# Romford, The Liberty

## Phase 1, Main Works

## Stage 2 Cost Plan

11th December 2025


Circle

PREPARED FOR:

HUB Living

**Romford, Liberty - Phase 1**
**Stage 2 Cost Plan**
**11 December 2025**

**TOTAL GIFA**
37,910 m2
408,064 ft2

Circle

## OVERALL PROJECT ELEMENTAL ANALYSIS

| | Element | % | Elemental Cost £ | Cost / m² Gross £ | Cost / ft² Gross £ | % |
|---|---|---|---|---|---|---|
| **1** | **SUBSTRUCTURE** | | | | | **5.0%** |
| 1.10 | Substructure | | 6,279,770 | 165.65 | 15.39 | 5.0% |
| **2** | **SUPERSTRUCTURE** | | **48,296,500** | | | **38.3%** |
| 2.10 | Frame | | 4,849,490 | 127.92 | 11.88 | 3.8% |
| 2.20 | Upper floors | | 9,333,630 | 246.20 | 22.87 | 7.4% |
| 2.30 | Roof | | 3,381,830 | 89.21 | 8.29 | 2.7% |
| 2.40 | Stairs and ramps | | 943,000 | 24.87 | 2.31 | 0.7% |
| 2.50 | External Walls | | 20,350,980 | 536.82 | 49.87 | 16.1% |
| 2.60 | Windows and external doors | | 452,000 | 11.92 | 1.11 | 0.4% |
| 2.70 | Internal walls and partitions | | 6,291,570 | 165.96 | 15.42 | 5.0% |
| 2.80 | Internal doors | | 2,694,000 | 71.06 | 6.60 | 2.1% |
| **3** | **INTERNAL FINISHES** | | **7,122,270** | | | **5.6%** |
| 3.10 | Wall finishes | | 2,242,090 | 59.14 | 5.49 | 1.8% |
| 3.20 | Floor finishes | | 3,006,370 | 79.30 | 7.37 | 2.4% |
| 3.30 | Ceiling finishes | | 1,873,810 | 49.43 | 4.59 | 1.5% |
| **4** | **FITTINGS, FURNISHINGS AND EQUIPMENT** | | | | | **5.6%** |
| 4.10 | Fittings and Fixtures - Required for Base Build | | 7,075,400 | 186.63 | 17.34 | 5.6% |
| **5** | **SERVICES** | | **24,812,660** | | | **19.7%** |
| 5.01 | Sanitary appliances | | - | - | - | 0.0% |
| 5.02 | Service equipment | | 20,212,500 | 533.17 | 49.53 | 16.0% |
| 5.03 | Disposal installations | | - | - | 0.00 | 0.0% |
| 5.04 | Water installations | | - | - | 0.00 | 0.0% |
| 5.05 | Heat source | | - | - | 0.00 | 0.0% |
| 5.06 | Space heating and air conditioning | | - | - | 0.00 | 0.0% |
| 5.07 | Ventilation systems | | 1,920,000 | 50.65 | 4.71 | 1.5% |
| 5.08 | Electrical installations | | - | - | 0.00 | 0.0% |
| 5.09 | Gas and other fuel installations | | - | - | 0.00 | 0.0% |
| 5.10 | Lift and conveyor installations | | 2,085,000 | 55.00 | 5.11 | 1.7% |
| 5.11 | Fire and lightning protection | | 450,000 | 11.87 | 1.10 | 0.4% |
| 5.12 | Communications, security and control systems | | - | - | 0.00 | 0.0% |
| 5.13 | Specialist installations | | 145,160 | 3.83 | 0.36 | 0.1% |
| 5.14 | Builders's work in connection | | - | - | 0.00 | 0.0% |
| 5.15 | Testing and commissioning | | - | - | 0.00 | 0.0% |
| **6** | **COMPLETE BUILDING AND BUILDING UNITS** | | **-** | **0.00** | **0.00** | **0.0%** |
| **7** | **WORK TO EXISTING BUILDINGS** | | **-** | **0.00** | **0.00** | **0.0%** |
| **8** | **EXTERNAL WORKS** | | **2,963,420** | **78.17** | **7.26** | **2.4%** |
| **9** | **FACILITATING WORKS** | | **2,830,000** | **74.65** | **6.94** | **2.2%** |
| | **SUB-TOTAL BUILDING CONSTRUCTION COST** | | **99,380,020** | **2,621** | **244** | **79%** |
| | **On Costs** | | | | | |
| **10** | **Contractor's preliminaries** | **21.0%** | **20,831,380** | **549.49** | **51.05** | **17%** |
| **11** | **Main contractor's overheads and profit** | **4.9%** | **5,856,830** | **154.49** | **14.35** | **5%** |
| **12** | **Project / design team fees** | **Excluded** | **-** | **0.00** | **0.00** | **0%** |
| **13** | **Inflation** | **Current day** | | **0.00** | **0.00** | **0%** |
| | **TOTAL CONSTRUCTION COST** | | **126,068,230** | **3,325** | **309** | **100%** |

**Romford, Liberty - Phase 1**
**Stage 2 Cost Plan**
**11 December 2025**

Circle

## ELEMENTAL ANALYSIS - SPLIT BY FUNCTION

| ELEMENT | | Elemental Cost | Site Wide Infrastructure | Commercial/Retail - Block A, B & C | Residential - Block A, B & C |
|---|---|---|---|---|---|
| 1 | Substructure | | | | |
| 1.1 | Substructure | £ **6,279,770** | £ - | £ 6,279,760 | £ - |
| 2 | Superstructure | £ - | | £ - | £ - |
| 2.1 | Frame | £ **4,849,490** | £ - | £ 605,880 | £ 4,243,610 |
| 2.2 | Upper floors | £ **9,333,630** | £ - | £ - | £ 9,333,620 |
| 2.3 | Roof | £ **3,381,830** | £ - | £ - | £ 3,381,830 |
| 2.4 | Stairs and ramps | £ **943,000** | £ - | £ 107,000 | £ 836,000 |
| 2.5 | External Walls | £ **20,350,980** | £ - | £ 2,560,780 | £ 17,790,190 |
| 2.6 | Windows and external doors | £ **452,000** | £ - | £ 162,300 | £ 289,700 |
| 2.7 | Internal walls and partitions | £ **6,291,570** | £ - | £ 567,650 | £ 5,723,920 |
| 2.8 | Internal doors | £ **2,694,000** | £ - | £ 86,000 | £ 2,608,000 |
| 3 | Internal Finishes | £ - | £ - | £ - | £ - |
| 3.1 | Wall finishes | £ **2,242,090** | £ - | £ 194,430 | £ 2,047,670 |
| 3.2 | Floor finishes | £ **3,006,370** | £ - | £ 220,700 | £ 2,785,680 |
| 3.3 | Ceiling finishes | £ **1,873,810** | £ - | £ 347,670 | £ 1,526,140 |
| 4 | Fittings, Furnishings and Equipment | £ - | £ - | £ - | £ - |
| 4.1 | Fittings and Fixtures | £ **7,075,400** | £ - | £ 233,250 | £ 6,842,150 |
| 5 | Services | £ - | £ - | £ - | £ - |
| 5.02 | Service equipment | £ **20,212,500** | £ - | £ 546,660 | £ 19,665,840 |
| 5.07 | Ventilation systems | £ **1,920,000** | £ - | £ 150,000 | £ 1,770,000 |
| 5.10 | Lift and conveyor installations | £ **2,085,000** | £ - | £ 231,000 | £ 1,854,000 |
| 5.11 | Fire and lightning protection | £ **450,000** | £ - | £ - | £ 450,000 |
| 5.13 | Specialist installations | £ **145,160** | £ - | £ - | £ 145,160 |
| 8 | External Works | £ **2,963,420** | £ **2,207,870** | £ - | £ **755,550** |
| 9 | Facilitating works | £ **2,830,000** | £ **2,830,000** | £ - | £ - |
| | **SUB-TOTAL BUILDING CONSTRUCTION COST** | **£ 99,380,020** | **£ 5,037,870** | **£ 12,293,080** | **£ 82,049,060** |
| | **On Costs** | | | | |
| 10 | Contractor's preliminaries | £ **20,831,380** | £ **1,037,010** | £ **2,571,540** | £ **17,222,820** |
| 11 | Main contractor's overheads and profit | £ **5,856,830** | £ **295,980** | £ **724,220** | £ **4,836,640** |
| 12 | Project / design team fees | £ - | £ - | £ - | £ - |
| 13 | Inflation | **Excluded** | **Excluded** | **Excluded** | **Excluded** |
| | **TOTAL CONSTRUCTION COST** | **£ 126,068,230** | **£ 6,370,860** | **£ 15,588,840** | **£ 104,108,520** |
| | **Gross Internal Floor Area m2** | **37,910** | | **4,658** | **33,253** |
| | **COST PER/m2** | **£ 3,325** | | **£ 3,347** | **£ 3,131** |
| | **COST PER/ft2** | **£ 309** | **£ -** | **£ 311** | **£ 291** |
| | **COST PER UNIT** | **£ 331,759** | | | **£ 273,970** |

**Romford, Liberty - Phase 1**
**Stage 2 Cost Plan**
**11 December 2025**

ELEMENTAL ANALYSIS - SPLIT BY FUNCTION

| ELEMENT | | **Elemental Cost** | Site Wide Infrastructure | Block A - Commercial/Retail | Block A - Residential | Block B&C - Commercial/Retail | Block B&C - Residential |
|---|---|---|---|---|---|---|---|
| 1 | Substructure | | | | | | |
| 1.1 | Substructure | £ 6,279,770 | £ - | £ 2,239,740 | £ - | £ 4,040,020 | £ - |
| 2 | Superstructure | £ - | | £ - | £ - | £ - | £ - |
| 2.1 | Frame | £ 4,849,490 | £ - | £ 165,530 | £ 725,500 | £ 440,350 | £ 3,518,110 |
| 2.2 | Upper floors | £ 9,333,630 | £ - | £ - | £ 1,766,030 | £ - | £ 7,567,590 |
| 2.3 | Roof | £ 3,381,830 | £ - | £ - | £ 1,255,180 | £ - | £ 2,126,650 |
| 2.4 | Stairs and ramps | £ 943,000 | £ - | £ 19,000 | £ 180,500 | £ 88,000 | £ 655,500 |
| 2.5 | External Walls | £ 20,350,980 | £ - | £ 997,670 | £ 3,423,590 | £ 1,563,110 | £ 14,366,600 |
| 2.6 | Windows and external doors | £ 452,000 | £ - | £ 78,200 | £ 46,200 | £ 84,100 | £ 243,500 |
| 2.7 | Internal walls and partitions | £ 6,291,570 | £ - | £ 202,850 | £ 1,153,160 | £ 364,800 | £ 4,570,760 |
| 2.8 | Internal doors | £ 2,694,000 | £ - | £ 23,200 | £ 517,550 | £ 62,800 | £ 2,090,450 |
| 3 | Internal Finishes | £ - | £ - | £ - | £ - | £ - | £ - |
| 3.1 | Wall finishes | £ 2,242,090 | £ - | £ 65,150 | £ 436,750 | £ 129,280 | £ 1,610,920 |
| 3.2 | Floor finishes | £ 3,006,370 | £ - | £ 83,800 | £ 586,160 | £ 136,900 | £ 2,199,520 |
| 3.3 | Ceiling finishes | £ 1,873,810 | £ - | £ 119,220 | £ 315,200 | £ 228,450 | £ 1,210,940 |
| 4 | Fittings, Furnishings and Equipment | £ - | £ - | £ - | £ - | £ - | £ - |
| 4.1 | Fittings and Fixtures | £ 7,075,400 | £ - | £ 50,000 | £ 1,289,100 | £ 183,250 | £ 5,553,050 |
| 5 | Services | £ - | £ - | £ - | £ - | £ - | £ - |
| 5.02 | Service equipment | £ 20,212,500 | £ - | £ 186,190 | £ 3,951,390 | £ 360,470 | £ 15,714,450 |
| 5.07 | Ventilation systems | £ 1,920,000 | £ - | £ 30,000 | £ 390,000 | £ 120,000 | £ 1,380,000 |
| 5.10 | Lift and conveyor installations | £ 2,085,000 | £ - | £ 27,000 | £ 477,000 | £ 204,000 | £ 1,377,000 |
| 5.11 | Fire and lightning protection | £ 450,000 | £ - | £ - | £ 150,000 | £ - | £ 300,000 |
| 5.13 | Specialist installations | £ 145,160 | £ - | £ - | £ 42,760 | £ - | £ 102,400 |
| 8 | External Works | £ 2,963,420 | £ 2,207,870 | £ - | £ 341,200 | £ - | £ 414,350 |
| 9 | Facilitating works | £ 2,830,000 | £ 2,830,000 | £ - | £ - | £ - | £ - |
| | **SUB-TOTAL BUILDING CONSTRUCTION COST** | £ 99,380,020 | £ 5,037,870 | £ 4,287,550 | £ 17,047,270 | £ 8,005,530 | £ 65,001,790 |
| | **On Costs** | | | | | | |
| 10 | Contractor's preliminaries | £ 20,831,380 | £ 1,037,010 | £ 882,570 | £ 3,509,070 | £ 1,688,970 | £ 13,713,750 |
| 11 | Main contractor's overheads and profit | £ 5,856,830 | £ 295,980 | £ 251,890 | £ 1,001,530 | £ 472,330 | £ 3,835,110 |
| 12 | Project / design team fees | £ - | £ - | £ - | £ - | £ - | £ - |
| 13 | Inflation | Excluded | Excluded | Excluded | Excluded | Excluded | Excluded |
| | **TOTAL CONSTRUCTION COST** | £ 126,068,230 | £ 6,370,860 | £ 5,422,010 | £ 21,557,870 | £ 10,166,830 | £ 82,550,650 |
| | **Gross Internal Floor Area m2** | 37,910 | | 1,642 | 6,762 | 3,016 | 26,490 |
| | **COST PER/m2** | £ 3,325 | | £ 3,302 | £ 3,188 | £ 3,371 | £ 3,116 |
| | **COST PER/ft2** | £ 309 | £ - | £ 307 | £ 296 | £ 313 | £ 290 |
| | **COST PER UNIT** | £ 331,759 | | | £ 287,438 | | £ 270,658 |

| Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|
| | **Detailed Analysis of Costs** | | | | | |
| 1.1 | Substructure | | | | | |
| | **Substructure** | | | | | |
| Block A - Commercial | Cut to form Ground Floor formation level; assumed 600mm piling mat and 300mm ground floor slab | | 1,585 | m3 | 25 | 39,636 |
| Block A - Commercial | Disposal off site, inert material (Assume no cut can be used as fill) | | 1,585 | m3 | 45 | 71,345 |
| Block A - Commercial | - e/o for contaminated, non-hazardous; assumed 100% | 100% | 1,585 | m3 | 67 | 106,224 |
| Block A - Commercial | - e/o for contaminated, hazardous; assumed 0% | 0% | - | m3 | 343 | Excluded |
| | Piling Works | | | | | |
| Block A - Commercial | Piling Mat Allowance - assume re-use crushed material | 0.600 | 1,057 | m3 | 50 | 52,848 |
| Block A - Commercial | CFA Piles; 600mm Piles; 20m Deep | | 40 | nr | 3,000 | 120,000 |
| Block A - Commercial | CFA Piles; 750mm Piles; 20m Deep | | 135 | nr | 3,500 | 472,500 |
| Block A - Commercial | Allowance for removal of surface water from excavations | Dewatering Allowance | 1 | Item | 40,000 | 40,000 |
| Block A - Commercial | Allowance for removal of obstructions from excavations | | 1 | Item | 50,000 | 50,000 |
| | Pile Caps; Including excavation, backfill, disposal of arisings, formwork & 140kg/m3 re-inforcement | | | | | |
| Block A - Commercial | Core Caps - Large 1500mm thick | | 182 | m2 | 1,069 | 194,884 |
| Block A - Commercial | 2 pile cap - 1200mm thick | | 20 | nr | 3,219 | 64,389 |
| Block A - Commercial | 2 pile cap - 1300mm thick | | 27 | nr | 3,467 | 93,607 |
| Block A - Commercial | 3 pile cap - 1500mm thick | | 10 | nr | 8,531 | 85,309 |
| Block A - Commercial | 4 pile cap - 1500mm thick | | 1 | nr | 11,321 | 11,321 |
| Block A - Commercial | 750mm wide ground beams | | 213 | m | 534 | 113,662 |
| | Ground Floor Slab | | | | | |
| Block A - Commercial | Ground bearing ground floor slab; 300mm thick RC slabs; 175kg/m3 reinforcement; including waterproofing | | 1,518 | m2 | 301 | 456,633 |
| Block A - Commercial | Ground bearing ground floor slab; 350mm thick RC slabs; 175kg/m3 reinforcement; including waterproofing | | 243 | m2 | 332 | 80,727 |
| Block A - Commercial | e/o allowance for Gas Membrane; Taped Visqueen Gas Membrane | | | | | Excluded |
| Block A - Commercial | e/o for membrane (Assume RIW or equivalent) | | 1,762 | m2 | 35 | 61,656 |
| | Crane bases | | | | | |
| Block A - Commercial | Crane bases; allowance | | 1 | nr | 80,000 | 80,000 |
| | Lift pits | | | | | |
| Block A - Commercial | Lift pits; allowance | | 3 | nr | 15,000 | 45,000 |
| | | | | | | |
| | **Substructure** | | | | | |
| Block B&C - Commercial | Cut to form Ground Floor formation level; assumed 600mm piling mat and 300mm ground floor slab | | 2,796 | m3 | 25 | 69,901 |
| Block B&C - Commercial | Disposal off site, inert material (Assume no cut can be used as fill) | | 2,796 | m3 | 45 | 125,821 |
| Block B&C - Commercial | - e/o for contaminated, non-hazardous; assumed 100% | 100% | 2,796 | m3 | 67 | 187,334 |
| Block B&C - Commercial | - e/o for contaminated, hazardous; assumed 0% | 0% | - | m3 | 343 | Excluded |
| | Piling Works | | | | | |
| Block B&C - Commercial | Piling Mat Allowance - assume re-use crushed material | 0.600 | 1,864 | m3 | 50 | 93,201 |
| Block B&C - Commercial | CFA Piles; 600mm Piles; 20m Deep | | 40 | nr | 3,000 | 120,000 |
| Block B&C - Commercial | CFA Piles; 750mm Piles; 20m Deep | | 293 | nr | 3,500 | 1,025,500 |
| Block B&C - Commercial | Allowance for removal of surface water from excavations | Dewatering Allowance | 1 | Item | 40,000 | 40,000 |
| Block B&C - Commercial | Allowance for removal of obstructions from excavations | | 1 | Item | 50,000 | 50,000 |
| | Pile Caps; Including excavation, backfill, disposal of arisings, formwork & 140kg/m3 re-inforcement | | | | | |
| Block B&C - Commercial | Core Caps - Large 1500mm thick | | 363 | m2 | 1,069 | 388,486 |
| Block B&C - Commercial | 2 pile cap - 1200mm thick | | 20 | nr | 3,219 | 64,389 |
| Block B&C - Commercial | 2 pile cap - 1500mm thick | | 1 | nr | 3,962 | 3,962 |
| Block B&C - Commercial | 2 pile cap - 1300mm thick | | 45 | nr | 3,467 | 156,012 |
| Block B&C - Commercial | 3 pile cap - 1500mm thick | | 16 | nr | 8,531 | 136,494 |
| Block B&C - Commercial | 4 pile cap - 1500mm thick | | 15 | nr | 11,321 | 169,816 |
| Block B&C - Commercial | 5 pile cap - 1500mm thick | | 1 | nr | 18,112 | 18,112 |
| Block B&C - Commercial | 750mm wide ground beams with 125kg/m3 reinforcement | | 281 | m | 534 | 150,320 |
| Block B&C - Commercial | 1500w x 1500d ground beams with 125kg/m3 reinforcement | | 20 | m | 925 | 18,218 |
| | Ground Floor Slab | | | | | |
| Block B&C - Commercial | Ground bearing ground floor slab; 300mm thick RC slabs; 175kg/m3 reinforcement; including waterproofing | | 2,805 | m2 | 301 | 843,521 |
| Block B&C - Commercial | Ground bearing ground floor slab; 350mm thick RC slabs; 175kg/m3 reinforcement; including waterproofing | | 302 | m2 | 332 | 100,204 |
| Block B&C - Commercial | e/o allowance for Gas Membrane; Taped Visqueen Gas Membrane | | | | | Excluded |
| Block B&C - Commercial | e/o for membrane (Assume RIW or equivalent) | | 3,107 | m2 | 35 | 108,735 |
| | Crane bases | | | | | |
| Block B&C - Commercial | Crane bases; allowance | | 1 | nr | 80,000 | 80,000 |
| | Lift pits | | | | | |
| Block B&C - Commercial | Lift pits; allowance | | 6 | nr | 15,000 | 90,000 |
| | | | | | | |
| 2.1 | Frame | | | | | |
| | **Frame - Block A Commercial** | | | | | |
| | **Columns** | | | | | |
| Block A - Commercial | 300 x 1000 Internal Column; 350kg/m3 as advised by MHT | | 16 | m | 469 | 7,502 |
| Block A - Commercial | 400 x 400 Square External Column; 350kg/m3 as advised by MHT | | 144 | m | 265 | 38,223 |
| Block A - Commercial | 475 x 475 Square Internal Column; 350kg/m3 as advised by MHT | | 72 | m | 341 | 24,585 |

Detailed Analysis of Costs

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| | | **RC Walls** | | | | | |
| | *Block A - Commercial* | RC Wall 275mm thick; 175kg/m3 | | 218 | m2 | 320 | 69,869 |
| | | **Other** | | | | | |
| | *Block A - Commercial* | Allowance for downstand beams and the like | | 1 | item | 8,211 | 8,211 |
| | *Block A - Commercial* | 250mm thick shear wall; 175kg/m3 as advised by MHT | | 26 | m2 | 305 | 7,797 |
| | *Block A - Commercial* | 275mm thick shear wall; 175kg/m3 as advised by MHT | | 29 | m2 | 320 | 9,341 |
| | | **Frame - Block A Residential** | | | | | |
| | | **Columns** | | | | | |
| | *Block A - Residential* | 300 x 1000 Internal Column; 350kg/m3 as advised by MHT | | 118 | m | 469 | 55,318 |
| | *Block A - Residential* | 250 x 1000 Internal Column; 350kg/m3 as advised by MHT | | 49 | m | 415 | 20,406 |
| | *Block A - Residential* | 400 x 400 Square Internal Column; 350kg/m3 as advised by MHT | | 49 | m | 265 | 13,060 |
| | *Block A - Residential* | 400 x 400 Square External Column; 350kg/m3 as advised by MHT | | 361 | m | 265 | 95,877 |
| | *Block A - Residential* | 450 x 450 Square Internal Column; 350kg/m3 as advised by MHT | | 89 | m | 320 | 28,338 |
| | *Block A - Residential* | 350 x 350 Square External Column; 350kg/m3 as advised by MHT | | 197 | m | 245 | 48,143 |
| | | **RC Walls** | | | | | |
| | *Block A - Residential* | RC Wall 275mm thick; 175kg/m3 | | 1,346 | m2 | 320 | 430,544 |
| | | **Other** | | | | | |
| | *Block A - Residential* | Allowance for downstand beams and the like | | 1 | item | 33,812 | 33,812 |
| | | **Frame - Block B&C - Commercial** | | | | | |
| | | **Columns** | | | | | |
| | *Block B&C - Commercial* | 350 x 1200 Internal Column; 350kg/m3 as advised by MHT | | 5 | m | 618 | 3,119 |
| | *Block B&C - Commercial* | 300 x 1000 External Column; 350kg/m3 as advised by MHT | | 5 | m | 469 | 2,368 |
| | *Block B&C - Commercial* | 450 x 450 Square Internal Column; 350kg/m3 as advised by MHT | | 45 | m | 320 | 14,533 |
| | *Block B&C - Commercial* | 400 x 400 Square External Column; 350kg/m3 as advised by MHT | | 86 | m | 265 | 22,788 |
| | *Block B&C - Commercial* | 575 x 575 Square Internal Column; 350kg/m3 as advised by MHT | | 162 | m | 440 | 71,113 |
| | *Block B&C - Commercial* | 475 x 475 Square External Column; 350kg/m3 as advised by MHT | | 237 | m | 341 | 81,046 |
| | | **RC Walls** | | | | | |
| | *Block B&C - Commercial* | RC Wall 300mm thick; 200kg/m3 | | 660 | m2 | 349 | 230,308 |
| | | **Other** | | | | | |
| | *Block B&C - Commercial* | Allowance for downstand beams and the like | | 1 | item | 15,079 | 15,079 |
| | | **Frame - Block B&C - Residential** | | | | | |
| | | **Columns** | | | | | |
| | *Block B&C - Residential* | 300 x 1200 Internal Column; 350kg/m3 as advised by MHT | | 102 | m | 561 | 57,134 |
| | *Block B&C - Residential* | 300 x 1000 Internal Column; 350kg/m3 as advised by MHT | | 170 | m | 469 | 79,502 |
| | *Block B&C - Residential* | 250 x 1000 Internal Column; 350kg/m3 as advised by MHT | | 105 | m | 415 | 43,362 |
| | *Block B&C - Residential* | 225 x 900 Internal Column; 350kg/m3 as advised by MHT | | 151 | m | 352 | 53,060 |
| | *Block B&C - Residential* | 250 x 1000 External Column; 350kg/m3 as advised by MHT | | 53 | m | 415 | 21,857 |
| | *Block B&C - Residential* | 225 x 900 External Column; 350kg/m3 as advised by MHT | | 209 | m | 352 | 73,634 |
| | *Block B&C - Residential* | 450 x 450 Square Internal Column; 350kg/m3 as advised by MHT | | 253 | m | 320 | 80,864 |
| | *Block B&C - Residential* | 450 x 450 Square External Column; 350kg/m3 as advised by MHT | | 274 | m | 320 | 87,483 |
| | *Block B&C - Residential* | 425 x 425 Square External Column; 350kg/m3 as advised by MHT | | 185 | m | 299 | 55,204 |
| | *Block B&C - Residential* | 550 x 550 Square Internal Column; 350kg/m3 as advised by MHT | | 130 | m | 414 | 53,691 |
| | *Block B&C - Residential* | 500 x 500 Square Internal Column; 350kg/m3 as advised by MHT | | 92 | m | 364 | 33,611 |
| | *Block B&C - Residential* | 400 x 400 Square Internal Column; 350kg/m3 as advised by MHT | | 283 | m | 265 | 75,093 |
| | *Block B&C - Residential* | 400 x 400 Square External Column; 350kg/m3 as advised by MHT | | 671 | m | 265 | 178,223 |
| | *Block B&C - Residential* | 350 x 350 Square Internal Column; 350kg/m3 as advised by MHT | | 25 | m | 245 | 6,018 |
| | *Block B&C - Residential* | 350 x 350 Square External Column; 350kg/m3 as advised by MHT | | 689 | m | 245 | 168,499 |
| | *Block B&C - Residential* | Steel posts (assume 175kg/lm) | | 6 | t | 5,750 | 37,131 |
| | | **Beams** | | | | | |
| | *Block B&C - Residential* | Transfer Beams 750 x 500mm; Assumed 200kg/m3 | | 11 | m | 309 | 3,399 |
| | | **RC Walls** | | | | | |
| | *Block B&C - Residential* | RC Wall 300mm thick; 200kg/m3 | | 3,305 | m2 | 349 | 1,154,223 |
| | *Block B&C - Residential* | RC Wall 275mm thick; 175kg/m3 | | 3,097 | m2 | 320 | 990,814 |
| | | **Other** | | | | | |
| | *Block B&C - Residential* | Allowance for downstand beams and the like | | 1 | item | 132,451 | 132,451 |
| | *Block B&C - Residential* | 300mm thick shear wall; 200kg/m3 as advised by MHT | | 94 | m2 | 349 | 32,858 |
| | *Block B&C - Residential* | Allowance for temporary works for building next to existing structure | | 1 | item | 100,000 | 100,000 |
| 2.2 | | Upper floors | | | | | |
| | | **Upper floors** | | | | | |
| | | RC Slabs - Residential - Excluding Roof Slabs | | | | | |
| | *Block A - Residential* | 225mm thick RC slabs; 140kg/m3 as advised by MHT | | 6,209 | m2 | 233 | 1,449,833 |
| | *Block A - Residential* | 300mm thick RC slabs; 175kg/m3 as advised by MHT - to L1 | | 966 | m2 | 277 | 267,891 |
| | *Block A - Residential* | 350mm thick RC slabs; 175kg/m3 as advised by MHT - to L1 | | 17 | m2 | 329 | 5,730 |
| | *Block A - Residential* | 350mm thick RC slabs; 175kg/m3 as advised by MHT - Upper floors | | 139 | m2 | 307 | 42,578 |
| | *Block B&C - Residential* | 225mm thick RC slabs; 140kg/m3 as advised by MHT | | 25,819 | m2 | 233 | 6,028,572 |
| | *Block B&C - Residential* | 300mm thick RC slabs; 175kg/m3 as advised by MHT - to L1 | | 2,936 | m2 | 277 | 814,239 |
| | *Block B&C - Residential* | 350mm thick RC slabs; 175kg/m3 as advised by MHT - to L1 | | 36 | m2 | 329 | 11,691 |
| | *Block B&C - Residential* | 350mm thick RC slabs; 175kg/m3 as advised by MHT- Upper floors | | 641 | m2 | 307 | 196,547 |
| | *Block B&C - Residential* | 400mm thick RC slabs; 200kg/m3 as advised by MHT- to L2 & L7 | | 1,124 | m2 | 460 | 516,544 |

Detailed Analysis of Costs

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| 2.3 | | Roof | | | | | |
| | | **Roof** | | | | | |
| | | Flat Roof | | | | | |
| | Block A - Residential | Roof slab - 300mm thick; 160kg/m3 reinforcement as advised by MHT | | 686 | m2 | 301 | 206,796 |
| | Block A - Residential | Roof slab (podium L2) - 300mm thick; 175kg/m3 reinforcement as advised by MHT | | 778 | m2 | 277 | 215,783 |
| | Block A - Residential | Roof slab (L5 terrace) - 400mm thick; 200kg/m3 reinforcement as advised by MHT | | 312 | m2 | 460 | 143,441 |
| | Block A - Residential | Roof coverings, including membrane, A1 Insulation and washed gravel | | 1,777 | m2 | 220 | 390,830 |
| | Block A - Residential | e/o roof coverings; sedum roof assumed to top roof | | 686 | m2 | 120 | 82,356 |
| | Block A - Residential | Green roof to visual amenity | | 204 | m2 | 75 | 15,278 |
| | | Ancillaries | | | | | |
| | Block A - Residential | Ladders and hatches to rooftop areas | | 1 | nr | 10,000 | 10,000 |
| | Block A - Residential | Allowance for Mansafe System | | 1 | nr | 50,000 | 50,000 |
| | Block A - Residential | Rainwater installations | | 404 | m | 200 | 80,700 |
| | Block A - Residential | Allowance for plant enclosure | | 1 | nr | 30,000 | 30,000 |
| | | Other: | | | | | |
| | Block A - Residential | Lift Overuns | | 3 | nr | 10,000 | 30,000 |
| | | Flat Roof | | | | | |
| | Block B&C - Residential | Roof slab - 300mm thick; 160kg/m3 reinforcement | | 1,477 | m2 | 301 | 444,989 |
| | Block B&C - Residential | Roof slab (podium L2 & 7) - 400mm thick; 200kg/m3 reinforcement | | 1,124 | m2 | 460 | 516,544 |
| | Block B&C - Residential | Roof coverings, including membrane, A1 Insulation and washed gravel | | 2,601 | m2 | 220 | 572,154 |
| | Block B&C - Residential | e/o roof coverings; sedum roof assumed to top roof | | 1,477 | m2 | 120 | 177,216 |
| | Block B&C - Residential | Green roof to visual amenity | | 641 | m2 | 75 | 48,083 |
| | | Ancillaries | | | | | |
| | Block B&C - Residential | Ladders and hatches to rooftop areas | | 2 | nr | 10,000 | 20,000 |
| | Block B&C - Residential | Allowance for Mansafe System | | 1 | nr | 50,000 | 50,000 |
| | Block B&C - Residential | Rainwater installations | | 888 | m | 200 | 177,660 |
| | Block B&C - Residential | Allowance for plant enclosure | | 2 | nr | 30,000 | 60,000 |
| | | Other: | | | | | |
| | Block B&C - Residential | Lift Overuns | | 6 | nr | 10,000 | 60,000 |
| 2.4 | | Stairs and ramp | | | | | |
| | | **Stairs and Ramp** | | | | | |
| | | Precast concrete stairs; includes all finishes | | | | | |
| | Block A - Commercial | PCC stairs, landings, handrails & balustrading | | 2 | nr | 9,500 | 19,000 |
| | Block A - Residential | PCC stairs, landings, handrails & balustrading | Assume 1 stair to roof per block | 19 | nr | 9,500 | 180,500 |
| | Block B&C - Commercial | PCC stairs, landings, handrails & balustrading | | 4 | nr | 9,500 | 38,000 |
| | Block B&C - Residential | PCC stairs, landings, handrails & balustrading | Assume 1 stair to roof per block | 69 | nr | 9,500 | 655,500 |
| | Block B&C - Commercial | Stairs to new servicing core to JD sports | | 2 | nr | 25,000 | 50,000 |
| 2.5 | | External walls | | | | | |
| | | **External Walls** | | | | | |
| | | ***Façade types - Building A (Commercial)*** | | | | | |
| | | *Solid Façade (BOH/Plant)* | | | | | |
| | Block A - Commercial | New Façade, Solid; Traditionally Laid Blockwork to BOH Areas | | 187 | m2 | 550 | 102,960 |
| | Block A - Commercial | e/o Allowance for brick detailing | 10% | 19 | m2 | 250 | 4,680 |
| | | *Ground Floor Typical Bay Studies* | | | | | |
| | | Block A typical GF | | | | | |
| | Block A - Commercial | Glazed shopfront - to 90% of area | | 553 | m2 | 1,200 | 663,120 |
| | Block A - Commercial | Brickwork (£750/'000) - 10% of area | | 61 | m2 | 690 | 42,366 |
| | Block A - Commercial | Allowance for reveals 10% | | 6 | m2 | 690 | 4,237 |
| | Block A - Commercial | Allowance for detailing 10% | | 7 | m2 | 250 | 1,689 |
| | Block A - Commercial | e/o allowance for brickwork vertical detailing around shopfront | | 184 | lm | 100 | 18,420 |
| | | Block A link GF | | | | | |
| | Block A - Commercial | Glazed doors - to 80% of area | | 70 | m2 | 1,000 | 70,400 |
| | Block A - Commercial | Brickwork (£750/'000) - 20% of area | | 18 | m2 | 690 | 12,144 |
| | Block A - Commercial | Allowance for reveals 10% | | 2 | m2 | 690 | 1,214 |
| | Block A - Commercial | Allowance for detailing 10% | | 9 | m2 | 250 | 2,244 |
| | Block A - Commercial | e/o allowance for brickwork vertical detailing around doors | | 42 | lm | 100 | 4,200 |
| | | Existing retail frontage | | | | | |
| | Block A - Commercial | New frontage to existing retail at GF (assume 5m high) - excl demolition works | Allowed for as below the line | | | | Excluded |
| | | ***Façade types - Building A (Residential)*** | | | | | |
| | | *Façade bay studies* | | | | | |
| | | Block A typical L1 detail | | | | | |
| | Block A - Residential | Composite windows - to 20% of area | | 103 | m2 | 650 | 66,914 |
| | Block A - Residential | e/o for angled detail to above | | 103 | m2 | 100 | 10,294 |
| | Block A - Residential | Brickwork (£750/'000) - 50% of area | | 257 | m2 | 690 | 177,579 |
| | Block A - Residential | Allowance for reveals 10% | | 26 | m2 | 690 | 17,758 |
| | Block A - Residential | Allowance for detailing 10% | | 28 | m2 | 250 | 7,077 |
| | Block A - Residential | Rainscreen on carrier system - 30% of area | | 154 | m2 | 625 | 96,510 |
| | Block A - Residential | e/o allowance for brickwork vertical detailing around windows | | 164 | lm | 100 | 16,362 |
| | | Block A link typical L1 detail | | | | | |

| Detailed Analysis of Costs | | | | | | |
|---|---|---|---|---|---|---|
| Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
| *Block A - Residential* | Composite windows - to 25% of area | | 21 | m2 | 650 | 13,496 |
| *Block A - Residential* | Brickwork (£750/'000) - 50% of area | | 42 | m2 | 690 | 28,652 |
| *Block A - Residential* | Allowance for reveals 10% | | 4 | m2 | 690 | 2,865 |
| *Block A - Residential* | Allowance for detailing 10% | | 5 | m2 | 250 | 1,142 |
| *Block A - Residential* | Rainscreen on carrier system - 25% of area | | 21 | m2 | 625 | 12,977 |
| | | | | | | |
| | Block A typical upper detail | | | | | |
| *Block A - Residential* | Composite windows - to 30% of area | | 968 | m2 | 650 | 629,109 |
| *Block A - Residential* | Brickwork (£750/'000) - 40% of area | | 1,290 | m2 | 690 | 890,431 |
| *Block A - Residential* | Allowance for reveals 10% | | 129 | m2 | 690 | 89,043 |
| *Block A - Residential* | Allowance for detailing 10% | | 142 | m2 | 250 | 35,488 |
| *Block A - Residential* | Rainscreen on carrier system - 30% of area | | 968 | m2 | 625 | 604,912 |
| | | | | | | |
| | Block A link typical upper detail | | | | | |
| *Block A - Residential* | Composite windows - to 30% of area | | 65 | m2 | 650 | 42,257 |
| *Block A - Residential* | Brickwork (£750/'000) - 60% of area | | 130 | m2 | 690 | 89,714 |
| *Block A - Residential* | Allowance for reveals 10% | | 13 | m2 | 690 | 8,971 |
| *Block A - Residential* | Allowance for detailing 10% | | 14 | m2 | 250 | 3,576 |
| *Block A - Residential* | Rainscreen on carrier system - 10% of area | | 22 | m2 | 625 | 13,544 |
| | | | | | | |
| | ***Other Ancillary Items*** | | | | | |
| *Block A - Residential* | e/o Louvre Panels for MVHR | | 75 | nr | 500 | 37,500 |
| *Block A - Commercial* | Allowance for canopy to GF entrances | | 1 | nr | 50,000 | 50,000 |
| *Block A - Residential* | New Parapet - assume traditional masonry | | 278 | m2 | 450 | 124,889 |
| *Block A - Residential* | Lift Overrun | | 28 | m2 | 690 | 19,262 |
| *Block A - Residential* | Allowance for Balcony - Bolt On | | 145 | m2 | 1,850 | 267,991 |
| *Block A - Residential* | Allowance for Balcony - Insitu Balcony | | | m2 | 2,000 | Excluded |
| *Block A - Commercial* | Signage to new frontage | | 2 | item | 10,000 | 20,000 |
| *Block A - Residential* | Balustrade to external terraces - assume not required, detail showing parapet only. | | 166 | lm | 1,000 | Excluded |
| *Block A - Residential* | New Façade, Solid; Traditionally Laid Blockwork to BOH JD Sports | | 200 | m2 | 550 | 110,270 |
| *Block A - Residential* | e/o Allowance for brick detailing | 10% | 20 | m2 | 250 | 5,012 |
| | | | | | | |
| | ***Façade types - Building B & C (Commercial)*** | | | | | |
| | *Solid Façade (BOH/Plant)* | | | | | |
| *Block B&C - Commercial* | New Façade, Solid; Traditionally Laid Blockwork to BOH Areas | | 559 | m2 | 550 | 307,469 |
| *Block B&C - Commercial* | e/o Allowance for brick detailing | 10% | 56 | m2 | 250 | 13,976 |
| | | | | | | |
| | *Ground Floor Typical Bay Studies* | | | | | |
| | Block B & C typical GF | | | | | |
| *Block B&C - Commercial* | Glazed shopfront - to 90% of area | | 501 | m2 | 1,200 | 601,685 |
| *Block B&C - Commercial* | Brickwork (£750/'000) - 10% of area | | 56 | m2 | 690 | 38,441 |
| *Block B&C - Commercial* | Allowance for reveals 10% | | 6 | m2 | 690 | 3,844 |
| *Block B&C - Commercial* | Allowance for detailing 10% | | 6 | m2 | 250 | 1,532 |
| *Block B&C - Commercial* | e/o allowance for brickwork vertical detailing around shopfront | | 167 | lm | 100 | 16,713 |
| | | | | | | |
| | Block B & C link GF | | | | | |
| *Block B&C - Commercial* | Glazed shopfront - to 90% of area | | 387 | m2 | 1,200 | 464,135 |
| *Block B&C - Commercial* | Brickwork (£750/'000) - 10% of area | | 43 | m2 | 690 | 29,653 |
| *Block B&C - Commercial* | Allowance for reveals 10% | | 4 | m2 | 690 | 2,965 |
| *Block B&C - Commercial* | Allowance for detailing 10% | | 5 | m2 | 250 | 1,182 |
| *Block B&C - Commercial* | e/o allowance for brickwork vertical detailing around shopfront | | 229 | lm | 100 | 22,920 |
| *Block B&C - Commercial* | e/o allowance for brickwork horizontal detailing around shopfront | | 86 | lm | 100 | 8,595 |
| | | | | | | |
| | ***Façade types - Building B & C (Residential)*** | | | | | |
| | | | | | | |
| | *Façade bay types* | | | | | |
| | Block B & C link - Typical upper floor detail | | | | | |
| *Block B&C - Residential* | Composite windows - to 20% of area | | 434 | m2 | 650 | 282,368 |
| *Block B&C - Residential* | Brickwork (£750/'000) - 50% of area | | 1,086 | m2 | 690 | 749,362 |
| *Block B&C - Residential* | Allowance for reveals 10% | | 109 | m2 | 690 | 74,936 |
| *Block B&C - Residential* | Allowance for detailing 10% | | 119 | m2 | 250 | 29,866 |
| *Block B&C - Residential* | Rainscreen on carrier system - 30% of area | | 652 | m2 | 625 | 407,262 |
| | | | | | | |
| | Block B tower - Typical façade detail | | | | | |
| *Block B&C - Residential* | Brick slip system (mechanically fixed) - smooth surface brick - to 45% of area | | 3,436 | m2 | 881 | 3,027,141 |
| *Block B&C - Residential* | Brick slip system (mechanically fixed) - rough surface brick - to 25% of area | | 1,909 | m2 | 881 | 1,681,745 |
| *Block B&C - Residential* | Allowance for detailing 10% | | 534 | m2 | 350 | 187,073 |
| *Block B&C - Residential* | Composite windows - to 20% of area | | 1,527 | m2 | 650 | 992,630 |
| *Block B&C - Residential* | Rainscreen on carrier system - 10% of area | | 764 | m2 | 625 | 477,226 |
| *Block B&C - Residential* | Allowance for balcony dividers to Block B tower | | 88 | nr. | 2,500 | 220,000 |
| | | | | | | |
| | Block C tower - Typical façade detail | | | | | |
| *Block B&C - Residential* | Composite windows - to 30% of area | | 1,286 | m2 | 650 | 835,650 |
| *Block B&C - Residential* | Brickwork (£750/'000) - 40% of area | | 1,714 | m2 | 690 | 1,182,767 |
| *Block B&C - Residential* | Allowance for reveals 10% | | 171 | m2 | 690 | 118,277 |
| *Block B&C - Residential* | Allowance for detailing 10% | | 189 | m2 | 250 | 47,139 |
| *Block B&C - Residential* | Rainscreen on carrier system - 30% of area | | 1,286 | m2 | 625 | 803,510 |

| | | Detailed Analysis of Costs | | | | | |
|---|---|---|---|---|---|---|---|
| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
| | | ***Other Ancillary Items*** | | | | | |
| | *Block B&C - Residential* | e/o Louvre Panels for MVHR | | 305 | nr | 500 | 152,500 |
| | *Block B&C - Commercial* | Allowance for canopy to LGF and GF entrances | | 1 | nr | 50,000 | 50,000 |
| | *Block B&C - Residential* | New Parapet - assume traditional masonry | | 375 | m2 | 450 | 168,795 |
| | *Block B&C - Residential* | Lift Overrun | | 55 | m2 | 690 | 38,138 |
| | *Block B&C - Residential* | Allowance for Balcony - Bolt On | | 1,562 | m2 | 1,850 | 2,890,218 |
| | *Block B&C - Residential* | Allowance for Balcony - Insitu Balcony | | | m2 | 2,000 | Excluded |
| | *Block B&C - Residential* | Balustrade to external terraces - assume not required, detail showing parapet only. | | 341 | lm | 1,000 | Excluded |
| 2.6 | | Windows and external doors | | | | | |
| | | Windows and other glazed systems | | | | | |
| | | Included in section 2.5 above | | | | | |
| | | **External Doors** | | | | | |
| | *Block A - Commercial* | Main Entrance Door to F&B - double doors | | 5 | nr | 8,500 | 42,500 |
| | *Block A - Commercial* | Entrance Doors to Retails Units - double doors | | 3 | nr | 8,500 | 25,500 |
| | *Block A - Residential* | Doors to Resi Lobby ; Double leaf | | 1 | nr | 5,000 | 5,000 |
| | *Block A - Commercial* | Plant/BOH Doors; Single leaf | | 2 | nr | 1,500 | 3,000 |
| | *Block A - Commercial* | BOH; Double leaf | | 4 | nr | 1,800 | 7,200 |
| | *Block A - Residential* | Terrace Doors to shared external amenity at L1 ; Double leaf | Includes apartment doors | 3 | nr | 3,000 | 9,000 |
| | *Block A - Residential* | Terrace Doors to shared external amenity at L1; Single leaf | | 2 | nr | 3,000 | 6,000 |
| | *Block A - Residential* | Terrace Doors to shared external amenity at L1; Single leaf | | 2 | nr | 3,000 | 6,000 |
| | *Block A - Residential* | Doors to roof; Single leaf | Assumed - nothing shown | 2 | nr | 2,500 | 5,000 |
| | *Block A - Residential* | e/o Balcony Single Leaf Doors | | 19 | nr | 800 | 15,200 |
| | | **External Doors** | | | | | |
| | *Block B&C - Commercial* | Main Entrance Door to Flagship retail | Assumed - nothing shown | 5 | nr | 8,500 | 42,500 |
| | *Block B&C - Commercial* | Fire Exit to Flagship retail | | 1 | nr | 1,500 | 1,500 |
| | *Block B&C - Commercial* | Doors to Resi Lobby ; Double leaf | | 2 | nr | 5,000 | 10,000 |
| | *Block B&C - Commercial* | Plant/BOH Doors; Single leaf - GF & L1 | | 7 | nr | 1,500 | 10,500 |
| | *Block B&C - Commercial* | Roller shutter door to commercial space | | 1 | nr | 10,000 | 10,000 |
| | *Block B&C - Commercial* | Plant/BOH Doors; Double leaf | | 2 | nr | 1,800 | 3,600 |
| | *Block B&C - Commercial* | Plant/BOH Doors; Single leaf | | 4 | nr | 1,500 | 6,000 |
| | *Block B&C - Residential* | Terrace Doors to shared external amenity at L1 ; Double leaf | Includes door to service road | 3 | nr | 3,000 | 9,000 |
| | *Block B&C - Residential* | Terrace Doors to shared external amenity at L1; Single leaf | | 1 | nr | 2,500 | 2,500 |
| | *Block B&C - Residential* | Plant/BOH Doors; Double leaf - to service road | | 10 | nr | 1,800 | 18,000 |
| | *Block B&C - Residential* | Plant/BOH Doors; Single leaf - to L2-5 walkway | | 8 | nr | 1,500 | 12,000 |
| | *Block B&C - Residential* | Terrace Doors to private external amenity at L2; Single leaf | | 4 | nr | 2,500 | 10,000 |
| | *Block B&C - Residential* | Doors to Block C Roof L13; Single leaf | Assumed - nothing shown | 2 | nr | 2,500 | 5,000 |
| | *Block B&C - Residential* | Doors to Block B Roof L26; Single leaf | | 2 | nr | 2,500 | 5,000 |
| | *Block B&C - Residential* | e/o Balcony Single Leaf Doors - includes doors with units to walkway | | 223 | nr | 800 | 178,400 |
| | *Block B&C - Residential* | Plant/BOH Doors; Double leaf - to JD sports BOH | | 2 | nr | 1,800 | 3,600 |
| 2.7 | | Internal walls and partitions | | | | | |
| | | **Block A** | | | | | |
| | | **Internal walls and partitions; Residential / Common** | | | | | |
| | *Block A - Commercial* | Party Walls between apartments / Corridors | FR60 | 39 | m2 | 115 | 4,475 |
| | *Block A - Residential* | Party Walls between apartments / Corridors | FR60 | 3,067 | m2 | 115 | 352,663 |
| | *Block A - Residential* | Walls within apartments; as measured (including lining to pods) | | 4,498 | m2 | 90 | 404,863 |
| | *Block A - Residential* | Patressing (6m2/unit) | 6 | 450 | m2 | 30 | 13,500 |
| | *Block A - Commercial* | Lining to internal face of external wall | | 889 | m2 | 70 | 62,244 |
| | *Block A - Residential* | Lining to internal face of external wall | | 2,562 | m2 | 70 | 179,320 |
| | *Block A - Commercial* | Lining core walls | | 224 | m2 | 70 | 15,659 |
| | *Block A - Residential* | Lining core walls | | 1,278 | m2 | 70 | 89,476 |
| | *Block A - Commercial* | Riser Walls | | 7 | m2 | 140 | 1,016 |
| | *Block A - Residential* | Riser Walls | | 595 | m2 | 140 | 83,247 |
| | *Block A - Residential* | Nib walls | | 251 | m2 | 90 | 22,605 |
| | | **Internal walls and partitions; BOH** | | | | | |
| | *Block A - Commercial* | Walls to BOH Spaces; Assumed Blockwork | | 853 | m2 | 140 | 119,461 |
| | *Block A - Residential* | Walls to BOH Spaces; Assumed Blockwork | | 53 | m2 | 140 | 7,485 |
| | | **Internal walls and partitions; Commercial and Retail** | | | | | |
| | *Block A* | Internal walls and partitions; | Shell & Core | | | | Excluded |
| | | **Block B&C** | | | | | |
| | | **Internal walls and partitions; Residential / Common** | | | | | |
| | *Block B&C - Commercial* | Party Walls between apartments / Corridors | FR60 | 28 | m2 | 115 | 3,229 |
| | *Block B&C - Residential* | Party Walls between apartments / Corridors | FR60 | 10,856 | m2 | 115 | 1,248,496 |
| | *Block B&C - Residential* | Walls within apartments; as measured (including lining to pods) | | 18,285 | m2 | 90 | 1,645,657 |
| | *Block B&C - Residential* | Patressing (6m2/unit) | 6 | 1,830 | m2 | 30 | 54,900 |
| | *Block B&C - Commercial* | Lining to internal face of external wall | | 691 | m2 | 70 | 48,357 |
| | *Block B&C - Residential* | Lining to internal face of external wall | | 9,791 | m2 | 70 | 685,381 |
| | *Block B&C - Commercial* | Lining core walls | | 624 | m2 | 70 | 43,653 |
| | *Block B&C - Residential* | Lining core walls | | 5,760 | m2 | 70 | 403,167 |
| | *Block B&C - Commercial* | Riser Walls | | 9 | m2 | 140 | 1,324 |
| | *Block B&C - Residential* | Riser Walls | | 2,230 | m2 | 140 | 312,263 |
| | *Block B&C - Residential* | Nib walls | | 1,241 | m2 | 90 | 111,713 |
| | | **Internal walls and partitions; BOH** | | | | | |
| | *Block B&C - Commercial* | Walls to BOH Spaces; Assumed Blockwork | | 1,233 | m2 | 140 | 172,674 |
| | *Block B&C - Residential* | Walls to BOH Spaces; Assumed Blockwork | | 780 | m2 | 140 | 109,186 |

Detailed Analysis of Costs

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| | | **Internal walls and partitions; Commercial and Retail** | | | | | |
| | *Block B&C* | Internal walls and partitions; | Shell & Core | | | | Excluded |
| | *Block B&C - Commercial* | Existing wall to back of new flagship - acoustic & fire upgrades | provisional | 524 | m2 | 125 | 65,561 |
| | *Block B&C - Commercial* | Existing walls to JD Sports corridor - works TBC | provisional | 1 | item | 30,000 | 30,000 |
| 2.8 | | Internal doors | | | | | |
| | | **Block A** | | | | | |
| | | **Internal Doors** | | | | | |
| | | BTR Room Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block A - Residential* | To unit entrance doors; FD60S; single | | 75 | nr | 817 | 61,275 |
| | *Block A - Residential* | To unit bathroom doors. Premdor Speed Set - Pre Hung | | 75 | nr | 361 | 27,075 |
| | *Block A - Residential* | To unit ensuites doors. Premdor Speed Set - Pre Hung - assumed to 2 & 3Beds | | 24 | nr | 361 | 8,664 |
| | *Block A - Residential* | To unit bedroom doors. Premdor Speed Set - Pre Hung | | 112 | nr | 361 | 40,432 |
| | *Block A - Residential* | To unit utility cupboard / storage doors. Premdor Speed Set - Pre Hung | | 150 | nr | 900 | 135,000 |
| | *Block A - Residential* | Allowance for access panel | | 150 | nr | 350 | 52,500 |
| | | **Common Spaces** | | | | | |
| | | Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block A - Commercial* | To stair core; FD60S; single | | 2 | nr | 1,000 | 2,000 |
| | *Block A - Residential* | To stair core; FD60S; single | | 19 | nr | 1,000 | 19,000 |
| | *Block A - Commercial* | To Corridor Lift Lobby; FD60; single | | 2 | nr | 1,000 | 2,000 |
| | *Block A - Residential* | To Corridor Lift Lobby; FD60; single | | 19 | nr | 1,000 | 19,000 |
| | *Block A - Commercial* | To Corridor Doors; Single | | 2 | nr | 1,000 | 2,000 |
| | *Block A - Residential* | To Corridor Doors; Single | | 19 | nr | 1,000 | 19,000 |
| | *Block A - Commercial* | Riser Doors; FD120S; Assumed Double | Assumed - shown but not fully detailed | 4 | nr | 1,200 | 4,800 |
| | *Block A - Residential* | Riser Doors; FD120S; Assumed Double | Assumed - shown but not fully detailed | 113 | nr | 1,200 | 135,600 |
| | | **Internal doors; BOH** | | | | | |
| | *Block A - Commercial* | To plant / cycle storage/ refuse etc; FD60S; single | | 3 | nr | 1,200 | 3,600 |
| | *Block A - Commercial* | To plant / cycle storage/ refuse etc; FD60S; double | | 2 | nr | 1,500 | 3,000 |
| | | **Internal doors - Commercial / Retail** | | | | | |
| | | **Common Spaces** | | | | | |
| | | Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block A - Commercial* | Doors to Commercial / Retail Space; single | Shell & Core | 4 | nr | 900 | 3,600 |
| | *Block A - Commercial* | Doors to Commercial / Retail Space; double | Shell & Core | 2 | nr | 1,100 | 2,200 |
| | | **Block B&C** | | | | | |
| | | **Residential** | | | | | |
| | | BTR Room Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block B&C - Residential* | To unit entrance doors; FD60S; single | | 305 | nr | 817 | 249,185 |
| | *Block B&C - Residential* | To unit bathroom doors. Premdor Speed Set - Pre Hung | | 314 | nr | 361 | 113,354 |
| | *Block B&C - Residential* | To unit ensuites doors. Premdor Speed Set - Pre Hung - assumed to 2 & 3Beds | | 164 | nr | 361 | 59,204 |
| | *Block B&C - Residential* | To unit bedroom doors. Premdor Speed Set - Pre Hung | | 446 | nr | 361 | 161,006 |
| | *Block B&C - Residential* | To unit utility cupboard / storage doors. Premdor Speed Set - Pre Hung | | 610 | nr | 900 | 549,000 |
| | *Block B&C - Residential* | Allowance for access panel | | 610 | nr | 350 | 213,500 |
| | | **Common Spaces** | | | | | |
| | | Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block B&C - Commercial* | To stair core; FD60S; single | | 8 | nr | 1,000 | 8,000 |
| | *Block B&C - Residential* | To stair core; FD60S; single | | 65 | nr | 1,000 | 65,000 |
| | *Block B&C - Commercial* | To Corridor Lift Lobby; FD60; single | | 8 | nr | 1,000 | 8,000 |
| | *Block B&C - Residential* | To Corridor Lift Lobby; FD60; single | | 65 | nr | 1,000 | 65,000 |
| | *Block B&C - Commercial* | To Corridor Doors; Single | | 8 | nr | 1,000 | 8,000 |
| | *Block B&C - Residential* | To Corridor Doors; Single | | 65 | nr | 1,000 | 65,000 |
| | *Block B&C - Commercial* | Riser Doors; FD120S; Assumed Double | Assumed - shown but not fully detailed | 16 | nr | 1,200 | 19,200 |
| | *Block B&C - Residential* | Riser Doors; FD120S; Assumed Double | Assumed - shown but not fully detailed | 444 | nr | 1,200 | 532,800 |
| | | **Internal doors; BOH** | | | | | |
| | *Block B&C - Commercial* | To plant / cycle storage/ refuse etc; FD60S; single | | 3 | nr | 1,200 | 3,600 |
| | *Block B&C - Commercial* | To plant / cycle storage/ refuse etc; FD60S; double | | 4 | nr | 1,500 | 6,000 |
| | *Block B&C - Residential* | To plant / cycle storage/ refuse etc; FD60S; single | | 12 | nr | 1,200 | 14,400 |
| | *Block B&C - Residential* | To plant / cycle storage/ refuse etc; FD60S; double | | 2 | nr | 1,500 | 3,000 |
| | | **Internal doors - Commercial / Retail** | | | | | |
| | | **Common Spaces** | | | | | |
| | | Doorsets; to include frame, leaf, ironmongery and decoration | | | | | |
| | *Block B&C - Commercial* | Doors to Commercial / Retail Space; single | Shell & Core | 5 | nr | 900 | 4,500 |
| | *Block B&C - Commercial* | Doors to Commercial / Retail Space; double | Shell & Core | 5 | nr | 1,100 | 5,500 |
| 3.1 | | Wall finishes | | | | | |
| | | **Wall finishes - Block A** | | | | | |
| | | Composite Item | | | | | |
| | *Block A - Residential* | Resi Wall Finishes - Painted | Composite Item Per Unit | 75 | nr | 3,500 | 262,500 |
| | *Block A - Residential* | Allowance for Tiled Kitchen Splashback | | 75 | nr | 750 | 56,250 |
| | *Block A - Commercial* | Party Wall Finishes - Painted | | 78 | m2 | 12 | 934 |
| | *Block A - Residential* | Party Wall Finishes - Painted | | 6,133 | m2 | 12 | 73,599 |
| | *Block A - Commercial* | Allowance for feature walls to entrance | | 1 | Item | 25,000 | 25,000 |
| | *Block A - Commercial* | Decoration to Plant / Misc | | 1 | Item | 20,000 | 20,000 |
| | | **Wall finishes - Commercial / Retail** | | | | | |
| | | Composite Item | | | | | |

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| | | **Detailed Analysis of Costs** | | | | | |
| | *Block A - Commercial* | Resi Wall Finishes - Painted | Shell & Core | 920 | m2 | 200 | Excluded |
| | *Block A - Commercial* | Allowance for feature wall finishes (Asumed 20%) | | 1 | Item | | Excluded |
| | | **Wall finishes - Amenity** | | | | | |
| | | Composite Item | | | | | |
| | *Block A - Residential* | Resi Wall Finishes - Painted | | 222 | m2 | 200 | 44,400 |
| | *Block A - Commercial* | Enchanced Finish to Lobby | | 48 | m2 | 400 | 19,216 |
| | | **Wall finishes - Block B&C** | | | | | |
| | | Composite Item | | | | | |
| | *Block B&C - Residential* | Resi Wall Finishes - Painted | Composite Item Per Unit | 305 | nr | 3,500 | 1,067,500 |
| | *Block B&C - Residential* | Allowance for Tiled Kitchen Splashback | | 305 | nr | 750 | 228,750 |
| | *Block B&C - Residential* | Party Wall Finishes - Painted | | 21,713 | m2 | 12 | 260,556 |
| | *Block B&C - Commercial* | Party Wall Finishes - Painted | | 56 | m2 | 12 | 674 |
| | *Block B&C - Commercial* | Allowance for feature walls to entrance | | 1 | Item | 25,000 | 25,000 |
| | *Block B&C - Commercial* | Decoration to Plant / Misc | | 1 | Item | 20,000 | 20,000 |
| | | **Wall finishes - Commercial / Retail** | | | | | |
| | | Composite Item | | | | | |
| | *Block B&C - Commercial* | Resi Wall Finishes - Painted | Shell & Core | 1,944 | m2 | 200 | Excluded |
| | *Block B&C - Commercial* | Allowance for feature wall finishes (Asumed 20%) | | 1 | Item | | Excluded |
| | | **Wall finishes - Amenity** | | | | | |
| | | Composite Item | | | | | |
| | *Block B&C - Residential* | Resi Wall Finishes - Painted | | 271 | m2 | 200 | 54,110 |
| | *Block B&C - Commercial* | Enchanced Finish to Lobby | | 209 | m2 | 400 | 83,604 |
| 3.2 | | Floor finishes | | | | | |
| | | ***Floor Finishes*** | | | | | |
| | | BTR Units | | | | | |
| | *Block A - Commercial* | Generally; Regupol Underlay / Levelling Latex Throughout | | 1,070 | m2 | 30 | 32,088 |
| | *Block A - Residential* | Generally; Regupol Underlay / Levelling Latex Throughout | | 5,907 | m2 | 30 | 177,224 |
| | *Block A - Residential* | LVT Flooring - Amtico or equivalent | | 4,761 | m2 | 50 | 238,025 |
| | *Block A - Commercial* | Circulation - Carpet Tiles | | 41 | m2 | 45 | 1,827 |
| | *Block A - Residential* | Circulation - Carpet Tiles | | 429 | m2 | 45 | 19,305 |
| | *Block A - Residential* | Tiling to bathrooms (Floorless Pods) | | 495 | m2 | 130 | 64,350 |
| | *Block A - Commercial* | Screed to BoH | | 573 | m2 | 50 | 28,626 |
| | *Block A - Residential* | Screed to BoH | | 855 | m2 | 50 | 42,742 |
| | *Block A - Commercial* | Floor finish to plant / refuse and cycle stores | | 573 | m2 | 30 | 17,175 |
| | *Block A - Residential* | Floor finish to plant / refuse and cycle stores | | 855 | m2 | 30 | 25,645 |
| | *Block A - Commercial* | e/o for Lobby & Amenity | | 48 | m2 | 85 | 4,083 |
| | *Block A - Residential* | e/o for Lobby & Amenity | | 222 | m2 | 85 | 18,870 |
| | *Block A - Commercial* | Retail and Commercial - Shell & Core | | 920 | m2 | | Excluded |
| | | ***Floor Finishes*** | | | | | |
| | | BTR Units | | | | | |
| | *Block B&C - Commercial* | Generally; Regupol Underlay / Levelling Latex Throughout | | 2,680 | m2 | 30 | 80,414 |
| | *Block B&C - Residential* | Generally; Regupol Underlay / Levelling Latex Throughout | | 25,633 | m2 | 30 | 768,984 |
| | *Block B&C - Residential* | LVT Flooring - Amtico or equivalent | | 19,081 | m2 | 50 | 954,055 |
| | *Block B&C - Commercial* | Circulation - Carpet Tiles | | 264 | m2 | 45 | 11,890 |
| | *Block B&C - Residential* | Circulation - Carpet Tiles | | 1,426 | m2 | 45 | 64,190 |
| | *Block B&C - Residential* | Tiling to bathrooms (Floorless Pods) | | 2,390 | m2 | 130 | 310,700 |
| | *Block B&C - Commercial* | Screed to BoH | | 335 | m2 | 50 | 16,768 |
| | *Block B&C - Residential* | Screed to BoH | | 857 | m2 | 50 | 42,870 |
| | *Block B&C - Commercial* | Floor finish to plant / refuse and cycle stores | | 335 | m2 | 30 | 10,061 |
| | *Block B&C - Residential* | Floor finish to plant / refuse and cycle stores | | 857 | m2 | 30 | 25,722 |
| | *Block B&C - Commercial* | e/o for Lobby & Amenity | | 209 | m2 | 85 | 17,766 |
| | *Block B&C - Residential* | e/o for Lobby & Amenity | | 271 | m2 | 85 | 22,997 |
| | *Block B&C - Commercial* | Retail and Commercial - Shell & Core | | 1,944 | m2 | | Excluded |
| | *Block B&C - Residential* | Screed to BoH JD sports | | 200 | m2 | 50 | 10,000 |
| 3.3 | | Ceiling finishes | | | | | |
| | | **Ceiling finishes - Block A** | | | | | |
| | | Composite Item | | | | | |
| | *Block A - Residential* | Resi Finishes | Plasterboard | 4,761 | m2 | 55 | 261,828 |
| | *Block A - Commercial* | Ceiling Finishes to Communal | Plasterboard Margin, Mineral Board | 41 | m2 | 80 | 3,248 |
| | *Block A - Residential* | Ceiling Finishes to Communal | Plasterboard Margin, Mineral Board | 429 | m2 | 80 | 34,319 |
| | *Block A - Commercial* | Concrete paint / sealant BOH areas | | 450 | m2 | 30 | 13,514 |
| | *Block A - Residential* | Concrete paint / sealant BOH areas | | 43 | m2 | 30 | 1,289 |
| | *Block A - Commercial* | Ceiling Finishes to Amenity | Plasterboard Margin, Mineral Board | 48 | m2 | 80 | 3,843 |
| | *Block A - Residential* | Ceiling Finishes to Amenity | Plasterboard Margin, Mineral Board | 222 | m2 | 80 | 17,760 |
| | *Block A - Commercial* | Ceiling Finishes to Retail & Commercial | Plasterboard Margin, Mineral Board | 920 | m2 | 80 | 73,616 |
| | *Block A - Commercial* | Allowance for feature to entrance | | 1 | item | 25,000 | 25,000 |
| | | **Ceiling finishes - Block B&C** | | | | | |
| | | Composite Item | | | | | |
| | *Block B&C - Residential* | Resi Finishes | Plasterboard | 19,081 | m2 | 55 | 1,049,461 |
| | *Block B&C - Commercial* | Ceiling Finishes to Communal | Plasterboard Margin, Mineral Board | 264 | m2 | 80 | 21,138 |
| | *Block B&C - Residential* | Ceiling Finishes to Communal | Plasterboard Margin, Mineral Board | 1,426 | m2 | 80 | 114,116 |
| | *Block B&C - Commercial* | Concrete paint / sealant BOH areas | | 335 | m2 | 30 | 10,061 |
| | *Block B&C - Residential* | Concrete paint / sealant BOH areas | | 857 | m2 | 30 | 25,722 |
| | *Block B&C - Commercial* | Ceiling Finishes to Amenity | Plasterboard Margin, Mineral Board | 209 | m2 | 80 | 16,721 |
| | *Block B&C - Residential* | Ceiling Finishes to Amenity | Plasterboard Margin, Mineral Board | 271 | m2 | 80 | 21,644 |
| | *Block B&C - Commercial* | Ceiling Finishes to Retail & Commercial | Plasterboard Margin, Mineral Board | 1,944 | m2 | 80 | 155,534 |
| | *Block B&C - Commercial* | Allowance for feature to entrance | | 1 | item | 25,000 | 25,000 |

| Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|
| Detailed Analysis of Costs | | | | | | |
| 4.1 | General fittings, furnishings and equipment - For Base Build | | | | | |
| | **Kitchens - Block A** | | | | | |
| *Block A - Residential* | Kitchens including white goods | Splashback / Appliances | 75 | nr | 6,900 | 517,500 |
| | Bathroom Fit Out Items (Floorless) | | | | | |
| *Block A - Residential* | To BTR Units (Includes Tiling to walls - excludes floor tiles) | | 75 | nr | 6,200 | 465,000 |
| *Block A - Residential* | To BTR Units (Includes Tiling to walls - excludes floor tiles) | Ensuites to 2B4P + 3B only | 24 | nr | 6,000 | 144,000 |
| | Wardrobes / Shelving | | | | | |
| *Block A - Residential* | Allowance for wardrobes - assume 1nr wardrobe | | 112 | nr | 750 | 84,000 |
| | Signage | | | | | |
| *Block A - Residential* | Statutory Signage | | 21 | nr | 350 | 7,350 |
| *Block A - Residential* | Way finding signage, including apartment door numbers and external building sign | | 1 | Item | 11,250 | 11,250 |
| *Block A - Commercial* | Building Signage | | 1 | Item | 30,000 | 30,000 |
| | Cycle Stores | | | | | |
| *Block A - Residential* | Cycle racks | | 75 | nr | 250 | 18,750 |
| | Letter Boxes | | | | | |
| *Block A - Residential* | Allow 1 per apartment | | 75 | nr | 200 | 15,000 |
| | Blinds | | | | | |
| *Block A - Residential* | To all apartment windows; Allowance per unit | | 75 | nr | 350 | 26,250 |
| | FF&E | | | | | |
| *Block A - Commercial* | Reception Desk | Allowance | 1 | Item | 20,000 | 20,000 |
| *Block A - Residential* | Loose FF&E | Allowance | | | | Excluded |
| *Block A - Residential* | FF&E to Amenity | Allowance | | | | Excluded |
| | **Kitchens - Block B&C** | | | | | |
| *Block B&C - Residential* | Kitchens including white goods | Splashback / Appliances | 305 | nr | 6,900 | 2,104,500 |
| | Bathroom Fit Out Items (Floorless) | | | | | |
| *Block B&C - Residential* | To BTR Units (Includes Tiling to walls - excludes floor tiles) | | 305 | nr | 6,200 | 1,891,000 |
| *Block B&C - Residential* | To BTR Units (Includes Tiling to walls - excludes floor tiles) | Ensuites to 2B4P + 3B only | 164 | nr | 6,000 | 984,000 |
| | Wardrobes / Shelving | | | | | |
| *Block B&C - Residential* | Allowance for wardrobes - assume 1nr wardrobe | | 446 | nr | 750 | 334,500 |
| | Signage | | | | | |
| *Block B&C - Residential* | Statutory Signage | | 73 | nr | 350 | 25,550 |
| *Block B&C - Residential* | Way finding signage, including apartment door numbers and external building sign | | 1 | Item | 45,750 | 45,750 |
| *Block B&C - Commercial* | Building Signage | | 1 | Item | 30,000 | 30,000 |
| | Cycle Stores | | | | | |
| *Block B&C - Commercial* | Cycle racks | | 305 | nr | 250 | 76,250 |
| | Letter Boxes | | | | | |
| *Block B&C - Residential* | Allow 1 per apartment | | 305 | nr | 200 | 61,000 |
| | Blinds | | | | | |
| *Block B&C - Residential* | To all apartment windows; Allowance per unit | | 305 | nr | 350 | 106,750 |
| | FF&E | | | | | |
| *Block B&C - Commercial* | Reception Desk - 1 per block for B & C | Allowance | 2 | Item | 20,000 | 40,000 |
| *Block B&C - Commercial* | Parcel lockers to delivery hub | | 74 | item | 500 | 37,000 |
| *Block B&C - Residential* | Loose FF&E | Allowance | | | | Excluded |
| *Block B&C - Residential* | FF&E to Amenity | Allowance | | | | Excluded |
| 4.11 | General fittings, furnishings and equipment | | | | | |
| | Excluded | | | | | |
| 5.01 | Sanitary appliances | | | | | |
| | Included in 4.1; Prefabricated pods | | | | | |
| 5.02 | Service equipment | | | | | |
| | **All in MEP - Block A** | | | | | |
| *Block A - Residential* | All In M&E Services to Resi Apartments - Decentralised Exhaust ASHP Hot Water with underfloor heating and MVHR | | 75 | nr | 50,000 | 3,750,000 |
| *Block A - Residential* | E/O for NoX filters to western road apartments | | 24 | nr | 3,000 | 72,000 |
| *Block A - Commercial* | M&E to amenity space - assume VRF and no domestic ventillation. | | 48 | m2 | 500 | 24,020 |
| *Block A - Residential* | M&E to amenity space - assume VRF and no domestic ventillation. | | 222 | m2 | 500 | 111,000 |
| *Block A - Commercial* | Commercial Sprinklers Distribution to Amenity | Assumed | 48 | m2 | 54 | 2,585 |
| *Block A - Residential* | Commercial Sprinklers Distribution to Amenity | Assumed | 222 | m2 | 54 | 11,948 |
| *Block A - Commercial* | M&E shell & Core to Commerical/Retail | Shell & Core | 920 | m2 | 100 | 92,020 |
| *Block A - Commercial* | M&E shell & Core and lighting to BOH & Cycle Storage | | 450 | m2 | 150 | 67,569 |
| *Block A - Residential* | M&E shell & Core and lighting to BOH & Cycle Storage | | 43 | m2 | 150 | 6,443 |
| | **All in MEP - Block B&C** | | | | | |
| *Block B&C - Residential* | All In M&E Services to Resi Apartments - Decentralised Exhaust ASHP Hot Water with underfloor heating and MVHR | | 305 | nr | 50,000 | 15,250,000 |
| *Block B&C - Residential* | E/O for NoX filters to western road apartments | | 62 | nr | 3,000 | 186,000 |
| *Block B&C - Commercial* | M&E to amenity space - assume VRF and no domestic ventillation | | 209 | m2 | 500 | 104,505 |
| *Block B&C - Residential* | M&E to amenity space - assume VRF and no domestic ventillation | | 271 | m2 | 500 | 135,275 |

Detailed Analysis of Costs

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| | *Block B&C - Commercial* | Commercial Sprinklers Distribution to Amenity | Assumed | 209 | m2 | 54 | 11,249 |
| | *Block B&C - Residential* | Commercial Sprinklers Distribution to Amenity | Assumed | 271 | m2 | 54 | 14,561 |
| | *Block B&C - Commercial* | M&E shell & Core to Commerical/Retail | Shell & Core | 1,944 | m2 | 100 | 194,417 |
| | *Block B&C - Commercial* | M&E shell & Core and lighting to BOH & Cycle Storage | | 335 | m2 | 150 | 50,303 |
| | *Block B&C - Residential* | M&E shell & Core and lighting to BOH & Cycle Storage | | 857 | m2 | 150 | 128,610 |
| 5.03 | | Disposal installations | | | | | |
| | | | | | | | - |
| 5.04 | | Water installations | | | | | |
| | | | | | | | - |
| 5.05 | | Heat source | | | | | |
| | | | | | | | - |
| 5.06 | | Space heating and air conditioning | | | | | |
| | | | | | | | - |
| 5.07 | | Ventilation systems | | | | | |
| | *Block A - Commercial* | Allowance for smoke extract ventillation strategy - mechanical extract shafts | | 3 | nr. | 10,000 | 30,000 |
| | *Block A - Residential* | Allowance for smoke extract ventillation strategy - mechanical extract shafts | | 3 | nr. | 80,000 | 240,000 |
| | *Block A - Residential* | Roof mounted fans for smoke shafts | | 3 | nr. | 50,000 | 150,000 |
| | *Block B&C - Commercial* | Allowance for smoke extract ventillation strategy - mechanical extract shafts | | 6 | nr. | 20,000 | 120,000 |
| | *Block B&C - Residential* | Allowance for smoke extract ventillation strategy - mechanical extract shafts | Building B | 3 | nr. | 130,000 | 390,000 |
| | *Block B&C - Residential* | Allowance for smoke extract ventillation strategy - mechanical extract shafts | Building C | 3 | nr. | 230,000 | 690,000 |
| | *Block B&C - Residential* | Roof mounted fans for smoke shafts | | 6 | nr. | 50,000 | 300,000 |
| 5.08 | | Electrical installations | | | | | |
| | | | | | | | |
| 5.09 | | Gas and other fuel installations | | | | | |
| | | | | | | | |
| 5.10 | | Lift and conveyor installations | | | | | |
| | | <u>Passenger Lifts - Block A</u> | | | | | |
| | *Block A - Residential* | Passenger Lifts; 13 person; Nr of Cars | | 3 | nr | 75,000 | 225,000 |
| | *Block A - Commercial* | Passenger Lifts; 13 person; Nr of Stops - Assume 1.6m/s (MRL); FF | | 3 | nr | 9,000 | 27,000 |
| | *Block A - Residential* | Passenger Lifts; 13 person; Nr of Stops - Assume 1.6m/s (MRL); FF | Assume 1 lift to roof only | 28 | nr | 9,000 | 252,000 |
| | | <u>Passenger Lifts - Block B&C</u> | | | | | |
| | *Block B&C - Commercial* | Cycle lift & goods lift from G1-L1 - retail fire escape/new service core | | 2 | nr | 75,000 | 150,000 |
| | *Block B&C - Residential* | Passenger Lifts; 13 person; Nr of Cars | | 6 | nr | 75,000 | 450,000 |
| | *Block B&C - Commercial* | Passenger Lifts; 13 person; Nr of Stops - Assume 1.6m/s (MRL); FF | | 6 | nr | 9,000 | 54,000 |
| | *Block B&C - Residential* | Passenger Lifts; 13 person; Nr of Stops - Assume 1.6m/s (MRL); FF | Assume 1 lift to roof only | 103 | nr | 9,000 | 927,000 |
| 5.11 | | Fire and lightning protection | | | | | |
| | | <u>Commercial Sprinklers</u> | | | | | |
| | *Block A - Residential* | Commercial Sprinkler | OH3 System Assumed | 1 | Item | 150,000 | 150,000 |
| | *Block A - Residential* | Allowance for 1 wet riser per staircase - not required for Block A | | | | | Excluded |
| | *Block A - Residential* | Additional wet riser tank for above - assume current design provision is sufficient | | | | | Excluded |
| | *Block B&C - Residential* | Commercial Sprinkler | OH3 System Assumed | 2 | nr | 150,000 | 300,000 |
| | *Block B&C - Residential* | Allowance for 1 wet riser per staircase | | | | Included in baseline allowances | |
| | *Block B&C - Residential* | Additional wet riser tank for above - assume current design provision is sufficient | | | | | Excluded |
| 5.12 | | Communications, security and control systems | | | | | |
| | | | | | | | - |
| 5.13 | | Specialist installations | | | | | |
| | *Block A - Residential* | Enhancement to roof for PV panels | As per landscape design | 107 | m2 | 400 | 42,760 |
| | *Block B&C - Residential* | Enhancement to roof for PV panels | As per landscape design | 256 | m2 | 400 | 102,400 |
| 5.14 | | Builders' work in connection | | | | | |
| | | | | | | | |
| 5.15 | | Testing and commissioning etc | | | | | |
| | | | | | | | - |
| 6 | | Complete building and building units | | | | | |
| | | | | | | | - |
| 7 | | Work to existing buildings | | | | | |
| | | | | | | | - |
| 8 | | External Works | | | | | |
| | | **<u>Site Wide Landscaping</u>** | | | | | |
| | | <u>Typical Paving Sub-Base Build Ups</u> | | | | | |
| | *Site Wide Infrastructure* | 150mm thick type 1 | | 2,653 | m2 | 25 | 66,320 |
| | *Site Wide Infrastructure* | 150mm thick concrete slab | | 2,653 | m2 | 190 | 504,032 |
| | *Site Wide Infrastructure* | Geotextile layer | | 2,653 | m2 | 4 | 9,285 |
| | *Site Wide Infrastructure* | Compaction | | 2,653 | m2 | 3 | 6,632 |
| | | <u>Hard Landscaping; Generally</u> | | | | | |
| | *Site Wide Infrastructure* | Natural stone or concrete flag paving to Western Road | | 917 | m2 | 175 | 160,475 |
| | *Site Wide Infrastructure* | Natural stone paving to liberty square central | | 339 | m2 | 175 | 59,395 |
| | *Site Wide Infrastructure* | High quality natural stone paving to central walkways | | 850 | m2 | 250 | 212,475 |
| | *Site Wide Infrastructure* | Smaller scale (dutch clay) paving to Stewards Yard | | 353 | m2 | 200 | 70,560 |
| | *Site Wide Infrastructure* | Smaller scale (dutch clay) paving to Block C mews | | 194 | m2 | 200 | 38,740 |
| | *Site Wide Infrastructure* | Asphalt to service road | | 2,507 | m2 | 65 | 162,968 |
| | | <u>Features; Generally</u> | | | | | |
| | *Site Wide Infrastructure* | External Lighting | | 1 | item | 150,000 | 150,000 |
| | *Site Wide Infrastructure* | Raised planters to Stewards yard | | 102 | m2 | 350 | 35,805 |
| | *Site Wide Infrastructure* | Structure for green roof to service road | | 200 | m2 | 100 | 20,010 |

| | Split | Description | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|
| | | Detailed Analysis of Costs | | | | |
| | *Site Wide Infrastructure* | Raised planters with timber seating around - liberty square central | 44 | m2 | 400 | 17,480 |
| | *Site Wide Infrastructure* | Powder coated steel raised planters - liberty square central | 90 | m2 | 300 | 26,850 |
| | *Site Wide Infrastructure* | Timber deck through suds planting to libery square central | 43 | lm | 250 | 10,850 |
| | *Site Wide Infrastructure* | Curved timber table - Stewards Yard | 6 | nr | 750 | 4,500 |
| | *Site Wide Infrastructure* | Sheffield cycle stands | 36 | nr | 500 | 18,000 |
| | *Site Wide Infrastructure* | Bespoke tiered seating to liberty square central | 21 | m2 | 1,000 | 20,700 |
| | *Site Wide Infrastructure* | Powder coated steel raised planters - block C mews | 62 | m2 | 300 | 18,720 |
| | *Site Wide Infrastructure* | Timber bench - block c mews | 2 | lm | 1,000 | 1,800 |
| | *Site Wide Infrastructure* | Timber seats - block c mews | 2 | nr | 750 | 1,500 |
| | *Site Wide Infrastructure* | Timber seats - liberty square central | 2 | nr | 750 | 1,500 |
| | *Site Wide Infrastructure* | Timber bench - liberty square central | 2 | lm | 1,000 | 1,900 |
| | *Site Wide Infrastructure* | Curved timber bench - liberty square central | 3 | lm | 1,500 | 4,800 |
| | *Site Wide Infrastructure* | Timber bench - in front of block A | 2 | lm | 1,000 | 2,100 |
| | *Site Wide Infrastructure* | Timber seats - in front of block A | 4 | nr | 750 | 3,000 |
| | *Site Wide Infrastructure* | Raised gateway to extrance | 1 | item | 7,500 | 7,500 |
| | *Site Wide Infrastructure* | Change of material trim to central liberty | 47 | lm | 250 | 11,825 |
| | *Site Wide Infrastructure* | Change of material trim - block C mews | 7 | lm | 250 | 1,750 |
| | | Site drainage | | | | |
| | *Site Wide Infrastructure* | Generally; to hard paved areas | 2,653 | m2 | 65 | 172,432 |
| | | Attenuation Tank | | | | |
| | *Site Wide Infrastructure* | General allowance (Scope to be defined) | 2 | nr | 150,000 | 300,000 |
| | | Soft Landscaping; Generally | | | | |
| | *Site Wide Infrastructure* | Shrubs to raised planters | 202 | m2 | 50 | 10,120 |
| | *Site Wide Infrastructure* | Suds/raingarden planting to GF | 85 | m2 | 150 | 12,780 |
| | *Site Wide Infrastructure* | Green roofs to bin shelters on service road | 73 | m2 | 75 | 5,490 |
| | *Site Wide Infrastructure* | Shrubs to raised planters on service road | 192 | m2 | 50 | 9,580 |
| | *Site Wide Infrastructure* | Semi mature trees to Western road | 7 | nr | 2,000 | 14,000 |
| | *Site Wide Infrastructure* | Trees generally | 32 | nr | 1,000 | 32,000 |
| | | **Block A** | | | | |
| | | Terrace Hard Landscaping | | | | |
| | *Block A - Residential* | Porcelain pedestal paving to roof terraces | 510 | m2 | 250 | 127,400 |
| | *Block A - Residential* | Gravel to roof - included in roof cost | | | | Included |
| | *Block A - Residential* | Bespoke tiered seating/state element to Block A roof | 28 | m2 | 350 | 9,765 |
| | *Block A - Residential* | Powder coated steel raised planters to Block A roof | 396 | m2 | 300 | 118,680 |
| | | Features; Generally | | | | |
| | *Block A - Residential* | Timber table/seating combo to Block A roof | 5 | nr | 4,000 | 20,000 |
| | *Block A - Residential* | Timber benches to Block A roof | 20 | lm | 1,000 | 20,000 |
| | | Terrace Soft Landscaping | | | | |
| | *Block A - Residential* | Biodiverse green/brown roofs | 204 | m2 | | Included |
| | *Block A - Residential* | Lawn to roof terrace | 121 | m2 | 100 | 12,060 |
| | *Block A - Residential* | Shrubs to raised planters | 246 | m2 | 50 | 12,295 |
| | *Block A - Residential* | Trees to roof planters | 21 | nr | 1,000 | 21,000 |
| | | **Block B&C roof terraces** | | | | |
| | | Terrace Hard Landscaping | | | | |
| | *Block B&C - Residential* | Play surface to Block B & C link terrace | 189 | m2 | 125 | 23,663 |
| | *Block B&C - Residential* | Porcelain pedestal paving to roof terraces | 465 | m2 | 250 | 116,200 |
| | *Block B&C - Residential* | Gravel to roof - included in roof cost | | | | Included |
| | *Block B&C - Residential* | Stepped natural stone planter to Block B & C roof | 63 | m2 | 450 | 28,260 |
| | *Block B&C - Residential* | Natural play space with bark to above | 33 | m2 | 250 | 8,250 |
| | *Block B&C - Residential* | Powder coated steel raised planters to Block B & C roof | 187 | m2 | 300 | 56,130 |
| | | Features; Generally | | | | |
| | *Block B&C - Residential* | Furniture, Bins, Bollards, Benches and the like | 1 | item | 20,000 | 20,000 |
| | *Block B&C - Residential* | Timber table/seating combo to Block B & C roof | 2 | nr | 4,000 | 8,000 |
| | *Block B&C - Residential* | Play equipment with steel & timber elements to Block B & C roof | 1 | item | 5,000 | 5,000 |
| | *Block B&C - Residential* | Timber benches to Block B & C roof | 12 | lm | 1,000 | 12,400 |
| | *Block B&C - Residential* | Ping pong table - assume precast | 1 | item | 2,500 | 2,500 |
| | *Block B&C - Residential* | Timber seats | 7 | nr | 750 | 5,250 |
| | *Block B&C - Residential* | Pergola; powder coated steel structure and timber slats | 33 | m2 | 600 | 19,800 |
| | *Block B&C - Residential* | Furniture under pergola - excluded | | | | Excluded |
| | *Block B&C - Residential* | Fence to Block C mews - assume 4m high | 52 | m2 | 350 | 18,200 |
| | *Block B&C - Residential* | Double doors to Block C mews | 3 | nr | 1,000 | 3,000 |
| | *Block B&C - Residential* | Enclosures/fencing to private amenity spaces | 78 | m2 | 400 | 31,080 |
| | | Terrace Soft Landscaping | | | | |
| | *Block B&C - Residential* | Biodiverse green/brown roofs | 641 | m2 | | Included |
| | *Block B&C - Residential* | Lawn to roof terrace | 94 | m2 | 100 | 9,400 |
| | *Block B&C - Residential* | Shrubs to raised planters | 339 | m2 | 50 | 16,955 |
| | *Block B&C - Residential* | Climbers to block C façade - assume one level | 136 | m2 | 35 | 4,760 |
| | *Block B&C - Residential* | Trees to roof planters | 23 | nr | 1,000 | 23,000 |
| | *Block B&C - Residential* | Climbers to amenity pergola on Block C | 1 | item | 2,500 | 2,500 |
| 9 | | Facilitating works | | | | |
| | | Demolition and alterations - Phase 1, 2 and 4 | | | | |
| | | Allowance for Demolition of Existing Building | Excluded - Complete by Enabling Works Contractor | | | |
| | | Strip out existing building | Excluded - Complete by Enabling Works Contractor | | | |
| | | Allowance for Hand Demolition to Party Walls | Excluded - Complete by Enabling Works Contractor | | | |
| | | Removal of Asbestos | Excluded - Complete by Enabling Works Contractor | | | |

| | Split | Description | | Quantity | Unit | Rate / £ | Total / £ |
|---|---|---|---|---|---|---|---|
| | | Detailed Analysis of Costs | | | | | |
| | | Incoming service connections and disconnections - Block A | | | | | |
| | | Electricity - Allowances | | | | | |
| | *Site Wide Infrastructure* | Electrical Supply installations | Provisional | 1 | Item | 48,750 | 48,750 |
| | *Site Wide Infrastructure* | Substation allowance - New Substation | | 1 | nr | 200,000 | 200,000 |
| | *Site Wide Infrastructure* | Substation allowance - Refurbish existing | Provisional | 1 | nr | 50,000 | 50,000 |
| | *Site Wide Infrastructure* | Allowance for Back-Up Generator for Life Safety | Assume only 1 required as part of Block B &C | 1 | nr | 200,000 | Excluded |
| | | Gas | | | | | |
| | *Site Wide Infrastructure* | Gas Disconnection / Connection for boilers | | | | | Excluded |
| | | Potable Water | | | | | |
| | *Site Wide Infrastructure* | Incoming Water Connection | | 1 | item | 26,250 | 26,250 |
| | *Site Wide Infrastructure* | Incoming Water Connection | Amenity | 1 | item | 50,000 | 50,000 |
| | *Site Wide Infrastructure* | Sprinkler and Wet Riser | | 1 | item | 50,000 | 50,000 |
| | | Potable Water - Reinforcement Works | | | | | |
| | *Site Wide Infrastructure* | Upgrade of existing network | | | | | Excluded |
| | | Foul Water | | | | | |
| | *Site Wide Infrastructure* | Foul Water Connection | | 1 | Item | 100,000 | 100,000 |
| | | BT / Hyperoptic / Virgin Media | | | | | |
| | *Site Wide Infrastructure* | BT or similar connection | | 1 | Item | 50,000 | 50,000 |
| | | Moving/relocating existing services | | | | | |
| | *Site Wide Infrastructure* | General allowance | Provisional | 1 | item | 500,000 | 500,000 |
| | | Oversailing License Allowance | | | | | |
| | *Site Wide Infrastructure* | General allowance - Excluded | | | | | Excluded |
| | | Incoming service connections and disconnections - Block B&C | | | | | |
| | | Electricity - Allowances | | | | | |
| | *Site Wide Infrastructure* | Electrical Supply installations | Provisional | 1 | Item | 198,250 | 198,250 |
| | *Site Wide Infrastructure* | Substation allowance - New Substation | | 1 | nr | 200,000 | 200,000 |
| | *Site Wide Infrastructure* | Substation allowance - Refurbish existing | | 1 | nr | 50,000 | 50,000 |
| | *Site Wide Infrastructure* | Allowance for Back-Up Generator for Life Safety | | 1 | nr | 200,000 | 200,000 |
| | | Gas | | | | | |
| | *Site Wide Infrastructure* | Gas Disconnection / Connection for boilers | | | | | Excluded |
| | | Potable Water | | | | | |
| | *Site Wide Infrastructure* | Incoming Water Connection | | 1 | item | 106,750 | 106,750 |
| | *Site Wide Infrastructure* | Incoming Water Connection | Amenity | 2 | nr | 50,000 | 100,000 |
| | *Site Wide Infrastructure* | Sprinkler and Wet Riser | | 2 | nr | 50,000 | 100,000 |
| | | Potable Water - Reinforcement Works | | | | | |
| | *Site Wide Infrastructure* | Upgrade of existing network | | | | | Excluded |
| | | Foul Water | | | | | |
| | *Site Wide Infrastructure* | Foul Water Connection | | 2 | Item | 100,000 | 200,000 |
| | | BT / Hyperoptic / Virgin Media | | | | | |
| | *Site Wide Infrastructure* | BT or similar connection | | 2 | Item | 50,000 | 100,000 |
| | | Moving/relocating existing services | | | | | |
| | *Site Wide Infrastructure* | General allowance | Provisional | 1 | item | 500,000 | 500,000 |
| | | Oversailing License Allowance | | | | | |
| | *Site Wide Infrastructure* | General allowance - Excluded | | | | | Excluded |
| 10 | | Contractor's preliminaries | | | | | |
| | *Block A - Commercial* | Main Contractors Preliminaries - Tier 2 | | | | | 882,568 |
| | *Block A - Residential* | Main Contractors Preliminaries - Tier 2 | | | | | 3,509,073 |
| | *Block B&C - Commercial* | Main Contractors Preliminaries - Tier 2 | | | | | 1,688,968 |
| | *Block B&C - Residential* | Main Contractors Preliminaries - Tier 2 | | | | | 13,713,752 |
| | *Site Wide Infrastructure* | Main Contractors Preliminaries - Tier 2 | | | | | 1,037,015 |
| 11 | | Main contractor's overheads and profit | | | | | |
| | *Block A - Commercial* | Main Contractors OH&P | | | | | 251,894 |
| | *Block A - Residential* | Main Contractors OH&P | | | | | 1,001,527 |
| | *Block B&C - Commercial* | Main Contractors OH&P | | | | | 472,327 |
| | *Block B&C - Residential* | Main Contractors OH&P | | | | | 3,835,105 |
| | *Site Wide Infrastructure* | Main Contractors OH&P | | | | | 295,975 |
| 12 | | Project / design team fees | | | | | |
| | | Design fees (Excluded) | | | Excl | | - |
| 13 | | Inflation | | | | | |
| | *Resi* | Current Day | | | | | |

**Romford, Liberty - Phase 1**
**Unit and Area Schedule**
**11 December 2025**

| Location | BTR Accommodation | | | | | | | | | Ancillary Space | | | | | | | | | | | Totals | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Phase 1 - Building A*** | | | | | | | | | | | | | | | | | | | | | | |
| | Total | 1b1p | 1b2p | 2b3p | 2b4p | 3b4p | 3b5p | 3b6p | Demising Walls | Circulation | Stair | Lifts | Lifts Lobby | Risers | Internal amenity | Boh/Cycles/Plant | Lobby | Commercial/Retail | Balconies | Terrace | NIA | GIA |
| | no | no | no | no | no | no | no | no | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 |
| Ground Floor | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 94 | 41 | 31 | 14 | 42 | 2 | 0 | 450 | 48 | 920 | 0 | 0 | 0 | 1,642 |
| Level 1 | **7** | 1 | 4 | 1 | 1 | 0 | 0 | 0 | 56 | 72 | 31 | 15 | 23 | 11 | 222 | 43 | 0 | 0 | 0 | 722 | 426 | 899 |
| Level 2 | **11** | 1 | 6 | 2 | 2 | 0 | 0 | 0 | 73 | 62 | 31 | 14 | 23 | 12 | 0 | 0 | 0 | 0 | 0 | 0 | 683 | 899 |
| Level 3 | **11** | 2 | 3 | 2 | 2 | 0 | 2 | 0 | 69 | 62 | 31 | 14 | 24 | 12 | 0 | 0 | 0 | 0 | 46 | 0 | 687 | 899 |
| Level 4 | **11** | 2 | 3 | 2 | 2 | 0 | 2 | 0 | 69 | 62 | 31 | 14 | 24 | 12 | 0 | 0 | 0 | 0 | 46 | 0 | 687 | 899 |
| Level 5 | **7** | 1 | 3 | 1 | 2 | 0 | 0 | 0 | 47 | 42 | 31 | 14 | 23 | 11 | 0 | 0 | 0 | 0 | 0 | 273 | 446 | 616 |
| Level 6 | **7** | 1 | 3 | 1 | 2 | 0 | 0 | 0 | 47 | 42 | 31 | 14 | 23 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 446 | 616 |
| Level 7 | **7** | 1 | 1 | 2 | 1 | 0 | 2 | 0 | 45 | 30 | 31 | 15 | 24 | 11 | 0 | 0 | 0 | 0 | 54 | 0 | 462 | 616 |
| Level 8 | **7** | 1 | 1 | 2 | 1 | 0 | 2 | 0 | 45 | 29 | 31 | 14 | 24 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 462 | 616 |
| Level 9 | **7** | 1 | 1 | 2 | 1 | 0 | 2 | 0 | 45 | 29 | 31 | 14 | 24 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 462 | 616 |
| Roof | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 86 |
| Total | 75 | 11 | 25 | 15 | 14 | 0 | 10 | 0 | 677 | 470 | 311 | 145 | 253 | 105 | 222 | 493 | 48 | 920 | 145 | 995 | 4,761 | 8,404 |

| Location | BTR Accommodation | | | | | | | | | Ancillary Space | | | | | | | | | | | Totals | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| ***Phase 1 - Building B & C*** | | | | | | | | | | | | | | | | | | | | | | |
| | Total | 1b1p | 1b2p | 2b3p | 2b4p | 3b4p | 3b5p | 3b6p | Demising Walls | Circulation | Stair | Lifts | Lift Lobby | Risers | Internal amenity | Boh/Cycles/Plant | Lobby | Commercial | Balconies | Terrace | NIA | GIA |
| | no | no | no | no | no | no | no | no | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 | m2 |
| Ground Floor | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 114 | 264 | 63 | 37 | 46 | 3 | 0 | 335 | 209 | 1,944 | 0 | 0 | 0 | 3,016 |
| Level 1 | **8** | 1 | 2 | 4 | 1 | 0 | 0 | 0 | 142 | 233 | 62 | 37 | 36 | 21 | 271 | 857 | 0 | 0 | 0 | 240 | 567 | 2,226 |
| Level 2 | **19** | 1 | 5 | 0 | 5 | 0 | 6 | 2 | 134 | 86 | 62 | 31 | 36 | 24 | 0 | 0 | 0 | 0 | 0 | 440 | 1,432 | 1,806 |
| Level 3 | **21** | 3 | 5 | 0 | 6 | 0 | 7 | 0 | 134 | 86 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 89 | 0 | 1,432 | 1,806 |
| Level 4 | **21** | 3 | 5 | 0 | 6 | 0 | 7 | 0 | 134 | 86 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 89 | 0 | 1,432 | 1,806 |
| Level 5 | **21** | 3 | 5 | 0 | 6 | 0 | 7 | 0 | 136 | 86 | 62 | 32 | 36 | 22 | 0 | 0 | 0 | 0 | 90 | 0 | 1,432 | 1,806 |
| Level 6 | **21** | 3 | 5 | 0 | 6 | 0 | 7 | 0 | 136 | 86 | 62 | 32 | 36 | 22 | 0 | 0 | 0 | 0 | 90 | 0 | 1,432 | 1,806 |
| Level 7 | **14** | 4 | 2 | 0 | 5 | 0 | 1 | 2 | 109 | 86 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 61 | 476 | 995 | 1,344 |
| Level 8 | **18** | 6 | 3 | 2 | 7 | 0 | 0 | 0 | 112 | 64 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 98 | 0 | 1,015 | 1,343 |
| Level 9 | **18** | 6 | 3 | 2 | 7 | 0 | 0 | 0 | 112 | 64 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 98 | 0 | 1,015 | 1,343 |
| Level 10 | **18** | 6 | 3 | 2 | 7 | 0 | 0 | 0 | 112 | 64 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 98 | 0 | 1,015 | 1,343 |
| Level 11 | **18** | 6 | 3 | 2 | 7 | 0 | 0 | 0 | 112 | 64 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 98 | 0 | 1,015 | 1,343 |
| Level 12 | **18** | 6 | 3 | 2 | 7 | 0 | 0 | 0 | 112 | 64 | 62 | 32 | 36 | 23 | 0 | 0 | 0 | 0 | 98 | 0 | 1,015 | 1,343 |
| Level 13 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 14 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 15 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 16 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 17 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 18 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 19 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 20 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 21 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 22 | **9** | 3 | 2 | 2 | 2 | 0 | 0 | 0 | 57 | 36 | 31 | 17 | 17 | 12 | 0 | 0 | 0 | 0 | 65 | 0 | 528 | 699 |
| Level 23 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Level 24 | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Roof | **0** | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 383 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | -191 | 0 | 191 |
| Total | 305 | 78 | 64 | 34 | 90 | 0 | 35 | 4 | 2,550 | 1,691 | 1,120 | 592 | 650 | 397 | 271 | 1,193 | 209 | 1,944 | 1,562 | 965 | 19,081 | 29,506 |

| Key Metric | Quant | Unit | Comments |
|---|---|---|---|
| Number of Units | 380 | nr | |
| GIA | 37,910 | m2 | |
| NIA | 23,842 | m2 | |
| Internal Amenity | 493 | m2 | |
| Internal Amenity % of GIA | 1.3 | % | |
| Internal Amenity m2 per Unit | 1.3 | m2 | |
| Lobby | 257 | m2 | |
| Retail/Commercial | 2,864 | m2 | |
| Retail/Commercial % of GIA | 7.6 | % | |
| Terrace Amenity | 1,960 | m2 | |
| Terrace Amenity m2 per Unit | 5.2 | m2 | |
| Net : Gross (Total) | 63% | | |
| Net : Gross (Resi) | 72% | | |
| Average Unit Size | 62.7 | m2 | |
| Studio % | N/A | % | No studios |
| 1 Bed 1 person % | 23.4% | % | |
| 1 Bed 2 person % | 23.4% | % | |
| 2 Bed 3 person % | 12.9% | % | |
| 2 Bed 4 person % | 27.4% | % | |
| 3 Bed 4 person % | 0.0% | % | |
| 3 Bed 5 person % | 11.8% | % | |
| 3 Bed 6 person % | 1.1% | % | |
| Wall : Floor | 53% | % | |
| Units per Core | 8.3 | nr | |

Circle

## Exclusions and Assumptions

| | |
|---|---|
| **1** | **Exclusions** |
| | Client Change Contingency |
| | Land Acquisition and associated costs |
| | VAT / or any other tax (note that some items will be classed as non-recoverable in accordance with HMRC legislation) - appropriate allowances to be retained by the client |
| | Design and management / professional fees, including surveys (appropriate allowances to be retained by the client) |
| | Other development costs, including legal and agency fees, statutory costs, land acquisition costs, planning and Building Control fees etc. |
| | Carbon offset payments |
| | Currency Fluctuations |
| | Free issue of materials for maintenance |
| | Reinforcements or Second-comer reinforcement charges or levies |
| | Abnormal ground conditions and associated foundations not identified within survey report - Contamination of soil to be minimal if non-existent. |
| | Gas membranes |
| | Anti-shatter / bomb blast resistant glazing |
| | Fire rated glazing |
| | Findings from Archaeological investigations |
| | Ecological considerations / measures |
| | Asbestos removal in ground or existing structures |
| | Section 106, 278 (incl. associated works) and other legal agreements - No allowance made for S278 Works. |
| | Costs associated with satisfying Training & Employment requirements |
| | Costs associated with "BREEAM" or any other similar certification where not designed |
| | Decanting costs associated with re-locating of existing occupier's buildings on the development site |
| | Specific phasing of the works / sectional completion |
| | Diversion of existing services within the site - Provisional allowance made pending further information |
| | Extraordinary site investigation works (archaeological investigation, reptile/wildlife mitigation measures) |
| | Fixed FFE / equipment has been included on a provisional sum basis only and is subject to further design input. Loose FFE has been excluded unless specifically noted. |
| | Fluctuations in material pricing due to geo-political issues and exchange rates |
| | Insurances are excluded |
| | Mock-ups for facades, windows, kitchens, bathrooms, utility cupboards and the like |
| | Monitoring of adjacent / surrounding buildings |
| | Out of hours working |
| | Site Promotion Boards |
| | Rights of light |
| | Party wall fees / compensation |
| | Works to public highways including major road diversions/repairs/enhancements |
| | Specialist groundworks (site de-watering and pumping, soil stabilisation, ground gas venting and flood mitigation) |
| | UXOs |
| | Waste compactors |
| | Furniture packs, all FF&E to amenity spaces. |
| | Main Contractor Performance Bond Costs, Early works agreements, Design, PCSA fees and BSA Fees. |
| | Demolition Costs |
| **2** | **Key Assumptions** |
| | Cost plan based on design documents as per the document register included in this cost plan document. |
| | Costs are current day to Q4 2025 |
| | Works to be procured a design and build basis via a competitive two stage tender on RIBA stage 3 information |
| | Building A heights allowed as 4m to GF, 3.775m to Level 1 and 3.075 to Level 2 and above. |
| | Building B & C heights allowed as 5.05m to GF, 3.775m to Level 1 and 3.075 to Level 2 and above. |
| | Traditional construction methodology for core walls along with elements of block. |
| | Façade Assumption based on: Bay studies provided by ShedKM and referenced within the document register included in this cost plan document. **Please refer to the cost plan detail for the estimated splits of materiality for the various façade types.** |
| | Brickwork rate based on £750/'000 supply only rate. |
| | Building A - Design assumptions made based on bay studies provided by the Architect. Assumed traditional brickwork. |
| | Building B - Assume brick slips are required to the façade. Design assumptions made based on bay studies provided by the Architect. |
| | Building C - Design assumptions made based on bay studies provided by the Architect. Assumed traditional brickwork. |
| | Windows assumed as double glazed aluminium composite with u-value of 1.2W/m2K. |
| | Balconies and roof terraces included. |
| | Façade cleaning equipment is assumed to be a fall restraint system or similar |
| | Exposed soffits have been assumed to residential units. However, the specification of which and impact on MEP services is not yet known. |
| | Note that all FF&E is excluded with the exception of those noted within the detailed cost plan, including kitchens, bathrooms, reception desk, letter boxes, blinds and cycle racks. All other FF&E is excluded |
| | Kitchens have been included on an allowance basis |
| | Kitchen specification based on: Beko spec / laminate worktop / excluding microwave / laminate upstand |
| | Assumed bathroom are GRP pods. |
| | Amenity Spaces assumed as: white box which includes standard MF ceiling, exposed concrete floor finish, painted perimeter walls and M&E. |
| | Commercial Space assumed as: Shell & Core with exposed soffit and concrete slab with capped services including emergency lighting and fire alarm only. |
| | Apartment MEP strategy consists of Decentralised ASHP direct service hot water, underfloor heating and MVHR |
| | Preliminaries reflect non-restrictive site and access restrictions; however sequencing and methodology to be further understood. |
| | Assumed BREEAM Excellent |
| | Assumes enabling works are to be carried out in a separate enabling works contract and no demolition or strip out works are allowed for. |
| | Derogations to be agreed. |
| | The Cost Plan has been prepared solely for the use of the Client. This document should not be relied upon by any third parties. |
| | **The Architectural information provided has been limited for a Stage 2 information release. Once the full Stage 2 information pack has been released, we reserve the right to update our cost plan accordingly to ensure all of the design intent has been captured.** |