5mm x 2335mm	4	m ²	850.00	3,369.11

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 01; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2110mm	0	m ²	550.00	0.00
	WT 01b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; sill height 0mm; 572.5mm x 2335mm	7	m ²	550.00	3,676.17
	WT 01c; Single casement opening light window with fixed bottom light (obscured glazing); glazing specification A; ventilator rating VP3; sill height 0mm; 685mm x 2335mm	6	m ²	550.00	3,518.85
	WT 01d; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2335mm	104	m ²	550.00	57,264.71
	WT 01f; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2110mm	0	m ²	550.00	0.00
	WT 01g; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
	WT 01h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2260mm	0	m ²	550.00	0.00
	WT 02; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1200mm	0	m ²	550.00	0.00
	WT 02a; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 02b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1285mm	0	m ²	550.00	0.00
	WT 02e; Single casement opening light window; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	42	m ²	550.00	22,982.96
	WT 02f; Single casement opening light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	5	m ²	550.00	2,872.87

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 02i; Single casement opening light window; sill height 2650mm; 910mm x 1350mm	0	m ²	550.00	0.00
	WT 04; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2110mm	0	m ²	550.00	0.00
	WT 04a; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1472.5mm x 2110mm	0	m ²	550.00	0.00
	WT 04b; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2110mm	0	m ²	550.00	0.00
	WT 04c; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2335mm	25	m ²	550.00	13,972.64
	WT 04d; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1697.5mm x 2335mm	28	m ²	550.00	15,260.10
	WT 04g; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2335mm	0	m ²	550.00	0.00
	WT 05; Single fixed light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 05b; Single fixed light window; glazing specification A; ventilator rating V1; sill height 825mm; 910mm x 1585mm	0	m ²	550.00	0.00
	WT 05c; Single fixed light window; glazing specification A; ventilator rating V1; sill height 310mm; 1247.5mm x 1810mm	0	m ²	550.00	0.00
	WT 05e; Single fixed light window (obscured glazing); glazing specification A; ventilator rating VP3; 910mm x 1060mm	0	m ²	550.00	0.00
	WT 05h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; 1135mm x 2110mm	0	m ²	550.00	0.00
	WT 07; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2110mm	0	m ²	550.00	0.00
	WT 07a; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 07b; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2335mm	0	m ²	550.00	0.00
	WT 09; Contemporary roof light; glazing specification A; ventilator rating V1; 1000mm x 1000mm	0	m ²	550.00	0.00
To Element Summary				£	<u>217,403.91</u>
Internal Walls and Partitions					
<u>Core and Party Walls</u>					
	Wall Type I1; Apartment separation; British Gypsum Gypwall Quiet; 2x15mm plasterboard with skim finish; I stud (60 I 70); 100mm acoustic insulation, I stud (60 I 70); 2 x 15mm plasterboard with skim finish; double row studs; 280mm total width	616	m ²	100.00	61,560.00
	Wall Type I2; Between plant rooms; 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 10mm plasterboard and 15mm plasterboard; 375mm total width	24	m ²	175.00	4,252.50
	Wall Type I2a; to ground floor apartment 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 350mm total width	19	m ²	165.00	3,118.50
	Wall Type I2b; 100mm concrete facing blockwork; 175mm partial fill cavity insulation; 100mm concrete facing blockwork; 10mm plasterboard and 15mm wall lining system (adhesive) plasterboard; skim coat plaster finish; 400mm total width	49	m ²	210.00	10,206.00
	Wall Type I3; 140mm concrete facing blockwork	19	m ²	110.00	2,079.00
	Wall Type I3a; 2nr 100mm concrete facing blockwork with 15mm gap; 215mm total width	0	m ²	120.00	0.00
	Wall Type I4; to risers; British Gypsum Shaftwall; Gypframe I stud (60 I 70) with Gyproc CoreBoard; 19mm between studs; Gypframe G102 retaining channel; 2 x 12.5mm plasterboard and skim finish to non-shaft side	81	m ²	90.00	7,290.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Wall Type I5; to ventilation riser; British Gypsum Shaftwall; Gypframe TI stud (147 TI 90) with Gyproc CoreBoard 19mm between studs (shaft side) secured by Gypframe G102 retaining channel; 2nr layers of insulation within shaftwall; 1 x 25mm, 1 x 100mm, 2 x 12.5mm Gyproc plasterboards fixed to shaftwall stud to non-shaft side with 93mm Gyproc ThermalLine PIR bonded to outer face (non-shaft side)	0	m ²	135.00	0.00
					0.00
	<u>Internal Partitions</u>				0.00
	WT P1; to communal corridor; British Gypsum Gypframe single frame classic - 1x layer plasterboard with skim finish, C stud (70 S 50), 1x layer 15mm plasterboard with skim finish (Gypsum SoundBloc F) to each side; 100mm thick	41	m ²	90.00	3,645.00
	WT P2; 95mm thick; apartment partition; British Gypsum Gypframe single frame classic; single row C studs (70S50); 25mm isover acoustic partition wall within cavity; 1x layer 12.5mm British Gypsum SoundBlock plasterboard fixed to each side	1,358	m ²	100.00	135,810.00
	WT P3; boxing in bathroom services; GypLiner independent (IWL), gypframe 48 I 50; 50mm glass mineral wool insulation; 2x layers of 12.5mm Gyproc SoundBlock; 75mm thick	159	m ²	90.00	14,337.00
	WT P3a; GypLiner independent (IWL), gypframe 48 I 50; 2x layers of 12.5mm Gyproc SoundBlock; 25mm glass mineral wool insulation; 75mm thick	65	m ²	60.00	3,888.00
	WT P4; to columns; GypLiner independent (IWL), gypframe 60 I 50; 1x layer of 15mm Gyproc SoundBlock; skim coat plaster; 75mm thick	92	m ²	70.00	6,426.00
					0.00
	<u>Linings</u>				0.00
	WT L1; to columns; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	475	m ²	60.00	28,512.00
	WT L1a; to core wall; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	32	m ²	60.00	1,944.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT L2; to columns; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 250mm thick	24	m ²	90.00	2,187.00
	WT L2a; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; adhesive wall lining system; 275mm thick	0	m ²	95.00	0.00
	WT L3; to retaining wall; Xtratherm Safe-R-SR/TB 112.5mm composite comprising 100mm Xtratherm phenolic insulation core with glass tissue facing bonded to 12.5mm tapered edge plasterboard; 210mm thick	0	m ²	60.00	0.00
To Element Summary				£	<u><u>285,255.00</u></u>
Internal Doors					
	ID 01; Internal timber apartment entrance door; FD30S; 29dB Rw; 1010mm x 2100mm	21	nr	1,250.00	26,250.00
	ID 01a; Internal timber single door; 1010mm x 2100mm	7	nr	550.00	3,850.00
	ID 01b; Internal timber fire rated single door with vision panel; FD30S; 1010mm x 2100mm	11	nr	850.00	9,350.00
	ID 01c; Internal timber fire rated single door with vision panel; 1010mm x 2100mm	1	nr	850.00	850.00
	ID 02; Internal timber single door; 910mm x 2100mm	62	nr	550.00	34,100.00
	ID 02a; Internal timber single door; FD30; 910mm x 2100mm	4	nr	850.00	3,400.00
	ID 03; Internal timber single door; 810mm x 2100mm	4	nr	550.00	2,200.00
	ID 03a; Internal timber single door; FD30; 810mm x 2100mm	5	nr	600.00	3,000.00
	ID 04a; Internal timber double door; FD30; 1110mm x 2100mm	0	nr	850.00	0.00
	ID 05; Internal timber double door; 1340mm x 2100mm	23	nr	875.00	20,125.00
	ID 05a; Internal timber double door; FD30; 1340 x 2100mm	4	nr		0.00
	ID 06; Internal timber leaf & half double door with vision panel; FD30; 1340 x 2100mm	0	nr	1,000.00	0.00
	ID 06a; Internal timber leaf & half double door; FD30S; 1340 x 2100mm	2	nr	850.00	1,700.00
	Architraves; MDF square edge; gloss paint finish 1 under, 2 coats	726	m		Included
To Element Summary				£	<u><u>104,825.00</u></u>

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
Wall Finishes					
	Paint finish; 2 coats matt white Dulux trade;	5,047	m ²	6.00	30,279.00
	Moisture resistant paint finish; 2 coats skim and 2 coats matt white Dulux trade; plasterboard included elsewhere	1,729	m ²	6.50	11,237.20
	MDF square edge skirtings with gloss paint; 1 under, 2 coats	2,662	m	30.00	79,863.00
	Tiling; to bathrooms	386	m ²	60.00	23,166.00
	Splashback; to kitchens	164	m	60.00	9,840.00
	Lobby feature wall	89	m ²	75.00	6,682.50
To Element Summary				£	<u><u>161,067.70</u></u>
Floor Finishes					
	FT1; 75mm sand/cement screed, 180mm thermal insulation on RC slab; to engineer's details	1,913	m ²	28.00	53,556.16
	FT2; 26mm Proctor Dynamic Deck on RC slab; to engineer's details	0	m ²	100.00	0.00
	Amtico spacia laid straight; to hallways, living, kitchen, dining	775	m ²	47.00	36,425.00
	Tiling; to bathrooms and ensuites; 44.3 x 44.3cm; Porcelanosa	132	m ²	60.00	7,920.00
	Stainfree Aristocrat 50oz; Abingdon; to bedrooms, stairs and landings; and store Corridors; Abingdon contrast tweed and heather	736	m ²	32.00	23,543.04
		177	m ²	32.00	5,664.00
	Tiling to ground floor communal entrance lobbies; Baltimore White 60.2 x 60.2 Porcelanosa	35	m ²	80.00	2,800.00
	Assume vinyl; to concierge office; Block C Entrance mat; recessed with aluminium matwell frame to be built up level with tile to achieve a flush finish; Gradus or similar; Boulevard 7000	0	m ²	40.00	0.00
			PS		3,000.00
	Exposed concrete finish; to communal store / plant / refuse / car park	58	m ²	5.00	290.00
To Element Summary				£	<u><u>133,198.20</u></u>
Ceiling Finishes					
	CT01; 12.5mm plasterboard, 71mm suspended metal framing system	1,602	m ²	50.00	80,086.00
	CT02; acoustic ceiling boards; spec TBC; to communal areas; assume suspended ceiling	311	m ²	55.00	17,105.00
	CT03; 6mm magnesium oxide board; 200mm thermal insulation installed against RC structural elements	48	m ²	60.00	2,880.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	CT03a; 6mm magnesium oxide board; 140mm thermal insulation installed against RC structural elements	594	m ²	50.00	29,700.00
	CT04; aluminium soffit boards; specification TBC	0	m ²	80.00	0.00
	Emulsion paint; all ceilings excluding wet rooms; 1 mist, 2 coats; matt white Dulux trade	1,743	m ²	6.00	10,456.32
	Vinyl emulsion paint; to wet rooms; 1 mist, 2 coats; matt white Dulux trade	170	m ²	7.00	1,190.00
To Element Summary				£	<u>141,417.32</u>

Fittings, Furnishings & Equipment

Kitchen

Magnet integrated kitchens; Luna range, including soft close cabinets, under unit LED strip lighting, silestone worktop including drainer grooves, upstand - 100mm and full height behind hob, Norrie 62414009 brushed steel sink tap	23	nr	7,000.00	161,000.00
Sink; undermounted 1.5 bowl, Caple 58682406				Included
Induction hob; 600mm; Bosch Series 4 PUE611B1B				Included
Extractor hood; 600mm; Elica SLEEK-60-SS-52 canopy cooker hood - stainless steel				Included
Oven; single; Bosch Serie2 HHF113BR0B built in electric single oven - brushed steel				Included
Fridge freezer; Zanussi ZNLN18FS1; 70/30 split; integrated				Included
Dishwasher; Zanussi ZNLN18FS1; 600mm integrated				Included

Sanitary Fittings

Bathroom

Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	23	nr	180.00	4,140.00
Concealed cistern; Roca A8901210AO; Duplo WC L AG	23	nr	120.00	2,760.00
Push plate; Roca PL1 dual chrome A890095001	23	nr	25.00	575.00
Basin; Roca Gap; A3270YG000	23	nr	150.00	3,450.00
Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	23	nr	80.00	1,840.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Bath tub; Roca Gap; Z024717000; including removable Montrose bath panel, Roca bath filler ZD50010008; Shower rail A5B1407C00; Mixer A5A0C09C00; Roman bath screen; Haven8 inward folding; 1500 x 910mm 8mm thick	23	nr	800.00	18,400.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	10,350.00	10,350.00
	<i>En suite</i>				
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	12	nr	180.00	2,160.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	12	nr	120.00	1,440.00
	Push plate; Roca PL1 dual chrome A890095001	12	nr	25.00	300.00
	Basin; Roca Gap; A3270YG000	12	nr	150.00	1,800.00
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	12	nr	80.00	960.00
	Shower; including shower rail and shower tray	12	nr	1,300.00	15,600.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	5,400.00	5,400.00
	<u>Other</u>				
	Washerdryer; Zanussi ZWD76NB4PW 7kg/4kg freestanding; to store	23	nr	500.00	11,500.00
	Wardrobe; assume 2m width; to main bedroom	46	m	1,500.00	69,000.00
	Store cupboard shelving	23	nr	250.00	5,750.00
	<u>Communal equipment:</u>				
	Bins				Excluded
	Cycle store; bike racks	14	nr	100.00	1,400.00
	Communal multi postbox frame; one system per block; COM2 steel door mailbox system including bespoke parcel locker within bank	23	nr	100.00	2,300.00
	Statutory signage	1,913	m2	2.00	3,825.44
	To Element Summary			£	<u><u>323,950.44</u></u>

Services

Mechanical Installation

Disposal Installation

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Above ground drainage	1,937	m ²	10.00	19,370.00
	Rainwater drainage	1,937	m ²	9.00	17,433.00
	Apartment drainage	23	item	600.00	13,800.00
	<u>Water Installation</u>				
	Dry Riser	4	Floors	2,000.00	8,000.00
	BCWS pipework	350	m	100.00	35,000.00
	Cat 5 pipework	30	m	100.00	3,000.00
	Trace heating allowance	1	Item	2,000.00	2,000.00
	Pipework insulation	380	m	18.00	6,840.00
	Sprinklers to apartments	23	nr	2,500.00	57,500.00
	Apartment water installation	23	Item	2,500.00	57,500.00
	Dimplex Edel Hot Water Cylinder	23	nr	3,000.00	69,000.00
	Expansion vessel	23	nr	500.00	11,500.00
	<u>Space Heating</u>				
	Electric panel heaters	5	nr	400.00	2,000.00
	Apartment - Electric towel rails	23	nr	345.00	7,935.00
	Apartment - Electric panel heaters	23	nr	1,000.00	23,000.00
	<u>Ventilation</u>				
	Ductwork	9	m ²	95.00	836.00
	Ductwork Insulation	10	m ²	40.00	384.00
	Extract Fan	1	nr	600.00	600.00
	Apartment MVHR's	23	nr	3,000.00	69,000.00
	Apartment kitchen extract hood	23	nr	550.00	12,650.00
	Apartment ductwork allowance	23	nr	2,000.00	46,000.00
	To Element Summary			£	<u><u>463,348.00</u></u>

Electrical Installation

LV

	630A 30 Way Distribution Board	1	Item	20,000.00	20,000.00
	6 Way TPN Panelboard	1	Item	3,000.00	3,000.00
	Landlord LV Distribution	1,937	m ²	10.00	19,370.00
	2 Core Cable	20	m	8.00	160.00
	3 Core Cable	542	m	10.00	5,420.00
	4 Core Cable	26	m	12.00	312.00

Containment Distribution

	150x75 Lighting & power trunking	62	m	50.00	3,100.00
	150x50 LV ladder	62	m	18.00	1,116.00
	150x50 ELV tray	62	m	25.00	1,550.00
	150x50 Data cable tray	62	m	25.00	1,550.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
<u>Small Power & Data</u>					
	Cleaners Socket	12	nr	150.00	1,800.00
	Data Outlet	9	nr	100.00	900.00
	Double data outlet	1	nr	200.00	200.00
	Unswitched FCU	31	nr	170.00	5,270.00
	Switched FCU	6	nr	190.00	1,140.00
	Mechanical power supplies	1,937	m ²	12.00	23,244.00
	Earthing & bonding	1,937	m ²	2.00	3,874.00
	Apartment small power & data allowance	23	nr	3,000.00	69,000.00
	Arc fault detection on consumer unit	23	nr	500.00	11,500.00
<u>Lighting Installation</u>					
	Lighting Reference - 1G	1	nr	60.00	60.00
	Lighting Reference - E1	22	nr	40.25	885.50
	Lighting Reference - E2	6	nr	40.25	241.50
	Lighting Reference - EX2	4	nr	74.75	299.00
	Lighting Reference - Exit	7	nr	51.75	362.25
	Lighting Reference - F1/E	6	nr	97.75	586.50
	Lighting Reference - G1	55	nr	40.25	2,213.75
	Lighting Reference - K1	6	nr	45.89	275.34
	Lighting Reference - K1/E	4	nr	85.68	342.72
	Lighting Reference - L1	4	nr	45.89	183.56
	Lighting Installation	115	Item	100.00	11,500.00
	LCM	382	m ²	15.00	5,730.00
	External Lighting				incl in External Works
	Apartment lighting allowance	23	nr	2,000.00	46,000.00
<u>Lifts & Conveyor Installations</u>					
	Lift 00-03	1	Item	80,000.00	80,000.00
<u>Fire & Lightning Protection</u>					
	Fire Alarm Interface	10	nr	500.00	5,000.00
	Fire Alarm Panel	1	nr	1,000.00	1,000.00
	Manual Call Point	2	nr	275.00	550.00
	Presence Detector	19	nr	275.00	5,225.00
	Smoke Detector	23	nr	300.00	6,900.00
	Multi-functional Detector	1	nr	350.00	350.00
	Smoke Shaft	4	Floors	2,500.00	10,000.00
	Lightning Protection	1,937	m ²	2.00	3,874.00
	Automatic Opening Vent	4	Floors	1,250.00	5,000.00
	Aspirating system to top of lift shaft	1	nr	2,500.00	2,500.00
	Apartment Fire Protection	23	nr	600.00	13,800.00
<u>Communication, Security & Control Systems</u>					
	CCTV Camera	4	nr	1,300.00	5,200.00

6.01 Block D Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Door access point No allowance made for access control to apartments.	4	nr	1,200.00	4,800.00
	Video entry unit	23	nr	750.00	17,250.00
	Intruder Alarm Panel	1	Item	1,000.00	1,000.00
	Telecommunication distribution within apartment	23	nr	500.00	11,500.00
	Apartment controls	23	nr	500.00	11,500.00
	<u>Special Installations</u>				
	Surge Suppression	1,937	m ²	1.00	1,937.00
	Testing & Commissioning	1	%		8,900.00
	Preliminaries	10	%		89,200.00
	BWIC	2	%		17,800.00
	To Element Summary				£ 544,472.12

6.02 Block D Elemental Summary

Ref	Description	Total	£/m ²	£/ft ²
.1	Facilitating Works	0.00	0.00	0.00
.2	Substructure	444,963.08	232.63	21.61
.3	Frame	196,290.43	102.62	9.53
.4	Upper Floors	460,058.15	240.53	22.35
.5	Roof	344,736.89	180.23	16.74
.6	Stairs and Ramps	54,715.00	28.61	2.66
.7	External Walls	634,421.25	331.69	30.81
.8	Windows and External Doors	217,403.91	113.66	10.56
.9	Internal Walls and Partitions	285,255.00	149.14	13.86
.10	Internal Doors	104,825.00	54.80	5.09
.11	Wall Finishes	161,067.70	84.21	7.82
.12	Floor Finishes	133,198.20	69.64	6.47
.13	Ceiling Finishes	141,417.32	73.94	6.87
.14	Fittings, Furnishings and Equipment	323,950.44	169.37	15.73
.15	Services	1,007,820.12	526.90	48.95
.16	Pre-Fabricated Buildings and Building Units	0.00	0.00	0.00
.17	Works to Existing Buildings	0.00	0.00	0.00
.18	Externals Works	0.00	0.00	0.00
Building Works Estimate (rounded)		£ 4,510,122	2,358	219

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
Facilitating Works					
	Site wide facilitating works included in External Works				See External Works
To Element Summary					£ 0.00
Substructure					
<u>Piling</u>					
	Excavate for piling mat & dispose of excavated material	432	m3	65.00	28,075.05
	Imported material to form piling mat	432	m3	55.00	23,755.81
	Dispose of piling mat	432	m3	65.00	28,075.05
	Piles; 450mm dia; assume 25m length;	2,700	m	55.00	148,500.00
	Reinforcement to in-situ concrete piles; assume 150kg/m3 (assumed as no information provided)	64	t	1,800.00	115,942.44
	Disposal of pile arisings	429	m3	50.00	21,470.82
<u>Foundations</u>					
	Excavate for slab	237	m3	15.00	3,552.44
	Dispose of arisings	237	m3	50.00	11,841.45
	Sub-base; assume 150mm thick	98	m3	75.00	7,362.34
	Level compact and blinding	654	m ²	6.00	3,926.58
	Geotextile vapour membrane	654	m ²	2.50	1,636.08
	Foundation slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	183	m3	210.00	38,394.09
	Foundation slab; in-situ concrete; horizontal work; 1200mm thick; in structures; reinforced >5%	54	m3	210.00	11,340.00
	Reinforcement to floor slabs; 160kg/m3	38	t	1,800.00	68,206.75
	Insulation to ground floor slab; 180mm Xtratherm UK; Thin-R XT/UF under screed	654	m ²	50.00	32,721.50
<u>Pile Caps</u>					
	Excavate for pile caps	100	m3	20.00	1,996.06
	Earthwork support, working space and backfill	79	m2	40.00	3,145.40
	Level compact and blinding	79	m2	6.00	471.81
	Dispose of arisings	100	m3	50.00	4,990.15
	RC Pile Cap; PC01; 900 x 900 x 1000mm	5	m3	210.00	1,020.60
	RC Foundation Pad; PC01a; 1100 x 1100 x 1000mm	6	m3	210.00	1,270.50
	RC Pile Cap; PC02; 900 x 2100 x 1000mm	38	m3	210.00	7,938.00
	RC Pile Cap; PC02a; 900 x 2700 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC03; 2100 x 1950 x 1000mm	25	m3	210.00	5,159.70
	RC Pile Cap; PC03a; 750 x 3500 x 1000mm	3	m3	210.00	551.25
	RC Pile Cap; PC03b; 900 x 3530 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC04; 2100 x 2100 x 1200mm	21	m3	210.00	4,445.28

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	RC Pile Cap; PC05; 1300 x 2100 x 1000mm	3	m3	210.00	573.30
	RC Pile Cap; PC06; 2100 x 3450 x 1000	0	m3	210.00	0.00
	RC Pile Cap; PC06a; 2100 x 3800 x 1000	0	m3	1,800.00	0.00
	Formwork for pile caps	228	m ²	40.00	9,100.00
	Reinforcement; 1-4 pile caps; 140kg/m3	14	t	1,800.00	24,462.40
	Reinforcement; non-typical pilecaps; 200kg/m3	1	t	1,800.00	982.80
	Reinforcement; core pilecaps; 175kg/m3	0	t	1,800.00	0.00
	Ground Beams				
	Excavate for ground beams	6	m3	20.00	120.00
	Earthwork support, working space and backfill	6	m ²	40.00	240.00
	Level compact and blinding	6	m ²	6.00	36.00
	Disposal of arisings	6	m3	50.00	300.00
	RC Ground beam; GB01; 750 x 1000mm	6	m3	210.00	1,260.00
	RC Ground beam; GB02; 750 x 1000mm	0	m3	210.00	0.00
	RC Ground beam; GB03; 750 x 1445mm	0	m3	210.00	0.00
	RC Ground beam; GB04; 980 x 1000mm	0	m3	210.00	0.00
	Formwork for ground beams	22	m ²	40.00	860.00
	Reinforcement to ground beams; 200kg/m3	1	t	1,800.00	2,160.00
	General				
	General allowance for underground obstructions 15%	116	m3	45.00	5,228.25
	EO non-hazardous disposal rate 15%	83	m3	45.00	3,716.27
	To Element Summary			£	624,828.15
	Frame				
	RC downstand; WD01; 300mm width	39	m	30.00	1,170.00
	RC downstand; WD02; 250mm width	39	m	50.00	1,950.00
	RC upstand; WU01; 200mm width	203	m	30.00	6,090.00
	RC upstand; WU02; 150mm width	0	m	30.00	0.00
	RC upstand; WU02; 200mm width	18	m	45.00	810.00
	RC upstand; WU03; 250mm width	0	m	50.00	0.00
	RC upstand; WU04; 300mm width	0	m	55.00	0.00
	Insitu RC column; C01; 350mm width x 1000mm length	11	m3	210.00	2,263.80
	Insitu RC column; C01a; 350mm width x 1000mm length	17	m3	210.00	3,498.60
	Insitu RC column; C02; 220mm width x 880mm length	2	m3	210.00	341.51
	Insitu RC column; C03; 250mm width x 800mm length	8	m3	210.00	1,646.40
	Insitu RC column; C04; 200mm width x 800mm length	44	m3	210.00	9,313.92
	Insitu RC column; C05; 350mm width x 350mm length	2	m3	210.00	504.21

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Insitu RC column; C06; 200mm width x 1500mm length	0	m	210.00	0.00
	Insitu RC column; C07; 450mm width x 450mm length	0	m3	210.00	0.00
	Insitu RC column; C08; 600mm width x 600mm length	0	m3	210.00	0.00
	Insitu RC column; C09; 350mm width x 1500mm length	0	m3	210.00	0.00
	Reinforcement to columns; 400kg/m3	33	t	1,800.00	60,234.65
	RC waterproof retaining wall; RW01; 250mm width	80	m3	210.00	16,873.50
	RC retaining wall; RW02; 250mm width	0	m3	210.00	0.00
	RC waterproof retaining wall; RW03; 250mm width	0	m3	210.00	0.00
	RC wall; W01; 200mm width	12	m3	210.00	2,469.60
	RC waterproof wall; W02; 300mm width	92	m3	210.00	19,227.60
	RC wall; W03; 250mm width	0	m3	210.00	0.00
	RC wall; W04; 300mm width	0	m3	210.00	0.00
	Reinforcement to retaining walls; 220kg/m3	40	t	1,800.00	72,733.32
	RC beam; CB01; 300mm width x 275mm depth	8	m3	210.00	1,645.88
	RC beam; CB02; 300mm width x 365mm depth	3	m3	210.00	597.87
	RC beam; CB03; 300mm width x 365mm depth	2	m3	210.00	344.93
	RC beam; CB04; 300mm width x 325mm depth	0	m3	210.00	0.00
	RC beam; CB05; 2000mm width x 800mm depth	0	m3	210.00	0.00
	RC beam; CB06; 300mm width x 525mm depth	0	m3	210.00	0.00
	RC beam; CB07; 300mm width x 275mm depth	0	m3	210.00	0.00
	RC beam; CB08; 300mm width x 450mm depth	0	m3	210.00	0.00
	RC beam; CB09; 300mm width x 325mm depth	0	m3	210.00	0.00
	Reinforcement to beams; 160kg/m3	2	t	1,800.00	3,550.18
	SHS 150 x 150 x 10	0	t	1,750.00	0.00
	Formwork to frame	2,474	m ²	40.00	98,950.00
	Masonry support	236	m	225.00	53,100.00
To Element Summary				£	<u>357,315.96</u>
Upper Floors					
	Floor slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m3	210.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Floor slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%; upper ground floor	576	m3	210.00	121,004.10
	Reinforcement to floor slabs; 160kg/m3	92	t	1,800.00	165,948.48
	Formwork to edge of slabs	631	m	25.00	15,775.00
	Formwork to slab soffit	2,305	m ²	48.00	110,632.32
	Forming balconies; 225mm thk falling to 200thk RC slab; SSL varies	141	m ²	200.00	28,200.00
	Balconies; bolt on (inclusive of railing)	6	nr	8,000.00	48,000.00
	Forming inset balconies including soffits, drainage, decking, waterproofing	233	m2	1,500.00	349,500.00
	Terraces; to ground floor incl decking	0	m ²	450.00	0.00
	Balcony railings	109	m	425.00	46,410.00
To Element Summary				£	885,469.90
Roof					
	Roof slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Roof slab; in-situ concrete; horizontal work; 275mm thick; in structures; reinforced >5%	178	m3	210.00	37,331.33
	Roof slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	2	m3	210.00	420.00
	Formwork to edge of roof slab	117	m	25.00	2,925.00
	Formwork to roof slab soffit	706	m ²	45.00	31,772.25
	Reinforcement to roof slabs; 180kg/m3	32	t	1,800.00	58,244.91
	RT01; flat roof; 3.5mm vapour barrier; 220mm PIR insulation; 16mm various underlayers and fibre protection mat;	498	m ²	375.00	186,750.00
	Gravel aggregate; to maintenance paths and margins to biodiversity roofs; 20mm diameter clean washed round gravel	58	m ²	40.00	2,304.00
	RT02; vapour barrier; 210mm PIR insulation; single ply membrane	38	m ²	220.00	8,360.00
	Perimeter detail to flat roofs; including flashings, roof upstands, ventilators; assume 350mm height	204	m	180.00	36,720.00
	RT03; pitched roof; 50° pitch; 12.5mm plasterboard; vapour control layer; 275mm thermal insulation between rafters, 80mm thermal insulation above rafters; 50mm battens and 25mm counter battens; slate tiles	208	m ²	260.00	54,093.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Pitched roof to level 02; including roof void; cold roof; timber rafters and infill panel; vapour control layer, 25mm counter battens; slate tiles; to Block B	0	m ²	260.00	0.00
	Roof parapet; 600mm width x 750mm height	128	m	160.00	20,480.00
	Reinforcement to roof parapet; 160kg/m ³	0	t	1,800.00	0.00
	Access hatch; 2m x 2m	1	nr	6,000.00	6,000.00
	AOV; 2.6m x 1.6m	0	nr	10,000.00	0.00
	Ventilation Riser; approx. 1.6m x 1.4m	0	nr	3,500.00	0.00
	Smoke shaft vent; 2m x 2m	1	nr	6,000.00	6,000.00
	Lift overrun; 3.4m x 2.4m	1	nr	10,000.00	10,000.00
	PV panels; final layouts TBC	104	m ²	0.00	0.00
	Extra over for green roof system; below PV panels; to Block E only	104	m ²	100.00	10,400.00
	Rainwater goods	654	m ²	15.00	9,816.45
	Rooflights	0	m ²	1,500.00	0.00
	Mansafe system	654	m ²	12.00	7,853.16
To Element Summary				£	<u><u>489,470.11</u></u>
Stairs and Ramps					
	Staircase; ground to third floor; three storeys	4	nr	8,000.00	32,000.00
	Balustrading and handrails; black metal with black PVC capping; measured on plan	45	m	385.00	17,325.00
To Element Summary				£	<u><u>49,325.00</u></u>
External Walls					
	WT_E-FR-1; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm SFS metal stud; 2nr layers 15mm plasterboard	1,149	m ²	475.00	545,775.00
	WT_E-FR-1a; 369.5mm; 102.5mm Clay facing brickwork, 125mm partial fill cavity insulation; 100mm SFS infill / LGSF systems; 2nr layers 15mm plasterboard	108	m ²	460.00	49,680.00
	WT_E-FR-1b; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00
	WT_E-FR-1c; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	500.00	0.00
	WT_E-FR-1d; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT_E-FR-2; 394mm; 27mm metal cladding; 100mm metal stud	77	m ²	500.00	38,400.00
	<u>Core Walls (note: these are actually External Walls)</u>				
	WT E-C-1; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	182	m ²	250.00	45,425.00
	WT E-C-1a; 227.5mm; 102.5mm clay facing brickwork, 75mm partial fill cavity insulation	67	m ²	240.00	15,960.00
	WT E-C-1b; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	246	m ²	250.00	61,500.00
	WT E-C-1c; 252.5mm; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	85	m ²	100.00	8,520.00
	WT E-C-1e; 227.5mm; 102.5mm clay facing brickwork	72	m ²	180.00	12,960.00
	Extra over above for feature brickwork	11	m ²	100.00	1,100.00
	WT E-C-2; 225mm; 125mm metal cladding	32	m ²	65.00	2,080.00
	WT E-C-4; 122.5mm; 100mm insulation slabs fixed to backing wall; Xtratherm	0	m ²	65.00	0.00
	Reinforcement to core walls; 200kg/m3	0	t	0.00	0.00
	<u>Masonry Walls</u>				
	Wall Type E-M-1; 352.5mm; 102.5mm clay facing brickwork; 150mm cavity; 100mm concrete facing blockwork	0	m ²	325.00	0.00
	Wall Type E-M-1a; 327.5mm; 102.5mm clay facing brickwork; 100mm concrete facing blockwork	0	m ²	320.00	0.00
	Wall Type E-M-1b; 377.5mm; 102.5mm clay facing brickwork; 145mm PIR foam boards; 100mm concrete facing blockwork; 1nr 10mm and 1nr 15mm plasterboard	0	m ²	350.00	0.00
	Wall Type E-M-1d; 215mm; 102mm clay facing brickwork; 10mm cavity and 100mm concrete facing blockwork	0	m ²	370.00	0.00
	Wall Type E-M-2; 102.5mm; 102.5mm clay facing brickwork	195	m ²	185.00	36,075.00
	Rusticated brickwork	39	m ²	225.00	8,775.00
	To Element Summary			£	826,250.00
	Windows and External Doors				
	ED 01; External glazed single door; 1022.5mm x 2110mm	35	m ²	850.00	29,341.66
	ED 01a; External glazed single door; 1022.5mm x 2335mm	0	m ²	850.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	ED 02; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2110mm	6	m ²	850.00	5,281.86
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2110mm	0	m ²	850.00	0.00
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 2260mm x 2110mm	0	m ²	850.00	0.00
	ED 02e; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2335mm	48	m ²	850.00	40,915.62
	ED 02f; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2335mm	55	m ²	850.00	47,167.58
	ED 02g; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2335mm	68	m ²	850.00	57,478.36
	ED 02h; External glazed single door with single casement opening sidelight & fixed bottom light; 1922.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02j; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2335mm	0	m ²	850.00	0.00
	ED 02m; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2110mm	7	m ²	850.00	6,088.93
	ED 04; External timber single door with fixed side light; 1810mm x 2335mm	4	m ²	850.00	3,592.40
	ED 04d; External glazed single door with fixed side light; 1472.5mm x 2475mm	0	m ²	850.00	0.00
	ED 04f; Internal timber single door; 1010mm x 2100mm	0	m ²	850.00	0.00
	ED 04j; External glazed single door with fixed side light; 2260mm x 2110mm	0	m ²	850.00	0.00
	LD 01a; External inward opening louvred double door; 1585mm x 2110mm	0	m ²	850.00	0.00
	LD 01b; External inward opening louvred double door; 1472.5mm x 2335mm	0	m ²	850.00	0.00
	LD 01d; External outward opening louvred double door; 1697.5mm x 2335mm	0	m ²	850.00	0.00
	WT 01; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2110mm	0	m ²	550.00	0.00
	WT 01b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; sill height 0mm; 572.5mm x 2335mm	0	m ²	550.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 01c; Single casement opening light window with fixed bottom light (obscured glazing); glazing specification A; ventilator rating VP3; sill height 0mm; 685mm x 2335mm	0	m ²	550.00	0.00
	WT 01d; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2335mm	110	m ²	550.00	60,770.71
	WT 01f; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2110mm	0	m ²	550.00	0.00
	WT 01g; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
	WT 01h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2260mm	0	m ²	550.00	0.00
	WT 02; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1200mm	0	m ²	550.00	0.00
	WT 02a; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 02b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1285mm	0	m ²	550.00	0.00
	WT 02e; Single casement opening light window; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	24	m ²	550.00	12,927.92
	WT 02f; Single casement opening light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	0	m ²	550.00	0.00
	WT 02i; Single casement opening light window; sill height 2650mm; 910mm x 1350mm	1	m ²	550.00	675.68
	WT 04; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2110mm	0	m ²	550.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 04a; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1472.5mm x 2110mm	0	m ²	550.00	0.00
	WT 04b; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2110mm	0	m ²	550.00	0.00
	WT 04c; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2335mm	51	m ²	550.00	27,945.28
	WT 04d; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1697.5mm x 2335mm	0	m ²	550.00	0.00
	WT 04g; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2335mm	0	m ²	550.00	0.00
	WT 05; Single fixed light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 05b; Single fixed light window; glazing specification A; ventilator rating V1; sill height 825mm; 910mm x 1585mm	0	m ²	550.00	0.00
	WT 05c; Single fixed light window; glazing specification A; ventilator rating V1; sill height 310mm; 1247.5mm x 1810mm	0	m ²	550.00	0.00
	WT 05e; Single fixed light window (obscured glazing); glazing specification A; ventilator rating VP3; 910mm x 1060mm	0	m ²	550.00	0.00
	WT 05h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; 1135mm x 2110mm	0	m ²	550.00	0.00
	WT 07; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2110mm	0	m ²	550.00	0.00
	WT 07a; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	0	m ²	550.00	0.00
	WT 07b; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2335mm	0	m ²	550.00	0.00
	WT 09; Contemporary roof light; glazing specification A; ventilator rating V1; 1000mm x 1000mm	0	m ²	550.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
To Element Summary				£	292,185.99
Internal Walls and Partitions					
<u>Core and Party Walls</u>					
	Wall Type I1; Apartment separation; British Gypsum Gypwall Quiet; 2x15mm plasterboard with skim finish; I stud (60 I 70); 100mm acoustic insulation, I stud (60 I 70); 2 x 15mm plasterboard with skim finish; double row studs; 280mm total width	986	m ²	100.00	98,560.00
	Wall Type I2; Between plant rooms; 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 10mm plasterboard and 15mm plasterboard; 375mm total width	0	m ²	175.00	0.00
	Wall Type I2a; to ground floor apartment 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 350mm total width	0	m ²	165.00	0.00
	Wall Type I2b; 100mm concrete facing blockwork; 175mm partial fill cavity insulation; 100mm concrete facing blockwork; 10mm plasterboard and 15mm wall lining system (adhesive) plasterboard; skim coat plaster finish; 400mm total width	0	m ²	210.00	0.00
	Wall Type I3; 140mm concrete facing blockwork	34	m ²	110.00	3,696.00
	Wall Type I3a; 2nr 100mm concrete facing blockwork with 15mm gap; 215mm total width	76	m ²	120.00	9,072.00
	Wall Type I4; to risers; British Gypsum Shaftwall; Gypframe I stud (60 I 70) with Gyproc CoreBoard; 19mm between studs; Gypframe G102 retaining channel; 2 x 12.5mm plasterboard and skim finish to non-shaft side	67	m ²	90.00	6,048.00
	Wall Type I5; to ventilation riser; British Gypsum Shaftwall; Gypframe TI stud (147 TI 90) with Gyproc CoreBoard 19mm between studs (shaft side) secured by Gypframe G102 retaining channel; 2nr layers of insulation within shaftwall; 1 x 25mm, 1 x 100mm, 2 x 12.5mm Gyproc plasterboards fixed to shaftwall stud to non-shaft side with 93mm Gyproc ThermalLine PIR bonded to outer face (non-shaft side)	0	m ²	135.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	<u>Internal Partitions</u>				
	WT P1; to communal corridor; British Gypsum Gypframe single frame classic - 1x layer plasterboard with skim finish, C stud (70 S 50), 1x layer 15mm plasterboard with skim finish (Gypsum SoundBloc F) to each side; 100mm thick	11	m ²	90.00	1,008.00
	WT P2; 95mm thick; apartment partition; British Gypsum Gypframe single frame classic; single row C studs (70S50); 25mm isover acoustic partition wall within cavity; 1x layer 12.5mm British Gypsum SoundBlock plasterboard fixed to each side	1,714	m ²	100.00	171,360.00
	WT P3; boxing in bathroom services; GypLiner independent (IWL), gypframe 48 I 50; 50mm glass mineral wool insulation; 2x layers of 12.5mm Gyproc SoundBlock; 75mm thick	146	m ²	90.00	13,104.00
	WT P3a; GypLiner independent (IWL), gypframe 48 I 50; 2x layers of 12.5mm Gyproc SoundBlock; 25mm glass mineral wool insulation; 75mm thick	56	m ²	60.00	3,360.00
	WT P4; to columns; GypLiner independent (IWL), gypframe 60 I 50; 1x layer of 15mm Gyproc SoundBlock; skim coat plaster; 75mm thick	48	m ²	70.00	3,332.00
	<u>Linings</u>				
	WT L1; to columns; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	888	m ²	60.00	53,256.00
	WT L1a; to core wall; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	0	m ²	60.00	0.00
	WT L2; to columns; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 250mm thick	53	m ²	90.00	4,788.00
	WT L2a; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; adhesive wall lining system; 275mm thick	0	m ²	95.00	0.00
	WT L3; to retaining wall; Xtratherm Safe-R-SR/TB 112.5mm composite comprising 100mm Xtratherm phenolic insulation core with glass tissue facing bonded to 12.5mm tapered edge plasterboard; 210mm thick	0	m ²	60.00	0.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
To Element Summary				£	<u><u>367,584.00</u></u>
Internal Doors					
	ID 01; Internal timber apartment entrance door; FD30S; 29dB Rw; 1010mm x 2100mm	32	nr	1,250.00	40,000.00
	ID 01a; Internal timber single door; 1010mm x 2100mm	22	nr	550.00	12,100.00
	ID 01b; Internal timber fire rated single door with vision panel; FD30S; 1010mm x 2100mm	6	nr	850.00	5,100.00
	ID 01c; Internal timber fire rated single door with vision panel; 1010mm x 2100mm	0	nr	850.00	0.00
	ID 02; Internal timber single door; 910mm x 2100mm	82	nr	550.00	45,100.00
	ID 02a; Internal timber single door; FD30; 910mm x 2100mm	5	nr	850.00	4,250.00
	ID 03; Internal timber single door; 810mm x 2100mm	0	nr	550.00	0.00
	ID 03a; Internal timber single door; FD30; 810mm x 2100mm	0	nr	600.00	0.00
	ID 04a; Internal timber double door; FD30; 1110mm x 2100mm	0	nr	850.00	0.00
	ID 05; Internal timber double door; 1340mm x 2100mm	24	nr	875.00	21,000.00
	ID 05a; Internal timber double door; FD30; 1340mm x 2100mm	6	nr	900.00	5,400.00
	ID 06; Internal timber leaf & half double door with vision panel; FD30; 1340 x 2100mm	0	nr	1,000.00	0.00
	ID 06a; Internal timber leaf & half double door; FD30S; 1340 x 2100mm	0	nr	850.00	0.00
	Architraves; MDF square edge; gloss paint finish 1 under, 2 coats	923	m	0.00	Included
To Element Summary				£	<u><u>132,950.00</u></u>
Wall Finishes					
	Paint finish; 2 coats matt white Dulux trade; Moisture resistant paint finish; 2 coats skim and 2 coats matt white Dulux trade; plasterboard included elsewhere	8,768	m ²	6.00	52,610.40
	MDF square edge skirtings with gloss paint; 1 under, 2 coats	496	m ²	6.50	3,221.40
	Tiling; to bathrooms	2,087	m	30.00	62,610.00
	Splashback; to kitchens	496	m ²	60.00	29,736.00
	Lobby feature wall	591	m ²	60.00	35,448.00
		48	m ²	75.00	3,600.00
To Element Summary				£	<u><u>187,225.80</u></u>
Floor Finishes					

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	FT1; 75mm sand/cement screed, 180mm thermal insulation on RC slab; to engineer's details	2,959	m ²	28.00	82,859.56
	FT2; 26mm Proctor Dynamic Deck on RC slab; to engineer's details	0	m ²	100.00	0.00
	Amtico spacia laid straight; to hallways, living, kitchen, dining	1,020	m ²	47.00	47,940.00
	Tiling; to bathrooms and ensuites; 44.3 x 44.3cm; Porcelanosa	167	m ²	60.00	10,020.00
	Stainfree Aristocrat 50oz; Abingdon; to bedrooms, stairs and landings; and store	895	m ²	32.00	28,648.64
	Corridors; Abingdon contrast tweed and heather	289	m ²	32.00	9,248.00
	Tiling to ground floor communal entrance lobbies; Baltimore White 60.2 x 60.2				
	Porcelanosa	9	m ²	80.00	720.00
	Assume vinyl; to concierge office; Block C	0	m ²	40.00	0.00
	Entrance mat; recessed with aluminium matwell frame to be built up level with tile to achieve a flush finish; Gradus or similar; Boulevard 7000		PS		3,000.00
	Exposed concrete finish; to communal store / plant / refuse / car park	579	m ²	5.00	2,895.00
To Element Summary				£	<u><u>185,331.20</u></u>

Ceiling Finishes

	CT01; 12.5mm plasterboard, 71mm suspended metal framing system	2,670	m ²	50.00	133,513.50
	CT02; acoustic ceiling boards; spec TBC; to communal areas; assume suspended ceiling	289	m ²	55.00	15,895.00
	CT03; 6mm magnesium oxide board; 200mm thermal insulation installed against RC structural elements	190	m ²	60.00	11,370.00
	CT03a; 6mm magnesium oxide board; 140mm thermal insulation installed against RC structural elements	1,058	m ²	50.00	52,905.00
	CT04; aluminium soffit boards; specification TBC	0	m ²	80.00	0.00
	Emulsion paint; all ceilings excluding wet rooms; 1 mist, 2 coats; matt white Dulux trade	2,792	m ²	6.00	16,753.62
	Vinyl emulsion paint; to wet rooms; 1 mist, 2 coats; matt white Dulux trade	167	m ²	7.00	1,169.00
To Element Summary				£	<u><u>231,606.12</u></u>

Fittings, Furnishings & Equipment

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	<u>Kitchen</u>				
	Magnet integrated kitchens; Luna range, including soft close cabinets, under unit LED strip lighting, silestone worktop including drainer grooves, upstand - 100mm and full height behind hob, Norrie 62414009 brushed steel sink tap	32	nr	7,000.00	224,000.00
	Sink; undermounted 1.5 bowl, Caple 58682406				Included
	Induction hob; 600mm; Bosch Series 4 PUE611B1B				Included
	Extractor hood; 600mm; Elica SLEEK-60-SS-52 canopy cooker hood - stainless steel				Included
	Oven; single; Bosch Serie2 HHF113BR0B built in electric single oven - brushed steel				Included
	Fridge freezer; Zanussi ZNLN18FS1; 70/30 split; integrated				Included
	Dishwasher; Zanussi ZNLN18FS1; 600mm integrated				Included
	<u>Sanitary Fittings</u>				
	<u>Bathroom</u>				
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	32	nr	180.00	5,760.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	32	nr	120.00	3,840.00
	Push plate; Roca PL1 dual chrome A890095001	32	nr	25.00	800.00
	Basin; Roca Gap; A3270YG000	32	nr	150.00	4,800.00
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	32	nr	80.00	2,560.00
	Bath tub; Roca Gap; Z024717000; including removable Montrose bath panel, Roca bath filler ZD50010008; Shower rail A5B1407C00; Mixer A5A0C09C00; Roman bath screen; Haven8 inward folding; 1500 x 910mm 8mm thick	32	nr	800.00	25,600.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	14,400.00	14,400.00
	<u>En suite</u>				
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	12	nr	180.00	2,160.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	12	nr	120.00	1,440.00
	Push plate; Roca PL1 dual chrome A890095001	12	nr	25.00	300.00
	Basin; Roca Gap; A3270YG000	12	nr	150.00	1,800.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	12	nr	80.00	960.00
	Shower; including shower rail and shower tray	12	nr	1,300.00	15,600.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	5,400.00	5,400.00
	<u>Other</u>				
	Washerdryer; Zanussi ZWD76NB4PW 7kg/4kg freestanding; to store	0	nr	500.00	0.00
	Wardrobe; assume 2m width; to main bedroom	0	m	1,500.00	0.00
	Store cupboard shelving	41	nr	250.00	10,250.00
	<u>Communal equipment:</u>				
	Bins				Excluded
	Cycle store; bike racks	17	nr	100.00	1,700.00
	Communal multi postbox frame; one system per block; COM2 steel door mailbox system including bespoke parcel locker within bank	0	nr	100.00	0.00
	Statutory signage	2,959	m2	2.00	5,918.54
	To Element Summary			£	<u><u>327,288.54</u></u>

Services

Mechanical Installations

Disposal Installation

Above ground drainage	2,910	m ²	10.00	29,100.00
Rainwater drainage	2,910	m ²	9.00	26,190.00
Apartment drainage	32	item	600.00	19,200.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
<u>Water Installation</u>					
	Dry Riser	5	Floors	2,000.00	10,000.00
	BCWS pipework	562	m	100.00	56,200.00
	Cat 5 pipework	39	m	100.00	3,900.00
	Trace heating allowance	1	Item	2,500.00	2,500.00
	Pipework insulation	601	m	18.00	10,818.00
	Sprinklers to apartments	40	nr	2,500.00	100,000.00
	Apartment water installation	40	Item	2,500.00	100,000.00
	Dimplex Edel Hot Water Cylinder	40	nr	3,000.00	120,000.00
	Expansion vessel	40	nr	500.00	20,000.00
<u>Space Heating</u>					
	Electric panel heaters	5	nr	400.00	2,000.00
	Apartment - Electric towel rails	40	nr	345.00	13,800.00
	Apartment - Electric panel heaters	40	nr	1,000.00	40,000.00
<u>Ventilation</u>					
	Ductwork	6	m ²	95.00	522.50
	Ductwork insulation	6	m ²	40.00	240.00
	Extract Fan	1	nr	585.80	585.80
	Apartment MVHR's	40	nr	3,000.00	120,000.00
	Apartment kitchen extract hood	40	nr	550.00	22,000.00
	Apartment ductwork allowance	40	nr	2,000.00	80,000.00
To Element Summary				£	<u><u>777,056.30</u></u>

Electrical Installation

LV

	400A 24 Way Distribution Board	2	Item	20,000.00	40,000.00
	6 Way TPN Panelboard	1	Item	3,000.00	3,000.00
	Landlord LV Distribution	2,910	m ²	10.00	29,100.00
	3 Core Cable	744	m	8.00	5,952.00
	4 Core Cable	56	m	10.00	560.00
	5 Core Cable	8	m	12.00	96.00

Containment Distribution

	225x100 Lighting & power trunking	100	m	65.00	6,500.00
	150x100 Lighting & power trunking	128	m	45.00	5,760.00
	100x50 Lighting & power trunking	47	m	40.00	1,880.00
	150x100 LV ladder	141	m	20.00	2,820.00
	150x50 ELV tray	128	m	25.00	3,200.00
	100x100 ELV tray	6	m	25.00	150.00
	100x50 Data cable tray	128	m	20.00	2,560.00

Small Power & Data

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Cleaners Socket	17	nr	150.00	2,550.00
	Data Outlet	12	nr	100.00	1,200.00
	Unswitched FCU	37	nr	170.00	6,290.00
	TP&N Isolator	17	nr	1,500.00	25,500.00
	EV Charging Points	17	nr	2,000.00	34,000.00
	Mechanical power supplies	2,910	m ²	12.00	34,920.00
	Earthing & bonding	2,910	m ²	2.00	5,820.00
	Apartment small power & data allowance	40	nr	3,000.00	120,000.00
	<u>Lighting Installation</u>				
	Lighting Reference - 1G	2	nr	60.00	120.00
	Lighting Reference - E1	25	nr	40.25	1,006.25
	Lighting Reference - EX2	2	nr	74.75	149.50
	Lighting Reference - Exit	11	nr	51.75	569.25
	Lighting Reference - F1/E	20	nr	97.75	1,955.00
	Lighting Reference - G1	49	nr	40.25	1,972.25
	Lighting Reference - K1	19	nr	45.89	871.91
	Lighting Reference - K1/E	13	nr	85.68	1,113.84
	Lighting Installation	141	Item	100.00	14,100.00
	LCM	1,023	m ²	15.00	15,345.00
	External Lighting			incl in External Works	
	Apartment lighting allowance	40	nr	2,000.00	80,000.00
	<u>Fire & Lightning Protection</u>				
	Fire Alarm Interface	18	nr	500.00	9,000.00
	Fire Alarm Panel	1	nr	1,000.00	1,000.00
	Manual Call Point	5	nr	275.00	1,375.00
	Presence Detector	31	nr	275.00	8,525.00
	Smoke Detector	27	nr	300.00	8,100.00
	Fire Alarm Sounder	5	nr	325.00	1,625.00
	Multi-functional detector	11	nr	350.00	3,850.00
	Smoke Shaft	5	Floors	2,500.00	12,500.00
	Automatic Opening Vent	5	Floors	1,250.00	6,250.00
	Lightning Protection	2,910	m ²	2.00	5,820.00
	Aspirating system to top of lift shaft	1	nr	2,500.00	2,500.00
	Apartment Fire Protection	40	nr	600.00	24,000.00
	<u>Lifts & Conveyor Installations</u>				
	Lift 00-04	1	Item	85,000.00	85,000.00
	<u>Communication, Security & Control Systems</u>				
	CCTV Camera	8	nr	1,300.00	10,400.00
	Door access point	4	nr	1,200.00	4,800.00
	No allowance made for access control to apartments.				
	Video entry unit	40	nr	750.00	30,000.00

7.01 Block E Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Intruder Alarm Panel	1	Item	1,000.00	1,000.00
	Telecommunication distribution within apartment	40	nr	500.00	20,000.00
	Apartment Controls	40	nr	500.00	20,000.00
	<u>Special Installations</u>				
	PV allowance	106	m ²	250.00	26,500.00
	Surge Suppression	2,910	m ²	1.00	2,910.00
	Testing & Commissioning	1	%		14,900.00
	Preliminaries	10	%		149,200.00
	BWIC	2	%		29,800.00
	To Element Summary			£	<u>928,116.00</u>

7.02 Block E Elemental Summary

Ref	Description	Total	£/m ²	£/ft ²
.1	Facilitating Works	0.00	0.00	0.00
.2	Substructure	624,828.15	211.14	19.62
.3	Frame	357,315.96	120.74	11.22
.4	Upper Floors	885,469.90	299.22	27.80
.5	Roof	489,470.11	165.40	15.37
.6	Stairs and Ramps	49,325.00	16.67	1.55
.7	External Walls	826,250.00	279.21	25.94
.8	Windows and External Doors	292,185.99	98.74	9.17
.9	Internal Walls and Partitions	367,584.00	124.21	11.54
.10	Internal Doors	132,950.00	44.93	4.17
.11	Wall Finishes	187,225.80	63.27	5.88
.12	Floor Finishes	185,331.20	62.63	5.82
.13	Ceiling Finishes	231,606.12	78.26	7.27
.14	Fittings, Furnishings and Equipment	327,288.54	110.60	10.27
.15	Services	1,705,172.30	576.21	53.53
.16	Pre-Fabricated Buildings and Building Units	0.00	0.00	0.00
.17	Works to Existing Buildings	0.00	0.00	0.00
.18	Externals Works	0.00	0.00	0.00
Building Works Estimate (rounded)		£ 6,662,003	2,251	209

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
.1	Facilitating Works Site wide facilitating works included in External Works				See External Works
	To Element Summary			£	0.00
	Substructure				
	<u>Piling</u>				
	Excavate for piling mat & dispose of excavated material	805	m3	65.00	52,313.98
	Imported material to form piling mat	805	m3	55.00	44,265.67
	Dispose of piling mat	805	m3	65.00	52,313.98
	Piles; 450mm dia; assume 25m length;	6,475	m	55.00	356,125.00
	Reinforcement to in-situ concrete piles; assume 150kg/m3 (assumed as no information provided)	154	t	1,800.00	278,047.15
	Disposal of pile arisings	1,030	m3	50.00	51,490.21
	<u>Foundations</u>				
	Excavate for slab	484	m3	15.00	7,260.89
	Dispose of arisings	484	m3	50.00	24,202.95
	Sub-base; assume 150mm thick	183	m3	75.00	13,718.70
	Level compact and blinding	1,219	m ²	6.00	7,316.64
	Geotextile vapour membrane	1,219	m ²	2.50	3,048.60
	Foundation slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	353	m3	210.00	74,184.39
	Foundation slab; in-situ concrete; horizontal work; 1200mm thick; in structures; reinforced >5%	131	m3	210.00	27,468.00
	Reinforcement to floor slabs; 160kg/m3	77	t	1,800.00	139,408.99
	Insulation to ground floor slab; 180mm Xtratherm UK; Thin-R XT/UF under screed	1,219	m ²	50.00	60,972.00
	<u>Pile Caps</u>				
	Excavate for pile caps	275	m3	20.00	5,505.39
	Earthwork support, working space and backfill	263	m2	40.00	10,518.30
	Level compact and blinding	263	m2	6.00	1,577.75
	Dispose of arisings	275	m3	50.00	13,763.48
	RC Pile Cap; PC01; 750 x 750 x 1000mm	3	m3	210.00	590.63
	RC Pile Cap; PC01a; 1000 x 1000 x 1000mm	11	m3	210.00	2,310.00
	RC Pile Cap; PC02; 1100 x 2100 x 1000mm	92	m3	210.00	19,404.00
	RC Pile Cap; PC02a; 900 x 2700 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC03; 2100 x 1950 x 1000mm	57	m3	210.00	12,039.30
	RC Pile Cap; PC03a; 1100 x 3700 x 1000mm	8	m3	210.00	1,709.40
	RC Pile Cap; PC03b; 900 x 3530 x 1000mm	0	m3	210.00	0.00
	RC Pile Cap; PC04; 2100 x 2100 x 1200mm	48	m3	210.00	10,001.88
	RC Pile Cap; PC05; 2700 x 2700 x 1200mm	26	m3	210.00	5,511.24
	RC Pile Cap; PC06; 2100 x 3450 x 1000	22	m3	210.00	4,564.35

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	RC Pile Cap; PC06a; 2100 x 3800 x 1000	8	m3	1,800.00	14,364.00
	Formwork for pile caps	622	m ²	40.00	24,892.00
	Reinforcement; 1-4 pile caps; 140kg/m3	31	t	1,800.00	55,266.25
	Reinforcement; non-typical pilecaps; 200kg/m3	11	t	1,800.00	20,145.24
	Reinforcement; core pilecaps; 175kg/m3		t	1,800.00	0.00
<u>Ground Beams</u>					
	Excavate for ground beams	299	m3	20.00	5,981.25
	Earthwork support, working space and backfill	166	m ²	40.00	6,648.00
	Level compact and blinding	166	m ²	6.00	997.20
	Disposal of arisings	299	m3	50.00	14,953.13
	RC Ground beam; GB01; 750 x 1000mm	95	m3	210.00	20,002.50
	RC Ground beam; GB02; 2100 x 600mm	151	m3	210.00	31,752.00
	RC Ground beam; GB03; 1000 x 1000mm	0	m3	210.00	0.00
	RC Ground beam; GB04; 750 x 1150mm	53	m3	210.00	11,048.63
	Formwork for ground beams	632	m ²	40.00	25,279.00
	Reinforcement to ground beams; 200kg/m3	60	t	1,800.00	107,662.50
<u>General</u>					
	General allowance for underground obstructions 15%	279	m3	45.00	12,576.74
	EO non-hazardous disposal rate 15%	279	m3	45.00	12,576.74
To Element Summary				£	<u><u>1,643,778.02</u></u>
Frame					
	RC downstand; WD01; 200mm width	0	m	30.00	0.00
	RC downstand; WD02; 250mm width	0	m	50.00	0.00
	RC upstand; WU01; 200mm width	0	m	30.00	0.00
	RC upstand; WU02; 150mm width	21	m	30.00	630.00
	RC upstand; WU02; 200mm width	427	m	45.00	19,215.00
	RC upstand; WU03; 250mm width	0	m	50.00	0.00
	RC upstand; WU04; 300mm width	0	m	55.00	0.00
	Insitu RC column; C01; 200mm width x 800mm length	141	m3	210.00	29,658.72
	Insitu RC column; C01a; 350mm width x 1000mm length	0	m3	210.00	0.00
	Insitu RC column; C02; 350mm width x 1000mm length	25	m3	210.00	5,159.70
	Insitu RC column; C03; 220mm width x 1000mm length	27	m3	210.00	5,691.84
	Insitu RC column; C04; 350mm width x 1000mm length	18	m3	210.00	3,682.35
	Insitu RC column; C05; 220mm width x 880mm length	6	m3	210.00	1,207.48
	Insitu RC column; C06; 200mm width x 1500mm length	3	m3	210.00	680.40
	Insitu RC column; C07; 450mm width x 450mm length	5	m3	210.00	1,058.87
	Insitu RC column; C08; 600mm width x 600mm length	1	m3	210.00	204.12

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Insitu RC column; C09; 350mm width x 1500mm length	1	m3	210.00	297.68
	Reinforcement to columns; 400kg/m3	91	t	1,800.00	163,341.12
	RC waterproof retaining wall; RW01; 250mm width	276	m3	210.00	57,949.50
	RC waterproof retaining wall; RW02; 250mm width	113	m3	210.00	23,782.50
	RC waterproof retaining wall; RW03; 250mm width	17	m3	210.00	3,465.00
	RC wall; W01; 200mm width	34	m3	210.00	7,190.40
	RC waterproof wall; W02; 300mm width	0	m3	210.00	0.00
	RC wall; W03; 250mm width	3	m3	210.00	630.00
	RC wall; W04; 300mm width	0	m3	210.00	0.00
	Reinforcement to retaining walls; 220kg/m3	97	t	1,800.00	175,404.24
	RC beam; CB01; 200mm width x 500mm depth	0.4	m3	210.00	84.00
	RC beam; CB02; 1000mm width x 800mm depth	37.6	m3	210.00	7,896.00
	RC beam; CB03; 1500mm width x 800mm depth	100.8	m3	210.00	21,168.00
	RC beam; CB04; 2500mm width x 800mm depth	138.0	m3	210.00	28,980.00
	RC beam; CB05; 2000mm width x 800mm depth	12.8	m3	210.00	2,688.00
	RC beam; CB06; 200mm width x 1350mm depth	3.2	m3	210.00	680.40
	RC beam; CB07; 300mm width x 275mm depth	22.8	m3	210.00	4,781.70
	RC beam; CB08; 300mm width x 450mm depth	5.4	m3	210.00	1,134.00
	RC beam; CB09; 300mm width x 325mm depth	2.3	m3	210.00	491.40
	Reinforcement to beams; 160kg/m3	52	t	1,800.00	93,124.80
	SHS 150 x 150 x 10	0	t	1,750.00	0.00
	Formwork to frame	7,690	m ²	40.00	307,603.52
	Masonry support	591	m	225.00	132,975.00
To Element Summary				£	1,100,855.74
Upper Floors					
	Floor slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	1,327	m3	210.00	278,594.82
	Floor slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	0	m3	210.00	0.00
	Formwork to edge of slabs	1,367	m	25.00	34,175.00
	Formwork to slab soffit	4,422	m ²	48.00	212,262.72
	Reinforcement to floor slabs; 160kg/m3	212	t	1,800.00	382,072.90
	Forming balconies; 225mm thk falling to 200thk RC slab; SSL varies	277	m ²	200.00	55,400.00
	Balconies; bolt on (inclusive of railing)	18	nr	8,000.00	144,000.00
	Forming inset balconies including soffits, drainage, decking, waterproofing	277	m ²	1,500.00	415,500.00
	Terraces; to ground floor incl decking	41	m ²	450.00	18,450.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Balcony railings	204	m	425.00	86,827.50
To Element Summary				£	1,627,282.94
Roof					
	Roof slab; in-situ concrete; horizontal work; 300mm thick; in structures; reinforced >5%	9	m3	210.00	1,890.00
	Roof slab; in-situ concrete; horizontal work; 275mm thick; in structures; reinforced >5%	257	m3	210.00	53,996.25
	Roof slab; in-situ concrete; horizontal work; 250mm thick; in structures; reinforced >5%	124	m3	210.00	26,096.18
	Formwork to edge of roof slab	274	m	25.00	6,850.00
	Formwork to roof slab soffit	1,432	m ²	45.00	64,443.15
	Reinforcement to roof slabs; 180kg/m3	70	t	1,800.00	126,487.17
	RT01; flat roof; 3.5mm vapour barrier; 220mm PIR insulation; 16mm various underlayers and fibre protection mat;	935	m ²	375.00	350,625.00
	Gravel aggregate; to maintenance paths and margins to biodiversity roofs; 20mm diameter clean washed round gravel	149	m ²	40.00	5,952.00
	RT02; vapour barrier; 210mm PIR insulation; single ply membrane	0	m ²	220.00	0.00
	Perimeter detail to flat roofs; including flashings, roof upstands, ventilators; assume 350mm height	313	m	180.00	56,340.00
	RT03; pitched roof; 45° pitch; 12.5mm plasterboard; vapour control layer; 275mm thermal insulation between rafters, 80mm thermal insulation above rafters; 50mm battens and 25mm counter battens; slate tiles; measured on plan	497	m ²	260.00	129,238.20
	Pitched roof to level 02; including roof void; cold roof; timber rafters and infill panel; vapour control layer, 25mm counter battens; slate tiles; to Block B	0	m ²	260.00	0.00
	Roof parapet; 600mm width x 750mm height	212	m	160.00	33,920.00
	Reinforcement to roof parapet; 160kg/m3	0	t	1,800.00	0.00
	Access hatch; 2m x 2m	9	nr	6,000.00	54,000.00
	AOV; 2.6m x 1.6m	0	nr	10,000.00	0.00
	Ventilation Riser; approx. 1.6m x 1.4m	0	nr	3,500.00	0.00
	Smoke shaft vent; 2m x 2m	2	nr	6,000.00	12,000.00
	Lift overrun; 2.3m x 3.3m	2	item	10,000.00	20,000.00
	PV panels; final layouts TBC	32	m ²	0.00	0.00
	Extra over for green roof system; below PV panels; to Block E only	32	m ²	100.00	3,200.00
	Rainwater goods	1,219	m ²	15.00	18,291.60

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Rooflights; 1200 x 1800mm	6	m ²	1,500.00	9,720.00
	Mansafe system	1,219	m ²	12.00	14,633.28
To Element Summary				£	987,682.83
Stairs and Ramps					
	Staircase; ground to fourth floor; four storeys	8	nr	8,000.00	64,000.00
	Staircase; first to third floor; two storeys	2	nr	8,000.00	16,000.00
	Feature stair entrance; to ground floor	1	item	12,500.00	12,500.00
	Entrance stairs; to first floor entrance	1	storeys	12,500.00	12,500.00
	Stairs to duplex units; 1 storey	3	storeys	5,000.00	15,000.00
	Balustrading and handrails; black metal with black PVC capping; measured on plan	183	m	385.00	70,455.00
To Element Summary				£	190,455.00
External Walls					
	WT_E-FR-1; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm SFS metal stud; 2nr layers 15mm plasterboard	3,348	m ²	475.00	1,590,300.00
	WT_E-FR-1a; 369.5mm; 102.5mm Clay facing brickwork, 125mm partial fill cavity insulation; 100mm SFS infill / LGSF systems; 2nr layers 15mm plasterboard	207	m ²	460.00	95,128.00
	WT_E-FR-1b; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00
	WT_E-FR-1c; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	500.00	0.00
	WT_E-FR-1d; 394.5mm; 102.5mm Clay facing brickwork, 150mm partial fill cavity insulation; 100mm metal stud; 2nr layers 15mm plasterboard	0	m ²	475.00	0.00
	WT_E-FR-2; 394mm; 27mm metal cladding; 100mm metal stud	0	m ²	500.00	0.00
					0.00
<u>Core Walls (note: these are actually External Walls)</u>					
	WT E-C-1; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	116	m ²	250.00	29,050.00
	WT E-C-1a; 227.5mm; 102.5mm clay facing brickwork, 75mm partial fill cavity insulation	0	m ²	240.00	0.00
	WT E-C-1b; 252.5mm; 102.5mm clay facing brickwork, 100mm partial fill cavity insulation	0	m ²	250.00	0.00
	WT E-C-1c; 252.5mm; 102.5mm clay facing brickwork	222	m ²	180.00	39,960.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00
	WT E-C-1e; 102.5mm clay facing brickwork	0	m ²	180.00	0.00
	Extra over above for feature brickwork	0	m ²	100.00	0.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT E-C-2; 225mm; 125mm metal cladding	0	m ²	180.00	0.00
	WT E-C-4; 122.5mm; 100mm insulation slabs fixed to backing wall; Xtratherm	102	m ²	65.00	6,643.00
	Reinforcement to core walls; 200kg/m ³	0	t	0.00	0.00
	<u>Masonry Walls</u>				0.00
	Wall Type E-M-1; 352.5mm; 102.5mm clay facing brickwork; 150mm cavity; 100mm concrete facing blockwork	222	m ²	325.00	72,150.00
	Wall Type E-M-1a; 327.5mm; 102.5mm clay facing brickwork; 100mm concrete facing blockwork	6	m ²	0.00	0.00
	Wall Type E-M-1b; 377.5mm; 102.5mm clay facing brickwork; 145mm PIR foam boards; 100mm concrete facing blockwork; 1nr 10mm and 1nr 15mm plasterboard	0	m ²	0.00	0.00
	Wall Type E-M-1d; 215mm; 102mm clay facing brickwork; 10mm cavity and 100mm concrete facing blockwork	0	m ²	370.00	0.00
	Wall Type E-M-2; 102.5mm; 102.5mm clay facing brickwork	317	m ²	185.00	58,682.00
	Rusticated brickwork	31	m ²	225.00	7,038.00
	To Element Summary			£	1,898,951.00
	Windows and External Doors				
	ED 01; External glazed single door; 1022.5mm x 2110mm	22	m ²	850.00	18,338.54
	ED 01a; External glazed single door; 1022.5mm x 2335mm	10	m ²	850.00	8,117.63
	ED 02; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2110mm	37	m ²	850.00	31,691.15
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2110mm	8	m ²	850.00	6,492.47
	ED 02b; External glazed single door with single casement opening sidelight & fixed bottom light; 2260mm x 2110mm	0	m ²	850.00	0.00
	ED 02e; External glazed single door with single casement opening sidelight & fixed bottom light; 1472.5mm x 2335mm	199	m ²	850.00	169,507.57
	ED 02f; External glazed single door with single casement opening sidelight & fixed bottom light; 1697.5mm x 2335mm	0	m ²	850.00	0.00
	ED 02g; External glazed single door with single casement opening sidelight & fixed bottom light; 1810mm x 2335mm	17	m ²	850.00	14,369.59
	ED 02h; External glazed single door with single casement opening sidelight & fixed bottom light; 1922.5mm x 2335mm	0	m ²	850.00	0.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	ED 02j; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2335mm	0	m ²	850.00	0.00
	ED 02m; External glazed single door with single casement opening sidelight & fixed bottom light; 2035mm x 2110mm	0	m ²	850.00	0.00
	ED 04; External glazed single door with fixed side light; 1810mm x 2335mm	0	m ²	850.00	0.00
	ED 04d; External glazed single door with fixed side light; 1472.5mm x 2475mm	4	m ²	850.00	3,097.77
	ED 04f; Internal timber single door; 1010mm x 2100mm	0	m ²	850.00	0.00
	ED 04j; External glazed single door with fixed side light; 2260mm x 2110mm	0	m ²	850.00	0.00
	LD 01a; External inward opening louvred double door; 1585mm x 2110mm	0	m ²	850.00	0.00
	LD 01b; External inward opening louvred double door; 1472.5mm x 2335mm	7	m ²	850.00	5,845.09
	LD 01d; External outward opening louvred double door; 1697.5mm x 2335mm	0	m ²	850.00	0.00
	WT 01; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2110mm	12	m ²	550.00	6,336.33
	WT 01b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; sill height 0mm; 572.5mm x 2335mm	0	m ²	550.00	0.00
	WT 01c; Single casement opening light window with fixed bottom light (obscured glazing); glazing specification A; ventilator rating VP3; sill height 0mm; 685mm x 2335mm	0	m ²	550.00	0.00
	WT 01d; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 0mm; 910mm x 2335mm	157	m ²	550.00	86,481.40
	WT 01f; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2110mm	2	m ²	550.00	1,186.61
	WT 01g; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	29	m ²	550.00	15,757.75
	WT 01h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2260mm	2	m ²	550.00	1,131.13
	WT 02; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 910mm; 910mm x 1200mm	3	m ²	550.00	1,801.80

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 02a; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 02b; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	7	m ²	550.00	3,633.63
	WT 02e; Single casement opening light window; glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	137	m ²	550.00	75,412.84
	WT 02f; Single casement opening light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1435mm	0	m ²	550.00	0.00
	WT 02i; Single casement opening light window; sill height 2650mm; 910mm x 1350mm	0	m ²	550.00	0.00
	WT 04; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2110mm	0	m ²	550.00	0.00
	WT 04a; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1472.5mm x 2110mm	19	m ²	550.00	10,253.02
	WT 04b; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2110mm	0	m ²	550.00	0.00
	WT 04c; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1360mm x 2335mm	0	m ²	550.00	0.00
	WT 04d; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1697.5mm x 2335mm	0	m ²	550.00	0.00
	WT 04g; Single casement opening light window with fixed bottom & side lights; glazing specification A; ventilator rating V3; sill height 0mm; 1810mm x 2335mm	34	m ²	550.00	18,595.94
	WT 05; Single fixed light window (obscured glazing); glazing specification A; ventilator rating V3; sill height 900mm; 910mm x 1210mm	0	m ²	550.00	0.00
	WT 05b; Single fixed light window; glazing specification A; ventilator rating V1; sill height 825mm; 910mm x 1585mm	0	m ²	550.00	0.00
	WT 05c; Single fixed light window; glazing specification A; ventilator rating V1; sill height 310mm; 1247.5mm x 1810mm	0	m ²	550.00	0.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT 05e; Single fixed light window (obscured glazing); glazing specification A; ventilator rating VP3; 910mm x 1060mm	0	m ²	550.00	0.00
	WT 05h; Single casement opening light window with fixed bottom light; glazing specification A; ventilator rating VP3; 1135mm x 2110mm	0	m ²	550.00	0.00
	WT 07; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2110mm	2	m ²	550.00	1,056.06
	WT 07a; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 1022.5mm x 2335mm	2	m ²	550.00	1,313.15
	WT 07b; Double casement opening light; glazing specification A; ventilator rating V1; sill height 0mm; 910mm x 2335mm	8	m ²	550.00	4,674.67
	WT 09; Contemporary roof light; glazing specification A; ventilator rating V1; 1000mm x 1000mm	0	m ²	550.00	0.00
	To Element Summary			£	485,094.11

Internal Walls and Partitions

Core and Party Walls

	Wall Type I1; Apartment separation; British Gypsum Gypwall Quiet; 2x15mm plasterboard with skim finish; I stud (60 I 70); 100mm acoustic insulation, I stud (60 I 70); 2 x 15mm plasterboard with skim finish; double row studs; 280mm total width	1,472	m ²	100.00	147,200.00
	Wall Type I2; Between plant rooms; 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 10mm plasterboard and 15mm plasterboard; 375mm total width	68	m ²	175.00	11,812.50
	Wall Type I2a; to ground floor apartment 100mm concrete facing blockwork; 145mm polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 350mm total width	0	m ²	165.00	0.00
	Wall Type I2b; 100mm concrete facing blockwork; 175mm partial fill cavity insulation; 100mm concrete facing blockwork; 10mm plasterboard and 15mm wall lining system (adhesive) plasterboard; skim coat plaster finish; 400mm total width	70	m ²	210.00	14,742.00
	Wall Type I3; 140mm concrete facing blockwork	65	m ²	110.00	7,128.00
	Wall Type I3a; 2nr 100mm concrete facing blockwork with 15mm gap; 215mm total width	78	m ²	120.00	9,396.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Wall Type I4; to risers; British Gypsum Shaftwall; Gypframe I stud (60 I 70) with Gyproc CoreBoard; 19mm between studs; Gypframe G102 retaining channel; 2 x 12.5mm plasterboard and skim finish to non-shaft side	140	m ²	90.00	12,600.00
	Wall Type I5; to ventilation riser; British Gypsum Shaftwall; Gypframe TI stud (147 TI 90) with Gyproc CoreBoard 19mm between studs (shaft side) secured by Gypframe G102 retaining channel; 2nr layers of insulation within shaftwall; 1 x 25mm, 1 x 100mm, 2 x 12.5mm Gyproc plasterboards fixed to shaftwall stud to non-shaft side with 93mm Gyproc ThermalLine PIR bonded to outer face (non-shaft side)	221	m ²	135.00	29,862.00
	<u>Internal Partitions</u>				
	WT P1; to communal corridor; British Gypsum Gypframe single frame classic - 1x layer plasterboard with skim finish, C stud (70 S 50), 1x layer 15mm plasterboard with skim finish (Gypsum SoundBloc F) to each side; 100mm thick	15	m ²	90.00	1,310.40
	WT P2; 95mm thick; apartment partition; British Gypsum Gypframe single frame classic; single row C studs (70S50); 25mm isover acoustic partition wall within cavity; 1x layer 12.5mm British Gypsum SoundBlock plasterboard fixed to each side	2,998	m ²	100.00	299,810.00
	WT P3; boxing in bathroom services; GypLiner independent (IWL), gypframe 48 I 50; 50mm glass mineral wool insulation; 2x layers of 12.5mm Gyproc SoundBlock; 75mm thick	255	m ²	90.00	22,932.00
	WT P3a; GypLiner independent (IWL), gypframe 48 I 50; 2x layers of 12.5mm Gyproc SoundBlock; 25mm glass mineral wool insulation; 75mm thick	154	m ²	60.00	9,240.00
	WT P4; to columns; GypLiner independent (IWL), gypframe 60 I 50; 1x layer of 15mm Gyproc SoundBlock; skim coat plaster; 75mm thick	246	m ²	70.00	17,227.00
	<u>Linings</u>				
	WT L1; to columns; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	2,004	m ²	60.00	120,246.00
	WT L1a; to core wall; British Gypsum GypLiner universal / single; glass mineral wool; 1x layer 15mm gyproc soundblock; 40mm thick	98	m ²	60.00	5,880.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	WT L2; to columns; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; 250mm thick	89	m ²	90.00	8,019.00
	WT L2a; 145mm Polyisocyanurate (PIR) foam boards; 100mm concrete facing blockwork; adhesive wall lining system; 275mm thick	8	m ²	95.00	769.50
	WT L3; to retaining wall; Xtratherm Safe-R-SR/TB 112.5mm composite comprising 100mm Xtratherm phenolic insulation core with glass tissue facing bonded to 12.5mm tapered edge plasterboard; 210mm thick	113	m ²	60.00	6,804.00
To Element Summary				£	<u><u>724,978.40</u></u>
Internal Doors					
	ID 01; Internal timber apartment entrance door; FD30S; 29dB Rw; 1010mm x 2100mm	58	nr	1,250.00	72,500.00
	ID 01a; Internal timber single door; 1010mm x 2100mm	44	nr	550.00	24,200.00
	ID 01b; Internal timber fire rated single door with vision panel; FD30S; 1010mm x 2100mm	21	nr	850.00	17,850.00
	ID 01c; Internal timber fire rated single door with vision panel; 1010mm x 2100mm	0	nr	850.00	0.00
	ID 02; Internal timber single door; 910mm x 2100mm	104	nr	550.00	57,200.00
	ID 02a; Internal timber single door; FD30; 910mm x 2100mm	8	nr	850.00	6,800.00
	ID 03; Internal timber single door; 810mm x 2100mm	5	nr	550.00	2,750.00
	ID 03a; Internal timber single door; FD30; 810mm x 2100mm	3	nr	600.00	1,800.00
	ID 04a; Internal timber double door; FD30; 1110mm x 2100mm	0	nr	850.00	0.00
	ID 05; Internal timber double door; 1340mm x 2100mm	56	nr	875.00	49,000.00
	ID 05a; Internal timber double door; FD30; 1340mm x 2100mm	20	nr	850.00	17,000.00
	ID 06; Internal timber leaf & half double door with vision panel; FD30; 1340 x 2100mm	0	nr	1,000.00	0.00
	ID 06a; Internal timber leaf & half double door; FD30S; 1340 x 2100mm	0	nr	850.00	0.00
	Architraves; MDF square edge; gloss paint finish 1 under, 2 coats	1,674	m	0.00	Included
To Element Summary				£	<u><u>249,100.00</u></u>

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
Wall Finishes					
	Paint finish; 2 coats matt white Dulux trade; Moisture resistant paint finish; 2 coats skim and 2 coats matt white Dulux trade; plasterboard included elsewhere	17,823	m ²	6.00	106,939.92
	MDF square edge skirtings with gloss paint; 1 under, 2 coats	695	m ²	6.50	4,516.20
	Tiling; to bathrooms	6,338	m	30.00	190,152.00
	Splashback; to kitchens	695	m ²	60.00	41,688.00
	Lobby feature wall	177	m ²	60.00	10,638.00
		146	m ²	75.00	10,935.00
To Element Summary				£	<u><u>364,869.12</u></u>
Floor Finishes					
	FT1; 75mm sand/cement screed, 180mm thermal insulation on RC slab; to engineer's details	5,709	m ²	28.00	159,842.76
	FT2; 26mm Proctor Dynamic Deck on RC slab; to engineer's details	0	m ²	100.00	0.00
	Amtico spacia laid straight; to hallways, living, kitchen, dining	2,045	m ²	47.00	96,115.00
	Tiling; to bathrooms and ensuites; 44.3 x 44.3cm; Porcelanosa	240	m ²	60.00	14,400.00
	Stainfree Aristocrat 50oz; Abingdon; to bedrooms, stairs and landings; and store	1,558	m ²	32.00	49,845.44
	Corridors; Abingdon contrast tweed and heather	768	m ²	32.00	24,576.00
	Tiling to ground floor communal entrance lobbies; Baltimore White 60.2 x 60.2 Porcelanosa	72	m ²	80.00	5,760.00
	Assume vinyl; to concierge office; Block C	0	m ²	40.00	0.00
	Entrance mat; recessed with aluminium matwell frame to be built up level with tile to achieve a flush finish; Gradus or similar; Boulevard 7000		PS		3,000.00
	Exposed concrete finish; to communal store / plant / refuse / car park	1,026	m ²	5.00	5,130.00
To Element Summary				£	<u><u>358,669.20</u></u>
Ceiling Finishes					
	CT01; 12.5mm plasterboard, 71mm suspended metal framing system	4,869	m ²	50.00	243,433.50
	CT02; acoustic ceiling boards; spec TBC; to communal areas; assume suspended ceiling	840	m ²	55.00	46,200.00
	CT03; 6mm magnesium oxide board; 200mm thermal insulation installed against RC structural elements	272	m ²	60.00	16,320.00
	CT03a; 6mm magnesium oxide board; 140mm thermal insulation installed against RC structural elements	4,011	m ²	50.00	200,544.40

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	CT04; aluminium soffit boards; specification TBC	0	m ²	80.00	0.00
	Emulsion paint; all ceilings excluding wet rooms; 1 mist, 2 coats; matt white Dulux trade	5,469	m ²	6.00	32,812.02
	Vinyl emulsion paint; to wet rooms; 1 mist, 2 coats; matt white Dulux trade	240	m ²	7.00	1,680.00
To Element Summary				£	540,989.92
Fittings, Furnishings & Equipment					
<u>Kitchen</u>					
	Magnet integrated kitchens; Luna range, including soft close cabinets, under unit LED strip lighting, silestone worktop including drainer grooves, upstand - 100mm and full height behind hob, Norrie 62414009 brushed steel sink tap	59	nr	7,000.00	413,000.00
	Sink; undermounted 1.5 bowl, Caple 58682406				Included
	Induction hob; 600mm; Bosch Series 4 PUE611B1B				Included
	Extractor hood; 600mm; Elica SLEEK-60-SS-52 canopy cooker hood - stainless steel				Included
	Oven; single; Bosch Serie2 HHF113BR0B built in electric single oven - brushed steel				Included
	Fridge freezer; Zanussi ZNLN18FS1; 70/30 split; integrated				Included
	Dishwasher; Zanussi ZNLN18FS1; 600mm integrated				Included
<u>Sanitary Fittings</u>					
<u>Bathroom</u>					
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	59	nr	180.00	10,620.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	59	nr	120.00	7,080.00
	Push plate; Roca PL1 dual chrome A890095001	59	nr	25.00	1,475.00
	Basin; Roca Gap; A3270YG000	59	nr	150.00	8,850.00
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	59	nr	80.00	4,720.00
	Bath tub; Roca Gap; Z024717000; including removable Montrose bath panel, Roca bath filler ZD50010008; Shower rail A5B1407C00; Mixer A5A0C09C00; Roman bath screen; Haven8 inward folding; 1500 x 910mm 8mm thick	59	nr	800.00	47,200.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	26,550.00	26,550.00
					0.00
	WC				0.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Toilet; Roca A34647L000; clean rim WC WH white including A801472003 seat	3	nr	180.00	540.00
	Concealed cistern; Roca A8901210AO; Duplo WC L AG	3	nr	120.00	360.00
	Push plate; Roca PL1 dual chrome A890095001	3	nr	25.00	75.00
	Basin; Roca Gap; A3270YG000	3	nr	150.00	450.00
	Tap; Roca cala bas mis smooth body 1/2" A5A326EC0R, including waste	3	nr	80.00	240.00
	Shelf; Montrose vinyl wrapped worktop	1	PS	1,350.00	1,350.00
<u>Other</u>					
	Washerdryer; Zanussi ZWD76NB4PW 7kg/4kg freestanding; to store	59	nr	500.00	29,500.00
	Wardrobe; assume 2m width; to main bedroom	118	m	1,500.00	177,000.00
	Store cupboard shelving	62	nr	250.00	15,500.00
<u>Communal equipment:</u>					
	Bins				Excluded
	Cycle store; bike racks	40	nr	100.00	4,000.00
	Communal multi postbox frame; one system per block; COM2 steel door mailbox system including bespoke parcel locker within bank	59	nr	100.00	5,900.00
	Statutory signage	5,709	m2	2.00	11,417.34
To Element Summary				£	765,827.34

Services

Mechanical Installations

Disposal Installation

Above ground drainage	6,023	m ²	10.00	60,230.00
Rainwater drainage	6,023	m ²	9.00	54,207.00
Apartment drainage	59	item	600.00	35,400.00

Water Installation

Dry Riser	5	Floors	2,000.00	10,000.00
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8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Car park sprinkler tanks	2	nr	35,000.00	70,000.00
	Car park sprinkler system	1	Item	15,000.00	15,000.00
	Car park trace heating	1	Item	5,000.00	5,000.00
	Car park pipework insulation	1	Item	5,000.00	5,000.00
	Cat 5 tank & booster set	1	Item	7,500.00	7,500.00
	Commercial sprinkler tank	1	Item	10,000.00	10,000.00
	BCWS pipework	648	m	100.00	64,800.00
	Cat 5 pipework	152	m	100.00	15,200.00
	MWS pipework	22	m	150.00	3,300.00
	MWS plantroom pipework	13	m	150.00	1,950.00
	BCWS plantroom pipework	16	m	150.00	2,400.00
	Cat 5 plantroom pipework	29	m	150.00	4,350.00
	Trace heating allowance	1	Item	5,000.00	5,000.00
	Pipework insulation	880	m	18.00	15,840.00
	Apartment water installation	59	Item	2,500.00	147,500.00
	Dimplex Edel Hot Water Cylinder	59	nr	3,000.00	177,000.00
	Expansion vessel	59	nr	500.00	29,500.00
	<u>Space Heating</u>				
	Electric panel heaters	3	nr	400.00	1,200.00
	Apartment - Electric towel rails	59	nr	345.00	20,355.00
	Apartment - Electric panel heaters	59	nr	1,000.00	59,000.00
	<u>Ventilation</u>				
	Ductwork	152	m ²	95.00	14,440.00
	Ductwork insulation	165	m ²	40.00	6,600.00
	Extract Fans	1	nr	294.31	294.31
	Jet Fans	3	nr	1,120.63	3,361.89
	Apartment MVHR's	59	nr	3,000.00	177,000.00
	Apartment kitchen extract hood	59	nr	550.00	32,450.00
	Apartment ductwork allowance	59	nr	2,000.00	118,000.00
	To Element Summary			£	1,171,878.20

Electrical Installation

LV

	630A 6 Way Sub-main Distribution Board	1	Item	15,000.00	15,000.00
	12 Way TPN Panelboard	1	Item	6,000.00	6,000.00
	400A 24 Way Distribution Board	3	Nr	20,000.00	60,000.00
	Landlord LV Distribution	6,023	m ²	10.00	60,230.00
	200kVA Generator	1	Item	60,000.00	60,000.00
	Generator Install Costs	1	Item	10,000.00	10,000.00
	Generator Extract	1	Item	1,262.61	1,262.61
	Generator Isolator	1	Item	1,500.00	1,500.00
	2 Core Cable	40	m	8.00	320.00
	3 Core Cable	1,254	m	10.00	12,540.00
	4 Core Cable	451	m	12.00	5,412.00

Containment Distribution

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	600x50 LV cable tray	19	m	50.00	950.00
	400x50 LV cable tray	72	m	40.00	2,880.00
	300x100 Life safety cable ladder	105	m	35.00	3,675.00
	300x50 Life safety cable ladder	32	m	30.00	960.00
	150x50 LV cable tray	244	m	25.00	6,100.00
	100x50 Data cable basket	311	m	20.00	6,220.00
	100x50 ELV basket	311	m	20.00	6,220.00
	100 ELV tray with lid	11	m	40.00	440.00
	75x75 Lighting & Power Trunking	311	m	30.00	9,330.00
	<u>Small Power & Data</u>				
	Cleaners Socket	34	nr	150.00	5,100.00
	Double switched socket outlet	4	nr	200.00	800.00
	Data Outlet	22	nr	100.00	2,200.00
	Unswitched FCU	53	nr	170.00	9,010.00
	TP&N Isolator	59	nr	1,500.00	88,500.00
	EV Charging Points	19	nr	2,000.00	38,000.00
	Mechanical power supplies	6,023	m ²	12.00	72,276.00
	Earthing & bonding	6,023	m ²	2.00	12,046.00
	Apartment small power & data allowance	59	nr	3,000.00	177,000.00
	<u>Lighting Installation</u>				
	Lighting Reference - E2	62	nr	40.25	2,495.50
	Lighting Reference - EX2	8	nr	74.75	598.00
	Lighting Reference - Exit	30	nr	51.75	1,552.50
	Lighting Reference - F1/E	18	nr	97.75	1,759.50
	Lighting Reference - G1	179	nr	40.25	7,204.75
	Lighting Reference - K1	74	nr	45.89	3,395.86
	Lighting Installation	371	Item	100.00	37,100.00
	LCM	2,417	m ²	15.00	36,255.00
	External Lighting				incl in External Works
	Apartment lighting allowance	59	nr	2,000.00	118,000.00
	<u>Lifts & Conveyor Installations</u>				
	Lift - 00-04	2	Nr	85,000.00	170,000.00
	Lift - 01-03	1	Item	75,000.00	75,000.00
	<u>Fire & Lightning Protection</u>				
	Fire Alarm Interface	32	nr	500.00	16,000.00
	Fire Alarm Panel	1	nr	1,000.00	1,000.00
	Fire Alarm Sounder/ Beacon	7	nr	300.00	2,100.00
	Manual Call Point	10	nr	275.00	2,750.00
	Heat Detector	19	nr	300.00	5,700.00
	Presence Detector	60	nr	275.00	16,500.00
	Smoke Detector	47	nr	300.00	14,100.00
	Multifunctional detector	2	nr	350.00	700.00
	Smoke shaft	13	Floors	2,500.00	32,500.00
	Lightning Protection	6,023	m ²	2.00	12,046.00
	Automatic Opening Vent	13	Floors	1,250.00	16,250.00
	Aspirating system to top of lift shaft	3	nr	2,500.00	7,500.00

8.01 Block F Breakdown

Ref	Description	Qty	Unit	Rate	Total
	Apartment Fire Protection	59	nr	600.00	35,400.00
	<u>Communication, Security & Control Systems</u>				
	CCTV Camera	12	nr	1,300.00	15,600.00
	Door access point	8	nr	1,200.00	9,600.00
	No allowance made for access control to apartments.				
	Video Entry Unit	59	nr	750.00	44,250.00
	Door access control panel	1	Item	5,000.00	5,000.00
	Intruder Alarm Panel	1	Item	1,000.00	1,000.00
	Telecommunication distribution within apartment	59	nr	500.00	29,500.00
	Apartment controls	59	nr	500.00	29,500.00
	<u>Special Installations</u>				
	PV allowance	37	m ²	250.00	9,250.00
	Surge Suppression	6,023	m ²	1.00	6,023.00
	Testing & Commissioning	1	%		26,100.00
	Preliminaries	10	%		261,100.00
	BWIC	2	%		52,200.00
	To Element Summary			£	<u><u>1,779,001.72</u></u>

8.02 Block F Elemental Summary

Ref	Description	Total	£/m ²	£/ft ²
.1	Facilitating Works	0.00	0.00	0.00
.2	Substructure	1,643,778.02	287.94	26.75
.3	Frame	1,100,855.74	192.84	17.92
.4	Upper Floors	1,627,282.94	285.05	26.48
.5	Roof	987,682.83	173.01	16.07
.6	Stairs and Ramps	190,455.00	33.36	3.10
.7	External Walls	1,898,951.00	332.64	30.90
.8	Windows and External Doors	485,094.11	84.97	7.89
.9	Internal Walls and Partitions	724,978.40	127.00	11.80
.10	Internal Doors	249,100.00	43.64	4.05
.11	Wall Finishes	364,869.12	63.91	5.94
.12	Floor Finishes	358,669.20	62.83	5.84
.13	Ceiling Finishes	540,989.92	94.77	8.80
.14	Fittings, Furnishings and Equipment	765,827.34	134.15	12.46
.15	Services	2,950,879.91	516.91	48.02
.16	Pre-Fabricated Buildings and Building Units	0.00	0.00	0.00
.17	Works to Existing Buildings	0.00	0.00	0.00
.18	Externals Works	0.00	0.00	0.00
Building Works Estimate (rounded)		£ 13,889,414	2,433	226

9.00 External Works Breakdown

Ref	Description	Qty	Unit	Rate	Total
External Works					
<u>Site clearance / cut and fill</u>					
	Site clearance - TBC		PS		30,000.00
	Excavate cut material	8,788	m3	15.00	131,820.00
	Dewatering generally				Excluded
	Cut and fill - dispose inert material reference Meinhardt cut/fill analysis. Note: cut and fill quantities included within this cost plan cover the whole site e.g				
	Phases 1-3	8,387	m3	50.00	419,350.00
	Move and compact fill material - assume suitable for reuse	1,001	m3	45.00	45,045.00
	Allowance for underground obstructions 15%	1,318	m3	45.00	59,319.00
	Hazardous disposal				Excluded
	Works to boundary retaining walls				Excluded
	<u>Vegetation Retention and Removal (assumed clearance works carried out by demolition contractor)</u>				
	Remove existing trees	43	nr		Excluded
	Remove existing tree group	889	m ²		Excluded
	Remove existing vegetation	979	m ²		Excluded
	Retain existing trees	23	nr		Excluded
	Root protection areas	5,928	m ²		Excluded
	Tree protection fencing	231	m		Excluded
	To Element Summary				685,534.00
<u>Hard Landscaping Sub Bases</u>					
	Excavation & disposal in preparation for road subbases	356	m3	65.00	23,161.92
	Road sub-base: type 1 granular sub-base thickness as per specification; and AC20 dense Bin 100/150. 420mm deep	848	m2	77.00	65,328.49
	Excavation & disposal in preparation for light vehicle subbases	426	m3	65.00	27,659.21
	Light vehicle sub-base: type 1 granular sub-base 420mm thick	1,013	m2	68.00	68,894.74
	Excavation & disposal in preparation for pedestrian subbases	270	m3	65.00	17,542.05
	Pedestrian sub-base: type 1 granular sub-base 100mm thick	1,420	m2	16.50	23,436.75
	To Element Summary				226,023.17
<u>Hard Landscaping</u>					
	Proposed macadam; grey; to engineer's specification	286	m ²	50.00	14,300.00
	Vehicular gateway; High quality Granite natural stone setts, or equal and approved.				
	Colour: Basalt, Grey, Blue Grey, Red				
	Finish: Flame Textured / Cropped				
	Size: 100 x 100 x 100mm	30	m ²	150.00	4,500.00
	Proposed road network; High quality tumbled pre cast concrete block paving				
	Dimensions: 160mm length, 120mm width x depth to engineer's detail, laid in broken bond				
	Colour: pennant grey				
	Tegula by Marshalls or equal and approved.	800	m ²	92.00	73,600.00

9.00 External Works Breakdown

Proposed parking; High quality tumbled pre cast concrete permeable block paving Dimensions: 160mm length, 120mm width x depth to engineer's detail, laid in broken bond Colour: pennant grey Parking Bays demarked by same paving units, but of contrasting colour i.e. Harvest (buff/beige) Tegula Priora by Marshalls or equal and approved.	358	m ²	90.00	32,220.00
High Quality Clay Block Paving - Pedestrian Areas; Alpha Aldridge & Wesminster Mix Clay Pavers by Chelmer Valley or equal & approved Colour: Earthy tonal range of warm browns, beige Size: 200 x 48 x 58mm Running Bond Box Woodland path; Resin bound Natural Aggregate Colour/Mix: Pearl Jam Aggregate Size: 6mm Depth - to manufacturers specification. By SureSet or equal and approved	2,048	m ²	90.00	184,320.00
Safety Surfacing - Rubberised bark mulch; EPDM rubber mulch surface. Green and Sand colour mix by DCM Surfaces or equal & approved Blister paving; Yorkstone paving units 400mm x 400mm x 50mm Scoutmoor Flamed by Marshalls or equal and approved	564	m ²	100.00	56,400.00
Corduroy paving; Yorkstone paving units 400mm x 400mm x 50mm Scoutmoor Flamed by Marshalls or equal and approved	116	m ²	125.00	14,500.00
Proposed steps; Material: Yorkstone or equal and approved Size: 3 steps	6	m ²	100.00	600.00
Proposed steps; Material: Yorkstone or equal and approved Size: 8 steps	10	m ²	100.00	1,000.00
Proposed steps; Material: Yorkstone or equal and approved Size: 9 steps	3	nr	1,750.00	5,250.00
Proposed steps; Material: Yorkstone or equal and approved Size: 10 steps	8	nr	1,750.00	14,000.00
Stone Seating Steps; High quality stone units	9	nr	1,750.00	15,750.00
Proposed timber decking; Cumaru or equal and approved Colour: Natural	2	nr	52.00	104.00
	57	PS	400.00	22,800.00
	26	m ²	200.00	5,200.00

To Element Summary

444,544.00

Soft Landscaping Sub Bases

Ornamental shrub, grasses and herbaceous perennial planting areas

Excavate & dispose areas to 1000mm depth below finished levels	2,419	m3	65.00	157,241.50
Allowance for underground obstructions 15%	363	m3	45.00	16,328.93
300mm imported topsoil	726	m3	65.00	47,172.45
700mm depth imported subsoil	1,693	m3	42.00	71,121.54

Woodland Grass areas

Excavate & dipose areas to 1000mm depth below finished levels	1,490	m3	65.00	96,830.50
Allowance for underground obstructions 15%	223	m3	45.00	10,055.48
150mm imported topsoil	223	m3	65.00	14,524.58
850mm depth imported subsoil	1,266	m3	42.00	53,182.29

To Element Summary

466,457.26

Soft Landscaping

External Planting

Semi mature tree in tree pits	49	nr	5,000.00	245,000.00
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9.00 External Works Breakdown

Multistemmed trees	24	nr	1,500.00	36,000.00
Soft landscaping; Mixes 2 - 10	2,136	m2	35.00	74,750.41
Amenity Grass; Tillers: 'Arena' General Amenity Turf	1,017	m2	32.00	32,535.84
Climbers; Specimen 1m high trained climbers to be located in the positions identified on the planting plans with Jacob climbing wire system.				
Jakob Trellis Stand-off Kit 3m Width 1m Height	35	m	100.00	3,500.00
Woodland bulb mix	268	m2	35.00	9,382.38
Daffodil bulb mix	193	m2	35.00	6,744.01
Hedges	246	m	80.00	19,680.00

To Element Summary

427,592.64

Kerbs and Edgings

High-Quality Pre-cast Concrete Kerb; Marshall's Conservation X kerb, or similar and approved.

Colour: Silver Grey

Finish: Textured, granite-look finish

Size: 255mm height x 145mm width x 915mm length

550 m 60.00 33,000.00

Granite Kerb; Colour: Silver Grey

Finish: Flamed

Size: 250mm x 250mm x 1000mm

51 m 90.00 4,590.00

Steel edge; Rigid heavy-duty roll topped steel angle edging

Dimensions: 6mm (w)150mm(d)

Kinley Excel Edge or equal & approved

1,228 m 50.00 61,400.00

To Element Summary

98,990.00

Fencing, Walls and Railings

Brick wall / Garden Wall; Retaining/Free standing walls to be determined by Engineers.

386 m2 250.00 96,500.00

Existing Wall Sections; To be retained and made good. Final wall heights to be consistent.

194 m Excluded

Proposed Retaining Wall; Brickwork to match architecture. Assumed locations. Final locations to be determined by Structural Engineer.

Foundation, and detail of retaining walls to engineers specification

147 m 250.00 36,750.00

Proposed Metal Railing; Bespoke black painted metalwork To be Part M/BS8300 compliant.

72 m 425.00 30,600.00

Proposed metal gates

14 nr 750.00 10,500.00

Proposed timber fence; not shown

0 m 0.00

Proposed timber gates; none shown

0 nr 0.00

To Element Summary

174,350.00

External Fixtures

Budget for external fixtures excluding landscape play

1 PS 150,000.00 150,000.00

Weathered steel planter pots; none shown

0 nr Included

S1 - Proposed Solid Timber Bench with Backrest; UK sourced timber, or equal and approved

11 nr Included

S2 - Proposed Solid Timber Bench; UK sourced timber, or equal and approved

2 nr Included

S3 - Picnic Table and Seat; UK sourced timber, or equal and approved

2 nr Included

S4 - Proposed Timber Platform Bench; UK sourced timber, or equal and approved

2 nr Included

S5 - Proposed Slatted Timber Bench with Backrest; UK sourced timber, or equal and approved; none shown

0 nr Included

Freestanding tables and chairs; specification TBC

5 nr Included

Flag pole; to match historic flag pole

1 nr Included

Cycle stand; Sheffield Style Cycle Stands

Finish: Galvanised Steel

Size: 800mm(l) x 48mm(w) x 750mm(h)

8 nr Included

9.00 External Works Breakdown

Litter Bin; Located in pairs, 1 general & 1 recycling waste Bug Hotel; specification and number TBC by ecologist; qty from GA drawing	2	nr		Included
Bird box; specification and number TBC by ecologist; qty from GA drawing	3	nr		Included
Bat box; specification and number TBC by ecologist; qty from GA drawing	7	nr		Included
Bollard - Type 1 - Lighting bollard; Timber FSC® Naturally Very Durable Hardwood Square Profile, No Groove, Flat-top, Finish: Planed Dimensions: 240 x 240 x 750mm(h) by Woodscape or equal & approved	8	nr		Included
Bollard - Type 2 - Disabled sign bollard. Timber FSC® Naturally Very Durable Hardwood Square Profile, No Groove, Flat-top, Finish: Planed Dimensions: 240 x 240 x 750mm(h) by Woodscape or equal & approved	9	nr		Included
Landscape Play Timber play house - larch; Richter Spielgeräte; Product reference: L4.10200 or equal and approved	67	nr		Included
Two-storey Play House; Richter Spielgeräte; Product reference: 3.13300 or equal and approved	1	nr	6,500.00	6,500.00
Woodland animals; Richter Spielgeräte; Product reference: 4.24270 or equal and approved	1	nr	8,100.00	8,100.00
Children's table and stumps; Richter Spielgeräte; Product reference: 4.35050 or equal and approved	7	nr	4,400.00	30,800.00
Timber play logs; Bespoke by Touchwood Play or similar, equal approved.	1	nr	2,400.00	2,400.00
Stepping stones; Slabby Sandstone Rockery with Flat top and Bottom by CED or similar, equal approved.	11	PS	250.00	2,750.00
Proposed climbing wall; climbing elements attached to wall	1	PS	5,000.00	5,000.00
Proposed old school play; box containing outdoor toys; area for hopscotch, chalks etc.	4	m		Excluded
	1	item		Excluded
To Element Summary				205,550.00

External Drainage (incl under building footprint)

Thames Water: Grub out existing Thames Water pipe	219	m	50.00	10,950.00
Thames Water fees - allowance		PS		5,000.00
UKPN diversion - site entrance		PS		20,000.00
Virgin Media Diversion - site entrance		item		6,455.59
Openreach Diversion - site entrance		item		17,776.21
New foul water main	1,007	m	360	362,227
New surface water main (Diversion included)	765	m	260	198,642
Attenuation tank, not exceeding 1m deep	54	m3	380	20,548
Attenuation tank, exceeding 1m deep	335	m3	400	134,002
To Element Summary				£ 775,600.98

External Services

New connections:

New substation				Excluded
ICP to make final connection to substation		PS		5,000.00
Incoming water - Affinity		PS		100,000.00
Telecoms - Openreach - assume rebate makes this cost neutral		item		0.00
Works to existing substation wall near Block G				Excluded

Laying ducts and pipework (sharing trench)

9.00 External Works Breakdown

BT (ducting only)	265	m	75	19,784
VM (ducting only)	202	m	75	15,021
Water main supply	197	m	75	14,705
Boosted cold water supply	209	m	75	15,612
Commercial sprinkler supply	61	m	75	4,519
HV cable (ducting only)	212	m	75	15,786
LV cable (ducting only)	335	m	75	24,952
External lighting (ducting only)	566	m	75	42,145

To Element Summary £ **257,523.43**

Total £ **3,762,165.48**

10.00 Information Used for Cost Plan

Description			
.1	Location of site	Epping, London	
.2	Building use	Residential	
.3	Gross internal areas (GIA)	14,694*m ² ; 158,164ft ²	
.4	New build/ remodelling/ refurbishment	New Build	
.5	Project/design brief	Residential 163 units	
.6	Enabling works	Excluded from this Cost Plan	
.7	Indicative programme		
	• Pre-contract	TBC	
	• Contract	87 weeks	
.8	Restrains	Services diversions required; sloping site	
.9	Site conditions	Assume no contamination	
.10	Budget/ cashflow restraints	TBC	
.11	Assumed procurement route	Single stage D&B tender	
.12	Building life span	TBC	
.13	Proposed/ assumed storey height	3m	
.14	Project team fees	Excluded from this Cost Plan	
.15	Other development/project costs	Excluded from this Cost Plan	
.16	Inflation	Excluded from this Cost Plan	
.17	Value added tax	Excluded from this Cost Plan	
.18	Other considerations	TBC	
Architect - Corstorphine & Wright			
.20	EDS_S1-COR-ZZ-XX-SP-A-0002-T01	Rev T01	Ref -
.21	220815_Site Wide Tender Issue Drawing Register	1	-
Block B			
.22	LOWER GROUND FLOOR FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-00-DR-A-2010
.23	UPPER GROUND FLOOR FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-00-DR-A-2011
.24	GA FIRST FLOOR PLAN.pdf	T01	EDS_S1-COR-BB-01-DR-A-2003
.25	FIRST FLOOR FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-01-DR-A-2012
.26	FIRST FLOOR WALL TYPES PLAN SHEET 1.pdf	T01	EDS_S1-COR-BB-01-DR-A-3005
.27	FIRST FLOOR WALL TYPES PLAN SHEET 2.pdf	T01	EDS_S1-COR-BB-01-DR-A-3006
.28	GA SECOND FLOOR PLAN.pdf	T01	EDS_S1-COR-BB-02-DR-A-2004
.29	SECOND FLOOR FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-02-DR-A-2013
.30	SECOND FLOOR WALL TYPES PLAN SHEET 1.pdf	T01	EDS_S1-COR-BB-02-DR-A-3007
.31	SECOND FLOOR WALL TYPES PLAN SHEET 2.pdf	T01	EDS_S1-COR-BB-02-DR-A-3008
.32	GA THIRD FLOOR PLAN.pdf	T01	EDS_S1-COR-BB-03-DR-A-2005
.33	THIRD FLOOR FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-03-DR-A-2014
.34	THIRD FLOOR WALL TYPES PLAN SHEET 1.pdf	T01	EDS_S1-COR-BB-03-DR-A-3009
.35	THIRD FLOOR WALL TYPES PLAN SHEET 2.pdf	T01	EDS_S1-COR-BB-03-DR-A-3010
.36	GA LOWER GROUND FLOOR PLAN.pdf	T01	EDS_S1-COR-BB-LG-DR-A-2001
.37	LOWER GF WALL TYPES PLAN SHEET 1.pdf	T01	EDS_S1-COR-BB-LG-DR-A-3001
.38	LOWER GF WALL TYPES PLAN SHEET 2.pdf	T01	EDS_S1-COR-BB-LG-DR-A-3002
.39	GA ROOF PLAN.pdf	T01	EDS_S1-COR-BB-RF-DR-A-2006
.40	ROOF FIRE STRATEGY PLAN.pdf	T01	EDS_S1-COR-BB-RF-DR-A-2015
.41	ROOF WALL TYPES PLAN - SHEET 1.pdf	T01	EDS_S1-COR-BB-RF-DR-A-3011
.42	ROOF WALL TYPES PLAN - SHEET 2.pdf	T01	EDS_S1-COR-BB-RF-DR-A-3012
.43	GA UPPER GROUND FLOOR PLAN.pdf	T01	EDS_S1-COR-BB-UG-DR-A-2002
.44	UPPER GF WALL TYPES PLAN SHEET 1.pdf	T01	EDS_S1-COR-BB-UG-DR-A-3003
.45	UPPER GF WALL TYPES PLAN SHEET 2.pdf	T01	EDS_S1-COR-BB-UG-DR-A-3004
.46	CORE 1 PLANS AND SECTIONS.pdf	T01	EDS_S1-COR-BB-XX-DR-A-2113
.47	NORTH ELEVATION TERRACE DETAILS - SHEET 1.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3500
.48	BRICKWORK & RC UPSTAND - STANDING SEAM JUNCTION.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3501
.49	STANDING SEAM - TERRACE JUNCTION DETAIL.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3502
.50	PITCHED TILE ROOF - WARM ROOF DETAILS.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3503
.51	PITCHED TILE ROOF- COLD ROOF DETAILS.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3504
.52	GREEN ROOF - TILED WARM ROOF JUNCTION.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3505
.53	LOWER GF ENTRANCE SOFFIT DETAIL.pdf	T01	EDS_S1-COR-BB-XX-DR-A-3506
.54	KITCHEN TYPES SHEET 1.pdf	T01	EDS_S1-COR-BB-XX-DR-A-4501
.55	KITCHEN TYPES SHEET 2.pdf	T01	EDS_S1-COR-BB-XX-DR-A-4502
.56	BLOCK B - DETAILED ACCOMMODATION SCHEDULE.pdf	T01	EDS_S1-COR-BB-XX-SA-A-5001
.57	EXTERNAL DOOR SCHEDULE.pdf	T01	EDS_S1-COR-BB-XX-SH-A-5002
.58	INTERNAL DOOR SCHEDULE.pdf	T01	EDS_S1-COR-BB-XX-SH-A-5003
.59	WINDOW SCHEDULE.pdf	T01	EDS_S1-COR-BB-XX-SH-A-5004
.60	GA ELEVATIONS SHEET 1.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2007
.61	GA ELEVATIONS SHEET 2.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2008
.62	FIRE STRATEGY ELEVATIONS SHEET 1.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2016
.63	FIRE STRATEGY ELEVATIONS SHEET 2.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2017
.64	SECTIONS SHEET 1.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2110
.65	SECTIONS SHEET 2.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2111
.66	SECTIONS SHEET 3.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2112

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Description			
.67	CORE 2 PLANS AND SECTIONS.pdf	T01	EDS_S1-COR-BB-ZZ-DR-A-2114
Block C			
.68	GROUND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BC-00-DR-A-3000
.69	FIRST FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BC-01-DR-A-3001
.70	SECOND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BC-02-DR-A-3002
.71	ROOF WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BC-RF-DR-A-3003
.72	GA FLOOR PLANS.pdf	T01	EDS_S1-COR-BC-XX-DR-A-2001
.73	FIRE STRATEGY PLANS.pdf	T01	EDS_S1-COR-BC-XX-DR-A-2010
.74	KITCHEN TYPES.pdf	T01	EDS_S1-COR-BC-XX-DR-A-4501
.75	BLOCK C - DETAILED ACCOMMODATION SCHEDULE.pdf	T01	EDS_S1-COR-BC-XX-SA-A-5001
.76	DOOR & WINDOW SCHEDULES.pdf	T01	EDS_S1-COR-BC-XX-SH-A-5002
.77	GA ELEVATIONS.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-2007
.78	FIRE STRATEGY ELEVATIONS.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-2016
.79	GA SECTIONS.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-2110
.80	STAIR & LIFT CORE PLANS & SECTIONS.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-2114
.81	BLOCK C LINK DESIGN INTENT - GA SETTING OUT.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-3550
.82	BLOCK C LINK DESIGN INTENT - DETAIL SECTIONS.pdf	T01	EDS_S1-COR-BC-ZZ-DR-A-3551
Block D			
.83	STAIR CORE & LIFT PLANS & SECTIONS.pdf	T01	EDS_S1-COR-BD-ZZ-DR-A-2111
.84	GROUND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BD-00-DR-A-3001
.85	FIRST FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BD-01-DR-A-3002
.86	SECOND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BD-02-DR-A-3003
.87	THIRD FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BD-03-DR-A-3004
.88	GA FLOOR PLANS - SHEET 1.pdf	T01	EDS_S1-COR-BD-XX-DR-A-2001
.89	GA FLOOR PLANS - SHEET 2.pdf	T01	EDS_S1-COR-BD-XX-DR-A-2002
.90	FIRE STRATEGY PLANS SHEET 1.pdf	T01	EDS_S1-COR-BD-XX-DR-A-2010
.91	FIRE STRATEGY PLANS SHEET 2.pdf	T01	EDS_S1-COR-BD-XX-DR-A-2011
.92	KITCHEN TYPES.pdf	T01	EDS_S1-COR-BD-XX-DR-A-4501
.93	CURTAIN WALLING ELEVATION.pdf	T01	EDS_S1-COR-BD-XX-DR-A-5010
.94	BLOCK D - DETAILED ACCOMMODATION SCHEDULE.pdf	T01	EDS_S1-COR-BD-XX-SA-A-5001
.95	INTERNAL & EXTERNAL DOOR SCHEDULES.pdf	T01	EDS_S1-COR-BD-XX-SC-A-5002
.96	WINDOW SCHEDULE.pdf	T01	EDS_S1-COR-BD-XX-SC-A-5004
.97	GA ELEVATIONS.pdf	T01	EDS_S1-COR-BD-ZZ-DR-A-2007
.98	FIRE STRATEGY ELEVATIONS.pdf	T01	EDS_S1-COR-BD-ZZ-DR-A-2012
.99	GA SECTIONS.pdf	T01	EDS_S1-COR-BD-ZZ-DR-A-2110
Block E			
.102	GROUND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-00-DR-A-3000
.103	FIRST FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-01-DR-A-3001
.104	SECOND FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-02-DR-A-3002
.105	THIRD FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-03-DR-A-3003
.106	FOURTH FLOOR WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-04-DR-A-3004
.107	ROOF WALL TYPES PLAN.pdf	T01	EDS_S1-COR-BE-RF-DR-A-3005
.108	GA FLOOR PLANS SHEET 1.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2001
.109	GA FLOOR PLANS SHEET 2.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2002
.110	GA FLOOR PLANS SHEET 3.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2003
.111	FIRE STRATEGY PLANS SHEET 1.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2010
.112	FIRE STRATEGY PLANS SHEET 2.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2011
.113	FIRE STRATEGY PLANS SHEET 3.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2012
.114	GA SECTIONS SHEET 1.pdf	T01	EDS_S1-COR-BE-XX-DR-A-2110
.115	CURTAIN WALLING ELEVATIONS.pdf	T01	EDS_S1-COR-BE-XX-DR-A-5010
.116	BLOCK E - DETAILED ACCOMMODATION SCHEDULE.pdf	T01	EDS_S1-COR-BE-XX-SA-A-5001
.117	EXTERNAL DOOR SCHEDULE.pdf	T01	EDS_S1-COR-BE-XX-SH-A-5002
.118	INTERNAL DOOR SCHEDULE.pdf	T01	EDS_S1-COR-BE-XX-SH-A-5003
.119	WINDOW SCHEDULE.pdf	T01	EDS_S1-COR-BE-XX-SH-A-5004
.120	GA ELEVATIONS.pdf	T01	EDS_S1-COR-BE-ZZ-DR-A-2007
.121	FIRE STRATEGY ELEVATIONS.pdf	T01	EDS_S1-COR-BE-ZZ-DR-A-2013
.122	GA SECTIONS SHEET 2.pdf	T01	EDS_S1-COR-BE-ZZ-DR-A-2111
.123	STAIR CORE & LIFT PLANS & SECTIONS.pdf	T01	EDS_S1-COR-BE-ZZ-DR-A-2112
.124	KITCHEN TYPES FLOOR PLANS.pdf	T01	EDS_S1-COR-BE-ZZ-DR-A-4501
Block F			
.126	GA SECTIONS - SHEET 4.pdf	T01	EDS_S1-COR-BF-ZZ-DR-A-2113
.127	CORE 1 PLANS AND SECTIONS.pdf	T01	EDS_S1-COR-BF-ZZ-DR-A-2114
.128	CORE 2 PLANS AND SECTIONS.pdf	T01	EDS_S1-COR-BF-ZZ-DR-A-2115
.129	CORE 3 PLANS AND SECTIONS.pdf	T01	EDS_S1-COR-BF-ZZ-DR-A-2116
.130	CORE 1 ENTRANCE CANOPY DESIGN INTENT - CANOPY 1.pdf	T01	EDS_S1-COR-BF-ZZ-DR-A-3700
.131	GA GROUND FLOOR PLAN.pdf	T01	EDS_S1-COR-BF-00-DR-A-2001

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Description		
.132	GROUND FLOOR FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-00-DR-A-2018
.133	GROUND FLOOR WALL TYPES PLAN SHEET 1.pdf	T01 EDS_S1-COR-BF-00-DR-A-3001
.134	GROUND FLOOR WALL TYPES PLAN SHEET 2.pdf	T01 EDS_S1-COR-BF-00-DR-A-3002
.135	GROUND FLOOR WALL TYPES PLAN SHEET 3.pdf	T01 EDS_S1-COR-BF-00-DR-A-3003
.136	GA FIRST FLOOR PLAN.pdf	T01 EDS_S1-COR-BF-01-DR-A-2002
.137	FIRST FLOOR FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-01-DR-A-2019
.138	FIRST FLOOR WALL TYPES PLAN SHEET 1.pdf	T01 EDS_S1-COR-BF-01-DR-A-3004
.139	FIRST FLOOR WALL TYPES PLAN SHEET 2.pdf	T01 EDS_S1-COR-BF-01-DR-A-3005
.140	FIRST FLOOR WALL TYPES PLAN SHEET 3.pdf	T01 EDS_S1-COR-BF-01-DR-A-3006
.141	GA SECOND FLOOR PLAN.pdf	T01 EDS_S1-COR-BF-02-DR-A-2003
.142	SECOND FLOOR FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-02-DR-A-2020
.143	SECOND FLOOR WALL TYPES PLAN SHEET 1.pdf	T01 EDS_S1-COR-BF-02-DR-A-3007
.144	SECOND FLOOR WALL TYPES PLAN SHEET 2.pdf	T01 EDS_S1-COR-BF-02-DR-A-3008
.145	SECOND FLOOR WALL TYPES PLAN SHEET 3.pdf	T01 EDS_S1-COR-BF-02-DR-A-3009
.146	GA THIRD FLOOR PLAN.pdf	T01 EDS_S1-COR-BF-03-DR-A-2004
.147	THIRD FLOOR FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-03-DR-A-2021
.148	THIRD FLOOR WALL TYPES PLAN SHEET 1.pdf	T01 EDS_S1-COR-BF-03-DR-A-3010
.149	THIRD FLOOR WALL TYPES PLAN SHEET 2.pdf	T01 EDS_S1-COR-BF-03-DR-A-3011
.150	THIRD FLOOR WALL TYPES PLAN SHEET 3.pdf	T01 EDS_S1-COR-BF-03-DR-A-3012
.151	GA FOURTH FLOOR PLAN.pdf	T01 EDS_S1-COR-BF-04-DR-A-2005
.152	FOURTH FLOOR FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-04-DR-A-2022
.153	FOURTH FLOOR WALL TYPES PLAN SHEET 1.pdf	T01 EDS_S1-COR-BF-04-DR-A-3013
.154	FOURTH FLOOR WALL TYPES PLAN SHEET 2.pdf	T01 EDS_S1-COR-BF-04-DR-A-3014
.155	FOURTH FLOOR WALL TYPES PLAN SHEET 3.pdf	T01 EDS_S1-COR-BF-04-DR-A-3015
.156	GA ROOF PLAN.pdf	T01 EDS_S1-COR-BF-RF-DR-A-2006
.157	ROOF FIRE STRATEGY PLAN.pdf	T01 EDS_S1-COR-BF-RF-DR-A-2023
.158	ROOF LEVEL WALL TYPES PLAN - SHEET 1.pdf	T01 EDS_S1-COR-BF-RF-DR-A-3016
.159	ROOF LEVEL WALL TYPES PLAN - SHEET 2.pdf	T01 EDS_S1-COR-BF-RF-DR-A-3017
.160	CORE 1 ENTRANCE CANOPY DESIGN INTENT - CANOPY 2.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3701
.161	CORE 1 ENTRANCE CANOPY DETAILS.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3702
.162	ENTRANCE LOBBY INTERNAL BALCONY DETAILS.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3703
.163	CORE 2 ENTRANCE DESIGN INTENT.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3704
.164	INSET TERRACE DETAIL 01.pdf	T02 EDS_S1-COR-BF-XX-DR-A-3705
.165	INSET TERRACE DETAIL 02.pdf	T02 EDS_S1-COR-BF-XX-DR-A-3706
.166	CAR PARK ENTRANCE HEAD DETAIL.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3707
.167	EXTERNAL WALKWAY DETAIL 01.pdf	T01 EDS_S1-COR-BF-XX-DR-A-3708
.168	KITCHEN TYPES - SHEET 1.pdf	T01 EDS_S1-COR-BF-XX-DR-A-4501
.169	KITCHEN TYPES - SHEET 2.pdf	T01 EDS_S1-COR-BF-XX-DR-A-4502
.170	KITCHEN TYPES - SHEET 3.pdf	T01 EDS_S1-COR-BF-XX-DR-A-4503
.171	CURTAIN WALLING ELEVATIONS - SHEET 1.pdf	T01 EDS_S1-COR-BF-XX-DR-A-5010
.172	BLOCK F - DETAILED ACCOMMODATION SCHEDULE.pdf	T01 EDS_S1-COR-BF-XX-SA-A-5001
.173	EXTERNAL DOOR SCHEDULE.pdf	T01 EDS_S1-COR-BF-XX-SH-A-5002
.174	INTERNAL DOOR SCHEDULE.pdf	T01 EDS_S1-COR-BF-XX-SH-A-5003
.175	WINDOW SCHEDULE.pdf	T01 EDS_S1-COR-BF-XX-SH-A-5004
.176	GA ELEVATIONS SHEET 1.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2010
.177	GA ELEVATIONS SHEET 2.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2011
.178	GA ELEVATIONS SHEET 3.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2012
.179	FIRE STRATEGY ELEVATIONS - SHEET 1.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2024
.180	FIRE STRATEGY ELEVATIONS - SHEET 2.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2025
.181	FIRE STRATEGY ELEVATIONS - SHEET 3.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2026
.182	GA SECTIONS - SHEET 1.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2110
.183	GA SECTIONS - SHEET 2.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2111
.184	GA SECTIONS - SHEET 3.pdf	T01 EDS_S1-COR-BF-ZZ-DR-A-2112
Detail Book		
.185	TYPICAL WATERPROOFING DETAILS - SHEET 1.pdf	T02 EDS_S1-COR-XX-XX-DR-A-3301
.186	TYPICAL WATERPROOFING DETAILS - SHEET 2.pdf	T02 EDS_S1-COR-XX-XX-DR-A-3302
.187	D1 - TYPICAL GROUND FLOOR EXTERNAL WALL DETAIL - BRICKWORK.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3001
.188	D3 - TYPICAL INTERMEDIATE FLOOR DETAIL - AT BRICKWORK INTERFACE.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3003
.189	D4 - TYPICAL INTERMEDIATE FLOOR DETAIL - AT CLADDING INTERFACE.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3004
.190	D6 - MASONRY DETAILS - Rusticated Brickwork & Curved Hit & Miss Wall.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3006
.191	D7 - PARAPET DETAIL - Brickwork - Typical Parapet & Blue Roof Interface (Min Upst	T03 EDS_S1-COR-XX-XX-DR-A-3007
.192	D8 - PARAPET DETAIL - Cladding - Typical Parapet & Blue Roof Interface (Min Upsta	T03 EDS_S1-COR-XX-XX-DR-A-3008
.193	D10 - BLUE ROOF & WALL ABUTMENT DETAIL- BRICKWORK.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3010
.194	D11 - BLUE ROOF & WALL ABUTMENT DETAIL - CLADDING.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3011
.195	D12 - BLUE ROOF - LIFT OVERRUN DETAIL.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3012
.196	D13 - TYPICAL CANTILEVERED BALCONY DETAILS.pdf	T04 EDS_S1-COR-XX-XX-DR-A-3013
.197	D14 - TYPICAL BRICKWORK PIER BALCONY.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3014
.198	D15 - TYPICAL JULIETTE BALCONY DETAILS.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3015
.199	D22 - BRICKWORK STANDING SEAM TRANSITION DETAIL.pdf	T01 EDS_S1-COR-XX-XX-DR-A-3022

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Description		
.200	D23 - TYPICAL STANDING SEAM ROOF WALL JUNCTION DETAIL.pdf	T01 EDS_S1-COR-XX-XX-DR-A-3023
.201	D24 - GREEN ROOF STANDING SEAM WARM ROOF JUNCTION.pdf	T01 EDS_S1-COR-XX-XX-DR-A-3024
.202	H1 - DOOR WINDOW HEAD DETAILS - STRETCHER COURSE.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3101
.203	H1a - DOOR WINDOW HEAD DETAIL - INTAKE EXTRACT VENT - STRETCHER CO	T02 EDS_S1-COR-XX-XX-DR-A-3102
.204	H2 - DOOR WINDOW HEAD DETAIL - SOLDIER COURSE.pdf	T02 EDS_S1-COR-XX-XX-DR-A-3104
.205	H2a - DOOR WINDOW HEAD DETAIL - INTAKE EXTRACT VENT - SOLDIER COUR	T01 EDS_S1-COR-XX-XX-DR-A-3105
	J1 - DOOR WINDOW JAMB DETAIL - BRICKWORK.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3151
	J4 - DOOR WINDOW JAMB DETAIL - SS CLADDING.pdf	T02 EDS_S1-COR-XX-XX-DR-A-3154
	S3 - WINDOW SILL DETAIL ABOVE FLOOR LEVEL - BRICKWORK.pdf	T03 EDS_S1-COR-XX-XX-DR-A-3203
	S4 - WINDOW SILL DETAIL ABOVE FLOOR LEVEL - SS CLADDING.pdf	T01 EDS_S1-COR-XX-XX-DR-A-3204
NBS		
.206	Epping Residential - St' Johns Site - Stage 3+ Specification	T01 21693-EDS_S1-COR-ZZ-XX-SP-A-0001-T01
QF 4.02 Tender Stage Risk Assessments		
	QF 4.02 Tender Stage Risk Assessments	08/08/2022 21693 Epping, St John's Site
Site wide		
.208	FLOOR, CEILING & ROOF TYPES LEGEND.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5013
.209	DEVELOPMENT SUMMARY	T01 EDS_S1-COR-ZZ-XX-SP-A-0002
.210	WINDOW ELEVATIONS SHEET 1.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5004
.211	WINDOW ELEVATIONS SHEET 2.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5005
.212	EXTERNAL DOOR ELEVATIONS SHEET 1.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5007
.213	EXTERNAL DOOR ELEVATIONS SHEET 2.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5008
.214	INTERNAL DOOR ELEVATIONS SHEET 1.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5010
	WALL TYPES LEGEND.pdf	T03 EDS_XX-COR-ZZ-XX-DR-A-5012
Substation and Bin store		
.215	BIN STORE DESIGN INTENT	T01 EDS_S1-COR-ZZ-XX-DR-A-2001
.216	SUB-STATION DESIGN INTENT	T01 EDS_S1-COR-ZZ-XX-DR-A-2001
Landscape Architect - Macgregor Smith		
.217	1270 Land at St Johns Road - Phase 2-3 - Landscape - Tender - Issue Sheet	
.218	General_Arrangement_Plan_Ground_Level	T2 EDS_S1-MGS-XX-00-DR-L-0001
.219	Vegetation_Retention_and_Removal_Plan	T1 EDS_S1-MGS-XX-00-DR-L-0003
.220	Boundary_Condition_A-AA	T1 EDS_S1-MGS-XX-00-DR-L-0020
.221	Boundary_Condition_C-CC	T1 EDS_S1-MGS-XX-00-DR-L-0022
.222	Boundary_Condition_E-EE	T1 EDS_S1-MGS-XX-00-DR-L-0024
.223	Boundary_Condition_G-GG	T1 EDS_S1-MGS-XX-00-DR-L-0026
.224	North_Boundary_Conditions	T1 EDS_S1-MGS-XX-00-DR-L-0030
.225	Block_H_Boundary_Conditions	T1 EDS_S1-MGS-XX-00-DR-L-0031
.226	Block_D_Boundary_Conditions	T1 EDS_S1-MGS-XX-00-DR-L-0032
.227	Block_F_Boundary_Conditions	T1 EDS_S1-MGS-XX-00-DR-L-0034
.228	Block_B_Boundary_Conditions	T1 EDS_S1-MGS-XX-00-DR-L-0035
.229	Boundary_Condition_K-KK	T1 EDS_S1-MGS-XX-00-DR-L-0036
.230	Base_Landscape_Plan_2of7	T1 EDS_S1-MGS-XX-00-DR-L-0102
.231	Base_Landscape_Plan_3of7	T1 EDS_S1-MGS-XX-00-DR-L-0103
.232	Base_Landscape_Plan_4of7	T1 EDS_S1-MGS-XX-00-DR-L-0104
.233	Base_Landscape_Plan_5of7	T1 EDS_S1-MGS-XX-00-DR-L-0105
.234	Base_Landscape_Plan_6of7	T1 EDS_S1-MGS-XX-00-DR-L-0106
.235	Base_Landscape_Plan_7of7	T1 EDS_S1-MGS-XX-00-DR-L-0107
.236	T1_Planting_Plan_2of7.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0204
.237	T1_Planting_Plan_3of7.pdf	- EDS_S1-MGS-XX-00-DR-L-0205
.238	T1_Planting_Plan_4of7.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0206
.239	T1_Planting_Plan_5of7.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0207
.240	T1_Planting_Plan_6of7.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0208
.241	T1_Planting_Plan_7of7.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0209
.242	Detail_Key_Plan_2of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0302
.243	Detail_Key_Plan_3of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0303
.244	Detail_Key_Plan_4of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0304
.245	Detail_Key_Plan_5of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0305
.246	Detail_Key_Plan_6of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0306
.247	Detail_Key_Plan_7of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0307
.248	Levels-Plan-2of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0309
.249	Levels-Plan-3of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0310
.250	Levels-Plan-4of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0311
.251	Levels-Plan-5of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0312
.252	Levels-Plan-6of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0313
.253	Levels-Plan-7of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0314

10.00 Information Used for Cost Plan

Description				
.254	Walls_and_Kerbs_Plan_2of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0316		
.255	Walls_and_Kerbs_Plan_3of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0317		
.256	Walls_and_Kerbs_Plan_4of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0318		
.257	Walls_and_Kerbs_Plan_5of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0319		
.258	Walls_and_Kerbs_Plan_6of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0320		
.259	Walls_and_Kerbs_Plan_7of7_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0321		
.260	Typical_Detail_Tree_Protective_Fence_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0400		
.261	Typical_Detail_Tree_Pit_in_Soft_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0401		
.262	Typical_Detail_Tree_Pit_in_Hard_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0402		
.263	Typical_Detail_High_Brick_Wall_Railing_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0404		
.264	Typical_Detail_Low_Brick_Wall_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0405		
.265	Typical_Detail_High_Brick_Wall_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0406		
.266	Typical_Detail_Brick_Wall_Adjacent_to_Ramp_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0409		
.267	Typical_Detail_Block_F_Steps_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0410		
.268	Surface_Detail_Paving_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0420		
.269	Surface_Detail_Kerbs_and_Edges_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0426		
.270	Surface_Detail_Play_Surface_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0428		
.271	Surface_Detail_Block_Paving_Parking_Bays_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0429		
.272	Surface_Detail_Block_Paving_Parking_Bays_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0429		
.273	Street_Furniture_Detail_Slatted_Timber_Bench_with_Backrest_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0440		
.274	Street_Furniture_Detail_Timber_Picnic_Table_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0441		
.275	Street_Furniture_Detail_Cycle_Stand_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0442		
.276	Street_Furniture_Detail_Timber_Platform_Bench_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0443		
.277	Street_Furniture_Detail_Seating_Steps_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0444		
.278	Street_Furniture_Detail_Litter_&_Recycling_Bin_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0445		
.279	Street_Furniture_Detail_Timber_Deck_and_Bench_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0448		
.280	Street_Furniture_Detail_Timber_Play_Logs_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0449		
.281	Street_Furniture_Detail_Stepping_Logs_and_Stumps_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0450		
.282	Street_Furniture_Detail_Bollard_Typologies_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0451		
.283	Street_Furniture_Detail_Solid_Timber_Bench_with_Backrest_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0452		
.284	Street_Furniture_Detail_Solid_Timber_Bench_T1.pdf	T1 EDS_S1-MGS-XX-00-DR-L-0454		
.285	Street_Furniture_Detail_Bug_Hotel_T2.pdf	T2 EDS_S1-MGS-XX-00-DR-L-0456		
.286	T1_Plant_Schedules.pdf	T1 EDS_S1-MGS-XX-00-SH-L-0006		
.287	General_Arrangement_Plan_Roof_Level_T1.pdf	T1 EDS_S1-MGS-XX-RF-DR-L-0004		
.288	Planting_Plans_Roof_T2.pdf	T2 EDS_S1-MGS-XX-RF-DR-L-0202		
.289	Typical_Detail_Biodiversity_and_Blue_Roof_T1.pdf	T1 EDS_S1-MGS-XX-RF-DR-L-0403		
.290	T1_CDM_Risk_Register.pdf	T1 EDS_S1-MGS-XX-XX-SH-L-0004		
.291	Base_Landscape_Specification_T1.pdf	T1 EDS_S1-MGS-XX-XX-SP-L-0004		
.292	Soft_Landscape_Specification_T1.pdf	T1 EDS_S1-MGS-XX-XX-SP-L-0005		
.293	Hard_Landscape_Specification_T1.pdf	T1 EDS_S1-MGS-XX-XX-SP-L-0006		
Structural Engineer - Meinhardt			Rev	Ref
.294	SITEWIDE - PROPOSED - SUBSTATION DETAILS - SHEET 1.pdf	P01	EDS_S1-MHT-ZZ-ZZ-DR-S-09001	
.295	SITEWIDE - PROPOSED BIN STORE- DETAILS - SHEET 1.pdf	P01	EDS_S1-MHT-BS-XX-DR-S-09001	
Block B				
.296	BLOCK B - PROPOSED - CORE ELEVATIONS - CORE B - SHEET 1.pdf	T01	EDS_S1-MHT-BB-ZZ-DR-S-07021	
.297	BLOCK B - PROPOSED - PILING - PLAN.pdf	T02	EDS_S1-MHT-BB-00-DR-S-04080	
.298	BLOCK B - PROPOSED - FOUNDATION - PLAN.pdf	T02	EDS_S1-MHT-BB-00-DR-S-04090	
.299	BLOCK B - PROPOSED - LOWER GROUND FLOOR - PLAN.pdf	T02	EDS_S1-MHT-BB-00-DR-S-04100	
.300	BLOCK B - PROPOSED - UPPER GROUND FLOOR - PLAN.pdf	T02	EDS_S1-MHT-BB-00-DR-S-04105	
.301	BLOCK B - PROPOSED - FIRST FLOOR - PLAN.pdf	T01	EDS_S1-MHT-BB-01-DR-S-04110	
.302	BLOCK B - PROPOSED - SECOND FLOOR - PLAN.pdf	T01	EDS_S1-MHT-BB-02-DR-S-04120	
.303	BLOCK B - PROPOSED - THIRD FLOOR - PLAN.pdf	T01	EDS_S1-MHT-BB-03-DR-S-04130	
.304	BLOCK B - PROPOSED - FOURTH FLOOR - PLAN.pdf	T01	EDS_S1-MHT-BB-04-DR-S-04140	
.305	BLOCK B - COVER SHEET.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-00001	
.306	BLOCK B - PROPOSED - CORE PLANS - CORE A - SHEET 1.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-06011	
.307	BLOCK B - PROPOSED - CORE PLANS - CORE B - SHEET 1.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-06021	
.308	BLOCK B - PROPOSED BALCONY PLANS SHEET 1.pdf	T02	EDS_S1-MHT-BB-XX-DR-S-06031	
.309	BLOCK B - PROPOSED BALCONY PLANS SHEET 2.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-06032	
.310	BLOCK B - PROPOSED - SECTIONS - SHEET 1.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-08001	
.311	BLOCK B - PROPOSED - SECTIONS - SHEET 2.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-08002	
.312	BLOCK B - PROPOSED - SUBSTRUCTURE DETAILS - SHEET 1.pdf	T02	EDS_S1-MHT-BB-XX-DR-S-09090	
.313	BLOCK B - PROPOSED - CORE CAP PLANS, SECTIONS & DETAILS.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-09095	
.314	BLOCK B - PROPOSED - SUPERSTRUCTURE DETAILS - SHEET 1.pdf	T02	EDS_S1-MHT-BB-XX-DR-S-09100	
.315	BLOCK B - PROPOSED - PILING SCHEDULE.pdf	T01	EDS_S1-MHT-BB-XX-DR-S-10001	
.316	BLOCK B - PROPOSED - CORE ELEVATIONS - CORE A - SHEET 1.pdf	T01	EDS_S1-MHT-BB-ZZ-DR-S-07011	

10.00 Information Used for Cost Plan

Description		
Block C		
.317	BLOCK C - PROPOSED - SCHEDULES.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-10001
.318	BLOCK C - PROPOSED - PILING - PLAN.pdf	T02 EDS_S1-MHT-BC-00-DR-S-04080
.319	BLOCK C - PROPOSED - FOUNDATION - PLAN.pdf	T02 EDS_S1-MHT-BC-00-DR-S-04090
.320	BLOCK C - PROPOSED - GROUND FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BC-00-DR-S-04100
.321	BLOCK C - PROPOSED - FIRST FLOOR - PLAN.pdf	T01 EDS_S1-MHT-BC-01-DR-S-04110
.322	BLOCK C - PROPOSED - SECOND FLOOR - PLAN.pdf	T01 EDS_S1-MHT-BC-02-DR-S-04120
.323	BLOCK C - PROPOSED - THIRD FLOOR - PLAN.pdf	T01 EDS_S1-MHT-BC-03-DR-S-04130
.324	BLOCK C - COVER SHEET.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-00001
.325	BLOCK C - PROPOSED - CORE PLANS - SHEET 1.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-06010
.326	BLOCK C - PROPOSED BALCONY PLANS SHEET 1.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-06021
.327	BLOCK C - PROPOSED - CORE ELEVATIONS - SHEET 1.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-07010
.328	BLOCK C - PROPOSED - SECTIONS - SHEET 1.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-08001
.329	BLOCK C - PROPOSED - DETAILS - SHEET 1.pdf	T02 EDS_S1-MHT-BC-XX-DR-S-09001
.330	BLOCK C - PROPOSED - DETAILS - SHEET 2.pdf	T01 EDS_S1-MHT-BC-XX-DR-S-09002
.331	BLOCK C - PROPOSED - CORE CAP SECTIONS.pdf	T02 EDS_S1-MHT-BC-XX-DR-S-09005
Block D		
.332	BLOCK D - PROPOSED - PILING - PLAN.pdf	P03 EDS_S1-MHT-BD-00-DR-S-04080
.333	BLOCK D - PROPOSED - FOUNDATION - PLAN.pdf	P03 EDS_S1-MHT-BD-00-DR-S-04090
.334	BLOCK D - PROPOSED - GROUND FLOOR - PLAN.pdf	P03 EDS_S1-MHT-BD-00-DR-S-04100
.335	BLOCK D - PROPOSED - FIRST FLOOR - PLAN.pdf	P03 EDS_S1-MHT-BD-01-DR-S-04110
.336	BLOCK D - PROPOSED - SECOND FLOOR - PLAN.pdf	P03 EDS_S1-MHT-BD-02-DR-S-04120
.337	BLOCK D - PROPOSED - THIRD FLOOR - PLAN.pdf	P03 EDS_S1-MHT-BD-03-DR-S-04130
.338	BLOCK D - PROPOSED - ROOF - PLAN.pdf	P03 EDS_S1-MHT-BD-05-DR-S-04150
.339	BLOCK D - COVER SHEET.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-00001
.340	BLOCK D - PROPOSED - CORE PLAN - CORE D1 - SHEET 1.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-06010
.341	BLOCK D - PROPOSED BALCONY PLANS - SHEET 1.pdf	P01 EDS_S1-MHT-BD-XX-DR-S-06020
.342	BLOCK D - PROPOSED - CORE ELEVATIONS - CORE D1 - SHEET 1.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-07010
.343	BLOCK D - PROPOSED - SECTIONS - SHEET 1.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-08001
.344	BLOCK D - PROPOSED - SECTIONS - SHEET 2.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-08002
.345	BLOCK D - PROPOSED - SECTIONS - SHEET 3.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-08003
.346	BLOCK D - PROPOSED - SECTIONS - SHEET 4.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-08004
.347	BLOCK D - PROPOSED - SUBSTRUCTURE DETAILS - SHEET 1.pdf	P03 EDS_S1-MHT-BD-XX-DR-S-09090
.348	BLOCK D - PROPOSED - SUPERSTRUCTURE DETAILS - SHEET 1.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-09100
.349	BLOCK D - PROPOSED - SCHEDULES.pdf	P02 EDS_S1-MHT-BD-XX-DR-S-10001
Block E		
.350	BLOCK E - PROPOSED - SCHEDULES.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-10001
.351	BLOCK E - PROPOSED - PILING - PLAN.pdf	T02 EDS_S1-MHT-BE-00-DR-S-04080
.352	BLOCK E - PROPOSED - FOUNDATION - PLAN.pdf	T02 EDS_S1-MHT-BE-00-DR-S-04090
.353	BLOCK E - PROPOSED - GROUND FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BE-00-DR-S-04100
.354	BLOCK E - PROPOSED - FIRST FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BE-01-DR-S-04110
.355	BLOCK E - PROPOSED - SECOND FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BE-02-DR-S-04120
.356	BLOCK E - PROPOSED - THIRD FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BE-03-DR-S-04130
.357	BLOCK E - PROPOSED - FOURTH FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BE-04-DR-S-04140
.358	BLOCK E - PROPOSED - ROOF - PLAN.pdf	T02 EDS_S1-MHT-BE-05-DR-S-04150
.359	BLOCK E - COVER SHEET.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-00001
.360	BLOCK E - PROPOSED - CORE PLANS - CORE E1 - SHEET 1.pdf	T02 EDS_S1-MHT-BE-XX-DR-S-06010
.361	BLOCK E - PROPOSED BALCONY PLANS - SHEET 1.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-06020
.362	BLOCK E - PROPOSED BALCONY PLANS - SHEET 2.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-06021
.363	BLOCK E - PROPOSED BALCONY PLANS - SHEET 3.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-06022
.364	BLOCK E - PROPOSED - CORE ELEVATIONS - CORE E1 - SHEET 1.pdf	T02 EDS_S1-MHT-BE-XX-DR-S-07010
.365	BLOCK E - PROPOSED - SECTIONS - SHEET 1.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-08001
.366	BLOCK E - PROPOSED - SECTIONS - SHEET 2.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-08002
.367	BLOCK E - PROPOSED - SECTIONS - SHEET 3.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-08003
.368	BLOCK E - PROPOSED - SECTIONS - SHEET 4.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-08004
.369	BLOCK E - PROPOSED - SECTIONS - SHEET 5.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-08005
.370	BLOCK E - PROPOSED - SUBSTRUCTURE DETAILS - SHEET 1.pdf	T02 EDS_S1-MHT-BE-XX-DR-S-09090
.371	BLOCK E - PROPOSED - SUPERSTRUCTURE DETAILS - SHEET 1.pdf	T01 EDS_S1-MHT-BE-XX-DR-S-09100
Block F		
.372	BLOCK F - PROPOSED - BUILDING SECTIONS - SHEET 3.pdf	T01 EDS_S1-MHT-BF-ZZ-DR-S-08003
.373	BLOCK F - PROPOSED - PILING - PLAN.pdf	T01 EDS_S1-MHT-BF-00-DR-S-04080
.374	BLOCK F - PROPOSED - FOUNDATION - PLAN.pdf	T02 EDS_S1-MHT-BF-00-DR-S-04090
.375	BLOCK F - PROPOSED - GROUND FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BF-00-DR-S-04100
.376	BLOCK F - PROPOSED - FIRST FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BF-01-DR-S-04110
.377	BLOCK F - PROPOSED - SECOND FLOOR - PLAN.pdf	T02 EDS_S1-MHT-BF-02-DR-S-04120
.378	BLOCK F - PROPOSED - THIRD FLOOR - PLAN.pdf	T01 EDS_S1-MHT-BF-03-DR-S-04130
.379	BLOCK F - PROPOSED - FOURTH FLOOR - PLAN.pdf	T01 EDS_S1-MHT-BF-04-DR-S-04140

10.00 Information Used for Cost Plan

Description			
.380	BLOCK F - PROPOSED - ROOF - PLAN.pdf	T01	EDS_S1-MHT-BF-05-DR-S-04150
.381	BLOCK F - COVER SHEET.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-00001
.382	BLOCK F - PROPOSED - CORE PLANS - CORE A - SHEET 1.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06010
.383	BLOCK F - PROPOSED - CORE PLANS - CORE B - SHEET 1.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06020
.384	BLOCK F - PROPOSED - CORE PLANS - CORE C - SHEET 1.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06030
.385	BLOCK F - PROPOSED - BALCONY PLANS - SHEET 1.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06200
.386	BLOCK F - PROPOSED - BALCONY PLANS - SHEET 2.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06201
.387	BLOCK F - PROPOSED - BALCONY PLANS - SHEET 3.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-06202
.388	BLOCK F - PROPOSED - SUBSTRUCTURE DETAILS - SHEET 1.pdf	T02	EDS_S1-MHT-BF-XX-DR-S-09090
.389	BLOCK F - PROPOSED - CORE CAP PLANS, SECTIONS & DETAILS.pdf	T02	EDS_S1-MHT-BF-XX-DR-S-09095
.390	BLOCK F - PROPOSED - SUPERSTRUCTURE DETAILS - SHEET 1.pdf	T02	EDS_S1-MHT-BF-XX-DR-S-09100
.391	BLOCK F - PROPOSED - SCHEDULES - SHEET 1.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-10001
.392	BLOCK F - PROPOSED - SCHEDULES - SHEET 2.pdf	T01	EDS_S1-MHT-BF-XX-DR-S-10002
.393	BLOCK F - PROPOSED - CORE ELEVATIONS - CORE A - SHEET 1.pdf	T01	EDS_S1-MHT-BF-ZZ-DR-S-07010
.394	BLOCK F - PROPOSED - CORE ELEVATIONS - CORE B - SHEET 1.pdf	T01	EDS_S1-MHT-BF-ZZ-DR-S-07020
.395	BLOCK F - PROPOSED - CORE ELEVATIONS - CORE C - SHEET 1.pdf	T01	EDS_S1-MHT-BF-ZZ-DR-S-07030
.396	BLOCK F - PROPOSED - BUILDING SECTIONS - SHEET 1.pdf	T01	EDS_S1-MHT-BF-ZZ-DR-S-08001
.397	BLOCK F - PROPOSED - BUILDING SECTIONS - SHEET 2.pdf	T01	EDS_S1-MHT-BF-ZZ-DR-S-08002
Documents			
.398	St Johns Road - Geotechnical Design Report (GDR) (with appendices) (1).pdf	00	1322b-A2S-XX-XX-RP-Y-0001
.399	Reinforcement Estimate.pdf	T01	EDS_S1-MHT-XX-XX-RP-S-0006
.400	Movement and Tolerances Report.pdf	T01	EDS_S1-MHT-XX-XX-RP-S-0007
.401	CDM Risk Register.pdf	T01	EDS_S1-MHT-XX-XX-RP-S-0008
.402	Specification for Concrete Works.pdf	T01	EDS_S1-MHT-XX-XX-SP-S-0003
.403	Specification for piling.pdf	T01	EDS_S1-MHT-XX-XX-SP-S-0004
.404	Specification for structural steelwork.pdf	T01	EDS_S1-MHT-XX-XX-SP-S-0005
.405	Specification for timber.pdf	T01	EDS_S1-MHT-XX-XX-SP-S-0006
.406	J20220 - St John's Rd Rep Iss 2 Complete	January 2021	J20220
SiteWide			
.407	SITE CONSTRAINTS & EXTERNAL WORKS PLAN.pdf	T01	EDS_S1-MHT-ZZ-ZZ-DR-S-01100
.408	SITewIDE - PROPOSED - SECTIONS - SHEET 1.pdf	T01	EDS_S1-MHT-ZZ-00-DR-S-08001
.409	SITewIDE - PROPOSED - SECTIONS - SHEET 2.pdf	T01	EDS_S1-MHT-ZZ-00-DR-S-08002
.410	SITewIDE - PROPOSED - SECTIONS - SHEET 3.pdf	T01	EDS_S1-MHT-ZZ-00-DR-S-08003
.411	SITewIDE - COVER SHEET.pdf	T01	EDS_S1-MHT-ZZ-ZZ-DR-S-00001
.412	SITewIDE - GENERAL NOTES & ABBREVIATIONS - SHEET 1.pdf	T01	EDS_S1-MHT-ZZ-ZZ-DR-S-00005
.413	SITewIDE - GENERAL NOTES & ABBREVIATIONS - SHEET 2.pdf	T01	EDS_S1-MHT-ZZ-ZZ-DR-S-00006
M&E - Elementa			
.414	EDS_S1-ELE-ZZ-ZZ-DR-M-5701.pdf	T01	5701
.415	EDS_S1-ELE-ZZ-ZZ-DR-M-5702.pdf	T01	5702
.416	EDS_S1-ELE-ZZ-ZZ-DR-P-5303.pdf	T01	5303
.417	EDS_S1-ELE-ZZ-ZZ-RP-Z-5101.pdf	T01	5101
.418	EDS_S1-ELE-ZZ-ZZ-SH-M-5001.pdf	T01	5001
.419	EDS_S1-ELE-ZZ-ZZ-SP-O-5101.pdf	T01	5101
.420	Transmittal - 00019.pdf	T01	19
.421	510358-ELE-XX-ZZ-RP-YE-50004.pdf	T01	50004
.422	EDS_S1-ELE-BB-LG-DR-P-5201.pdf	T01	5201
.423	EDS_S1-ELE-BB-ZZ-DR-E-6101.pdf	T01	6101
.424	EDS_S1-ELE-BB-ZZ-DR-E-6102.pdf	T01	6102
.425	EDS_S1-ELE-BB-ZZ-DR-E-6103.pdf	T01	6103
.426	EDS_S1-ELE-BB-ZZ-DR-E-6701.pdf	T01	6701
.427	EDS_S1-ELE-BB-ZZ-DR-E-6702.pdf	T01	6702
.428	EDS_S1-ELE-BB-ZZ-DR-E-6703.pdf	T01	6703
.429	EDS_S1-ELE-BB-ZZ-DR-M-5701.pdf	T01	5701
.430	EDS_S1-ELE-BB-ZZ-DR-P-5301.pdf	T01	5301
.431	EDS_S1-ELE-BD-ZZ-DR-E-6101.pdf	T01	6101
.432	EDS_S1-ELE-BD-ZZ-DR-E-6102.pdf	T01	6102
.433	EDS_S1-ELE-BD-ZZ-DR-E-6701.pdf	T01	6701
.434	EDS_S1-ELE-BD-ZZ-DR-E-6702.pdf	T01	6702
.435	EDS_S1-ELE-BD-ZZ-DR-M-5701.pdf	T01	5701
.436	EDS_S1-ELE-BD-ZZ-DR-M-5702.pdf	T01	5702
.437	EDS_S1-ELE-BE-ZZ-DR-E-6101.pdf	T01	6101
.438	EDS_S1-ELE-BE-ZZ-DR-E-6102.pdf	T01	6102
.439	EDS_S1-ELE-BE-ZZ-DR-E-6103.pdf	T01	6103
.440	EDS_S1-ELE-BE-ZZ-DR-E-6701.pdf	T01	6701
.441	EDS_S1-ELE-BE-ZZ-DR-E-6702.pdf	T01	6702
.442	EDS_S1-ELE-BE-ZZ-DR-E-6703.pdf	T01	6703
.443	EDS_S1-ELE-BF-00-DR-E-6101.pdf	T01	6101

10.00 Information Used for Cost Plan

Description			
.444	EDS_S1-ELE-BF-00-DR-E-6701.pdf	T01	6701
.445	EDS_S1-ELE-BF-00-DR-M-5701.pdf	T01	5701
.446	EDS_S1-ELE-BF-00-DR-P-5301.pdf	T01	5301
.447	EDS_S1-ELE-BF-00-DR-Y-6701.pdf	T01	6701
.448	EDS_S1-ELE-BF-01-DR-E-6101.pdf	T01	6101
.449	EDS_S1-ELE-BF-01-DR-E-6701.pdf	T01	6701
.450	EDS_S1-ELE-BF-02-DR-E-6101.pdf	T01	6101
.451	EDS_S1-ELE-BF-02-DR-E-6701.pdf	T01	6701
.452	EDS_S1-ELE-BF-03-DR-E-6101.pdf	T01	6101
.453	EDS_S1-ELE-BF-03-DR-E-6701.pdf	T01	6701
.454	EDS_S1-ELE-BF-04-DR-E-6101.pdf	T01	6101
.455	EDS_S1-ELE-BF-04-DR-E-6701.pdf	T01	6701
.456	EDS_S1-ELE-BF-RF-DR-M-5701.pdf	T01	5701
.457	EDS_S1-ELE-BF-ZZ-DR-M-5701.pdf	T01	5701
.458	EDS_S1-ELE-BF-ZZ-DR-M-5702.pdf	T01	5702
.459	EDS_S1-ELE-BF-ZZ-DR-O-5103.pdf	T01	5103
.460	EDS_S1-ELE-BI-ZZ-DR-E-6101.pdf	T01	6101
.461	EDS_S1-ELE-BI-ZZ-DR-E-6201.pdf	T01	6201
.462	EDS_S1-ELE-BI-ZZ-DR-E-6701.pdf	T01	6701
.463	EDS_S1-ELE-BI-ZZ-DR-E-6901.pdf	T01	6901
.464	EDS_S1-ELE-BI-ZZ-DR-M-5701.pdf	T01	5701
.465	EDS_S1-ELE-BI-ZZ-DR-O-5101.pdf	T01	5101
.466	EDS_S1-ELE-BI-ZZ-DR-P-5201.pdf	T01	5201
.467	EDS_S1-ELE-BI-ZZ-SH-E-6201.pdf	T01	6201
.468	EDS_S1-ELE-ZZ-ZZ-DR-M-5001B.pdf	T01	5001B
.469	EDS_S1-ELE-ZZ-ZZ-DR-M-5601.pdf	T01	5601

11.00 Notes

Ref	Description
.1	No topographical survey was available at the time of preparation of this report. Site level and cut and fill quantities levels have been assumed for the purposes of this study. The site is sloping and we have included an allowance for retaining walls, at this stage we are unable to assess the cost of the cut and fill and have assumed that the site levels will be optimised to reflect the current topography on site to limit the amount of spoil disposed off site.
.2	Disposal of material off site has been assumed generally as inert and extra over allowance has been included for disposal of 'non hazardous' low landfill tax material. Disposal or remediation of any hazardous material has been excluded.
.3	The measured external works include Block G part of the site at this stage.
.4	It has been assumed that Qualis will independently arrange the procurement of a new substation for St John's and therefore the cost of the substation is excluded from the contract.
.5	The cost plan assumes the site has already been demolished, allowance included for residual site clearance, hardstanding etc.
.6	The cost plan assumes BREEAM "Very Good" and Code For Sustainable Homes (or equivalent) level 3.
.7	Qualis have confirmed tenure as 'Private for sale'.
.8	The cost plan is 'Current Day', increased cost projections are excluded. It is assumed that any increase in construction cost once the start on site date is established will be offset by any increase in sales values.
.9	Please note that we haven't allowed for any access control to the apartments.
.10	EV charging points have been allowed for in the car parks for blocks E and F only and no external parking spaces.
.11	PV panels have been allowed for on blocks E and F as per the drawings. It does suggest on the spec to 'provide a new photovoltaic system to each block', however no areas were highlighted for PV use on any other blocks.

12.00 Exclusions and Risk Commentary

Ref	Description
.1	Exclusions
.1.1	Professional fees incl. novation
.1.2	VAT
.1.3	Employer change risk, Employer other risk
.1.4	Insurances
.1.5	Legal Fees
.1.6	Finance costs and interest charges
.1.7	Planning fees
.1.8	Building regulation fees
.1.9	Rights of light cost or alterations to accommodate affected parties
.1.10	Site investigation costs
.1.11	Asbestos survey and/or removal costs
.1.12	Section 106 contributions and/ or costs
.1.13	Remediation and/or removal of contaminated material
.1.14	Major 278/highway junction works
.1.15	Statutory service diversions and/or off site infrastructure upgrades
.1.16	Party wall awards and/or costs
.1.17	Works outside of the site boundary
.1.18	Tenant fittings, loose furniture or other equipment not specifically described
.1.19	Tenant costs as a result of lease negotiations or re-negotiations
.1.20	Marketing
.1.21	IT wiring and equipment including media and audio visual equipment
.1.22	Fire fighting appliances
.1.23	Major work to the highways including realignment of existing carriageway
.1.24	Any income loss during construction and vacant tenant periods
.1.25	Fit out of retail and commercial (assumed shell)
.2	Risk Commentary
.2.1	Design development risks – an allowance for use during the design process to provide for the undefined risks including:
.2.1.1	Risks associated with design development, changes in estimating data, third party risks (e.g. planning requirements, legal agreements, covenants, environmental issues and pressure groups), statutory requirements, procurement methodology and delays in tendering
.2.1.2	Covenants
.2.1.3	Environmental issues
.2.1.4	Statutory requirements
.2.1.5	Procurement methodologies
.2.1.6	Tendering delays
.2.1.7	Site cut and fill
.2.2	Construction Risk - an allowance for use during the construction process to provide for the risks associated with the following:
.2.2.1	Extensive services
.2.2.2	Restrictions/limitations on access
.2.2.3	Ground conditions
.2.2.4	Remediation of contaminated land
.2.2.5	Asbestos related works (allowance included for surveys) associated with any existing buildings that may be present on site
.2.2.6	Abnormal structural/substructure works to the proposed or existing buildings
.2.2.7	Archaeological cost or associated delays

12.00 Exclusions and Risk Commentary

Ref	Description
.2.2.8	Site specific planning requirements
.2.2.9	Existing buildings
.2.2.10	Boundaries
.2.2.11	Existing occupants and users
.2.2.12	Decontamination
.2.2.13	Abnormal acoustic measures
.2.2.14	Measures to deal with air quality
.2.2.15	Additional cost of consequential upgrading for Building Regulations compliance
.2.2.16	Additional cost of compliance with future changes in Building Regulations
.2.3	Employer Changes (excluded from this Cost Plan) - an allowance for use during both the design process and the construction process to provide for risks associated with Employer driven changes including the following:
.2.3.1	Changes in scope of works or brief
.2.3.2	Changes in quality
.2.3.3	Changes in time
.2.4	Employer Other Risks (excluded from this Cost Plan) - an allowance for other Employer risks including:
.2.4.1	Funding and the availability of funds
.2.4.2	Special contractual arrangements
.2.4.3	Early handover
.2.4.4	Postponement
.2.4.5	Acceleration
.2.4.6	Availability of funds
.2.4.7	Liquidated damages or premiums on other contracts due to late provision of accommodation, unconventional tender action and special contract arrangements
.2.5	Other Considerations (excluded from this Cost Plan)
.2.5.1	Capital allowances for taxation purposes
.2.5.2	Land remediation relief
.2.5.3	Grants

Note: As the project develops risk analyses will be undertaken and properly considered assessments of risks will be calculated. At this stage of the project we prefer to highlight all the potential risks associated with a project and utilise our experience of project type, site conditions, level of design etc to provide a considered percentage against each heading.



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Birmingham | Cambridge | Epping | Leeds | London

St Johns - All Phases Cost Analysis

Ref	Description	Stage 3 Cost Plan			Target Elemental £/m2		
		Combined	£/m ²	£/ft ²	Combined	£/m ²	£/ft ²
.1	Facilitating Works	0	0	0			
.2	Substructure	3,794,850	263	24	3,168,972	220	20
.3	Frame	2,146,132	149	14	2,016,619	140	13
.4	Upper Floors	4,043,964	281	26	3,745,149	260	24
.5	Roof	2,549,129	177	16	2,160,663	150	14
.6	Stairs and Ramps	442,640	31	3	360,111	25	2
.7	External Walls	4,656,940	323	30	4,656,940	323	30
.8	Windows and External Doors	1,375,704	96	9	1,204,719	84	8
.9	Internal Walls and Partitions	1,971,418	137	13	1,872,575	130	12
.10	Internal Doors	727,750	51	5	727,750	51	5
.11	Wall Finishes	1,023,432	71	7	792,243	55	5
.12	Floor Finishes	940,468	65	6	940,468	65	6
.13	Ceiling Finishes	1,216,329	84	8	720,221	50	5
.14	Fittings, Furnishings and Equipment	2,073,564	144	13	1,728,530	120	11
.15	Services	7,948,979	552	51	7,948,979	552	51
.16	Pre-Fabricated Buildings and Building Units	0					
.17	Works to Existing Buildings	0					
.18	Externals Works	3,762,165	261	24	3,200,000	222	21
Building Works Estimate (rounded)		38,673,465	2,685	249	35,243,940	2,447	227
.19	Main Contractor's Preliminaries (including sundry fees and charges)	5,300,000			6,240,000	433	40
Sub-Total		£43,973,465			£41,483,940	£2,880	£268
.20	Main Contractor's Overheads and Profit	2,638,408			2,489,036	173	16
Sub-Total		£46,611,872			£43,972,976	£3,053	£284
.21	Main Contractor's Design Fees (assumed to be budget transfer)						
Sub-Total							
.22	Other Development/Project Costs (if required)						
Sub-Total							
.23	Risk Allowance Estimate						
.23.1	• Design Development Risk Estimate	466,119			879,460	61	6
.23.2	• Construction Risk Estimate	932,237			879,460	61	6
.23.3	• Employer Change Risk Estimate						
.23.4	• Employer Other Risk Estimate						
Sub-Total		£48,010,229			£45,731,895	£3,175	£295
.28	Inflation Estimate						
.28.1	• Tender Inflation Estimate						
.28.2	• Construction Inflation Estimate (Fixed Price Lump Sum Premium in current market conditions)	720,153			914,638	63	6
Total Building Works Estimate for Phase 2 (as at 1Q23)		£48,730,382	£3,383	£314	£46,646,533	£3,238	£301
.29.1	Allowance for Block A, H & I	3,957,000	2,493	232	3,957,000	2,493	232
.29.2	Normalise for Block I (Cfield & HG)						
Total Building Works Estimate for Phase 2 & 3 (as at 1Q23)		£52,687,382	£3,295	£306	£50,603,533	£3,164	£294



Chartered Quantity Surveyors

St Johns (Demolition)
Qualis Living Limited
Final Account Statement

10th March 2023



Summary

10th March 2023

Employer:	Qualis Living Limited Civic Centre, High Street Epping, Essex, CM16 4BZ	
Contractor:	Tower Demolition Limited Tower House, Anchor Business Park, 102 Beddington Lane Croydon, CR0 4YX	
Contract Sum:	As executed Main Contract	£442,283.50
Employer Instructions:	Net addition of all Contracts Instructions, Contractor Change Requests, Extension of time and all Loss Expense Claims	£213,959.46
Final Account:		<hr/> £656,242.96

Statement

I / We hereby offer to accept the above total of final account is Six Hundred And Fifty-Six Thousand, Two Hundred And Forty-Two Pounds And Ninety-Six Pence in full and final settlement of this Contract and all claims arising under or out of the said Contract subject to any VAT that may be due.

This settlement does not in any way affect the contractual obligations of either party in relation to other matters that might arise under the terms of the contract including but not limited to defects, warranties and retention.

Dated: 10 March 2023

Signed: _____

Contractor: _____

Address: _____

Client Variations

10th March 2023

No	Description	Omit	Add
CAI01	Boys school internal wall removal		0.00
CAI02	1 trial pit		1,150.00
CAI03	1 trial pit		1,150.00
CAI04A	Temporary car park inc. Preliminaries allowance		68,471.00
	<i>Provisional Sum adjustment; reduce tree surgeon provision, 1 day only</i>	500.00	
	<i>Omit topsoil allowance, mulch instructed in lieu of topsoil as per EAI21A</i>	2,000.00	
CAI05	Barrier to car park		1,265.00
CAI06A	12 trial pits		13,800.00
CAI07	Traffic marshall		4,232.00
CAI08	4 trial pits		4,600.00
CAI09	Location of crushed arisings to 6F2 specification		-
CAI10	2 trial pits		2,300.00
CAI11A	Cancel CAI11 to demolish low level lean to building		-
CAI12	Coded padlock		30.00
CAI13	Omit hardstanding removal to Council Yard car park	3,850.00	
CAI14	UKPN kiosk		2,000.00
CAI15A	Asbestos removal to Building A floor duct		46,200.00
	<i>Omit Provisional Sum for asbestos removals</i>	20,000.00	
CAI16	White lining to temporary car park		519.20
CAI17A	Temporary works to Boys School building		21,797.09
CAI18	Collect and redeliver excavator		0.00
CAI19	Supply temporary lighting and transformer		2,120.00
CAI20	2 trial pits		2,300.00
CAI21A	Additional works to temporary car park		5,790.00
CAI22	Omit 13 trial pits not completed	14,950.00	
CAI23A	Omit hardstanding not removed at gate entrance	470.00	
CAI24	Asbestos remediation to Council Yard car park		2,354.00
CAI25A	Timber weatherproof enclosure to house electrical distribution		925.00
	Carried forward	41,770.00	181,003.29

Client Variations

10th March 2023

No	Description	Omit	Add
	Brought forward	41,770.00	181,003.29
CAI26A	Asbestos testing to Building G		192.50
CAI27	Panel stability design		440.00
CAI28	Temporary works to boundary wall (upper council yard)		5,865.00
CAI29B	Removal of identified asbestos to area Building G & Council Yard hardstanding		40,701.50
CAI30	Cease heavy duty work to Upper Council Yard as of 6th January 2023		-
CAI31	Omit CAI28	5,865.00	
CAI32	EOT awarded to 3rd February 2023		-
CAI33	Remedial hoarding works to Epping Town Hall / Access Road		4,567.20
CAI34	Saw cutting to Building K slab and surrounding hardstanding slabs		6,306.97
CAI35	EOT awarded to 17th February 2023		-
CAI36B	Covering hidden ACMs		200.00
CAI37	Suspected notifiable licenced ACMs to Upper Council Yard		0.00
CAI38	Scaffold purchase to Boys School		5,500.00
-	Housing to transformer		250.00
-	Additional hoarding installed to Upper Council Yard		3,400.00
-	Omit tree protection fencing not installed	11,520.00	
-	Omit existing hoarding works	5,000.00	
-	Noise monitoring not installed during the Contract period; prior to 22nd June	460.00	
-	Dust monitoring not installed during the Contract period; 2nr prior to 22nd June, 2nr prior to 23rd August	3,312.00	
-	Vibration monitoring installed 3rd November after Contract PC	10,304.00	
-	Noise monitoring from 7th October to 15th February 2023		12,052.00
-	Dust monitoring from 7th October to 15th February 2023		12,052.00
-	Vibration monitoring from 2nd November to 15th February 2023		9,660.00
	<u>Loss & expense awarded under EOT:</u>		
-	Project Manager		7,500.00
-	Welfare		2,500.00
	SUB TOTAL	78,231.00	292,190.46
CARRIED FORWARD TO SUMMARY PAGE			213,959.46

Appendix 2 – Development Appraisals

St Johns Road
184 Units - 34% Affordable

Development Appraisal
Carter Jonas LLP
29 August 2023

**St Johns Road
184 Units - 34% Affordable**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Studio Flats	1	438	610.00	267,180	267,180
Private 1 Bed Flats	73	39,858	600.00	327,600	23,914,800
Private 2 Bed Flats	41	34,112	575.00	478,400	19,614,400
Private 3 Bed Flats	5	5,185	540.00	559,980	2,799,900
Private 2 Bed Cottages	2	2,398	500.00	599,500	1,199,000
Affordable Rent 1 Bed Flats	31	16,926	240.00	131,040	4,062,240
Affordable Rent 2 Bed Flats	17	14,144	240.00	199,680	3,394,560
Affordable Rent 3 Bed Flats	2	2,074	240.00	248,880	497,760
Shared Ownership 1 Bed Flats	8	4,368	400.00	218,400	1,747,200
Shared Ownership 2 Bed Flats	4	3,328	400.00	332,800	1,331,200
Totals	184	122,831			58,828,240

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Amenity / Community Space	1	1,692	12.50	21,154	21,154	21,154

Investment Valuation

Amenity / Community Space

Market Rent	21,154	YP @	6.0000%	16.6667	
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	332,616

GROSS DEVELOPMENT VALUE

59,160,856

Purchaser's Costs	(22,618)
Effective Purchaser's Costs Rate	6.80%
	(22,618)

NET DEVELOPMENT VALUE

59,138,238

NET REALISATION

59,138,238

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(14,397,874)
	(14,397,874)

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Construction Costs	1 un	50,603,533	50,603,533
			50,603,533
Demolition			656,243
s.106 Contributions			1,740,945
			2,397,188

PROFESSIONAL FEES

Professional Fees	10.00%	5,125,978
		5,125,978

MARKETING & LETTING

Private Marketing Costs	1.00%	477,953
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**St Johns Road
184 Units - 34% Affordable**

			477,953
DISPOSAL FEES			
Sale Agency Fee	1.00%	481,279	
Sale Legal Fee	0.50%	295,804	
			777,083
Additional Costs			
Private Profit	17.50%	8,364,174	
Affordable Profit	6.00%	661,978	
Community Profit	15.00%	49,892	
			9,076,044
FINANCE			
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Construction		2,595,682	
Letting		197,215	
Other		2,285,436	
Total Finance Cost			5,078,334
TOTAL COSTS			59,138,238
PROFIT			0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.04%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
 IRR% (without Interest)	 N/A
 Profit Erosion (finance rate 7.500)	 0 mths

St Johns Road
184 Units - 0% Affordable

Development Appraisal
Carter Jonas LLP
29 August 2023

**St Johns Road
184 Units - 0% Affordable**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Private Studio Flats	1	438	610.00	267,180	267,180
Private 1 Bed Flats	112	61,152	600.00	327,600	36,691,200
Private 2 Bed Flats	62	51,584	575.00	478,400	29,660,800
Private 3 Bed Flats	7	7,259	540.00	559,980	3,919,860
Private 2 Bed Cottages	<u>2</u>	<u>2,398</u>	500.00	599,500	<u>1,199,000</u>
Totals	184	122,831			71,738,040

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Amenity / Community Space	1	1,692	12.50	21,154	21,154	21,154

Investment Valuation

Amenity / Community Space						
Market Rent	21,154	YP @	6.0000%	16.6667		
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	332,616	

GROSS DEVELOPMENT VALUE 72,070,656

Purchaser's Costs	(22,618)
Effective Purchaser's Costs Rate	6.80%
	(22,618)

NET DEVELOPMENT VALUE 72,048,038

NET REALISATION 72,048,038

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(5,523,615)
	(5,523,615)

CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost
Construction Costs	1 un	50,603,533	50,603,533
Demolition			656,243
s.106 Contributions			1,740,945
			2,397,188

PROFESSIONAL FEES

Professional Fees	10.00%	5,125,978
		5,125,978

MARKETING & LETTING

Private Marketing Costs	1.00%	717,380
Letting Agent Fee	10.00%	2,115
Letting Legal Fee	5.00%	1,058
		720,554

DISPOSAL FEES

Sale Agency Fee	1.00%	720,707
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**St Johns Road
184 Units - 0% Affordable**

Sale Legal Fee	0.50%	360,353	1,081,060
Additional Costs			
Private Profit	17.50%	12,612,365	
Community Profit	15.00%	49,892	
			12,662,257
FINANCE			
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Construction		3,222,827	
Letting		162,605	
Other		1,595,652	
Total Finance Cost			4,981,084
TOTAL COSTS			72,048,038
PROFIT			0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Development Yield% (on Rent)	0.03%
Equivalent Yield% (Nominal)	6.00%
Equivalent Yield% (True)	6.23%
 Profit Erosion (finance rate 7.500)	 N/A

UPDATED FINANCIAL VIABILITY ASSESSMENT

EPPING SITES - LAND AND PART OF CIVIC OFFICES (CONDER HOUSE)

Financial Viability Assessment

Qualis Commercial Ltd

August 2023

Carter Jonas

QUALITY STANDARDS

Carter Jonas has prepared this Financial Viability Assessment report in accordance with the Royal Institution of Chartered Surveyors (RICS) Professional Statement 'Financial Viability in Planning: Conduct and Reporting' 1st Edition, May 2019.

The authors of the FVA review report are:



Guy Ingham, Partner MRICS



Chris Hemmings, Partner MRICS, MRTPI

This version of the report is dated **18/08/2023**

The authors, whilst undertaking the review of the FVA have acted:

- With objectivity;
- Impartially;
- Without interference; and
- With reference to all appropriate available sources of information.

Terms of Engagement

Carter Jonas has been instructed by Qualis Commercial Ltd as Applicant to undertake a Financial Viability Assessment (FVA) of the subject planning application scheme to determine the most viable position in relation to the level of

affordable housing, in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Carter Jonas confirms that it has no Conflicts of Interest in acting for Qualis Commercial Ltd in preparing the FVA on behalf of the Applicant.

In preparing the FVA report Carter Jonas confirms that no performance related or contingent fees have been agreed.

Limitations

This report has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Carter Jonas. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

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EXECUTIVE SUMMARY

This updated Financial Viability Assessment has been prepared by Carter Jonas on behalf of Qualis Commercial to provide a revised financial viability position for the scheme at St Johns Road with planning permission for 45 dwellings.

Carter Jonas has been instructed to test the reasonable level of affordable housing and additional financial obligations secured in accordance with paragraphs 55 to 58 of the National Planning Policy Framework and Policy H2 of the Epping Forest District Local Plan that can be supported by the proposed development, without impeding the viability of the project and the prospects of delivery.

The Financial Viability Assessment has been collated in accordance with the National Planning Policy Framework, National Planning Policy Guidance (September 2019) as well as professional documents, including the RICS Professional Standard 'Financial Viability in Planning: Conduct and Reporting' (1st Edition, adopted September 2019) and RICS Professional Standard 'Assessing viability in planning under the National Planning Policy Framework 2019 for England' (1st Edition, March 2021).

Site Location and Description

The Conder Building and car park form part of the Civic Offices (Part) site allocated under EPP.R8 of the Epping Forest District local plan. The site extends to approximately 1.63 acres and consists of the cellular offices arranged in two linked buildings arranged over three storeys together with surface car parking spaces to the rear.

Development Proposals

The development comprises 45 new residential dwellings comprising a mix of one, two and three-bedroom apartments and three and four bed houses. In addition, 18 car parking spaces are proposed.

Methodology

The FVAs for the purposes of planning to determine the quantum of affordable housing are subject to the requirements of the National Planning Policy Framework, with guidance set out within the Planning Practice Guidance and other guidance notes produced by the RICS.

The key stages of the Financial Viability Assessment process are to assess the development value of a site using the residual method of valuation, and compare this to the Benchmark Land Value, which is the Existing Use Value of the site (excluding hope value) plus a landowner's premium to incentivise the landowner to sell its sale. Therefore, within the development value, the developer ensures its competitive return by the level of profit margin it is making from the development, and the landowner ensures its competitive return from the Benchmark Land Value.

This is recognised in PPG paragraph 013 indicates that benchmark land values should be based on a site's existing use value ('EUV') plus a premium for the landowner which "should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements". Paragraph 017 of the PPG also notes that alternative use values may be an acceptable basis for informing benchmark land value, providing these are policy compliant and that there is evidence of market demand for these uses.

In summary the point at which the residual land value of the proposed scheme meets the Benchmark Land Value will determine the maximum level of affordable housing that the scheme can deliver.

In presenting a case for lower than policy levels of affordable housing, the FVA assumes that both the willing landowner and developer are acting without restrictions and the transaction is on an 'arm's length' basis.

Site Value

The site's BLV as calculated by BPS at £2m has been adopted. This approach is in accordance with the National Planning Practice Guidance on viability.

Viability Modelling / Outputs

The viability modelling demonstrates that a policy compliant scheme reflecting at 40% affordable housing (18 affordable homes) is unviable. Furthermore, a scheme of zero affordable housing is also unviable. This is due to the recent inflationary impacts on construction costs.

1. INTRODUCTION

This FVA provides an update on the previous FVA reports, that concluded that an overall provision of 25% affordable housing was the maximum that could be delivered across the three town centre sites of St John's Road, Hemnall Street and the Condor site.

For the purposes of the updated FVA, only two sites are currently being assessed – St John's and Condor.

The Qualis Group

Qualis Group is a holding company, wholly owned by Epping Forest District Council to provide the delivery of quality services, regeneration, home ownership and management. Unlike other developers on the open market, who will keep any profits made, all profits made by Qualis Group will be reinvested back into both EFDC and Qualis, to protect front line services, keep council tax low and invest in future projects.

Qualis Group has four subsidiary companies, Qualis Commercial, Qualis Management, Qualis Living and Qualis Community. Each of these companies will have a common purpose to enhance the district through regeneration, investment and asset management to support the community.

Planning permission was granted in March 2022 for 45 residential units in total, comprising 29 apartments and 16 houses.

Due to the inflationary impacts on construction costs, an updated financial viability assessment has been undertaken to determine the currently level of affordable housing that can be delivered.

This report has been collated in accordance with National, Regional and local planning policy, planning guidance and professional best practice guidance, including the RICS Professional Statement 'Financial Viability in Planning: Conduct and Reporting' (1st Edition, adopted September 2019).

Carter Jonas confirms that it has no conflicts of interest in acting for the applicant and that no performance related or contingent fees have been agreed. The report provides an objective and impartial view on the development viability of the proposed. We can also confirm that in collating this report we have complied with the RICS Professional Statement (2) Ethics, Competency, Objectivity and Disclosures.

ARGUS Developer has been used to demonstrate the project's financial viability. This is commercially available and widely used development appraisal software. It is considered appropriate to assess a development of this type because of its ability to accurately model development timings and cash flows.

To inform the report, updated information has been provided by CSA on the construction costs.

This report is structured as follows:

- Section two provides a brief description of the site and proposed development;
- Section three describes the planning context and viability methodology that has been adopted;
- Section four provides an assessment of the site's Benchmark Land Value
- Section five outlines the inputs adopted within our appraisals; and
- Section six sets out the results of the appraisals and the conclusions from the analysis.

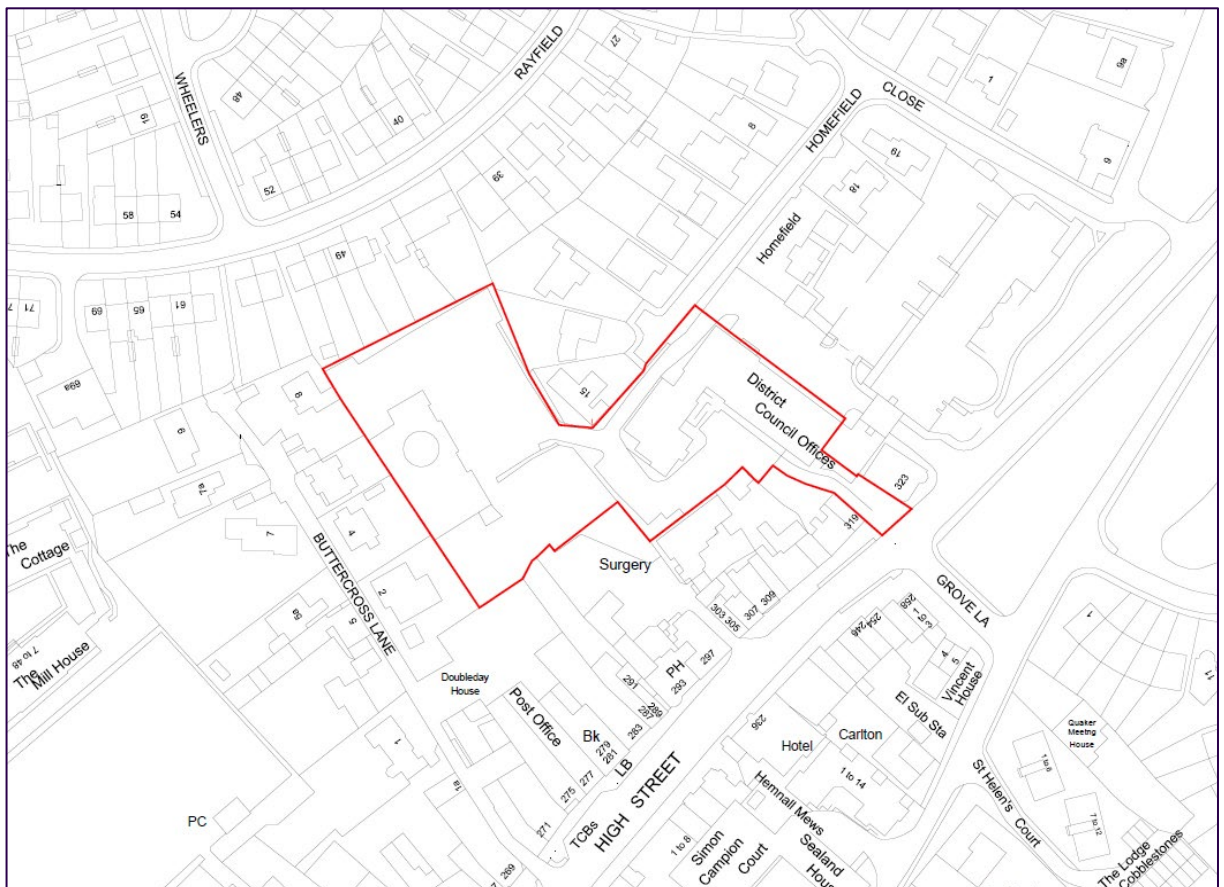
This report and accompanying appendices should only be used for the stated purposes.

2. SITE DESCRIPTION AND PROPOSALS

Site Location

The Conder building and car park form part of the civic offices (part) site allocated under EPP.R8 of the Epping District Local Plan. The site extends to approximately 1.63 acres and consists of the cellular offices arranged in two linked buildings arranged over three storeys together with surface car parking spaces to the rear.

A site plan is provided below:



To provide further context photographs of the subject site are provide below:-



Site Proposals

Planning permission was granted for the site in March 2022. In total, the development will provide 45 residential units across a gross internal floor area of circa 48,000 sq ft. The 45 residential units will comprise a mix of one, two and three-bedroom apartments and three and four bed houses. In addition, 18 car parking spaces are proposed.

For ease of reference an indicative layout of the proposed scheme is provided below.



The headline development areas are shown in Table Two below.

Unit Type	No. of Units	NIA (Average) sqft	NIA (Total) sqft
1B Apartment	7	556	3,892
2B Apartment	18	805	14,490
3B Apartment	4	970	3,880
3B House	14	1,118	15,652
4B House	2	1,316	2,632
Parking Spaces	18		
Total	45		40,546

Block	1B Apartment	2B Apartment	3B Apartment	3B House	4B House
Block A		8	3		
Block B	3	8	1		
Block C	4	2			
Houses				14	2
Total	7	18	4	14	2

3. POLICY AND METHODOLOGY

The following section of this FVA provides a summary review of the key national and local planning policy that guides the delivery of affordable housing within a viability context.

National (National Planning Policy Framework)

The updated Government's National Planning Policy Framework ("NPPF") was published in July 2021.

At the heart of the NPPF is a presumption in favour of sustainable development which includes "three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives)". These are; an economic objective; a social objective; and an environmental objective.

The definition of affordable housing, included within the Glossary (Annex 2) of the NPPF, states that social rented, affordable rented and intermediate tenure types all make a valid contribution towards affordable housing delivery, providing housing to eligible households whose needs are not otherwise met by the market.

The NPPF sets out government's expectation that all viability assessments should be made publicly available. However, the government response document goes on to state that it acknowledges there will be circumstances where some information contained within the viability assessment may be commercially sensitive and should not be made publicly available.

Planning Practice Guidance

The National Planning Practice Guidance ("PPG") provides guidance on viability for the purposes of plan making and individual application site's development management. The guidance covers several areas including standardised inputs to viability assessments and approaches to benchmark land value.

The viability section of the PPG was most recently updated on 1st September 2019. At paragraph 013, the NPPG defines land value for the purposes of a viability assessment:

'To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to comply with policy requirements. Landowners and site purchasers should consider policy requirements when agreeing land transactions. This approach is often called 'existing use value plus' (EUV+).'

Epping Forest District Local Plan (adopted March 2023)

The local plan affordable housing policy is H2, which states that developments of 11 units or more or residential floorspace in excess of 1,000 sq.m. will require 40% affordable homes to be delivered on site. The mix of affordable homes will be required to reflect the latest available housing need. Epping Forest District Council's Housing Strategy 2017-2022, states that the latest assessment of housing need identifies that around 80% of the required affordable homes for the District are needed as affordable rented homes. Therefore, within the affordable housing element, the tenure split adopted for the FVA is 80% affordable rent and 20% intermediate tenures, in the form of shared ownership. Policy H2 also states that generally, the council would expect the size mix of affordable homes to match the mix of private units and that the development is 'tenure blind' in terms of its character and appearance. The policy requires a viability assessment to be submitted where 40% affordable housing is not to be provided on site, and if it is deemed that the scheme cannot support policy compliant levels of affordable housing, the council will determine the approach to be taken to achieving viability, where appropriate, having regard to the following available options: (i) reviewing the tenure mix; (ii) reviewing the extent of other site specific planning obligations; and (iii) reviewing the proportion of affordable housing.

Viability Methodology

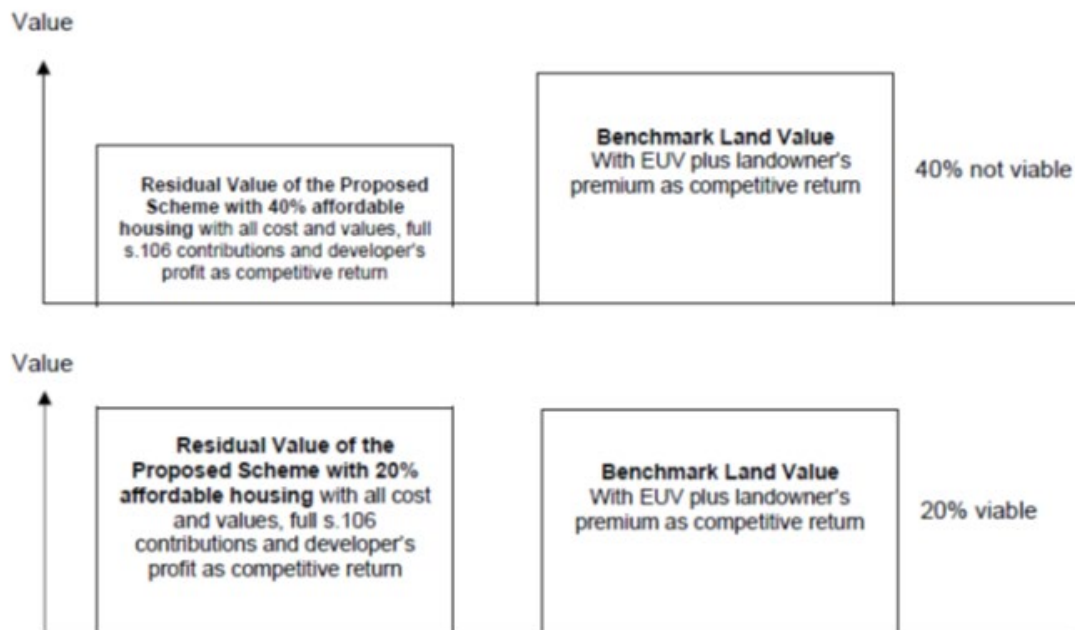
The methodology adopted in producing this FVA has been framed by national and local adopted planning policy and professional standards.

The key stages of the Financial Viability Assessment process are to assess the development value of a site using the residual method of valuation, and compare this to the Benchmark Land Value, which is the Existing Use Value of the site (excluding hope value) plus a landowner's premium to incentivise the landowner to sell its sale. Therefore, within the development value, the developer ensures its competitive return from the level of profit margin it is making from the development, and the landowner ensures its competitive return from the Benchmark Land Value.

The point at which the residual land value of the proposed scheme meets the Benchmark Land Value will determine the maximum level of affordable housing that the scheme can deliver.

In presenting a case for lower than policy levels of affordable housing, the FVA assumes that both the willing landowner and developer are acting without restrictions and the transaction is on an 'arm's length' basis.

The example diagram below shows the FVA process:



Through scenario testing it is possible to determine the reasonable level of affordable housing and other obligations that ensure a scheme remains financially viable and retains the highest possible chance of coming forward, whilst balancing commercial requirements with policy requirements of the development plan.

Benchmark Land Value

The PPG sections on viability were updated on 09 May 2019. Paragraph 13 of the PPG states that a Benchmark Land Value (“BLV”) should be established based on the Existing Use Value of the land, plus a premium for the landowner.

The premium to the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.

Paragraph 14 of the PPG states that BLV should;

- Be based upon EUV;
- Allow for a premium to landowners; Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and

- Be informed by market evidence including current uses, costs and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic BLV of non-policy compliant developments are not used to inflated values over time.

The EUV is the first component of calculating BLV. The second component is the premium, or as stated at paragraph 16 of the PPG the 'plus' in EUV+. This is the amount above the EUV required to provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

The premium should be informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. The PPG states that for any viability assessment data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments.

4. BENCHMARK LAND VALUE

In the previous FVA submitted for Condor, we valued the benchmark for the site at £3,693,061, which consisted of an existing use value of £3,357,328 plus a 10% landowner's premium. This was reviewed by the Council's viability advisor BPS and decreased to £2,028,000, which is based on an office refurbishment scheme.

For the purposes of our financial modelling we have adopted BPS' Benchmark Land Value of £2,028,000.

5. APPRAISAL INPUTS

This section of the report sets out the general principles and assumptions which have been used to undertake a development appraisal of the proposed development.

Revenue Assumptions

Housing Market Commentary

Bank of England mortgage approvals remained relatively stable albeit low by long-term standards. In May 50,524 approvals were recorded, up from a revised 49,020 the month before. The last six months have seen approvals averaging just over 45,000 per month which is 33% below the monthly ten-year average of 66,900 per month.

Total residential transactions meanwhile (as recorded by HMRC) declined marginally in May, to 80,020 on the month. This is now the sixth month in a row where transactions have fallen below 100,000. However, unlike mortgage approvals this six-month average is only 14% below the ten-year monthly average of 100,850 transactions. This discrepancy between mortgage approval averages and transaction levels is a clear indication that cash buyers are far more active than those needing a mortgage.

New buyer enquiries slipped to -45% in June according to the latest RICS Residential Market Survey, down from -20% last month. Disappointingly this is the lowest figure for eight months and comes amid higher borrowing costs as interest rates rose again. Other indicators also declined with agreed sales moving to -34% from -8% the month before and sales expectations both in the near term and longer term moving to -36% and -31%, respectively.

On the supply side the new sales instructions metric remains steady at -1% although this is down from a more positive +14% last month. Stock levels on estate agents' books have not changed much with an average of 37.4 properties per branch. It is worth noting though that this stock level is higher than it was at the end of last year albeit by historic standards it remains low.

Buyer demand remains resilient, with Rightmove noting a 3% increase in demand compared to the same period in 2019. The number of properties for sale though is 12% lower than this same timeframe. That said, despite this mismatch in supply and demand the number of agreed sales is down overall with mid-market / second-stepper homes as well as top of the market homes seeing agreed sales down 14% over the 2019 figure, with smaller home sales being just 9% below this level.

House prices grew very slightly on a monthly basis, rising by +0.1% in June, according to Nationwide's latest index report. On an annual basis the direction of travel remained broadly the same with average UK prices falling by around 3.5% over last year, little changed from the 3.4% fall recorded in May.

The Halifax house price index meanwhile has also recorded an annual decline of -2.6% with a small monthly fall of -0.1% in June. On a disaggregated basis though the Bank found that new build properties saw a +1.9% rise on an annual basis compared with a -3.5% fall for second-hand homes. There were annual declines across all property types, with flat prices declining by -3.1% compared with a more modest -1.3% fall in detached homes.

In terms of asking prices, Rightmove continues to record annual rises although the pace of growth is certainly slowing. This month a 0.5% increase was recorded over the 12 months to mid-July, down from the 1.1% rise last month. On a monthly basis asking prices declined by 0.2% indicating that vendors are trying to tempt buyers by reducing their price expectations in the face of rising interest rates and affordability constraints.

House price growth continued to slow in May, according to the latest data from the ONS (two-month lag). Across the UK house prices were found to have increased by an average of 1.9%, down from 3.5% the month before. On a monthly basis there was no growth (0.0%), also down from April's figure of +0.5%. The average UK property now averages £285,861, 2.3% below last September's peak of £292,555 but marks an increase of 24% over the £230,609 pre-pandemic average (February 2020).

Meanwhile the latest view on house prices from respondents to the June RICS market survey returned a net balance of -46%, down from -30% in May, with all regions of England seeing house price declines, although Northern Ireland and Scotland returned more upbeat figures. Looking ahead both the three month and twelve-month price expectation measures remain negative with a particularly negative balance of -49% for the longer-term.

Local Market Commentary

In assessing an appropriate value for the proposed residential units, we have had regard to local comparable evidence of residential schemes currently selling or recently sold within the vicinity of the site. It should be acknowledged that there is a shortage of direct comparable evidence within the town through generally lack of new build development in recent years. Given this we have considered new build development on the fringes of Epping and also secondhand sales.

A summary of the comparable evidence is provided below.

The Old Court House, Star Lane, Epping, CM16 4FA

This development of 8 luxury apartments was built by Marden Homes in 2018. It is well located in the centre of Epping being situated on the corner of Star Lane and Hemnall Street approximately 0.3 miles north east of the sports centre. We understand that this development was fitted to a high specification with all units including underfloor heating, a terrace and one covered and gated parking space. We

consider this development superior to what is expected at the subject development. We detail below the original sale prices from 2018 and 2019:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	G	821	£460,000	£560	Oct 2018
2	2	1	822	£475,000	£578	Feb 2018
3	2	1	906	£499,950	£552	Jul 2019
4	2	1	900	£528,000	£587	Jul 2018
5	2	2	841	£555,000	£660	Jul 2018
6	2	2	906	£500,000	£552	Aug 2018
7	2	2	929	£485,000	£522	Aug 2019
8	2	3	1184	£695,000	£587	Feb 2018

In addition, there have been two resales sold or marketed in recent months:

Beds	Floor	Size	Sale Price	£psf	Status
2	1	822	£496,000	£603	Sold - Feb 2022

Revival Court, Half Moon Lane, Epping, CM16 4AH

Revival Court was a development of 12 apartments and ground floor retail space built by Archco Developments in 2017. We understand that the retail space has remained vacant and an application has been made to convert it into a further 4 apartments. It is situated on the High Street approximately 0.1 mile west of the sports centre. Each apartment includes an allocated parking space and units 7, 8 9 and 11 include a large roof terrace. We detail below the sale prices at Revival Court:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	1	646	£395,000	£612	Jan 2018
2	1	1	431	£335,000	£778	Jan 2018
3	2	1	603	£430,000	£713	Jan 2018
4	2	1	721	£445,000	£617	Jan 2018
5	2	1	743	£380,000	£512	Jan 2018
6	1	1	527	£295,000	£559	Feb 2018
7	2	2	915	£500,000	£546	Oct 2018
8	1	2	775	£345,000	£445	Jan 2018
9	2	2	1076	£490,000	£455	Nov 2018
10	2	2	872	£495,000	£568	Feb 2018
11	2	2	1001	£490,000	£489	Nov 2018
12	1	2	926	£445,000	£481	Jan 2018

Additionally, there have been two resales at Revival Court:

Beds	Floor	Size	Sale Price	£psf	Sale Date
1	1	926	£500,000	£540	Jun 2022
2	1	743	£385,000	£518	Jun 2020
1	2	775	£329,000	£425	Dec 2019

Linden House, 54 Centre Drive, Epping, CM16 4JE

This development of 14 apartments was developed by Chelsteen Homes in 2016. This is historic but given the lack of new build evidence in Epping we have given it some regard to understand the tone of values. The development is located on Centre Drive, conveniently located next to Epping underground station and approximately 0.3 miles south of the High Street. Each apartment was finished to a high specification and included a gated parking space in the courtyard. We detail below the sale prices at Linden House:

Plot	Beds	Floor	Size	Sale Price	£psf	Sale Date
1	2	G	872	£475,000	£545	Aug 2016
2	2	G	883	£475,000	£538	Jul 2016
3	2	G	872	£475,000	£545	Jul 2016
4	2	G	743	£425,000	£572	Aug 2016
5	2	1	872	£450,000	£516	Jun 2016
6	2	1	883	£460,000	£521	Jun 2016
7	2	1	872	£450,000	£516	Jun 2016
8	2	1	786	£435,000	£554	Aug 2016
9	2	1	743	£425,000	£572	Jul 2016
10	2	2	786	£420,000	£535	Jun 2016
11	2	2	850	£460,000	£541	Jun 2016
12	2	2	872	£450,000	£516	Jun 2016
13	2	2	743	£395,000	£532	Dec 2017
14	2	2	743	£405,000	£545	Jun 2018

In addition we detail below recent resales that have sold or been marketed:

Beds	Floor	Size	Sale Price	£psf	Status
2	2	872	£500,000	£573	Sold – Jul 2022
2	1	872	£485,000	£556	Sold – May 2021
2	2	743	£430,000	£579	Sold – Oct 20
2	2	743	£415,000	£559	OTM

Buttercross Lane, Epping

A development of 3 x three bedroom terraced houses in the town centre by Ara Homes, including 2 car parking spaces per dwelling. The units are currently on the market at the following prices:

Beds	Style	Size	Sale Price	£psf	Status
3	End Terrace	1,287	£725,000	£563	OTM
3	Mid Terrace	1,287	£700,000	£544	OTM
3	End Terrace	1,287	£700,000	£544	OTM

As a brand new development, we would expect the homes at the subject development to be more popular and attract a premium over the existing stock. However, it should be noted that bringing the proposed number of units to market simultaneously with the other sites may risk exacerbating this surplus and further dampening achievable values.

In light of the above the private sales values assumed in the proposed development are detailed below. The pricing results in an average of £583 per sq ft:

Unit Type	No. of Units	sqft	£psf	Capital Values
1B Apartment	7	564	£600	£333,600
2B Apartment	18	807	£575	£462,875
3B Apartment	4	982	£540	£523,800
3B House	14	1118	£600	£670,800
4B House	2	1316	£560	£736,960
Parking Spaces	18			
Total	45		£583	£525,050

Affordable Housing

As previous indicated Policy expects that for developments of 10 units or more that 40% of units to be provided as affordable housing. Within the affordable housing element, the tenure split should seek to achieve 80% social/affordable rent and 20% intermediate provision.

In respect of the affordable housing values we have liaised with our in house affordable housing team, who have advised on the adoption of the following values for modelling purposes:-

- Affordable rent - £230psf
- Intermediate - £400psf

The values adopted are based on the following assumptions.

Affordable rents (not social rents) of 80% of Market Rent, capped at Local Housing Allowance levels. Social rents would produce much lower values. Shared ownership units have been valued on the basis of initial equity sales of between 25% and 40%, with rents of 2.75% on unsold equity.

The affordable rent and intermediate values equate to 40% and 69% of private values respectively.

Car Parking

In addition to the residential content 18 car parking spaces are proposed. We are advised that the 18 spaces will be allocated to specific units and as such it is not proposed that these will be sold separately.

Therefore, for the avoidance of doubt we have assumed that the value of the spaces is already reflected in the residential sales values.

Development Costs Assumptions

The below provides a summary of the Proposed Development costs on a present-day basis. The overall costs comprise:

- Build costs as advised by Qualis' cost consultants;
- Professional fees;
- Sales, letting, disposal & marketing costs;
- S106 / CIL
- Financing costs; and
- Profit

Build Costs

The previous FVA showed a construction cost for the scheme of £11.7m, which equated to £249psf. This included demolition, abnormally, main contractor preliminary costs, overheads and profit.

The current costs as assessed by CSA and presented at Appendix 1 shows that the construction cost for the scheme has increased to £14.9m, which equates to £310psf. A contingency of 5% is applied to the build costs.

A separate demolition cost plan has been compiled by CSA and this shows a cost of £550,187. The cost plan is also presented at Appendix 1.

Professional Fees

Professional fees have been assumed at 10% of the construction costs. While this is at the lower end of the range typically expected, the cost is within a reasonable range. The professional fees have been cash flowed on an s-curve basis with fees being incurred at the start of construction up until practical completion.

Sales, Lettings, Disposal & Marketing Costs

The following fees have been adopted in line with the industry norms for a development of this type:

- Residential marketing – 1.00% (of market sale residential GDV)
- Residential sales agent fee – 1.00% (of market sale residential GDV)
- Residential sales legal fee – 0.5% (of all residential GDV)

CIL & Site Specific S106 Contributions

There is no current Community Infrastructure Levy regime in Epping Forest District Council area. In respect of s106 contributions, Carter Jonas has applied total contributions of £668,302 for the purposes of financial modelling.

Finance

A finance rate of 7.5% has been adopted as the base bank interest rate is 5.25%. This is an 'all in' rate, which includes the basic margins (3.5-5%), commitment fees, arrangement fees (2-3%) and exit fees (0.5-1%), as well as a bank management/monitoring cost.

Developers Profit

For the purpose of our modelling, we have adopted 17.5% developers profit on private residential and 6% of revenue for the affordable rented housing element of the proposed development. The reduced profit on affordable housing reflects the reduced pricing and delivery risks.

Development Timings

We have assumed a 6-month lead in period with a construction period of 15 month. We have assumed a sales rate of 4 private units a month commencing 12 months after start on site with the houses being sold first before the apartments. For the affordable units we have cashflowed the receipts over the construction period.

6. VIABILITY MODELLING, OUTPUTS & CONCLUSIONS

Given the viability characteristic of the site several development scenarios have been modelled.

In the first instance, a 40% affordable housing reflecting the Council's affordable housing policy preferred tenure mix of 80:20 between affordable/social rent and intermediate.

A summary table of the assumed development is detailed below.

Unit Type	Total Units	Private Units	Affordable Units	Affordable Rent Units	Shared Ownership Units
1B Apartment	7	5	2	1	1
2B Apartment	18	11	7	6	1
3B Apartment	4	2	2	1	1
3B House	14	6	6	5	1
4B House	2	1	1	1	0
Total	45	27	18	14	4

Scenario 1 – Viability Outputs Table

Scenario 1	Residual land value of the proposed scenario (£)	Benchmark land value (£)	Project surplus / Deficit (£)
45 Units subject to a 40% affordable housing provision	-£3,551,196	£2,028,000	-£5,579,196

The viability modelling for Scenario 1 indicates an unviable development scenario at 40% affordable housing as there is a negative residual land value of -£3.55m against a site Benchmark Land Value of circa £2m.

Given the extent of the viability deficit we have undertaken a second scenario, which assumes zero affordable housing.

Unit Type	Total Units	Private Units	Affordable Units	Affordable Rent Units	Shared Ownership Units
1B Apartment	7	7	0	0	0
2B Apartment	18	18	0	0	0
3B Apartment	4	4	0	0	0
3B House	14	14	0	0	0
4B House	2	2	0	0	0
Total	45	45	0	0	0

Scenario 2 – Viability Outputs Table

Scenario 2	Residual land value of the proposed scenario (£)	Benchmark land value (£)	Project surplus / Deficit (£)
45 Units assuming 0% affordable housing	-£409,847	£2,028,000	-£2,437,847

The Viability modelling for Scenario 2 indicates that the scheme is unviable at zero affordable housing as the residual land value is -£0.4m (see Appendix 2), which is significantly below the Benchmark Land Value of £2m.

Sensitivity Analysis

We have also undertaken some sensitivity analysis to show the impact in the scenario where the construction costs reduce by 5% and 10% and the house prices increase by 5% and 10%. This is shown in the table below for the zero affordable housing scenario.

Construction: Gross Cost					
	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
	13,410,000	14,155,000	14,900,000	15,645,000	16,390,000
-10.000%	£496,213 0.000%	£1,301,866 0.000%	£2,113,791 0.000%	£2,932,819 0.000%	£3,756,719 0.000%
-5.000%	(£347,413) 0.000%	£453,030 0.000%	£1,258,683 0.000%	£2,069,861 0.000%	£2,888,298 0.000%
0.000%	(£1,183,705) 0.000%	(£389,958) 0.000%	£409,847 0.000%	£1,215,500 0.000%	£2,025,930 0.000%
+5.000%	(£2,019,997) 0.000%	(£1,226,250) 0.000%	(£432,502) 0.000%	£366,663 0.000%	£1,172,317 0.000%
+10.000%	(£2,856,289) 0.000%	(£2,062,542) 0.000%	(£1,268,795) 0.000%	(£475,047) 0.000%	£323,480 0.000%
Gross Sales					

The sensitivity analysis shows that the residual land value doesn't meet the BLV until the gross sales increase by 10% and the construction costs reduce by 5%.

Viability Conclusions

The viability modelling demonstrates that a policy compliant scheme at 40% affordable housing is unviable with a residual land value of -£3.55m when compared to the Benchmark Land Value of £2m. The scheme is also unviable at zero affordable housing with a residual land value of -£0.4m, which is below the BLV of £2m.

Appendix 1 – Cost Plan



Chartered Quantity Surveyors

Conder, Epping

Qualis Living Limited

Contract Sum Analysis

Main Summary

	ELEMENT / ITEM DESCRIPTION		TOTAL
1	Preliminaries		1,239,008.49
2	Conder New Build Townhouses & Apartments including associated works		13,772,023.89
3	Provisional Sums		
3.1	Defined Provisional Sums for Works to be carried out by statutory authorities / undertakers		
3.1.1	Thames Water - Sewer Diversion (as per budget dated 07.02.22)		42,375.00
3.3	Other Provisional Sums		
3.3.1	UKPN Quote		120,448.08
4	Post Contract Fees		
4.1	Architect		134,310.00
4.2	Others (Contractor to advise / add to below as required)		
	a) Building Control (not LA)		12,116.50
	b) Considerate Contractors Scheme		2,054.80
	c) UKPN (Management / Supervision only)		Included
	d) Structural & Civils		76,450.00
5	Any other items required to comply with the Employers Requirements (Contractor to advise / add to below as required)		
	a) Name boards / Advertisements		Excluded
	b) Discharging of Pre-Commencement Conditions		Excluded
	c) Secured by Design requirements		Included
	d) Employment, skills & training criteria		Included
	e) Maintenance Requirements (Post Practical Completion)		Excluded
	f) Sales & marketing requirements		As per Section 2.8 in the ERs
	g) M&E Design		43,615.00
7	Main contractor's overheads and profit (insert required % adjustment)		Included
8	Tender Clarifications		61,280.92
9	Value Engineering	-	560,692.96
10	Main Contractor's Discount	-	42,989.72
	TOTAL TENDER PRICE TO FORM OF TENDER (excl VAT)		£14,900,000.00

Conder New Build Townhouses & Apartments including associated works

		Total
2	Conder New Build Townhouses & Apartments including associated works	
0	Facilitating works	
0.1	Site preparations	£1,706.25
0.1.1	Break up & disposal of existing hardstandings	£250,348.51
0.1.2	Site levelling inc. cut & fill	£240,436.82
0.1.3	Site clearance inc. redundant trees	£11,550.00
0.2	Service connection / disconnections	£2,625.00
1	Substructure (Apartments)	
1.1	Substructure	£1,079,782.84
1.2	Ground floor slab formation	£62,730.36
2	Substructure (Townhouses)	
2.1	Substructure	£145,058.03
2.2	Ground floor slab formation	£104,934.39
2	Superstructure (Apartments)	
2.1	Reinforced concrete frame	£1,316,831.80
2.2	Upper floor	£118,121.86
2.3	Roof	
	Flat roof & coverings	£408,447.46
	Green / brown roof	Included
	Pitch roof & coverings	Included
	Balcony / terraces	Included
	Rooflights	Included
	Overruns	Included
	Other	Included
2.4	Stairs & ramps	
	Pre-cast	£94,442.25
	Timber	£5,354.88
	Other	Included
2.5	External walls	
	Wall construction	£1,652,285.22
	Cladding treatments	£125,859.00
	Balcony balustrading	£64,317.75
	Other	Included
2.6	Windows and external doors	
	Windows	£546,502.95
	Doors	Included
2.7	Internal walls and partitions	
	Party walls	£107,185.15
	Partition walls	£251,840.01
2.8	Internal doors	£101,784.36
3	Superstructure (Townhouses)	
3.1	Timber frame	£613,116.97
3.2	Upper floor	Included
3.3	Roof	
	Pitch roof & coverings	£174,936.60
	Balcony / terraces	Included
	Rooflights	Included
	Other	Included
3.4	Stairs & ramps	£42,181.90
3.5	External walls	£598,527.41
3.6	Windows and external doors	
	Windows	£387,272.28
	Doors	Included
3.7	Internal walls and partitions	
	Party walls	£40,024.23
	Partition walls	£93,244.26
3.8	Internal doors	£112,227.79
4	Internal finishes (Apartments)	
4.1	Wall finishes	
	Tiling	£82,792.96
	Decoration	£179,573.25
4.2	Floor finishes	
	Flooring to apartments	£122,149.55
	Tiling	£11,407.87
	Communal areas & service zones	£31,260.04
4.3	Ceiling finishes	£154,601.65
5	Internal finishes (Townhouses)	
5.1	Wall finishes	
	Tiling	£37,473.31
	Decoration	£58,294.69
5.2	Floor finishes	
	Flooring to houses	£66,533.61
	Tiling	£17,379.18
	Carpet inc. underlay	£27,447.42

Conder New Build Townhouses & Apartments including associated works

		Total
5.3	Ceiling finishes	£119,374.79
6	Fittings, furnishings and equipment (Apartments)	
6.1	Kitchen fittings and appliances inc. white goods	£199,760.22
6.2	Bathroom accessories	£5,913.66
6.3	Cycle racks	£44,093.21
6.4	Wardrobes	£76,125.00
6.5	BOH shelving, fittings	£5,224.53
6.6	Statutory signage	£10,500.00
7	Fittings, furnishings and equipment (Townhouses)	
7.1	Kitchen fittings and appliances inc. white goods	£110,212.54
7.2	Bathroom accessories	£5,792.98
7.3	Cycle racks	£25,343.30
7.4	Wardrobes	£43,986.77
8	Sanitaryware & brassware (Apartments)	Included
9	Sanitaryware & brassware (Townhouses)	Included
10	Services (Apartments)	
10.1	Above ground disposal	£1,508,047.21
10.2	Hot and cold water	Included
10.3	Ventilation	Included
10.4	Heating only; electric radiators	Included
10.5	Mains and sub mains, distribution	£63,081.87
10.6	Small power	£16,562.56
10.7	Lighting and emergency lighting	£24,836.15
10.8	Earthing and bonding	£3,706.55
10.9	Containment	£24,728.29
10.10	Telephone, TV and satellite	£3,989.21
10.11	Lifts	£141,067.50
10.12	Fire & lightning protection	£41,681.15
10.13	Audio / video entry, CCTV	£43,588.13
10.14	Photovoltaics	£16,950.94
10.15	Air source heat pumps	Inc Above
10.16	Other	£171,177.83
11	Services (Townhouses)	
11.1	Above ground disposal	Inc Above
11.2	Hot and cold water	Inc Above
11.3	Ventilation	Inc Above
11.4	Heating and cooling	Inc Above
11.5	Mains and sub mains, distribution	Inc Above
11.6	Small power	Inc Above
11.7	Lighting	Inc Above
11.8	Earthing and bonding	Inc Above
11.9	Containment	Inc Above
11.10	Telephone, TV and satellite	Inc Above
11.11	Fire & lightning protection	Inc Above
11.12	Security	Inc Above
11.13	Air source heat pumps	Inc Above
11.14	Other	Inc Above
12	Services (General)	
	Builder's work in connection with services	£87,583.88
	Testing & commissioning	£33,422.16
13	External works	
13.1	Roads, paths, pavings & surfacing	
13.1.1	Roads, kerbs and edgings	£315,335.51
13.1.2	Road markings - generally	£5,250.00
13.1.3	Paths	Included
13.1.4	External parking spaces	Included
13.1.5	Paving inc. formation of steps	£12,600.00
13.2	Soft landscaping, planting and irrigation systems	£100,000.00
13.3	Fencing, railings and external walls	
13.3.1	Fencing / railings	£24,770.55
13.3.2	External walls	£182,119.35
13.4	External fixtures	
13.4.1	Site furniture	£105,715.30
13.4.2	Play equipment	£62,017.85
13.5	External drainage	
13.5.1	External drainage	£350,908.90
13.5.2	Attenuation	£81,741.29
13.6	External services	
13.6.1	External lighting inc. public realm	£39,625.71
13.6.2	EV Charging	£40,226.47
13.7	Minor building works and ancillary buildings	
13.7.1	Sheds	Excluded
13.7.2	Substation housing	£82,372.67
TOTAL TO MAIN SUMMARY		£13,772,023.89

<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total £</u>
	PRELIMINARIES BUDGET				
	Main Contractor's cost items				
1	Management and staff – main contractor's project specific management and staff				
1.1	PM	78	wks	£350.00	£27,300.00
1.2	Assistant PM	78	wks	£150.00	£11,700.00
1.3	Senior QS	78	wks	£350.00	£27,300.00
1.4	Assistant QS	78	wks	£150.00	£11,700.00
1.4	Design Co-ordinator		wks	£300.00	£0.00
1.4 a	Pre construction & design management costs		item		£59,000.40
1.5	Site Manager	78	wks	£1,550.00	£120,900.00
1.6	Health & Safety Officer	78	wks	£150.00	£11,700.00
1.7	Labourer 1	60	wks	£678.00	£40,680.00
1.9	Site Manager No 2	78	wks	£1,000.00	£78,000.00
1.2	Forklift Driver (During Super Structure Works)	60	wks	£958.00	£57,480.00
2	Site establishment – main contractor's and common user temporary site accommodation				
2.1	24ft x 8ft Steel ECO Office	66	wks	£40.00	£2,640.00
2.2	Office furniture		wks		£0.00
2.3	24ft x 8ft Steel ECO Canteen x 2	66	wks	£80.00	£5,280.00
2.4	Canteen Furniture Pack x 2		wks		£0.00
2.5	24ft x 8ft Steel ECO Meeting Room	66	wks	£40.00	£2,640.00
2.6	Meeting Room Furniture Pack		wks		£0.00
2.7	24ft x 8ft Steel Anti Vandal Container Hire	66	wks	£20.00	£1,320.00
2.8	24ft Self Powered Welfare Unit		wks		£0.00
2.9	Toilet Block	66	wks	£70.00	£4,620.00
2.10	Warm Wash Chemical Toilet		wks	£40.00	£0.00
2.11	Tank	66	item	£15.00	£990.00
2.12	Cleaning of tank	66	wks	£115.00	£7,590.00
2.13	Stairs x 2	66	wks	£15.00	£990.00
2.14	Stacking (each)	3	item	£200.00	£600.00
2.15	De-stacking (each)	3	item	£200.00	£600.00
2.16	Delivery of Welfare to Site (each)	4	nr	£1,200.00	£4,800.00
2.17	Collection of Welfare from Site (each)	4	nr	£1,200.00	£4,800.00
2.18	Phone Line Connection	1	item	£1,200.00	£1,200.00
2.19	Wi-Fi Connection	78	wks	£20.00	£1,560.00
2.20	Groundhog unit for early site set up	12	wks	£200.00	£2,400.00
2.21	Carriage to above	2	nr	£50.00	£100.00
2.22	Painting of welfare units		nr		Inc
3	Temporary Services				
3.1	Temporary Plumbing & drainage to welfare	1	item	£7,000.00	£7,000.00
3.2	Temporary Power & Lighting to welfare	1	item	£5,000.00	£5,000.00
3.3	110V Distribution and lighting to site	1	item	£5,000.00	£5,000.00
3.4	Disconnection of Temp servcies	1	item	£5,000.00	£5,000.00

Conder
PRELIMINARIES



<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total £</u>
4	Security – allow for staff and security equipment				
4.1	Security Lighting to compound	1	item		£0.00
4.2	CCTV installation	1	item	£150.00	£150.00
4.3	CCTV through the works	78	wks	£150.00	£11,700.00
4.4	Installation of 2.4m timber hoarding inc gates & painting		item		
4.4	Removal of hoarding		item		£6,314.61
4.5	HB2 barrier for East elevation (to next door car parking) and west		item		£0.00
4.6	Herras Fencing Inc Clips & Posts		m		£0.00
4.7	Vehicular Double Gate	1	nr		£0.00
4.8	Pedestrian Single Gate	1	nr		£0.00
4.9	Solid Herras Fencing Inc Clips, Feet & Anchors		m		£0.00
4.10	Pedestrian Segregation	1	item		£5,000.00
4.11					
5	Safety and environmental protection – compliance with all welfare facilities, first aid etc.				
5.1	Health & Safety Inspections (1 per month)	20	nr	£150.00	£3,000.00
5.2	First Aid Kit	4	nr	£25.00	£100.00
5.3	Multi-Purpose Fire Points	9	nr	£350.00	£3,150.00
5.4 a)	PPE - Safety Helmets	25	nr	£15.00	£375.00
b)	PPE - Yellow Hi-Vis Vests	25	nr	£15.00	£375.00
c)	PPE - Safety Goggles	25	nr	£5.00	£125.00
d)	PPE - Safety Gloves	25	nr	£5.00	£125.00
6	Control and protection – allowance for setting out, protection of the works, sampling				
6.1	Correx Floor Protection	4,704	m ²	£3.50	£16,464.00
6.2	Dehumidifier 110/240V 50Hz		nr		£0.00
7	Mechanical plant – common user mechanical plant and equipment				
7.1	Plant/Transport				£0.00
7.2	Small plant and tools supplied for site	1	item	£6,500.00	£6,500.00
7.3	Crane base	1	item	£10,000.00	£10,000.00
7.4	Tower Crane erection/dismantle		item		£0.00
7.5	Tower Crane hire		wks		£0.00
7.6	Tower Crane operator		wks		£0.00
i	Slinger				£0.00
7.7	Skips / Chains/ Sundry Equipment				£0.00
7.8	Chain Pack				£0.00
7.9	Mobile Crane Base - Construction	1	item	£3,000.00	
7.1	Mobile Crane Base - Removal		item		£0.00
7.11	450mm diameter piles for use as a base for a tower crane				£0.00
7.12	Fixing Angles				£0.00
7.12	Floodlights				£0.00
7.13	Illuminated Sign				£0.00
7.14	Initial Safety Test				£0.00
7.15	6 Monthly Tests				£0.00

Conder
PRELIMINARIES



<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total £</u>
7.16	SMIE				£0.00
7.17	Moving and installation of street lighting with equipment	1	item		£1,000.00
7.18 a)	4x4 Telehandler 4000kg Diesel Telehandler with 20000 mm lift height	60	wks	£560.00	£33,600.00
b)	Forklift delivery	1	item	£75.00	£75.00
c)	Forklift collection	1	item	£75.00	£75.00
7.19 a)	MEWP Hire		wks	£120.00	£0.00
b)	MEWP delivery		item	£85.00	£0.00
c)	MEWP collection		item	£85.00	£0.00
7.20 a)	1000 Ltr Bunded Fuel Bowser	60	wks	£39.00	£2,340.00
b)	Delivery	1	item	£105.00	£105.00
c)	Collection	1	item	£105.00	£105.00
d)	Fuel for Forklift or MEWP	60	wks	£250.00	£15,000.00
7.21 a)	Mortar Silo		wks	£75.00	£0.00
b)	Delivery		item	£135.00	£0.00
c)	Collection		item	£135.00	£0.00
d)	Temporary base for silo		item	£1,500.00	£0.00
8	Temporary works – common user access scaffolding				
8.1	Temporary roads and walkways				
8.2 a)	Single Width Alloy Tower 2m x 0.72m x 4.20m		wks		£0.00
b)	Single Width Alloy Tower 2m x 0.72m x 4.20m		wks		£0.00
8.3	Frontier Barrier System For Pedestrian Site Safety		nr		£0.00
8.4 a)	Access scaffolding	1	item		£200,000.00
b)	Scaffold Adaptions @ 10%	1	item		£20,000.00
c)	Scaffold Inspections	40	wks	£150.00	£6,000.00
8.5	Extra weekly hire charge of scaffold	1	wk		£2,100.00
8.6	Bean bag hire		item		£0.00
8.7	Scaffold Licence		wks		£0.00
8.8	Set up parking, traffic, pedestrian management	1	item	£5,000.00	£5,000.00
8.9	Hardstanding/Compounds	1	item	£2,500.00	£2,500.00
8.10	Temporary Works Design	1	item	£1,000.00	£1,000.00
8.11	Scaffold Bases		item		£11,233.15
9	Signage				
9.1	DCL Project Signboard	1	nr	£500.00	£500.00
9.2	Health & Safety Signage	1	item	£800.00	£800.00
10	Completion and post completion requirements – testing and commissioning, handover plan etc				
10.1	O & M Manual / Health and Safety File / User Manuals	45	nr	£150.00	£6,750.00
10	Cost to discharge conditions and any purchases required	1	item		Excluded
10.2	Testing and Commissioning		item		Inc
11	Clean and Clear				
11.1	Builders Clean and Sparkle Clean		item		£18,500.00
11.2	Cleaning Roads & Wheel Wash		no		£0.00
11.3 a)	Working Skips (2 no. 8 yard skips per unit)	120	no	£265.00	£31,800.00

Conder
PRELIMINARIES



<u>Item</u>	<u>Description</u>	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>	<u>Total £</u>
	b) Site Welfare Skips (1 no. 8 yd skip every 4 weeks)		no		£0.00
11.4	Dismantle & Clear Site Complete (Handover)	1	Item	£5,000.00	£5,000.00
12	Fees and charges – any miscellaneous fees charges (rates etc.)				
12.1	Considerate Constructors Scheme £500k to <£5m		item		Inc on Front page
12.2	Parking Bay Suspension		wks		£0.00
13	Site services – temporary works not specific to an element				
13.1	Traffic regulations		item		£0.00
13.2	Additional temporary items - Pathways & Road (based on 257.7m2)		item		£0.00
13.3	Surveys - R & D Survey		item		£0.00
13.4	Fire Risk Assessment	1	item		£0.00
	Groundworkers prelims	1	item		£216,000.00
13.5	M&E prelims	1	item		£54,006.33
14	Insurances, bonds, guarantees and warranties				
14.1	Contract All Risks Insurance		item		£0.00
14.2	Insurances		item		£30,000.00
14.3	Terrorism Cover Insurance		item		£0.00
14.4	Bond (10% of Contract Value)		item		Excluded
14	Clixifix defects management		item		£2,250.00
14.5	Building Warranty		item		Excluded
SUB TOTAL					£1,239,008.49
TOTAL C/F TO TENDER SUMMARY					£1,239,008.49

Details of General Comments & Observations	Effect on Contract Sum
Qualifications, Clarifications, etc contained in Contractors Tender Documentation as scheduled below:	
We have not allowed for any underground obsticals	£75,000.00
We have noticed there is no allowance for Brise Soleil in our tender	£47,729.00
Add party wall 1	£55,000.00
Cleft fence to ecology area	£4,000.00
Omit allowance for UKPN quote, paid directly by Client	-£120,448.08
	£ 61,280.92

Value Engineering Schedule	Contractor Saving (£)
External Walls	
Change of brickwork specified	-£70,940.40
Block A - Change glazed bricks to buff bricks	-£17,995.20
Brise soleil - Options	
Alternative solution / materials	-£15,430.00
Windows	
Aluminium to UPVC throughout	-£62,305.87
Specification	
Specification as per sheet dated '221025 Townhouses' & '221014 Apartments'.	£59,119.43
Services	
Deta Wiring faceplates	-£3,850.00
Alternative brand for ASHP Cylinder to flats	-£12,000.00
Omit the AFDD's	£0.00
Alternative lighting bollards	-£6,000.00
Install concealed downlights to all bathrooms	£0.00
Cooker hood; recycling hood in lieu of ducted system	Inc. in revised Specification
Preinsulated ductwork	-£9,000.00
Review of TPS report (dated 15/11/22):	
Containment (Typical)	
Electrical Distribution	
Access Control	
Typical Power	-£8,400.00
TV Systems	
Fire Alarm	
Radiators	

Value Engineering Schedule	Contractor Saving (£)
Front Entrance Doors	
Reduced specification to front entrance doors; must comply with SBD Gold and reflect planning approval.	-£5,484.48
FFE	
Removal of mirrors to bathrooms	-£11,706.64
Omission of Wardrobes	-£118,125.00
Tiling and sanitaryware check contract range is being used.	£0.00
Roof	
Alternative roof tiling	£51,868.46
PVC rainwater goods in lieu of aluminium	-£26,560.96
PVC fascia / soffits in lieu of specification	Inc Above
Internal walls	
Unbranded partition system in lieu of specified BG systems	£0.00
Finishes	
Omit decking and replace with pedestal with concrete paving slabs	-£21,033.50
Taped & jointed in lieu of skimming	£0.00
Externals works	
Omit rotary dryers to houses	£0.00
Alternative external furniture manufacturers and suppliers; similar or equal	Please see below

Value Engineering Schedule	Contractor Saving (£)
Close boarded fencing in lieu of prefabricated wooden tongue and groove fence panels where specified	£0.00
Alternative paving to rear gardens	-£5,748.63
Omit play equipment	-£53,050.20
Play equipment (Prov Sum)	£25,000.00
Alternative external works FFE.	-£39,723.62
Omit Bike Store allowance at tender	-£69,436.51
Cost target against bike stores (Prov Sum)	£10,000.00
Asphalt to entrance roadway not block paving	-£5,000.00
Use of non-decorative drainage channels	-£10,150.00
Davis Further VE options;	
Change of kerbs to standard bullnose Marshall	-£20,000.00
Change from RC frame to brick & block construction	-£300,000.00
Replacing brick walls to terraces gardens and replace with fencing	-£18,459.43
S61 Costs (Provisional Sum)	£60,000.00
Performance Bond	£134,352.74
Blue Roof Warranty (Single Point Insurance Backed)	£13,650.80
Omit softwood curtain batton at each window	Omitted
Wheel washing (Provisional Sum)	£10,000.00
Weekly H&S Visits	Omitted

Value Engineering Schedule	Contractor Saving (£)
Site remediation works	£51,128.09
Brise Soleil; omit in full	-£32,299.00
Highways Improvement to 5m either side of the bell mouth only	-£33,113.04
Total VE Saving -£560,692.96	

Facilitating Works

Item	Description	Qty	Unit	Rate	Total
Facilitating Works					
Site preparations					
	Borehole Testing	1	item		Included
	CBR Testing & Cat Scans	1	item		1,706.25
	Site preparations Total				£ 1,706.25
Break up & disposal of existing hardstandings					
	Break up and existing carpark hardstanding and dispose off site	1	item		£ 250,348.51
	Break up & disposal of existing hardstandings Total				£ 250,348.51
Site levelling inc. cut & fill					
	Cut & fill to site as Meinhardt drawings	1	item		240,436.82
	Site levelling inc. cut & fill Total				£ 240,436.82
Site clearance inc. redundant trees					
	Removal of walls on site to facilitate the development	1	item		5,250.00
	Removal of gates /railings	1	item		2,625.00
	Removal of lighting columns	1	item		2,625.00
	Removal of vegetation	1	item		1,050.00
	Site clearance inc. redundant trees Total				£ 11,550.00
Service connection / disconnections					
	Removal of UKPN substation	1	item		£ 2,625.00
	Service connection / disconnections Total				£ 2,625.00
				Facilitating Works	

Conder, Epping

Substructure

Item	Description	Qty	Unit	Rate	Total
	Substructure (Apartments)				
	Piling				
	Excavate & reduce for pile mat	1	item	£	36,051.75
	Level & Compact Ground	1	item	£	2,380.88
	Granular fill to pile mat	1	item	£	32,445.00
	Piling to the scheme	1	item	£	195,267.50
	Cart away spoil inc attendances	1	item	£	62,986.35
	Foundations				
	Excavate & disposal to fomration level includign lift base	1	item	£	207,040.13
	Concrete & Waterproofing	1	item	£	205,863.93
	Cellcore to pile caps & ground beams	1	item	£	16,451.24
	Formwork	1	item	£	160,876.93
	Reinforcement	1	item	£	93,473.75
	Substructure brickwork	1	item	£	66,945.38
	Substructure Total				£ 1,079,782.84
	Screed & Insulation				
	180mm Thermal Insulation on RC Slab to Engineer's Details, 75mm Sand/Cement Screed with fibre reinforcement Damp Proof Membrane (DPM) (lapped by 150mm with VCL).				
	To Block A	1	item	£	21,955.63
	To Block B	1	item	£	27,088.11
	To Block C	1	item	£	13,686.62
	Ground Floor Slab Formation Total				£ 62,730.36

Substructure (Townhouses)			
Trench Foundations			
Excavate & disposal of foundations	1 item	£	39,904.85
Level & Compact trench	1 item	£	417.38
Concrete to foundations	1 item	£	71,266.00
EWS	1 item	£	1,801.80
Substructure brick/blockwork	1 item	£	31,668.00
Substructure Total			£ 145,058.03
Ground Floor Slab Formation			
Supply & Install Beam & Block flooring to townhouses	1 item	£	48,016.50
Screed & Insulation			
175mm Xtratherm XT/HYF T&G insulation board or similar approved with 75mm reinforced screed with steel mesh fabric with visqueen gas barrier & VCL			
To Terrace 1	1 item	£	9,679.35
To Terrace 2	1 item	£	15,470.42
To Terrace 3	1 item	£	15,884.06
To Terrace 4	1 item	£	15,884.06
Ground Floor Slab Formation Total			£ 104,934.39
		Substructure	

Conder, Epping

Frame

Item	Description	Qty	Unit	Rate	Total
	Reinforced concrete frame				
	To Apartments				
	Block A	1	item	£	508,311.32
	Block B	1	item	£	500,021.27
	Block C	1	item	£	308,499.21
	Timber Frame Total				£ 1,316,831.80
	Timber Frame				
	Timber frame site wide				
	to all terraces	1	item	£	613,116.97
	Timber Frame Total				£ 613,116.97
				Frame	

Conder, Epping

Upper Floor

Item	Description	Qty	Unit	Rate	Total
	Upper Floor				
	Apartments				
	FT2 - To RC frame floors - Proctor 26 dynamic deck (allow for 3mm laytex and feather between joints				
	To Block A	1	item		50,807.74
	To Block B	1	item		45,898.78
	To Block C	1	item		21,415.34
	Apartments Total				£ 118,121.86
	Townhouses				
	Townhouses Total				Inc within timber frame
				Upper Floor	

Conder, Epping

Roof

Item	Description	Qty	Unit	Rate	Total
	Roof				
	Apartments				
	Flat roof & coverings				
	Flat Roof inclusive of green roof finishes and mansafe systems				£ 408,447.46
	Flat roof & coverings Total				£ 408,447.46
	Green / brown roof				
	Green / brown roof total				Inc in main Roof
	Pitch roof & coverings				
	Pitch roof & coverings total				Inc in main Roof
	Balcony / terraces				
	Balcony / terraces total				Inc in main Roof
	Rooflights				
	Rooflights Total				Inc in main Roof
	Overruns				
	Overruns Total				Inc in main Roof
	Other				
	Other Total				Inc in main Roof

Townhouses			
Pitch roof & coverings			
Marley modern tiles inclusive of battons		1 item	£ 96,359.89
Rainwater goods inclusive of fascias, soffits etc		1 item	£ 78,576.71
	Pitch roof & coverings Total		£ 174,936.60
Balcony / terraces			
	Balcony / terraces total		Inc in Timber Frame
Rooflights			
	Rooflights total		Inc in Timber Frame
Other			
Roof Lights			Inc
	Other total		£ -
			Roof

Conder, Epping

Stairs & Ramps

Item	Description	Qty	Unit	Rate	Total
	Apartments				
	Stairs & Ramps				
	Stairs to apartments				
	To Block A	1	item		£ 15,939.00
	To Block B	1	item		£ 15,534.75
	To Block C	1	item		£ 10,993.50
	Balustrades to the above	1	item		£ 51,975.00
	Pre-cast Total				£ 94,442.25
	Timber Stairs				
	Timber stairs & Balustrades to duplex plots inclusive of decoration				
	To Block A	1	item		Inc
	To Block B	1	item		£ 3,569.92
	To Block C	1	item		£ 1,784.96
	Timber Stairs Total				£ 5,354.88
	Townhouses				
	Timber Stairs				
	Timber stairs & Balustrades to houses inclusive of decoration				
	To all terraces	1	item		£ 42,181.90
	Timber Stairs Total				£ 42,181.90
				Stairs & Ramps	

Conder, Epping

External Walls

Item	Description	Qty	Unit	Total
	External Walls			
	Apartments			
	Wall construction			
	SFS works			
	100mm SFS fixed back to RC frame, 12.5mm CP board with 100mm full fill insulation (rockwool Flexi or similar approved) - Note windows & doors included within measure to accommodate openings and reveals			
	To Block A	1	item	£ 183,497.08
	To Block B	1	item	£ 166,484.88
	To Block C	1	item	£ 187,205.45
	Blockwork/Brickwork			
	102.5mm buff brickwork with 100mm rockwool RWA45 (or similar approved) insulation and create a 50mm clear cavity. Allow for fixing wall ties back to SFS			
	To Block A	1	item	£ 258,816.74
	E/O for soldier course (3 courses)	1	item	£ 24,877.19
	E/O for soldier course (8 courses)	1	item	£ 30,665.39
	To Block B	1	item	£ 157,968.81
	E/O for soldier course (3 courses)	1	item	£ 22,784.71
	To Block C	1	item	£ 150,090.07
	E/O for soldier course (3 courses)	1	item	£ 9,997.37
	102.5mm buff brickwork with 75mm rockwool RWA45 (or similar approved) insulation and create a 50mm clear cavity. Allow for fixing wall ties back to SFS			
	To Block A	1	item	
	To Block B	1	item	£ 3,986.77
	To Block C	1	item	£ 7,176.19

<i>102.5mm glazed brickwork with 100mm rockwool RWA45 (or similar approved) insulation and create a 50mm clear cavity. Allow for fixing wall ties back to SFS</i>		
To Block A	1 item	£ 38,454.90
To Block B	1 item	£ 19,583.51
To Block C	1 item	Inc
<i>100mm blockwork with 150mm clear cavity finished with 102.5mm buff brickwork Allow for fixing wall ties</i>		
To Block A	1 item	£ 14,809.74
To Block B	1 item	£ 13,575.59
To Block C	1 item	Inc
Fire Socks		
100mm Horizontally - To each floor level fixed to CP Board		
To Block A	1 item	£ 11,513.04
To Block B	1 item	£ 11,774.70
To Block C	1 item	£ 11,087.84
100mm Vertically - To each Corner and each party wall fixed to CP Board		
To Block A	1 item	£ 4,579.05
To Block B	1 item	£ 5,494.86
To Block C	1 item	£ 3,205.34
Lintels		
Catnic External Channel Lintels		
<i>To Block A</i>		
1000mm	1 item	1,876.90
1650mm	1 item	2,289.50
2400mm	1 item	8,873.87
3500mm	1 item	2,953.52
<i>To Block B</i>		
1000mm	1 item	312.82
1650mm	1 item	3,148.07

2400mm	1 item	7,963.73
3500mm	1 item	6,328.98
<i>To Block C</i>		
1000mm	1 item	469.22
1650mm	1 item	2,146.41
2400mm	1 item	3,185.49
3500mm	1 item	6,750.91
Weep Holes		
To Block A	1 item	£ 24,394.47
To Block B	1 item	£ 23,638.23
To Block C	1 item	£ 12,676.70
Movement Joints		
To Block A	1 item	£ 4,307.20
To Block B	1 item	£ 2,352.29
To Block C	1 item	£ 2,744.34
Cavity Closers		
To Block A	1 item	£ 20,295.98
To Block B	1 item	£ 17,963.45
To Block C	1 item	£ 12,056.42
Drylining		
to SFS External Wall - 100mm rockwool flexi (or similar approved) insulation complete with 2x15mm fireline boards with a Tape & Joint Finish		
To Block A	1 item	£ 58,571.80
To Block B	- 1 item	£ 53,141.55
To Block C	- 1 item	£ 36,214.15
Wall construction Total		£ 1,652,285.22
Cladding treatments		
Cladding		

25mm standing seam cladding with 100mm helping hand bracket zone and 100mm insulation (Rockwool RWA45 or similar approved) - Note windows & Doors left in measure to accommodate for reveals		
To Block A	1 item	£ 50,361.00
To Block B	1 item	£ 75,498.00
To Block C	1 item	Inc
Cladding treatments Total		£ 125,859.00
Balcony balustrading		
Balustrades to the balconies	1 item	£ 64,317.75
Balcony balustrading Total		£ 64,317.75
Other		
Inc Above		
Other Total		inc.
Townhouses		
External Walls		
<i>102.5mm buff brickwork and create a 75mm clear cavity. Allow for fixing wall ties back to Timber frame</i>		
To Terrace 1	1 item	£ 80,324.32
E/O for soldier course above windows/doors	1 item	£ 3,431.17
To Terrace 2	1 item	£ 112,223.45
E/O for soldier course above windows/doors	1 item	£ 3,156.68
To Terrace 3	1 item	£ 87,242.20
E/O for soldier course above windows/doors	1 item	£ 2,195.95
To Terrace 4	1 item	£ 87,242.20
E/O for soldier course above windows/doors	1 item	£ 3,156.68
Cavity Closers		
To Terrace 1	1 item	£ 6,543.18
To Terrace 2	1 item	£ 10,178.28
To Terrace 3	1 item	£ 7,997.22

To Terrace 4	1 item	£ 7,997.22
Lintels to windows/Doors		
Catnic CTF5 Lintels		
1000mm	1 item	1,342.24
1200mm	1 item	6,436.47
1650mm	1 item	1,798.65
2100mm	1 item	2,093.11
Weep Holes		
Weepholes suitable for timber (rytons or similar approved)	1 item	£ 23,825.34
Movement Joints		
Movement joints	1 item	14,337.79
Fire Socks		
Horizontally - To each floor level	1 item	£ 47,327.75
Vertically - To each Corner (x2) and each party wall	1 item	£ 27,507.01
Drylining		
to External Wall - 50mm timber studs @ 600mm ctrs mechanically fixed to create service zone completed with 12.5mm soundbloc board		
to all external walls throughout the development	1 item	£ 62,170.50
External Walls Total		£ 598,527.41

Conder, Epping

Windows & Ext Doors

Item	Description	Qty	Unit	Rate	Total
	Apartments				
	Windows & Ext Doors				
	Ali Windows				
	Windows, curtain walling & External Doors to the scheme	1	item		£ 534,271.81
	Window Boards to the above	1	item		£ 12,231.14
	Windows Total				£ 546,502.95
	External Doors				
	External Doors	1	item		Inc Above
	External Doors Total				Inc Above
	Townhouses				
	Windows & Ext Doors				
	Windows				
	Windows & External Doors to the scheme	1	item		£ 380,587.82
	Window Boards to the above	1	item		£ 6,684.46
	Windows Total				£ 387,272.28
	External Doors				
	External Doors	1	item		Inc Above
	External Doors Total				Inc Above
				Windows & Ext Doors	

Conder, Epping

Internal Walls & Partitions

Item	Description	Qty	Unit	Rate	Total
	Internal Walls & Partitions				
	Party Walls				
	WT_I1 - 2x15mm soundbloc, 2x 60mm I Stud twin frame with 100mm acoustic insulation with 2x15mm soundbloc board complete with acoustic sealant (T&J finish)				
	To Block A				
	Ground Floor n/e 3000mm	1	item	£	2,525.74
	First Floor n/e 3000mm	1	item	£	5,304.04
	Second Floor n/e 3000mm	1	item	£	5,304.04
	Third Floor n/e 3000mm	1	item	£	5,304.04
	Deflection heads to the above	1	item	£	820.16
	To Block B				
	Ground Floor n/e 3000mm	1	item	£	9,597.79
	First Floor n/e 3000mm	1	item	£	14,144.12
	Second Floor n/e 3000mm	1	item	£	14,144.12
	Third Floor n/e 3000mm	1	item	£	1,768.01
	Deflection heads to the above	1	item	£	1,763.90
	To Block C				
	Ground Floor n/e 3000mm	1	item	£	4,041.18
	First Floor n/e 3000mm	1	item	£	5,051.47
	Second Floor n/e 3000mm	1	item	£	5,051.47
	Third Floor n/e 3000mm	1	item		Included
	Deflection heads to the above	1	item	£	629.16
	WT_I2 - 2x100mm Blcokwork (7.3N) 145mm insulation with 5mm cavity finished with 15mm plasterboard on dabs to each side (T&J Finish)				
	To Block A				
	Ground Floor n/e 3000mm	1	item	£	1,358.17

First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 1,358.17
<i>To Block B</i>		
Ground Floor n/e 3000mm	1 item	£ 522.37
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 522.37
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	£ 1,149.22
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 1,149.22
WT_13a - 215mm blockwork built to underside of RC frame		
<i>To Block A</i>		
Ground Floor n/e 3000mm	1 item	£ 2,317.28
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
<i>To Block B</i>		
Ground Floor n/e 3000mm	1 item	£ 1,448.30
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	£ 724.15

First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included

WT_I4 - 2x12.5mm fireline board with 60mm I stud and 19mm coreboard secured in retaining channel, with 2x12.5mm fireline board to other side (T&J Finish)

To Block A

Ground Floor n/e 3000mm	1 item	£ 3,024.78
First Floor n/e 3000mm	1 item	£ 2,352.61
Second Floor n/e 3000mm	1 item	£ 2,352.61
Third Floor n/e 3000mm	1 item	£ 2,352.61
Deflection heads to the above	1 item	£ 337.05

To Block B

Ground Floor n/e 3000mm	1 item	£ 1,344.35
First Floor n/e 3000mm	1 item	£ 1,344.35
Second Floor n/e 3000mm	1 item	£ 1,344.35
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 134.82

To Block C

Ground Floor n/e 3000mm	1 item	£ 1,680.44
First Floor n/e 3000mm	1 item	£ 2,352.61
Second Floor n/e 3000mm	1 item	£ 2,352.61
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 213.47

Party Walls Total

107,185.15

Internal Stud Partitions Walls**WT_P1 15mm plasterboard to both sides with 70mm C stud (T&J Finish)***To Block A*

Ground Floor n/e 3000mm 1 item £ 4,976.78

First Floor n/e 3000mm 1 item £ 7,154.13

Second Floor n/e 3000mm 1 item £ 7,154.13

Third Floor n/e 3000mm 1 item £ 5,909.93

Deflection heads to the above 1 item £ 1,820.07

To Block B

Ground Floor n/e 3000mm 1 item £ 5,443.36

First Floor n/e 3000mm 1 item £ 8,087.27

Second Floor n/e 3000mm 1 item £ 8,087.27

Third Floor n/e 3000mm 1 item £ 2,643.92

Deflection heads to the above 1 item £ 1,752.66

To Block C

Ground Floor n/e 3000mm 1 item £ 1,710.77

First Floor n/e 3000mm 1 item £ 4,199.16

Second Floor n/e 3000mm 1 item £ 4,199.16

Third Floor n/e 3000mm 1 item £ 3,421.54

Deflection heads to the above 1 item £ 977.45

WT_P1a - 12.5mm plasterboard to both sides with 70mm C Stud (T&J finish)*To Block A*

Ground Floor n/e 3000mm 1 item Included

First Floor n/e 3000mm 1 item Included

Second Floor n/e 3000mm 1 item Included

Third Floor n/e 3000mm 1 item Included

Deflection heads to the above 1 item Included

To Block B

Ground Floor n/e 3000mm 1 item Included

First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	£ 1,355.90
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 101.12
WT_P2 15mm soundblock plasterboard to both sides with 25mm acoustic APR (T&J Finish)		
<i>To Block A</i>		
Ground Floor n/e 3000mm	1 item	£ 6,033.52
First Floor n/e 3000mm	1 item	£ 8,446.92
Second Floor n/e 3000mm	1 item	£ 8,446.92
Third Floor n/e 3000mm	1 item	£ 9,050.27
Deflection heads to the above	1 item	£ 1,786.37
<i>To Block B</i>		
Ground Floor n/e 3000mm	1 item	£ 9,251.39
First Floor n/e 3000mm	1 item	£ 12,469.27
Second Floor n/e 3000mm	1 item	£ 12,469.27
Third Floor n/e 3000mm	1 item	£ 2,011.17
Deflection heads to the above	1 item	£ 2,022.30
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	£ 4,022.34
First Floor n/e 3000mm	1 item	£ 5,027.93
Second Floor n/e 3000mm	1 item	£ 5,027.93
Third Floor n/e 3000mm	1 item	£ 1,810.05
Deflection heads to the above	1 item	£ 887.57

**WT_P2a 12.5mm soundblock plasterboard to both sides
with 25mm acoustic APR (T&J Finish)**

To Block A

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

To Block B

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

To Block C

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

**WT_P3 (boxings) - 2x12.5mm plasterboard to one side
50mm I stud with 25mm insulation (T&J finish)**

To Block A

Ground Floor n/e 3000mm	1 item	£ 2,755.57
First Floor n/e 3000mm	1 item	£ 3,815.41
Second Floor n/e 3000mm	1 item	£ 3,815.41
Third Floor n/e 3000mm	1 item	£ 3,603.44
Deflection heads to the above	1 item	£ 741.51

To Block B

Ground Floor n/e 3000mm	1 item	£ 2,543.60
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First Floor n/e 3000mm	1 item	£ 3,179.51
Second Floor n/e 3000mm	1 item	£ 3,179.51
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	£ 8,902.61
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	£ 1,695.74
First Floor n/e 3000mm	1 item	£ 1,695.74
Second Floor n/e 3000mm	1 item	£ 1,695.74
Third Floor n/e 3000mm	1 item	£ 635.90
Deflection heads to the above	1 item	£ 5,723.11
WT_P3a (boxings) - 2x12.5mm plasterboard to one side 50mm I stud with 50mm insulation (T&J finish)		
<i>To Block A</i>		
Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included
<i>To Block B</i>		
Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included
<i>To Block C</i>		
Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

**WT_P4 (boxings) - 15mm plasterboard to one side
60mm I stud (T&J finish)**

To Block A

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

To Block B

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

To Block C

Ground Floor n/e 3000mm	1 item	Included
First Floor n/e 3000mm	1 item	Included
Second Floor n/e 3000mm	1 item	Included
Third Floor n/e 3000mm	1 item	Included
Deflection heads to the above	1 item	Included

WT_L1 - 15mm fireline board on 25mm gypliner bracket system (Lining to RC Frame - T&J finish)

To Block A

Ground Floor n/e 3000mm

1 item

£ 3,605.99

First Floor n/e 3000mm

1 item

£ 5,323.12

Second Floor n/e 3000mm

1 item

£ 5,323.12

Third Floor n/e 3000mm

1 item

£ 5,065.55

Deflection heads to the above

1 item

£ 2,527.88

To Block B

Ground Floor n/e 3000mm

1 item

£ 3,520.13

First Floor n/e 3000mm

1 item

£ 3,691.84

Second Floor n/e 3000mm

1 item

£ 3,691.84

Third Floor n/e 3000mm

1 item

£ 1,287.85

Deflection heads to the above

1 item

£ 1,595.37

To Block C

Ground Floor n/e 3000mm

1 item

£ 3,691.84

First Floor n/e 3000mm

1 item

£ 4,550.41

Second Floor n/e 3000mm

1 item

£ 4,550.41

Third Floor n/e 3000mm

1 item

Included

Deflection heads to the above

1 item

£ 1,674.02

Internal Stud Partitions Walls Total

251,840.01

Townhouses**Party Walls**

to both sides - VCL 1000 gauge to 9mm thick board
Knauf Frametherm roll 35/40 or equal approved 90mm
insulation to party wall fixed with 2x15mm soundbloc
board to each side(T&J Finish). Seal all ground floor (to
slab) with flexible/acoustic sealant. All tops and
bottoms to be sealed

To Terrace 1

Ground Floor n/e 2800mm 1 item £ 1,915.48

First Floor n/e 2800mm 1 item £ 1,915.48

Second Floor n/e 2800mm 1 item £ 1,915.48

e/o for allowing to stop top of wall 50mm short of
rafters and pack with Rockwool RWA-45 to close off
space between battens 1 item £ 339.15

To Terrace 2

Ground Floor n/e 2800mm 1 item £ 3,830.97

First Floor n/e 2800mm 1 item £ 3,830.97

Second Floor n/e 2800mm 1 item £ 3,830.97

e/o for allowing to stop top of wall 50mm short of
rafters and pack with Rockwool RWA-45 to close off
space between battens 1 item £ 3,830.97

To Terrace 3

Ground Floor n/e 2800mm 1 item £ 2,929.56

First Floor n/e 2800mm 1 item £ 2,929.56

Second Floor n/e 2800mm 1 item £ 2,929.56

e/o for allowing to stop top of wall 50mm short of
rafters and pack with Rockwool RWA-45 to close off
space between battens 1 item £ 518.70

To Terrace 4

Ground Floor n/e 2800mm 1 item £ 2,929.56

First Floor n/e 2800mm 1 item £ 2,929.56

Second Floor n/e 2800mm 1 item £ 2,929.56

e/o for allowing to stop top of wall 50mm short of rafters and pack with Rockwool RWA-45 to close off space between battens	1 item	£ 518.70
Party Walls Total		40,024.23
Internal Stud Partitions Walls		
To both Loadbearing & Non load bearing walls - 25mm unfaced mineral wool fitted between studs, lined with 12.5mm plasterboard to both sides (T&J finish)		
<i>To Terrace 1</i>		
Ground Floor n/e 2800mm	1 item	£ 3,238.62
First Floor n/e 2800mm	1 item	£ 4,342.70
Second Floor n/e 2800mm	1 item	£ 5,593.98
e/o for moisture resistant plasterboard to WC's bathroom or ensuite walls.	1 item	£ 2,064.83
e/o for plasterboard ribs for Kitchen cabinets, sanitaryware etc	1 item	£ 2,244.38
<i>To Terrace 2</i>		
Ground Floor n/e 2800mm	1 item	£ 4,489.91
First Floor n/e 2800mm	1 item	£ 5,593.98
Second Floor n/e 2800mm	1 item	£ 8,832.60
e/o for moisture resistant plasterboard to WC's bathroom or ensuite walls.	1 item	£ 3,441.38
e/o for plasterboard ribs for Kitchen cabinets, sanitaryware etc	1 item	£ 3,740.63
<i>To Terrace 3</i>		
Ground Floor n/e 2800mm	1 item	£ 3,312.23
First Floor n/e 2800mm	1 item	£ 4,195.49
Second Floor n/e 2800mm	1 item	£ 7,139.69
e/o for moisture resistant plasterboard to WC's bathroom or ensuite walls.	1 item	£ 2,753.10
e/o for plasterboard ribs for Kitchen cabinets, sanitaryware etc	1 item	£ 2,992.50

To Terrace 4			
Ground Floor n/e 2800mm	1 item	£	3,606.65
First Floor n/e 2800mm	1 item	£	4,195.49
Second Floor n/e 2800mm	1 item	£	7,875.74
e/o for moisture resistant plasterboard to WC's bathroom or ensuite walls.	1 item	£	2,753.10
e/o for plasterboard ribs for Kitchen cabinets, sanitaryware etc	1 item	£	2,992.50
To all boxings - 38mm studwork complete with 12.5mm wall board 3 sided n/e 1000mm girth. T&J finish (3000mm in length) sides (T&J finish)			
To Terrace 1	1 item	£	1,470.89
To Terrace 2	1 item	£	2,451.49
To Terrace 3	1 item	£	1,961.19
To Terrace 4	1 item	£	1,961.19
Internal Stud Partitions Walls Total			93,244.26
		Internal Walls & Partitions	

Conder, Epping

Internal Doors

Item	Description	Qty	Unit	Rate	Total
	Apartments Internal Doors To All Blocks Doors as per the plans	1	Item		£ 101,784.36
					£ 101,784.36
	Townhouses Internal Doors To Block A Doors as per the plans	1	Item		£ 112,227.79
					£ 112,227.79
				Internal Doors	

Conder, Epping

Wall Finishes

Item	Description	Qty	Unit	Rate	Total
	Wall Finishes				
	Apartments				
	Tiling				
	To all apartments				
	<i>Porcelamosa ceramic 33.3x59.2cm Bottega White/Butan Bone tiles inclusive of grout to match tile colour, beads and the like</i>				
	To all Ensuites & bathrooms	1	item		£ 62,589.07
	e/O for feature wall with Spiga Bottega white/Block Butan Bone - grout to match tile colour	1	item		£ 20,203.89
	Tiling Total				£ 82,792.96
	Decoration				
	Dulux Trade or similar approved Matt White				
	to all walls throughout the development	1	item		£ 170,973.75
	E/O for MR	1	item		£ 8,599.50
	Decorating Total				£ 179,573.25

Conder, Epping

Floor Finishes

Item	Description	Qty	Unit	Total
	Apartments			
	Floor Finishes			
	Flooring to Apartments			
	Amtico Spacia in either Nordic Oak/Sunbleached Oak, to be laid straight inclusive of Laytex			
	To Hallways, Living, diner, kitchen to all plots	1	item	£ 38,203.41
	Abingdon Flooring Stain free Aristocrat, choice of iced white or coin. Complete with Ball & Young (or similar approved) cloud 9 super contract 10mm thick underlay			
	To Bedrooms	1	item	£ 21,231.21
	Skirting			
	100mm square edge skirting complete with	1	item	£ 62,714.93
	Flooring to Apartments Total			£ 122,149.55
	Tiling			
	Porcelina group Bottega White/Butan Bone tiles 44.3cmx44.3cm complete with all trims and colour matching grout			
	To all ensuites & bathrooms	1	item	£ 11,407.87
	Tiling Total			£ 11,407.87
	Communal areas & Service Zones			
	Porcelina group Baltimore White tiles 60.2x60.2cm complete with all trims and colour matching grout			
	To ground floor communal areas	1	item	£ 10,245.53
	100mm tile upsatnd to the above	1	item	£ 5,524.49
	Abingdon Flooring Stain free Aristocrat, contrast tweed & heather. Complete with Ball & Young (or similar approved) cloud 9 super contract 10mm thick underlay			
	to communal Areas	1	item	£ 10,030.02

Entrance matting - Gradus or similar Hazlenut LRV 2.37		
To entrances	1 item	£ 3,150.00
Painted non slip floor finish		
To bin areas, plant room and stores	1 item	£ 2,310.00
Communal areas & Service Zones Total		£ 31,260.04

Townhouses			
Flooring to houses			
Amtico Spacia in either Nordic Oak/Sunbleached Oak, to be laid straight inclusive of Laytex			
To Groundfloor Halls, Coats/WC's, Kitchen, Stores Dining & Living areas to all plots	1	item	£ 19,031.61
Skirting			
100mm square edge skirting complete with	1	item	£ 47,502.00
Flooring to houses Total			£ 66,533.61
Tiling			
Porcelina group Bottega White/Butan Bone tiles 44.3cmx44.3cm complete with all trims and colour matching grout			
To First floor/Second Floor Shower rooms/ Bathrooms	1	item	£ 17,379.18
Tiling Total			£ 17,379.18
Carpet inc. underlay			
Abingdon Flooring Stain free Aristocrat, choice of Silver Fox or Pearl River. Complete with Ball & Young (or similar approved) cloud 9 super contract 10mm thick underlay			
To stairs, bedrooms, landings and upper store areas	1	item	£ 27,447.42
Carpet inc. underlay Total			£ 27,447.42

Conder, Epping

Ceiling Finishes

Item	Description	Qty	Unit	Total
	Ceiling Finishes			
	To Apartments			
	CT_01 Ceiling build up consists of 12.5mm plasterboard and 71mm suspended metal framing system (T&J Finish)	1	item	£ 105,802.20
	CT_02 Ceiling build up consists of 12.5mm Acoustic plasterboard and 71mm suspended metal framing system (T&J Finish)	1	item	£ 25,718.50
	CT_03 Ceiling build up consists of 6mm Magnesium Oxide Board, 200mm Thermal Insulation against RC Structural elements	1	item	£ 2,313.00
	CT_03a Ceiling build up consists of 6mm Magnesium Oxide Board, 140mm Thermal Insulation against RC Structural elements	1	item	£ -
	Celing Decoration			
	<i>Dulux Trade or similar approved Matt White Emulsion</i>			
	to all Ceilings throughout the development	1	item	£ 20,364.75
	E/O for MR	1	item	£ 403.20
	Ceiling Finishes to apartments total			£ 154,601.65
	To Townhouses			
	<i>To Upper Floor Joists</i>			
	Install 150mm rockwool acoustic insulation roll between web of joists complete with 12.5mm Soundbloc (T&J Finish)	1	item	£ 51,847.19
	<i>To Roofs</i>			
	Install 150mm Extratherm Safe-R SR/PR between rafters, 75mm Safetherm Safe-R SR/PR below rafters VCL & complete with 12.5mm Soundbloc (T&J Finish)	1	item	£ 48,249.60
	Celing Decoration			
	<i>Dulux Trade or similar approved Matt White Emulsion</i>			
	to all Ceilings throughout the development	1	item	£ 18,663.75

	E/O for MR	1 item	£ 614.25
	Ceiling Finishes to townhouses total		£ 119,374.79

Conder, Epping

FFE

Item	Description	Qty	Unit	Rate	Total
	FFE				
	Apartments				
	Kitchens Inc White Goods				
	Kitchens to all plots inclusive of fitting				199,760.22
	Bathroom Accessories				
	Mirror - 1200x500mm above basin	1	item		5,913.66
	Bathroom Accessories Total				£ 5,913.66
	Cycle Racks				
	Cycle racks to the scheme				
	As shown on site plan	1	item		44,093.21
	Cycle Racks Total				£ 44,093.21
	Wardrobes				
	Aluminium Sliding doors with Mirror infills and 18mm MFC shelf and chrome hanging rail with vertical pole supports. - Door frame - anodised aluminium. Shelf - grey vincenzia oak To Bedroom 1 only	1	item		76,125.00
	Wardrobes Total				£ 76,125.00

BOH shelving, fittings		
Letterboxes		
COM 2 Steel Door Mailbox system to include bespoke parcel locker within bank. Digi code operated. From Saftey Letterbox company (or similar approved)	1 item	5,224.53
BOH shelving, fittings Total		£ 5,224.53
Statutory signage		
Wayfinding & Fire safety signage		
To all blocks	1 item	10,500.00
Statutory signage Total		£ 10,500.00
Townhouses		
Kitchens Inc White Goods		
Kitchens to all plots inclusive of fitting		110,212.54
Bathroom Accessories		
Mirror - 1200x500mm above basin	1 item	5,792.98
Bathroom Accessories Total		£ 5,792.98

Cycle Racks			
Cycle Housing			
As shown on site plan		1 item	25,343.30
Cycle Racks Total			£ 25,343.30
Letterboxes			
DAD UK D110 Ref 132 569 Anth Grey - to all plots		1 item	1,986.77
Aluminium Sliding doors with Mirror infills and 18mm MFC shelf and chrome hanging rail with vertical pole supports. - Door frame - anodised aluminium. Shelf - grey vincenzia oak To Bedroom 1 only		1 item	42,000.00
Wardrobes Total			£ 43,986.77
			FFE

Conder, Epping

Sanitaryware

Item	Description	Qty	Unit	Rate	Total
	Sanitary Ware				
	Apartments				
	Sanitaryware				
	Sanitaryware to the scheme				Inc in Mechanical
	Installation of Sanitaryware				Inc in Mechanical
	Sanitaryware Total				Inc in Mechanical
	Townhouses				
	Sanitaryware				
	Sanitaryware to the scheme				Inc in Mechanical
	Installation of Sanitaryware				Inc in Mechanical
	Sanitaryware Total				Inc in Mechanical
				Sanitaryware	-

Conder, Epping

Services

Item	Description	Qty	Unit	Rate	Total
	Services				
	Apartments				
	Mechanical complete				£ 1,508,047.21
	Hot and cold water				Inc Above
	Ventilation				Inc Above
	Heating only; electric radiators				Inc Above
	Mains and sub mains, distribution				£ 63,081.87
	Small power				£ 16,562.56
	Lighting and emergency lighting				£ 24,836.15
	Earthing and bonding				£ 3,706.55
	Containment				£ 24,728.29
	Telephone, TV and satellite				£ 3,989.21
	Lifts				£ 141,067.50
	Fire & lightning protection				£ 41,681.15
	Audio / video entry, CCTV				£ 43,588.13
	Photovoltaics To Block A only				£ 16,950.94
	Air source heat pumps				Inc Above
	Other (apartment/ Houses fit out)				£ 171,177.83
	Townhouses				
	Above ground disposal				Inc Above
	Hot and cold water				Inc Above
	Ventilation				Inc Above
	Heating and cooling				Inc Above
	Mains and sub mains, distribution				Inc Above
	Small power				Inc Above
	Lighting				Inc Above

Earthing and bonding			Inc Above
Containment			Inc Above
Telephone, TV and satellite			Inc Above
Fire & lightning protection			Inc Above
Security			Inc Above
Air source Heat Pumps			Inc Above
Other - Town Houses Fit out			Inc Above
			Services

Conder, Epping

External Works

Item	Description	Qty	Unit	Rate	Total
	External Works				
	Roads, Kerbs & Edgings				
	Sitewide	1	item		£ 315,335.51
	Roads, Kerbs & Edgings Total				£315,335.51
	Road markings - Generally				
	Parking bay designation marking (liquid applied)	1	item		£ 5,250.00
	Road markings - Generally Total				£ 5,250.00
	Paths				
	Pedestrian block paving	1	item		Inc
	Paths				Included
	External Parking Spaces				
	Permiabile Paving	1	item		Inc
	External Parking Spaces Total				Included
	Paving inc. formation of steps				
	Garden Steps	8	nr	£ 1,500.00	£ 12,600.00
	Paving inc. formation of steps Total				£ 12,600.00
				External Works	

Conder, Epping

Soft Landscaping, Planting & Irrigation systems

Item	Description	Qty	Unit	Rate	Total
	Soft Landscaping, Planting & Irrigation systems Landscaping to area		1 item		£ 100,000.00
	Soft Landscaping, Planting & Irrigation systems				

Conder, Epping

Fencing Railings & Walls

Item	Description	Qty	Unit	Rate	Total
Fencing & Railings					
	Garden Fencing	1	item		8,453.55
	Garden Gates	1	item		5,292.00
	Black metal Gates to apartment gardens	1	item		11,025.00
	Fencing & Railings Total				£ 24,770.55
External Walls					
	<i>Low brick retaining walls - 215mm thick laid stretcher bond complete with ties</i>				
	450mm high	1	item		£ 6,185.18
	<i>Garden Boundary Walls - 215mm thick laid in flemish bond</i>				
	1800mm High	1	item		£ 30,346.05
	<i>Kingpost Wall - 1/2 brick thick flemish bond</i>				
	heights vary for pricing purposes n/e 2000mm high Inclusive of kingpost wall and piling	1	item		£ 112,936.70
	Perferated brickwork wall				
	<i>Perforated brickwork wall - 215mm thick laid in flemish bond</i>	1	item		£ 27,060.17
	E/o for perferated detailing (500mm high)	1	item		£ 5,591.25
	External Walls Total				£182,119.35
Fencing Railings & Walls					

Conder, Epping

External Fixtures

Item	Description	Qty	Unit	Rate	Total
	Site Furniture				
	Bird/Bat boxes				
	Bird/Bat Boxes	1	item		£ 7,140.00
	Water Butt				
	100l water butts to all properties	1	item		1,175.83
	Benches & Tables				
	As shown on plans	1	item		97,399.47
	Site Furniture Total				105,715.30
	Play Equipment				
	Timber Tree Hide				
	Timber tree hide	1	item		£ 53,050.20
	Felled Logs				
	Felled Logs to the site	1	item		£ 5,040.00
	Play Boulders/stepping stones				
	Play Boulders/ stepping stones	1	item		£ 3,927.65
	Play Equipment Total				62,017.85
				External Fixtures	

Conder, Epping

External Drainage

Item	Description	Qty	Unit	Rate	Total
	External Drainage				
	Storm Water				
	TO Scheme	1	item		£ 221,654.45
	Foul Drainage				
	TO Scheme	1	item		£ 129,254.45
	External Drainage Total				£ 350,908.90
	Attenuation				
	Attenuation tanks inclusive of excavation				£ 81,741.29
	Attenuation Total				£ 81,741.29
				External Drainage	

Conder, Epping

External Services

Item	Description	Qty	Unit	Rate	Total
	Electricity Car Charging				
	To Scheme				40,226.47
	Electricity Car Charging Total				40,226.47
	External Lighting inc public realm				
	External Lighting to the scheme				39,625.71
	External Lighting inc public realm Total				39,625.71
				External Services	

Conder, Epping

Minor Building Works

Item	Description	Qty	Unit	Rate	Total
	Sheds				
	Sheds				Excluded
	Sheds Total				Excluded
	Substation Housing				
	Substation Base				£ 21,000.00
	Substation Brickwork (Flemish Bond)	1	item		£ 34,387.67
	Substation Roof works	1	item		£ 19,110.00
	Doors	1	item		£ 6,300.00
	Louvers	1	item		£ 1,575.00
	Substation Housing Total				£ 82,372.67
				Minor Building Works	



Chartered Quantity Surveyors

Conder (Demolition)
Qualis Living Limited
Final Account Statement

10th March 2023



Summary

10th March 2023

Employer:	Qualis Living Limited Civic Centre, High Street Epping, Essex, CM16 4BZ	
Contractor:	Tower Demolition Limited Tower House, Anchor Business Park, 102 Beddington Lane Croydon, CR0 4YX	
Contract Sum:	As executed Main Contract	£331,207.00
Employer Instructions:	Net addition of all Contracts Instructions, Contractor Change Requests, Extension of time and all Loss Expense Claims	£218,980.00
Final Account:		<hr/> £550,187.00

Statement

I / We hereby offer to accept the above total of final account is Five Hundred And Fifty Thousand, One Hundred And Eighty-Seven Pounds in full and final settlement of this Contract and all claims arising under or out of the said Contract subject to any VAT that may be due.

This settlement does not in any way affect the contractual obligations of either party in relation to other matters that might arise under the terms of the contract including but not limited to defects, warranties and retention.

Dated: 10 March 2023

Signed: _____

Contractor: _____

Address: _____

Client Variations

10th March 2023

No	Description	Omit	Add
CAI001	Additional surveys inc. laser scan survey, electrical survey & 7nr trial pits		10,530.00
CAI002	Temporary works design to retained façade		3,450.00
CAI003	Remediation of additional asbestos to 3 columns		3,600.00
CAI004	Façade Survey		1,275.00
CAI005	CCTV & HGV Gates		3,017.50
CAI006	Additional Noise, Vibration and Dust Monitoring		5,520.00
CAI007	Setting out of linework within the Civic Offices demise		488.75
CAI008	Kerb upstand removal		3,200.00
CAI009	Temporary works to party wall		18,705.00
CAI010	Security attendance for car parking		291.81
CAI011	Asbestos removal and roof removal by hand		53,768.00
CAI011	4nr Trial holes		5,750.00
CAI012	Boundary wall repair		3,135.00
CAI013	Party wall works		35,650.00
CAI014	EOT granted to 10th October 2022		-
CAI015	Slab and foundation removal, cursh arisings inc. all risk allowance		55,945.00
CAI016	Boundary wall removal		18,315.00
CAI017	Core tests to foundations at Civic Office bounation wall		2,943.60
CAI018A	Contract Omissions	20,400.00	
-	Additional scaffold Hire - 27 weeks		16,065.00
-	Additional Noise, Vibration and Dust Monitor Hire - 17 weeks		3,400.00
-	Omit hardstanding not removed under the Contract	4,500.00	
-	Omit weatherproofing not installed as per CAI09	1,170.00	
	SUB TOTAL	26,070.00	245,049.66
CARRIED FORWARD TO SUMMARY PAGE (ROUNDED)			218,980.00

Appendix 2 – Development Appraisals

Condor Site
40% Affordable

**Condor Site
40% Affordable**

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
One Bed Apartment (private)	5	2,780	600.00	333,600	1,668,000
Two Bed Apartment (private)	11	8,855	575.00	462,875	5,091,625
Three Bed Apartment (private)	2	1,940	540.00	523,800	1,047,600
Three Bed House (private)	8	8,944	600.00	670,800	5,366,400
Four Bed House (private)	1	1,316	560.00	736,960	736,960
One Bed Apartment (Affordable Rent)	1	556	230.00	127,880	127,880
Two Bed Apartment (Affordable Rent)	6	4,830	230.00	185,150	1,110,900
Three Bed Apartment (Affordable Rent)	1	970	230.00	223,100	223,100
Three Bed House (Affordable Rent)	5	5,590	230.00	257,140	1,285,700
Four Bed House (Affordable Rent)	1	1,316	230.00	302,680	302,680
One Bed Apartment (Shared Ownership)	1	556	400.00	222,400	222,400
Two Bed Apartment (Shared Ownership)	1	805	400.00	322,000	322,000
Three Bed Apartment (Shared Ownership)	1	970	400.00	388,000	388,000
Three Bed House (Shared Ownership)	<u>1</u>	<u>1,118</u>	400.00	447,200	<u>447,200</u>
Totals	45	40,546			18,340,445

NET REALISATION **18,340,445**

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(3,551,196)	(3,551,196)
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CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Construction Costs	1 un	14,900,000	14,900,000	14,900,000

Developers Contingency	5.00%	745,000		
Demolition		550,187		
				1,295,187

Section 106 Costs

Section 106 Costs			668,302	668,302
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PROFESSIONAL FEES

Professional Fees	10.00%	1,545,019		1,545,019
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MARKETING & LETTING

Marketing	1.00%	139,106		139,106
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DISPOSAL FEES

Sales Agent Fee	1.00%	139,106		
Sales Legal Fee	0.50%	91,702		
				230,808

Additional Costs

Private Profit	17.50%	2,434,352		
Affordable Profit	6.00%	265,792		
				2,700,144

FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Construction			357,897	
Other			55,179	
Total Finance Cost				413,075

Condor Site
40% Affordable

TOTAL COSTS **18,340,445**

PROFIT **0**

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%
Profit on NDV%	0.00%
Profit Erosion (finance rate 7.500)	N/A

Condor Site
0% Affordable

Condor Site
0% Affordable

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
One Bed Apartment (private)	7	3,892	600.00	333,600	2,335,200
Two Bed Apartment (private)	18	14,490	575.00	462,875	8,331,750
Three Bed Apartment (private)	4	3,880	540.00	523,800	2,095,200
Three Bed House (private)	14	15,652	600.00	670,800	9,391,200
Four Bed House (private)	<u>2</u>	<u>2,632</u>	560.00	736,960	<u>1,473,920</u>
Totals	45	40,546			23,627,270

NET REALISATION **23,627,270**

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(409,847)	(409,847)
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CONSTRUCTION COSTS

Construction	Units	Unit Amount	Cost	
Construction Costs	1 un	14,900,000	14,900,000	14,900,000
Developers Contingency		5.00%	745,000	
Demolition			550,187	
				1,295,187
Section 106 Costs				
Section 106 Costs			668,302	
				668,302

PROFESSIONAL FEES

Professional Fees	10.00%	1,545,019		1,545,019
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MARKETING & LETTING

Marketing	1.00%	236,273		236,273
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DISPOSAL FEES

Sales Agent Fee	1.00%	236,273		
Sales Legal Fee	0.50%	118,136		
				354,409

Additional Costs

Private Profit	17.50%	4,134,772		4,134,772
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FINANCE

Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			(51,205)	
Construction			886,983	
Other			67,377	
Total Finance Cost				903,155

TOTAL COSTS **23,627,270**

PROFIT

0

Performance Measures

Profit on Cost%	0.00%
Profit on GDV%	0.00%

Condor Site

0% Affordable

Profit on NDV%	0.00%
Profit Erosion (finance rate 7.500)	0 mths

