

Viability Assessment Review

Plots C & E, Great Jackson Street, Manchester



Executive Summary

The RICS Professional Statement Financial Viability in Planning: Conduct and Reporting (1st Edition, May 2019) states that all FVAs **must** be accompanied by non-technical summaries of the report so that non-specialists can better understand them (ref: 2.11).

We summarise the key findings of this assessment below:

Applicant	Renaker
Address	Plots C and E, Great Jackson Street, Manchester
Scheme	1,746 x 1, 2 and 3 bedroom apartments, 10,384 sq. ft. of retail and community space and 467 car parking spaces across two 47 storey towers and two 51 storey towers

Appraisal Assumptions

	Roger Hannah	Savills
GDV	£763,337,744	£786,969,042
Residential GDV	£748,085,000	£771,960,000
Car Parking GDV	£11,675,000	£11,675,000
Commercial GDV	£3,577,744	£3,334,042
Development Costs	£670,763,242	£655,215,305
Construction Costs	£562,632,000	£546,330,336
Professional Fees	8% of construction costs	8% of construction costs
Marketing and Sales Agent Fees	3% of residential GDV	3% of residential GDV
Sales Legal Fees	£650 per apartment	£650 per apartment
Commercial Letting Agent / Legal Fees	10% of commercial ERV/ 5% of commercial ERV	10% of commercial ERV/ 5% of commercial ERV
Finance Rate	8%	8%
Benchmark Land Value	£7,987,500	£7,987,500
EUV / AUV	£5,325,000	£5,325,000
Premium	50%	50%
Developer's Profit Margin	18% on GDV	18% on GDV
Profit Amount	£137,293,462	£140,867,456
Residual Land Value	-£44,941,014	-£13,586,427

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Contents

1.	Introduction	1
2.	Viability Methodology	3
3.	Benchmark Land Value	6
4.	Gross Development Value	14
5.	Development Costs and Timescales	18
6.	Development Appraisals	21
7.	Conclusion	23
8.	Important Note	25

1. Introduction

We have been instructed to undertake an independent review of the Financial Viability Statement, dated March 2024, produced by Roger Hannah in respect of the proposed development known as Plot C & E, Great Jackson Street.

The proposed development is across two 47-storey towers and two 51-storey towers. The development will include 1,746 x 1, 2 and 3 bedroom apartments, 10,384 sq. ft. of commercial space, and 467 underground car parking spaces.

We understand that although there is a 20% on site affordable housing policy requirement, Roger Hannah assert that the Financial Viability Statement demonstrates that there is no scope for any financial contributions or affordable housing.

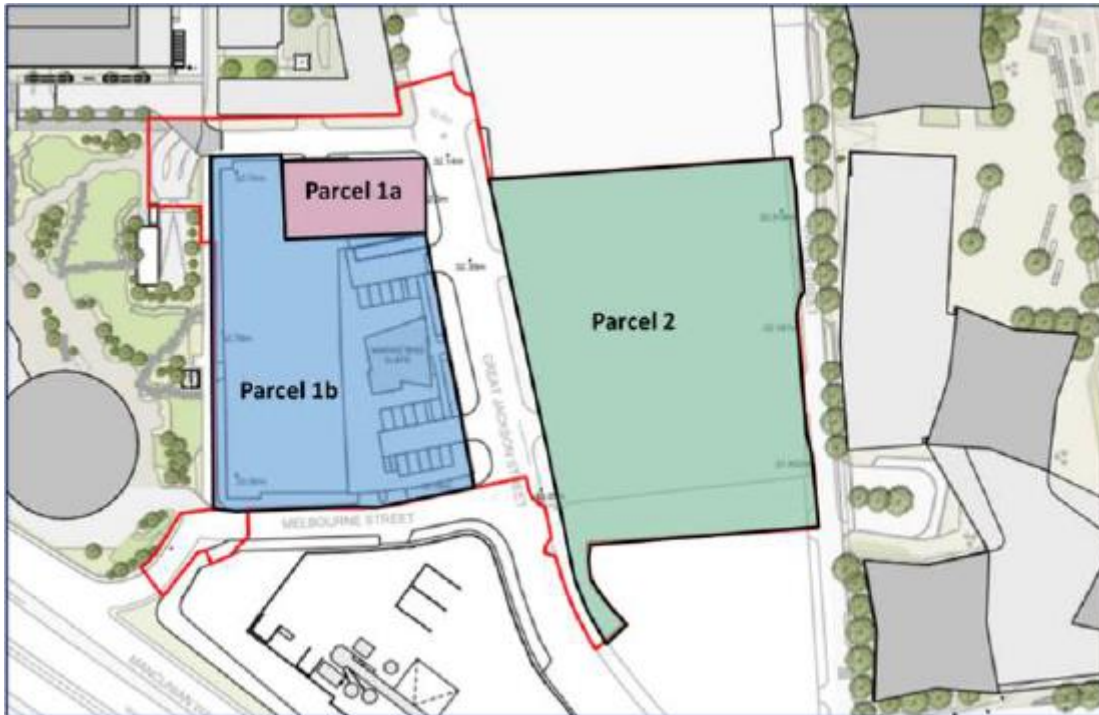
We have reviewed the assumptions made within their appraisal and have made our own assessment of what we believe to be viable in terms of the financial contribution in respect of affordable housing delivery.

Site & Location

Plots C and E are located within the Great Jackson Street Framework study area of Manchester, on the western edge of the city centre. The two plots are situated either side of Great Jackson Street, with Plot C situated to the west of Great Jackson Street and Plot E situated to the east. Plot C is an island site bounded by Silvercroft Street to the north, Great Jackson Street to the east, Melbourne Street to the south and Crown Street to the west. Plot E is bounded by future residential development by Renaker to the north and south, Owen Street to the east and Great Jackson Street to the west.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Plots C and E total approximately 2.2 acres (0.89 ha) in total and comprise a mixture of different uses. The area labelled as Parcel 1a on the site plan above extends to 0.14 acres (0.06 ha) and comprises a three storey office building known as Gaddum House. Parcel 1b extends to 0.86 acres (0.35 ha) and comprises a marketing suite and portacabins used by Renaker for their other developments. Parcel 2 comprises 1.2 acres (0.48 ha) of cleared land having formerly contained an industrial warehouse extending to 26,901 sq. ft. according to CoStar.

Planning Obligations

Policy H8 of the Manchester Core Strategy, sets out a target for 20% affordable housing (5% affordable rented and 15% intermediate housing) to be delivered on site and for Section 106 Contributions to be payable for items such as public open space, education, public transport and highways.

The proportion of affordable housing units will reflect the type and size of the development as a whole; and where appropriate provision will be made within Section 106 agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.

It is not clear what additional Section 106 contributions beyond these Manchester City Council (MCC) would expect to see provided with a development of this nature.

Roger Hannah made reference to a S106 contribution towards public realm, however it has since been confirmed that public realm costs are not part of a S106 contribution and remain part of the general development costs.

CIL is currently not chargeable by Manchester City Council, therefore no CIL has been allowed for.

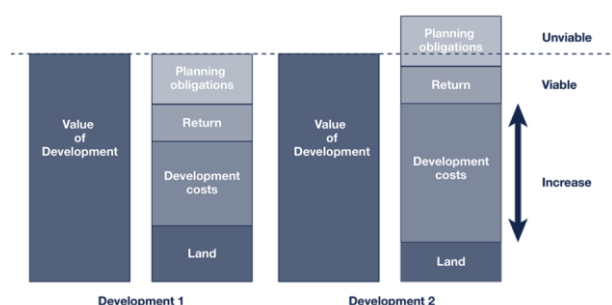
2. Viability Methodology

Overview

The fundamental issue in considering viability assessments in a town planning context, is whether a development is made unviable by the extent of affordable housing, planning obligations or other requirements. A proper understanding of financial viability is essential in ensuring that:

- i. land is released for development;
- ii. developers are capable of obtaining an appropriate market risk adjusted return for delivering the proposed development;
- iii. the proposed development is capable of securing funding; and assumptions about the quantum of development that can be delivered over the course of the plan period are robust.

Where planning obligation liabilities reduce the site value to the landowner and return to the developer below an appropriate level, land will not be released, and development will not take place. Whilst the RICS Guidance Note: Financial Viability in Planning, 1st Edition (August 2012) is now out-dated, it provides a useful diagram to explain how viability is assessed:



National Planning Policy Framework and Planning Practice Guidance

The NPPF was updated in December 2023. It sets out the Government's planning policies for England and how these should be applied.

Paragraph 58 of the NPPF states that *"all viability assessments, including any undertaken at the plan-making stage, should reflect the recommended approach in national planning guidance, including standardised inputs, and should be made publicly available"*.

It also states that: "where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all circumstances in the case, including whether the plan and viability evidence underpinning it is up to date, and any change in circumstance since the plan was brought into force."

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



The Viability Planning Practice Guidance (PPG) prioritises the assessment of viability at the plan-making and development management stages. The preferred methodology in this respect is a typology approach whereby sites are grouped by shared characteristics such as location, size and whether they are greenfield or brownfield. Plan makers can then decide on an appropriate benchmark land value, average costs, average values and the subsequent policy requirements for each typology.

The PPG also sets out a preferred methodology for assessing viability at the decision making stage. A viability assessment should incorporate standardised inputs and should also be based upon and refer to any viability that informed the development plan (subject to this being up to date). Any deviation from the figures used in the viability assessment of the plan should be explained and supported by evidence. The standardised inputs as set out in the planning practice guidance are as follows:

- Gross Development Value (GDV)
- Costs – to include build costs, abnormal costs, infrastructure costs, cost of conforming with planning policies (e.g. S.106 costs, CIL and affordable housing), finance costs, professional fees, management costs, sales / marketing costs and contingency costs
- Benchmark Land Value – to be assessed as the Existing Use Value (EUV) plus a premium
- Developer's return

Financial Viability in Planning: Conduct and Reporting (Professional Standards)

This RICS professional standards and guidance, Financial Viability in Planning Conduct and Reporting, 1st Edition, dated May 2019 states the following: “RICS members must comply with the NPPF and PPG as the primary policy and guidance on assessing viability.”

It sets out the mandatory requirements that should be adhered to when Financial Viability Assessments (FVAs) are carried out.

Site Specific Viability Assessment

In accordance with the PPG, Roger Hannah have undertaken a site specific assessment of viability on the basis the adopted Local Plan evidence in respect of viability is considered out of date and additional and up to date information is available in respect of site specific development and costs compared to the assumptions adopted at the plan making stage. We consider this to be reasonable.

Adopted Methodology

As per the NPPF and RICS guidance, we have adopted the prescribed approach to the standardised inputs and will be assessing the residual value of the proposed development as follows:

GROSS DEVELOPMENT VALUE less COSTS less PROFIT = RESIDUAL VALUE

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



We will assess the appropriate Benchmark Land Value and compare this to the residual value associated with the development. Should the residual value fall below the Benchmark Land Value, this would deem the development unviable. We have therefore assessed what level of planning obligations can be provided whilst ensuring the Benchmark Land Value is achieved.

Roger Hannah also adopted a secondary methodology in respect of assessing viability against the developer's profit. For consistency, we have reviewed this method as follows:

GROSS DEVELOPMENT VALUE less COSTS less BENCHMARK LAND VALUE = DEVELOPER'S PROFIT

We will assess the appropriate Benchmark Land Value and include this as a fixed land value within our appraisal. We will then compare the developer's profit from the appraisal against the minimum acceptable profit margin. We have therefore assessed what level of planning obligations can be provided whilst ensuring that an minimum acceptable profit margin is achieved.

3. Benchmark Land Value

In accordance with the NPPF, the land value for a viability assessment should be a Benchmark Land Value (BLV).

The BLV is usually based upon the EUV plus a premium (EUV+) approach, although an Alternative Use Value (AUV) can also be used.

Roger Hannah have adopted the EUV+ approach for each of the existing uses onsite. We have reviewed this assessment below.

Existing Use Value

We have assessed the EUV of the site in accordance with the NPPF. The EUV of the site is the value of the land in its existing use. It is not the price paid and should disregard hope value.

The site extends to approximately 2.2 acres (0.89 ha) in total and comprises a mixture of different uses. Roger Hannah have assessed the EUV for the three different land parcels separately, as follows.

Parcel 1a

Parcel 1a comprises Gaddum House which is a 3-storey office that extends to approximately 5,200 sq. ft.

Roger Hannah have detailed the following sales and rental transactions within their assessment.

Sales Transactions

Property	Size (Sq. Ft.)	Sold Price	Price (Per Sq. Ft.)	Date
5 Jordan Street	3,673	£810,000	£221	Jul-23
12 Commercial Street	3,265	£680,000	£208	Mar-22
Sandpiper Quay, Salford	3,843	£507,000	£132	Apr-22

Based on the above, Roger Hannah have considered the value of Gaddum House to be in the region of £180 - £190 per sq.ft., equating to between £936,000 and £988,000.

We are also aware of the following comparable transactions.

Property	Size (Sq. Ft.)	Sold Price	Price (Per Sq. Ft.)	Date
2 Jordan Street	1,044	£220,000	£211	Jan-23

2 Jordan Street and 12 Commercial Street are situated within Castlefield Basin and have achieved a price in the order of £210 per sq. ft.. We would expect the subject site to achieve a lower price on a per sq. ft. basis than the above comparable transactions, and therefore consider Roger Hannahs adopted value of £180-£190 per sq.ft to be reasonable.

Rental Transactions

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Property	Size (Sq. Ft.)	Tenant	Rent (Per Sq. Ft.)	Date
1 st Floor, 2-4 Castle Street	1,875	S.J.M Limited	£24.00	Mar-23
12 Arundel Street	2,076	Case Entertainment Group	£15.41	Dec-23
Arch 1, 5 Century Street	2,535	Holy Grain LLP	£11.86	Dec-23
2 Commercial Street	1,767	-	£23.00	Available

Based on the above, Roger Hannah have considered the rental value of Gaddum House to be in the region of £18.00 per sq.ft., equating to an annual rent of £93,600.

We are also aware of the following rental transactions.

Property	Size (Sq. Ft.)	Tenant	Rent (PA)	Rent (Per Sq. Ft.)	Date
1 st Floor, Bass Warehouse	6,439	Beyond Legal	£154,536	£24.00	Jun-23
2 nd Floor, 4 Jordan Street	2,924	Rezzil	£65,790	£22.50	Mar-23
Ground Floor, 4 Jordan Street	3,976	Hatton Legal	£85,484	£21.50	Mar-23
2 nd Floor, Eastgate	1,767	Wild Commercial	£38,874	£22.00	Jan-22

Recent lettings in Castlefield are in the order of £21.50 to £24.00 per sq. ft.. Bass House and Eastgate are situated within Castlefield Basin which is a more attractive office location compared to the subject site. 4 Jordan Street is also situated more centrally and we would expect the subject site to achieve lower rental values in comparison.

We consider a rent of £18.00 per sq. ft. adopted by Roger Hannah to be appropriate across the scheme.

Roger Hannah have capitalised the above rent at yield of 9%, deducting 6.26% for purchasers costs, resulting in a EUV of £975,000.

We have consulted with Savills investment who consider a yield in excess of 8% to be reasonable for a secondary office in this location. The location is unlikely to appeal to tenants with secure covenants and we therefore consider a yield of 9% to be appropriate.

A capital value of £975,000 reflects a price of £187.50 per sq.ft. This is slightly lower than the office transactions at £210 per sq. ft. noted above and we therefore consider this to be a reasonable assumption.

Parcel 1b

Parcel 1b extends to 0.86 acres in total and comprises a marketing suite and portacabins used by Renaker for their other developments. The site was previously a car park and Roger Hannah have considered the EUV on this basis.

Roger Hannah have had regard to the following comparable transactions:

Surfaced Car Park

Property	Size (acres)	Price (£ per acre) (£ per space)	NIY	Date	Comment
Land on the South Side of Southall Street	0.31	£1,024,800 (£3,305,806) (£21.350)	-	June 2022	48 Spaces operated by Total Car Parks.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Charles Street, Manchester	0.08	£495,000 (£6,187,500) £38,077)	6.75%	June 2023	13 spaces, with an income of £35,000 per annum.
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The above provides a range of value between £3,300,000 to £6,200,000 per acre and £20,000 to £38,000 per space.

We have previously assessed the EUV of surfaced and purpose build car parks in Manchester city centre for values in the order of £5,100 and £32,800 per car parking space. We summarise these below:

Development	Size (Acres)	No. Parking Spaces	Gross Rent (PA)	Net Rent (PA)	Net Rent (PA Per Space)	Yield	EUV	EUV (Per Space)
Tariff Street	0.76	128	-	£160,000	£1,250	8%	£1,880,500	£14,688
Great Northern	-	126	-	£206,650	£1,640	5%	£4,132,800	£32,800
Port Street	1.29	150	£229,950	£172,500	£1,150	8%	£2,050,000	£13,666
Renaissance	0.49	131	£195,884	£127,999	£977	6.5%	£2,280,000	£17,405
Rochdale Road	-	115	£88,206	£61,744	£536	10%	£587,800	£5,111
Plot G, Great Jackson Street	1.48	150	-	£110,000	£733	6.5%	£1,700,000	£11,333
Gould Street	6.69	675	£689,850	£482,895	£715	10%	£4,500,000	£6,667
Average					£896			£11,614

Roger Hannah have assessed the EUV on the assumption the subject site has capacity for approximately 100- 120 car parking spaces, adopting a value against 100 spaces, at £20,000 per space, equating to a value of £2,000,000. Roger Hannah comment that capital outlay would be required for the site to be reinstated as a surface car park, therefore have a adopted a lower value of £1,500,000.

We have reviewed other car parks in Manchester to assess and determine an appropriate number of spaces that we believe the subject site could be provide.

- The car park operated by RCP Parking Ltd on Great Jackson Street, bounding Plot E to the north extends to approximately 0.53 acres and provides 60 car parking spaces according to Parkopedia. This equates to 113 car parking spaces per acre.
- Plot G on Great Jackson Street comprises two industrial warehouses that were previously used as a car park. The site extends to 1.48 acres and provides 150 car parking spaces. This equates to 101 car parking spaces per acre.
- Manchester Bridgewater Hall car park on Little Peter Street is operated by NCP and extends to approximately 1.66 acres. According to Parkopedia the car park provides 280 car parking spaces equating to 168 car parking spaces per acre.

Based on the above, and taking into account the subject site is of an irregular shape, we consider the assumption made by Roger Hannah of 100 car parking spaces to be reasonable.

We consider the value of £20,000 per space adopted by Roger Hannah to be optimistic. We consider the subject site comparable to values achieved at Port Street, Tariff Street and Plot G, Great Jackson Street detailed above and consider a value of £15,000 per space to be more appropriate.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



As a sense check, the car park on Great Jackson Street formally operated by RCP Parking Limited was charging £8.00 per car parking space per day, and the car park on Commercial Street operated by SIP is charging £10.00 per car parking space per day. Assuming £8.00 per space, per day could be achieved on the subject site gives a gross rent of £175,200 per annum allowing for an occupancy rate of 60% and a net rent of £131,400 per annum assuming for 25% management / operational costs.

Capitalising the income at a yield of 8% results in a capital value of £1,642,500 which equates to an EUV of £16,425 per car parking space. This is above the recent EUV assessments for surfaced car parking at Tariff Street and Port Street, however following the approach taken by Roger Hannah, we would assume a level of capital outlay for the demolition of existing structures, however, do not consider this to equate to £500,000 as adopted by Roger Hannah and would instead adopt a discount of c.£150,000. This would provide an EUV of £1,492,500.

Roger Hannah have also considered commercial storage land values, detailing a range of transactions which we summarise below:

Industrial Storage Land

Property	Size (acres)	Price	Price per Acre	Date	Comment
West Egerton Street, Salford	5.1	£6,250,000	£1,225,490	Sept-22	Cleared brownfield Land.
Lower Bridgeman Street, Bolton	1.3	£1,800,000	£1,384,615	Jul-22	Cleared brownfield Land.
Nash Road, Trafford Park	1.2	£1,800,000	£1,500,000	Jul-22	Clear land used as open storage.
Irlam Wharf Road	3.78	£5,055,000	£1,337,300	2022	Land, surfaced in concrete. Former container storage.
Crossley Road, Stockport	0.44	£570,000	£1,295,455	Sep-21	Industrial Land.

We are also aware of the following comparable evidence:

Premier Cement, Pacific Way, Salford – Available

The property comprises a 3.12 acre cement storage and distribution facility which came to the market in January 2024 with an asking price of £3,750,000, equating to £1.2m per acre.

Shearings, Appleton, Warrington - Under Offer

A 7.28 acre industrial site bought by HMRC in September 2023 for a Brexit lorry holding site for £755,494 per acre. The site came back to the market in January 2024 and is currently under offer by a PropCo for industrial redevelopment at £1,000,000 per acre.

The above evidence aligns with the evidence referenced by Roger Hannah, providing a tone of open storage land values between £1,000,000 to £1,200,000 per acre.

Roger Hannah have also considered the rental value of open storage land, detailing comparable rental truncations identifying a range of rents in the order of £55,000 to £125,000 per acre.

We are also aware of the following rental comparable transactions:

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Site	Tenant	Size (acres)	Rent (Per acre)	Information	Date
Trafford Park	Confidential	2.6	£103,000	Concrete Yard	Under Offer
Trafford Park	Confidential	0.90	£100,000	Crush and Run Surface	Under Offer
Warrington	Confidential	1.75	£100,000	Tarmacadam	Under Offer
Widnes	Maritime Transport	1.0	£75,000	Concrete Yard	Q3 2023
Trafford Park	Pink Self Storage	2.1	£136,363	Hardstanding	Q1 2023
Warrington	Park Your Truck	2.0	£60,000	Crush and Run Surface	Q3 2022

Again the above evidence aligns with the evidence provided by Roger Hannah, identifying a tone of rent for open storage land between £60,000 to £135,000 per acre.

Roger Hannah considered the EUV as an investment approach, adopting a rent of between £70,000 to £80,000 per acre, capitalised at a yield of between 7% to 8%, which gives a range of values between c.£750,000 - £980,000.

The subject site is no longer an established commercial use area, and considered weaker than the established commercial areas at Trafford Park, albeit well located for ease of access to the city centre which could be attractive to a range of occupiers; however we would not expect the subject site to achieve the covenant strength achieved at the larger sites in established commercial areas. We therefore consider the rents adopted by Roger Hannah to be reasonable, reflective of the location.

Savills Investment agents confirm typical storage land currently achieves a net initial yield of between 5-7%. They are currently bidding for a site in Trafford Park, comprising 3.45 net acres of open storage land, currently let at £130,000 per annum, (£37,681 per acre), with current bids at £2.6m, equating to a net initial yield of 5%.

We also detail completed transactions below:

Eddie Stobart, Westline, Widnes - SOLD

A 30.41 acre industrial site let to Eddie Stobart for open land storage of containers on a 25 year lease from March 2010, paying a passing rent of £2,099,339 per annum/ £69,034 per acre. The site sold in June 2023 for £32m, equating to a NIY of 6.17% and £1.05m per acre.

Whilst prime open storage sites are achieving a net initial yield in the region of 5%-7%, the subject site is situated in a weaker commercial location, we therefore consider the yield adopted by Roger Hannah of 7-8% to be reasonable.

We have spoken to our industrial agency colleagues and consider an EUV of £1,000,000 per acre to be a fair assumption for this location.

Roger Hannah have adopted an EUV of £1,500,000, reflective of both the car park and open storage sales and rental evidence. We consider this reasonable and have adopted this in our assessment of Parcel 1b.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Parcel 2

Parcel 2 comprises a rectangular cleared site that extends to approximately 1.2 acres (0.48 ha). We understand that it formerly comprised an industrial warehouse extending to 26,901 sq. ft.. The warehouse was demolished to facilitate the proposed development.

As stated in the RICS professional standard 'Assessing viability in planning under the NPPF 2019 for England at 5.3.5, *'It is important not to penalise landowners or developers who have undertaken preliminary work towards delivering development.'* We therefore consider a fair approach to assess the EUV based on both open storage land and for the former warehouse prior to being demolished.

Roger Hannah have approached the value of open storage land as per the rationale and evidence detailed above, and consider a value of £1,000,000 per acre achievable, equating to c.£1,200,000 for parcel 2, which we consider to be a reasonable assumption based on our own review above.

Roger Hannah have also had regard to industrial unit values, which we summarise below:

Industrial Warehouse

Property	Size (sq.ft.)	Sale Price	Price/ sq.ft.	Information	Date
Cottenham Lane, Salford	39,144	£1,600,000	£40.87	Single Storey detached warehouse of 1970's build.	Dec-23
Unit 7, Stowell Technical Park	5,641	£435,000	£77.11	Single storey steel portal frame unit.	May-23
Park Gate, Bredbury Industrial Estate	18,711	£2,273,387	£121.50	1980's construction, steel portal frame unit.	Aug-22
Ambrose House, Ambrose Street	29,919	£1,800,000	£60.16	Single storey detached warehouse within secure yard.	Jul-22

Roger Hannah conclude a potential capital value in the region of £80 - £90 per sq.ft., equating to between £2,128,080 and £2,394,090.

We have consulted with Savills industrial agency who consider capital values could achieve up to £180 per sq.ft at the subject location, however as the condition of the former unit is unknown, would consider a more conservative value of £120 - £150 per sq.ft.

Roger Hannah have also considered the rental values for comparable industrial units which we summarise below:

Property	Size (sq.ft.)	Rent/ sq.ft.	Information	Date
Unit 5, Vaughan Street	8,128	£6.00	Let to bubble Panda on a 5 year lease.	Oct-23
39 Sherborne Street	4,850	£6.20	Let to Flooring World Source on a 6 year lease	Jun-23
Unit 3, Waterside Trafford Park	16,720	£11.50	Let on a 10 year lease.	Apr-23

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Unit 5 & 6 Downing Industrial Estate	12,980	£7.23	Let to Royal Mail,	Renewal 2022
Unit 26, Midland Street	5,276	£6.64		Available
40-42 Matthews Street	30,000	£6.66	New Build Warehouse	Available
43 Red Bank, Cheetham Hill	6,035	£9.94		Available

Roger Hannah adopted a rent of £8.00 per sq.ft, equating to an annual rent of £212,808.

We have consulted with Savills industrial agency who consider rental values in the order of £10.00 to £12.00 per sq. ft. for second-hand warehouses to be reasonable in this location. We consider a rent of £8.00 per sq. ft. to be appropriate as it is difficult to determine what condition the property was in prior to being demolished. This results in a total rent of £212,808 per annum across the NIA of 26,901 sq. ft..

Roger Hannah have capitalised a rent of £8.00 per sq.ft at a yield of 7%, deducting 6.26% for purchasers costs, resulting in a capital value of £2,849,803, say £2,850,000, equating to £107 per sq.ft.

We have consulted with Savills investment who consider a yield of 7% to be reasonable for a secondary industrial warehouse in this location.

We therefore consider the EUV of £2,850,000 adopted by Roger Hannah for Parcel 2 to be reasonable.

Total EUV

Based on the above calculations, Roger Hannah have assessed Parcel 1a to have an EUV of £975,000, Parcel 1b to have an EUV of £1,500,000 and Parcel 2 to have an EUV of £2,850,000. This results in a **total EUV of £5,325,000**.

We consider the EUV adopted by Roger Hannah to be reasonable.

Premium

Roger Hannah have applied a premium to their EUV of 50%. Other Viability Assessments in Manchester that we have reviewed consider a minimum premium to be in the order of 20% and 50%.

We have also had regard to recent benchmark land values agreed on other sites in the city and set out below:

Development	Existing Use Value	Agreed Benchmark Land Value	Per Plot
Plot G Great Jackson Street	£1,700,000	The difference between the residential land value of £8,503,400 and the existing use value of £1,700,000. The difference of £6,803,400 was adopted at 50% to reflect a fair premium of £3,401,700.	£4,918

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Crown Street (Phase 2)	£4,942,275	The difference between the residential land value of £12,825,000 and the existing use value of £4,942,275. The difference of £7,882,725 was adopted at 50% to reflect a fair premium of £3,940,000, resulting in a BLV of £8,882,725.	£5,616
Victoria Riverside	£1,800,000 (surface car park)	The difference between the existing use value (£1,800,000) and the market value of the site (£9,360,000) for residential is £7,560,000. On the basis that a fair assumption would be that 50% of the uplift should be the premium to the landowner as their incentive to sell the site then the benchmark land value would be £3,780,000 (the premium) plus £1,800,000 (EUV) equating to £5,580,000 or £8,801 per plot (the BLV). This was reduced to £4,600,000 or £7,255 per plot during the negotiations.	£7,255
Gould Street	£4,500,000 (surface car park)	Assessed by taking the residential land value of £14,424,000 and the different between this value and the existing use value. The difference of £9,924,000 could be argued to be the premium, however 50% of this (£4,962,000) was adopted as a fair reflection of an appropriate premium. When this premium is added to the existing use value it gives a value of £9,462,000 (£9,462,000). This was reduced by the reviewer and agreed at £5,600 per plot.	£5,600

There has been a general tone of BLV's in Manchester of between £5,000 and £8,000 per plot on recent schemes.

A premium of 50% (£2,662,500) results in a BLV of £7,987,500.

A BLV of £7,987,500 equates to a price of approximately £4,575 per plot which is considerably lower than residential land transactions in the area and other BLV's that we have been involved in. Roger Hannah have detailed residential land transactions in the city ranging from £27,000 to £45,000 per plot. We therefore consider a premium of 50% to be reasonable.

Benchmark Land Value

Based on their assessment of the site's EUV +, plus a premium of 50%, Roger Hannah have adopted a BLV of **£7,987,500**, which we have also adopted within our assessment.

4. Gross Development Value

Roger Hannah have assessed the total GDV of the proposed development to be **£763,337,744**. Roger Hannah have assumed a GDV of £748,085,000 for the residential income, £3,577,744 for the commercial areas and £11,675,000 for the car parking income.

Residential GDV

Roger Hannah have assumed a total GDV of £748,085,000 for the 1,746 residential apartments. This reflects an average price of £575 per sq. ft. across the total Net Sales Area of 1,299,986 sq. ft.. We have been provided with the proposed sales values for the scheme assuming 100% private housing as follows:

Unit Type	No.	Average Unit Size	Average Price	Average Price (Per Sq. Ft.)	Total Price
Studio	108	442	£295,000	£667	£31,860,000
1 Bed Apartment	458	599	£340,000	£568	£155,720,000
2 Bed Apartment	1,082	813	£450,000	£554	£486,900,000
3 Bed Apartment	74	1,053	£575,000	£546	£42,550,000
2 Bed Penthouse	12	944	£640,000	£678	£7,680,000
3 Bed Penthouse	12	1,519	£975,000	£642	£11,700,000
	1,746			£575	£748,085,000

Roger Hannah relied upon the following comparable transactions within their report, which we summarise below:

Scheme	Average Sold Price	Average Asking Price	Re-sales Average Price
Victoria Residence		£513 per sq.ft.	£425 per sq.ft.
The Blade	£428 per sq.ft.		
Three60	£445 per sq.ft.	£483 per sq.ft.	
Elizabeth Tower	£435 per sq.ft.	£539 per sq.ft.	£461 per sq.ft.
Deansgate Square		£674 per sq.ft.	£496 per sq.ft.
Castle Wharf		£642 per sq.ft.	
Church Gate	£438 per sq.ft.		
Vision		£670 per sq.ft.	
Viadux		£503 per sq.ft.	
Canalside Wharf		£359 per sq.ft.	
Potato Wharf		£475 per sq.ft.	£434 per sq.ft.
Novella	£468 per sq.ft.		

We have undertaken a review of the new build residential sales market to inform our opinion of an appropriate GDV for the proposed development. We summarise the achieved and asking sales values for the comparable developments below:

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Development	No. Units	Average Price Per Sq. Ft.
Deansgate Square – Renaker (Re-Sales)	1,508	£561
Crown Street (Phase 1) – Renaker (Re-Sale Asking)	664	£530
Contour – Renaker	494	£590
The Blade – Renaker	414	£518
One Port Street – Select Property	477	£662
Viadux – Salboy	375	£605
W Residence	217	£842

Deansgate Square is a development of 1,500 apartments across four skyscrapers. Two of the towers were purchased by L&G for PRS purposes with the other two having been sold to the wider market. The development includes a wide provision of residential amenity space and ground floor commercial spaces. We are aware of recent sales on the second-hand market which average a price in the order of £561 per sq. ft.. We understand that car parking spaces cost £30,000 to purchase.

Crown Street (Phase 1) is a development of 664 apartments across two towers known as Elizabeth Tower (52 storeys) and Victoria Residence (21 storeys) attached by a shared ground floor podium. The development includes a rooftop swimming pool and gymnasium. We are aware of recent sales on the second-hand market which average a price in the order of £477 per sq. ft., with average asking prices across currently available units of £530 per sq.ft.

The Blade and **Three60** form the second phase of Crown Street providing a total of 855 apartments across the two towers. The first of the apartments at The Blade were handed over in August 2023 with the upper floors completing in September 2023. We are aware of currently available units on the market, including a mix of 1, 2 and 3 bedroom apartments ranging from £440 per sq.ft to £679 per sq.ft, which average a price in the order of £518 per sq.ft.

Viadux is a development of 375 apartments across 40 storeys. The development completed in May 2024 and we understand that all units have been sold or reserved, with the exception of penthouse units. . are aware of the sale of Plot 272, a two bedroom unit selling for £482,601/ £590 per sq.ft in November 2023. We understand that the average asking prices for the last remaining plots sold in 2024 average £671 per sq. ft., however these are heavily weighted towards the upper floors with the average floor being 31st floor. We understand the average price across the whole building to be in the region of £605 per sq.ft.

One Port Street is a development by Select Group of 477 apartments due to complete in Q4 2025. We understand the development 90% pre-sold, including all one bedroom units now pre-sold, with a selection of 2 and 3 bedroom units available. We are aware of a selection of apartments that reflect an average asking price in the order of £662 per sq. ft., but note that the selection of apartments are located on the upper floors which typically achieve higher sales values.

Contour is a development by Renaker comprising a 51 storey tower as part of the wider New Jackson masterplan. The development comprises 494 x 1, 2 & 3 bedroom apartments. We understand the scheme is now 85% pre-sold, mainly to overseas investors. We are aware of the sale of Plot 4303, a 1 bedroom apartment selling for £348,500/ £588 per sq.ft.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



W Residence is a development by Salboy of 217 apartments, providing a hotel inspired living style units. We are aware of 4 sales exchanged in the last 2 months of a mix of studio, 2 and 3 bedroom units, achieving an average price of £842 per sq.ft. The development offers a very high specification with hotel like 24-hour concierge and amenities, therefore we would expect values at New Jackson to fall behind the tone set at the W.

Re-sales at Deansgate Square average £503 per sq. ft. and at Crown Street Phase One they average £530 per sq. ft.. We are aware of a re-sale at the South Tower which reflects £536 per sq.ft in May 2024. We are aware of one recent re-sale at The Blade which reflects a price of £513 per sq. ft.. We would expect Renaker to achieve an uplift over the above sales to reflect the newer product.

Viadux is situated in a more central location than the subject development. The average price across the completed sales in 2023 reflects £536 per sq. ft., whilst the price for the upper floor units in 2024 average £671 per sq. ft.. We would expect the subject site to achieve slightly lower sales values in comparison to the most recent sales to reflect the weaker location.

We have adopted a blended rate of £594 per sq. ft. across all 4 towers as detailed below.

Unit Type	No.	Average Unit Size	Average Price	Average Price (Per Sq. Ft.)	Total Price
Studio	108	442	£290,000	£656	£31,320,000
1 Bed Apartment	458	599	£360,000	£601	£164,880,000
2 Bed Apartment	1,082	813	£475,000	£584	£513,950,000
3 Bed Apartment	74	1,053	£575,000	£546	£42,550,000
2 Bed Penthouse	12	944	£630,000	£667	£7,560,000
3 Bed Penthouse	12	1,519	£975,000	£642	£11,700,000
	1,746			£593.82	£771,960,000

This is in line with the average price achieved at Contour and slightly behind the average price achieved at Viadux, which we would anticipate on account of a slightly weaker location of the subject site. Based on the NIA of 1,299,986 sq. ft. we have calculated the GDV for the residential accommodation to total £771,960,000.

Our GDV is 3% higher than the GDV adopted by Roger Hannah, above what we would consider a reasonable, tolerance, therefore we have adopted our own GDV within our appraisal. We have therefore adopted a blended rate of £594 per sq. ft. across the development which results in a total GDV of £771,960,000.

Car Parking GDV

Roger Hannah have valued the 467 private car parking spaces at £25,000 per space. This results in a total capital value of £11,675,000.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



We understand that at the neighbouring Renaker schemes, they have sold car parking spaces between £25,000 and £30,000 across their other developments. We summarise the prices below:

- Bankside - £30,000 per car parking space (available to 3 bedroom apartments only)
- Elizabeth Tower - £25,000 per car parking space
- The Blade - £25,000 per car parking space
- Deansgate Square - £30,000 per single car parking space or £50,000 per tandem car parking space

We therefore consider the valuation assumption of £25,000 per car parking space to be reasonable which is in line with the recent prices at The Blade and Elizabeth Tower.

Commercial Space GDV

The proposed development includes 10,384 sq. ft. of ground floor commercial space. Roger Hannah have adopted a rent for the commercial space at £25.00 per sq. ft. and have capitalised the commercial income at yield of 7%, applying a 9 month rent free incentive. This results in a GDV of £3,577,744 for the commercial space.

Roger Hannah have provided a selection of retail comparable transactions within their report, providing a rental tone of between £20 - £25 per sq.ft. achieved at the ground floor retail units at Deansgate Square and the best comparable to the subject site.

We therefore consider the rent of £25.00 per sq.ft adopted to by Roger Hannah to be reasonable and adopted this within our appraisal.

Roger Hannah have capitalised the income at a yield of 7% which we consider to be slightly optimistic. Investment evidence is sparse, however we have spoken with Savills investment agents who confirm prime leisure facilities are achieving a net initial yield in the order of 7.5%. We have therefore capitalised the commercial income at a yield of 7.5% which we consider to be more realistic which results in a total GDV of £3,334,042 for the commercial areas.

Total GDV

We summarise the GDV assumptions made by Roger Hannah and our GDV assumptions below:

Element	Roger Hannah	Savills
Residential	£748,085,000	£771,960,000
Car Parking	£11,675,000	£11,675,000
Commercial	£3,577,744	£3,334,042
Total:	£763,337,744	£786,969,042

Based on our assumptions we have assessed the GDV to be £786,969,042 which is £23,631,298 higher than the GDV assumptions made by Roger Hannah.

5. Development Costs and Timescales

Construction Costs

Roger Hannah have adopted total construction costs as per the cost plan provided by Edward Shipway (ES) (March 2024) of £562,632,000 across the total Gross Internal Area of 2,023,503 sq. ft.. This reflects a blended rate of £278.05 per sq. ft. We have been provided with a total development cost breakdown that we summarise below:

Cost Item	Cost
Public Realm Works	£6,985,846
Facilitating Works	£2,627,154
Substructure	£21,839,237
Superstructure	£260,948,865
Internal Finishes	£34,974,990
Fittings, Furnishings & equipment	£15,246,200
MEP Services	£105,894,755
Prelims @ 20%	£87,780,953
OH&P	Included
Contractor Risk @ 5%	£26,334,000
Total:	£562,632,000

The above costs are inclusive of all building works, abnormal costs and associated preliminaries. This is inclusive of £6,985,846 for public realm works.

G&T have reviewed the cost plan undertaken by Edmond Shipway, dated March 2024 and adopted by Roger Hannah within their assessment.

We summarise their review and key differences below:

Element	Block C7 & C8		Block E1 & E2		Facilitating & External		Total		Difference
	ES	G&T	ES	G&T	ES	G&T	ES Total	G&T Total	
Total Costs	£267,337,000	£259,690,000	£285,679,000	£276,560,000	£9,613,000	£10,094,167	£562,629,000	£546,344,167	-£16,284,833
Cost/ sq.ft.	£276.21	£268.31	£270.61	£261.98	-	-	£278.05	£269.99	-£8.05

Costs in the Edward Shipman cost plan total £562,629,000 (rounded), equating to £278.05 per sq.ft. Costs in the G&T review cost plan total £546,344,167, equating to £270 per sq.ft., a difference of £16,284,833. Both cost plans are inclusive of the public realm costs. We understand there is an error in the ES costs regarding internal doors, between their packing sum gross costs and their reported gross cost. The other main difference in costs are with the facade and MEP costs.

A copy of the G&T cost review is included at **Appendix 1**.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



We have adopted the G&T costs within our appraisal.

Other Development Costs

Roger Hannah have also allowed for the following development cost assumptions:

Cost Item	Rate
Professional Fees	8% of construction costs
Sales and Marketing	3% of residential GDV
Legal Fees	£650 per residential unit
Commercial Letting and Legal	10% of annual rent for letting fees, and 5% of the same for legal fees.
Purchasers Costs	SDLT at the prevailing rate, 1% agency fee and 0.5% legal fee.
Finance Costs	8%

Professional Fees: Roger Hannah have included professional fees at 8% of the construction costs within their appraisal. We would usually expect to see professional fees in the order of 8% and 12% for residential developments. We therefore consider the assumption to be reasonable given the scale of the proposals.

Marketing and Residential Sales Agent Fees: Roger Hannah have included Sales and Marketing Budget of 3% of the residential GDV. We consider this to be a reasonable assumption and have adopted this within our appraisal.

Residential Sales Legal Fees: Roger Hannah have allowed for £650 per apartment for legal and conveyance fees. This is a reasonable assumption and we have included this within our appraisal.

Commercial Letting Agent and Letting Legal Fees: Roger Hannah have allowed for letting fees of 10% of the commercial rental value and 5% of the commercial rental values for commercial letting legal fees. This is a reasonable assumption and we have included this within our appraisal.

Purchaser's Costs (Land): We have adopted SDLT at the prevailing rate, 1% agency fees and 0.5% legal fees. These are standard assumptions.

Finance: Roger Hannah have adopted finance rate of 8%. We consider this a reasonable assumption and have adopted the above finance rate within our appraisal.

Developer's Return

From our knowledge and experience of the development land market, it is usual for residential developers in the North West region to seek a profit margin of 15-20% on GDV.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Roger Hannah have adopted a minimum target margin of 18% on the residential GDV and 15% on the commercial element of the scheme, resulting in a blended profit of 17.9%. Based on current market conditions it is likely that a developer would target a higher profit margin to reflect the increased sales risk, market uncertainty as well as reflecting the complexity and height/scale of the proposed development. Therefore we consider the approach by Roger Hannah to be reasonable and have adopted the same target margin within our appraisal.

Timescales

Roger Hannah have provided the following indicative timescales:

- 1 month purchase period;
- 2 months pre-construction period;
- 36 months construction period;
- Sales: 20 months with the first tower completing after 30 months, the second tower completing after 36 months, the third tower completing after 42 months and the fourth tower completing after 48 months (assuming 100% presales and phased completion over 2 months for each tower)

This equates to a total development period of 53 months.

This is a complex development, and we consider the above construction and pre-construction timescales to be reasonable.

6. Development Appraisals

We have used ARGUS Developer software to undertake a development appraisal based on our amended assumptions.

Private Appraisal

We have run a development appraisal assuming no affordable housing is provided on site.

Based on our adopted assumptions including a BLV of £7,987,500, this results in a negative residual land value of **-£13,586,427**, reflecting a deficit of £21,573,927. This is lower than the BLV which would suggest that the proposals cannot support any contribution for affordable housing.

We have targeted a developer profit of 17.9% on GDV, which equates to £140,867,456.

We attach a copy of the appraisal at **Appendix 2**.

Roger Hannah have also appraised the proposed development by assessment of the profit level. To enable a full review, we have undertaken our review on this basis too.

We have run a development appraisal on the same inputs as the above appraisal, with a fixed land value of £7,987,500. This results in a developer profit on GDV of 14.14%. This is lower than the target return of 17.9% on GDV.

We attach a copy of the appraisal at **Appendix 3**.

Sensitivity Analysis

The appraisal indicates that the proposed development is unviable based on our adopted residential sales values. Reflective of the approach taken by Roger Hannah, we have undertaken a sensitivity analysis to explore the potential changes to the developers profit based on an 2.5% changes to the sales values and construction costs.

We summarise this below:

Construction Cost	Residential GDV					
	Percentage (£/sq.ft)	-5% (£564.13)	-2.5% (£578.98)	0% (£593.82)	+2.5% (£608.67)	+5% (£623.51)
	-5%	14.094%	16.324%	18.445%	20.458%	22.360%
	-2.5%	11.833%	14.120%	16.295%	18.365%	20.334%
	0	9.558%	11.916%	14.145%	16.267%	18.289%

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



	+2.5%	7.282%	9.699%	11.995%	14.168%	16.240%
	+5%	5.006%	7.480%	9.832%	12.070%	14.190%

The table shows that if the GDV is increased by 5% (whereby residential sales values increase to £623.51 per sq. ft.) and the construction costs are reduced by 5%, then the developers profit would increase to 22.36% on GDV and in excess of the target margin of 17.9%, which would allow for S106 contributions. However if GDV was reduce by 5% and cost to increase by 5%, the developers profit would reduce to 5%.

However, we do not think that these variables are achievable at the subject site in the current market, but clearly a late stage retest would capture any uplift over time.

7. Conclusion

As instructed, we have reviewed the Financial Viability Statement that was submitted as part of the planning application for the site.

Roger Hannah have adopted a BLV of £7,987,500 within their viability assessment. Roger Hannah have assessed the BLV based on an EUV+ approach. They have assessed the site to have an EUV of £5,325,000 and applied a premium of 50% (£2,662,500). We consider this to be reasonable. This results in a BLV of £7,987,500 reflecting £4,574.74 per plot. This is lower than agreed BLV's that we have been involved in similar to the BLV for Plot G on Great Jackson Street which was agreed at £4,919 per plot.

We consider the residential GDV assumption of £575 per sq. ft. made by Roger Hannah to be low, therefore we have adopted our assumption of GDV equating to an average value of £594 per sq.ft, resulting in a residential GDV of £771,860,000. We consider the car parking assumptions to be reasonable. We consider the commercial rental assumptions to be reasonable but have adopted a weaker yield of 7.5% instead of 7% assumed by Roger Hannah. This results in a GDV of £786,969,042 which is £23,631,298 higher than the GDV assumptions made by Roger Hannah.

G&T have reviewed the build costs adopted by Roger Hannah, providing their own cost plan as a direct comparison to the cost plan undertaken by Edward Shipway. Overall, G&T costs are £16,284,833 lower, resulting in an overall cost of £269.99 per sq.ft., c.£8 per sq.ft. less than the overall costs of £278.05 per sq.ft provided by Edward Shipman. We have adopted the costs provided by G&T within our appraisal.

We consider the additional costs including professional fees, sales and marketing and finance costs to be reasonable.

We consider the construction and sales timescales adopted by Roger Hannah to be reasonable.

Roger Hannah have adopted a minimum target developer's profit margin of 18% on residential GDV and 15% on commercial GDV. We consider this to be a reasonable level of return, which results in a blended target margin of 17.9%. Our appraisal results in a developer profit of £140,867,456.

We have run a development appraisal assuming all apartments would be privately sold. Based on our adopted assumptions this results in the proposed development achieving a residual land value of **-£13,586,427**. This is lower than the BLV and negative that would suggest that the development cannot support any contribution for affordable housing and would question viability in general.

We have also run a development appraisal including to a fixed land cost (BLV) to assess the developers profit. This results in a profit on GDV of 14.14%, below the target profit level of 17.9%.

Renaker have experience in delivering high density, high rise accommodation evidenced by the previous phases at Great Jackson Street. The level of returns suggested are appropriate for the level of risk of the scheme, to deliver these proposals. Whilst in our viability we have not taken account of forecasted growth, we would anticipate by the time the scheme is completed, values will have increased over time. We therefore consider a review of the actual scheme at a later stage to be appropriate to properly test actual sales and costs.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



We have undertaken a sensitivity analysis to explore the changes to the developer profit on 2.5% changes to the sales rate and construction costs. This highlights that if sales values increased to by 5% to £623 per sq. ft. and costs were reduced by 5%, the developer profit would increase to 22.36%, above the target return of 17.9% which we consider to be an acceptable level to provide S106 contribution.

On balance we agree with Roger Hannah that no affordable housing can be delivered based on current market conditions. We would however suggest that given the current uncertainty in the funding markets and inflationary pressures on build costs it would be prudent to require a review mechanism in the Section 106 agreement. This will ensure that Manchester City Council capture an additional value created by the development once a funding deal is in place and the development has been constructed so that the actual costs can be fixed.

8. Important Note

Finally, in accordance with our normal practice, we would state that this report is for general informative purposes only and does not constitute a formal valuation, appraisal or recommendation. It is only for the use of the persons to whom it is addressed and no responsibility can be accepted to any third party for the whole or any part of its contents. It may not be published, reproduced or quoted in part or in whole, nor may it be used as a basis for any contract, prospectus, agreement or other document without prior consent, which will not be unreasonably withheld.

Our findings are based on the assumptions given. As is customary with market studies, our findings should be regarded as valid for a limited period of time and should be subject to examination at regular intervals.

Whilst every effort has been made to ensure that the data contained in it is correct, no responsibility can be taken for omissions or erroneous data provided by a third party or due to information being unavailable or inaccessible during the research period. The estimates and conclusions contained in this report have been conscientiously prepared in the light of our experience in the property market and information that we were able to collect, but their accuracy is in no way guaranteed.

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Appendices

Viability Assessment

Plots C & E, Great Jackson Street, Manchester



Appendix 1 – G&T Cost Review

Crown Street - Blocks C7, C8, E1 & E2 Cost Plan Peer Review - Issue 1

July 2024

Crown Street - Blocks C7, C8, E1 & E2

CONTROL ISSUE SHEET

Revision	Status	Prepared By (name/position/date)	Checked By (name/position/date)	Authorised By (name/position/date)
1	Draft	R Mills	M Martin	I Campbell

CONTENTS

1.0	Executive Summary
2.0	Cost Summary - C7
3.0	Cost Model Analysis - C7
4.0	Cost Summary - C8
5.0	Cost Model Analysis - C8
6.0	Cost Summary - E1
7.0	Cost Model Analysis - E1
8.0	Cost Summary - E2
9.0	Cost Model Analysis - E2
10.0	Cost Model Analysis - External Works
11.0	Basis, Assumptions & exclusions

1.0 Executive Summary

1.1 This cost plan peer review is based on the two financial appraisal assessments provided by Rodger Hannah for Crown Street Phase 3. We have extracted the cost plan prepared by Edmond Shipway and have then provided our assessment of cost along with a commentary to better demonstrate our reasoning where we differ in certain rates.

1.2 Cost Summary

	BLOCK C7		BLOCK C8		BLOCK E1		BLOCK E2		FACILITATING & EXTERNAL	
	ES	G&T	ES	G&T	ES	G&T	ES	G&T	ES	G&T
Cost	£134,217,000	130,210,000	£133,120,000	129,480,000	£143,849,000	139,150,000	£141,830,000	137,410,000	£9,613,000	10,094,167
Area (GIA/sq.ft)	483,202	483,202	484,645	484,645	532,626	532,626	523,023	523,023		
£/sq.ft GIA	£278	£269	£275	£267	£270	£261	£271	£263		
Apartments	422	422	422	422	451	451	451	451		
£/apartment	£318,050	£308,555	£315,450	£306,825	£319,000	£309,000	£314,000	£305,000		
NIA	307,080		305,422		335,273		335,482			
N:G overall	64%		63%		63%		64%			
N:G excl basement	72%		72%		73%		73%			
Storeys	51		51		47		47			
Apartments per floor	8		8		10		10			
façade surface area (sq.mt)	19,375		19,180		18,490		18,490			
W:F	0.49		0.48		0.43		0.43			

1.3.0 General Notes & Observations

1.3.1 Edmond Shipway (ES) have based their estimate on an open market, competitive procurement route albeit we are aware that the developer self delivers their projects and that costs such as preliminaries may well be centralised to the developers parent company and not the project. We have however, priced this project based on a typical model whereby the developer employs a main contractor to deliver the works.

1.3.2 The ES estimate is based on Q1 2024 cost data and in some instances relies on BCIS' cost data instead of first hand, inhouse benchmarking and current tender returns.

1.3.3 For the purposes of this review, we have utilised the area schedule provided and general design data.

1.3.4 ES have allowed 20% main contractor preliminaries across all buildings including Oh&p and 5% contingency which we assume 2.5% will be handed over to the MC for design development / risk.

1.3.5 There are no allowances for a pre-contract service agreement (PCSA) which can be typical for a project of this nature and assumed procurement route (two stage).

1.3.6 The ES estimate doesn't seem to allow for trade contractor preliminaries on the main work packages and so we have made allowances for this.

1.3.7 There does not seem to be a list of assumptions and exclusions to consider and so it may be worth exploring this to better understand the ES estimates.

1.4.0 Cost Commentary & Observations

1.4.1 Reinforcement rates @ £2,342/t seem to be much higher than the current market rate of say £1,650/t. We have therefore used our rate in all RC related work packages / elements.

1.4.2 There is an error in the ES internal doors elemental breakdown costs, for block E1, which has inflated the reporting of the gross cost of the package by £930k.

1.4.3 There is an error in the ES frame elemental breakdown costs, for block E1, which has under reported the gross cost of the package by circa £479k.

2.0 Cost Summary - C7
GIA (m2) 44,891
BLOCK E2
GIA (sq.ft) 483,202

Ref	Element	Edmond Shipway			Gardiner & Theobald			Total (£)
		Total (£)	£ / m ²	£ / ft ²	Total (£)	£ / m ²	£ / ft ²	
1	Site Preparation	-	-	-				
2	Substructure	5,008,494	112	10	5,233,788	117	11	225,294
3	Frame	6,732,096	150	14	6,702,017	149	14	-30,080
4	Upper Floors	11,022,627	246	23	11,006,081	245	23	-16,546
5	Roof	1,781,657	40	4	1,503,523	33	3	-278,135
6	Stairs	1,534,373	34	3	1,593,386	35	3	59,013
7	Façade	34,088,380	759	71	30,518,189	680	63	-3,570,191
8	Internal Walls	3,622,156	81	7	3,251,426	72	7	-370,730
9	Internal Doors	4,910,790	109	10	3,614,550	81	7	-1,296,240
10	Wall Finishes	3,486,180	78	7	3,233,795	72	7	-252,385
11	Floor Finishes	3,198,355	71	7	2,777,560	62	6	-420,795
12	Ceiling Finishes	1,797,335	40	4	2,217,120	49	5	419,785
13	FF&E	3,690,750	82	8	3,557,450	79	7	-133,300
14	MEPH	22,144,625	493	46	21,627,500	482	45	-517,125
15	Lifts	2,900,000	65	6	2,850,000	63	6	-50,000
16	BWIC	604,000	13	1	527,500	12	1	-76,500
18	Statutory Connections	-	-	-	-	-	-	-
18	Sub Total	£106,521,818	£2,373	£220	£100,210,000	£2,232	£207	-6,311,818
19	Preliminaries	21,304,182	475	44	17,943,549	400	37	-3,360,633
20	OH&P	included	-	-	5,881,497	131	12	5,881,497
21	Risk / DD / Contingency	6,391,000	142	13	6,175,572	138	13	-215,428
22	External works	-	-	-	-	-	-	0
22	Total (excl. inflation)	£134,217,000	£2,990	£278	£130,210,000	£2,901	£269	-4,007,000

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
SUBSTRUCTURE	1,819	m ²	2,753.43	5,008,494		5,233,788	225,294
<u>Isolated pad foundations: 3,000 x 3,000 x 750; 17 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	145	m ³	10.00	1,450	10.00	1,450	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	195	m ²	2.00	390	2.00	390	
Level & compact bottoms of excavations	155	m ²	1.00	155	1.00	155	
Excavate for working space to pits	155	m ²	7.00	1,085	7.00	1,085	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	145	m ³	41.00	5,945	45.00	6,525	580
Imported filling; granular fill type 1, not exceeding 500 thick	25	m ³	64.00	1,600	55.00	1,375	-225
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10	m ³	157.00	1,570	165.00	1,650	80
Reinforced concrete grade C75/85; isolated foundations	115	m ³	192.00	22,080	190.00	21,850	-230
Formwork; sides of foundations; not exceeding 1.00 m high	205	m	41.00	8,405	40.00	8,200	-205
Reinforcement; high yield steel bars; 220 kg/m ³	25.30	T	2,342.00	59,253	1,650.00	41,745	-17,508
<u>Isolated pad foundations: 4,250 x 2,200 x 750; 6 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	55	m ³	10.00	550	10.00	550	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	75	m ²	2.00	150	2.00	150	
Level & compact bottoms of excavations	55	m ²	1.00	55	1.00	55	
Excavate for working space to pits	60	m ²	7.00	420	7.00	420	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55	m ³	41.00	2,255	45.00	2,475	220
Imported filling; granular fill type 1, not exceeding 500 thick	10	m ³	64.00	640	55.00	550	-90
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m ³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	40	m ³	192.00	7,680	190.00	7,600	-80
Formwork; sides of foundations; not exceeding 1.00 m high	75	m	41.00	3,075	40.00	3,000	-75
Reinforcement; high yield steel bars; 220 kg/m ³	8.80	T	2,342.00	20,610	1,650.00	14,520	-6,090
<u>Isolated pad foundations: 19,350 x 4,000 x 750; 1 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	75	m ³	10.00	750	10.00	750	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	45	m ²	2.00	90	2.00	90	
Level & compact bottoms of excavations	75	m ²	1.00	75	1.00	75	
Excavate for working space to pits	35	m ²	7.00	245	7.00	245	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	75	m ³	41.00	3,075	45.00	3,375	300
Imported filling; granular fill type 1, not exceeding 500 thick	10	m ³	64.00	640	55.00	550	-90
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m ³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	60	m ³	192.00	11,520	190.00	11,400	-120
Formwork; sides of foundations; not exceeding 1.00 m high	45	m	41.00	1,845	40.00	1,800	-45
Reinforcement; high yield steel bars; 220 kg/m ³	13.20	T	2,342.00	30,914	1,650.00	21,780	-9,134
<u>Isolated pad foundations to colonnade columns: no detail provided</u>							
Allowance for pad foundations to colonnade columns	23	Nr	750.00	17,250	750.00	17,250	
<u>Raft foundations: 2,500 deep; 570 m²</u>							
Excavate pits; maximum depth not exceeding 6.00m	2,455	m ³	14.00	34,370	14.00	34,370	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	450	m ²	3.00	1,350	3.00	1,350	
Level & compact bottoms of excavations	570	m ²	1.00	570	1.00	570	
Excavate for working space to pits	425	m ²	7.00	2,975	7.00	2,975	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	2,455	m ³	41.00	100,655	45.00	110,475	9,820
Imported filling; granular fill type 1, not exceeding 500 thick	85	m ³	64.00	5,440	55.00	4,675	-765
Imported filling; granular fill type 1, exceeding 500 thick	915	m ³	62.00	56,730	55.00	50,325	-6,405
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	30	m ³	157.00	4,710	165.00	4,950	240
Reinforced concrete grade C75/85; isolated foundations	1,425	m ³	192.00	273,600	190.00	270,750	-2,850
Formwork; sides of foundations; exceeding 1.00 m high	260	m ²	47.00	12,220	40.00	10,400	-1,820
Reinforcement; high yield steel bars; 220 kg/m ³	313.50	T	2,342.00	734,217	1,650.00	517,275	-216,942
<u>Specialist foundations: piling mat construction; 1,980 m²</u>							
Excavate to reduce levels; maximum depth not exceeding 1.00m	595	m ³	3.00	1,785	3.00	1,785	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	55	m ²	2.00	110	2.00	110	
Level & compact bottoms of excavations	1,980	m ²	1.00	1,980	1.00	1,980	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	595	m ³	41.00	24,395	45.00	26,775	2,380
Imported filling; granular fill type 1, not exceeding 500 thick	595	m ³	64.00	38,080	55.00	32,725	-5,355
Level & compact surfaces of filling	1,980	m ²	1.00	1,980	1.00	1,980	
<u>Specialist foundations: bored cast in place piles: 115 Nr</u>							
Provision of plant; erecting & dismantling at each pile position - allowance	Item			25,300		26,400	1,100
Piles; 900 diameter, 20 m deep	115	Nr	3,750.00	431,250	6,000.00	690,000	258,750
Pile tests - load - (assume 25%)	30	Nr	14,550.00	436,500	400.00	12,000	-424,500
Pile tests - integrity - (assume 100%)	115	Nr	20.00	2,300	20.00	2,300	
Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	115	Nr	45.00	5,175	50.00	5,750	575
<u>Lowest floor construction: 1,715 m²</u>							
Imported filling; granular fill type 1, not exceeding 500 thick	255	m ³	64.00	16,320	55.00	14,025	-2,295
Level & compact surfaces of filling; sand blinding 50 thick	1,715	m ²	4.00	6,860	4.00	6,860	
Visqueen dpm; gas resistant	1,715	m ²	18.00	30,870	18.00	30,870	
Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	85	m ³	156.00	13,260	165.00	14,025	765
Reinforced concrete grade C32/40; beds exceeding 300 thick	685	m ³	182.00	124,670	190.00	130,150	5,480
Extra over for waterproof concrete	685	m ³	79.00	54,115	79.00	54,115	
Formwork to edges of beds; not exceeding 500 high	50	m ³	30.00	1,500	30.00	1,500	
Reinforcement; high yield steel bars; 200 kg/m ³	137.00	T	2,342.00	320,854	1,650.00	226,050	-94,804
Powerfloat finish	1,715	m ²	4.00	6,860	5.00	8,575	1,715
Rigid urethane floor Insulation; 150 thick	1,715	m ²	40.00	68,600	40.00	68,600	
Horizontal sheet tanking; bituthene	1,715	m ²	33.00	56,595	33.00	56,595	
Extra over ground slabs; forming lift pits	Item			Included		Included	
Designed joints allowance; (assumed @ 10% of construction cost)	Item			70,000		61,137	-8,864
<u>Basement excavation: 1,980 m²</u>							
Excavate basements; maximum depth exceeding 8.00m	18,095	m ³	5.00	90,475	5.00	90,475	
Extra over excavation for breaking out hard pavings 150 thick; macadam	1,980	m ²	5.00	9,900	5.00	9,900	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	450	m ²	5.00	2,250	5.00	2,250	
Level & compact bottoms of excavations	1,980	m ²	1.00	1,980	1.00	1,980	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	18,095	m ³	41.00	741,895	45.00	814,275	72,380
Disposal of surface water/ground water allowance	Item			Included			

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
<u>Basement retaining walls: 2,080 m²</u>							
Concrete grade C40/50 not exceeding 300 thick; infilling between piles	140	m ³	219.00	30,660	219.00	30,660	
Reinforced concrete grade C40/50; walls not exceeding 300 thick	625	m ³	219.00	136,875	219.00	136,875	
Extra over for waterproof concrete	765	m ³	79.00	60,435	79.00	60,435	
Formwork to walls; vertical to one side only	2,080	m ²	87.00	180,960	87.00	180,960	
Reinforcement; high yield steel bars; 200 kg/m ³	125.00	T	2,342.00	292,750	1,650.00	206,250	-86,500
Vertical sheet piling; bituthene	1,040	m ²	35.00	36,400	35.00	36,400	
<u>Capping beam: 1,200 x 1,000: 100 m</u>							
Excavate trenches; maximum depth no exceeding 2.00m	20	m ³	12.00	240	12.00	240	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	120	m ²	2.00	240	2.00	240	
Level & compact bottoms of excavations	15	m ²	1.00	15	1.00	15	
Excavate for working space to trenches	100	m ²	6.00	600	6.00	600	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	20	m ³	41.00	820	45.00	900	80
Imported filling; granular fill type 1, not exceeding 500 thick	2	m ³	64.00	128	55.00	110	-18
Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1	m ³	156.00	156	156.00	156	
Reinforced concrete grade C75/85; ground beams	120	m ³	217.00	26,040	217.00	26,040	
Extra over for waterproof concrete	120	m ³	79.00	9,480	79.00	9,480	
Formwork; sides of ground beams not exceeding 1.00 m high	200	m	47.00	9,400	47.00	9,400	
Formwork; soffits of beams	15	m ²	67.00	1,005	67.00	1,005	
Reinforcement; high yield steel bars; 220 kg/m ³	26.40	T	2,342.00	61,829	1,650.00	43,560	-18,269
<u>Capping beam: 1,700 x 4,000: 25 m</u>							
Excavate trenches; maximum depth no exceeding 6.00m	40	m ³	13.00	520	12.00	480	-40
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 6.00m	100	m ²	3.00	300	2.00	200	-100
Level & compact bottoms of excavations	10	m ²	1.00	10	1.00	10	
Excavate for working space to trenches	95	m ²	6.00	570	6.00	570	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	40	m ³	41.00	1,640	45.00	1,800	160
Imported filling; granular fill type 1, not exceeding 500 thick	1	m ³	64.00	64	55.00	55	-9
Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1	m ³	156.00	156	156.00	156	
Reinforced concrete grade C75/85; ground beams	160	m ³	217.00	34,720	217.00	34,720	
Extra over for waterproof concrete	160	m ³	79.00	12,640	79.00	12,640	
Formwork; sides of ground beams exceeding 1.00 m high	185	m	47.00	8,695	47.00	8,695	
Formwork; soffits of beams	10	m ²	67.00	670	67.00	670	
Reinforcement; high yield steel bars; 220 kg/m ³	35.20	T	2,342.00	82,438	1,650.00	58,080	-24,358
<u>Contaminated material & obstructions (PROVISIONAL)</u>							
Extra over any excavation for breaking out obstructions		Item					
Extra over any excavation for breaking out rock		Item					
Breaking though obstruction encountered in piling operations - allowance		Item					
Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax		Item					
Allowance for trade preliminaries & Oh&p					18%	798,374	798,374
FRAME	44,891	m ²	150.00	6,732,096		6,702,017	-30,080
<u>CORE WALLS & SLAB</u>							
<u>Reinforced concrete core walls: 200 thick: 215 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	35	m ³	216.00	7,560	220.00	7,700	140
Formwork; walls, vertical; height above floor exceeding 3.00 m	435	m ²	61.00	26,535	50.00	21,750	-4,785
Formwork; openings in walls; width not exceeding 250	105	m	17.00	1,785	17.00	1,785	
Reinforcement; high yield steel bars; 125 kg/m ³	4.38	T	2,342.00	10,258	1,650.00	7,227	-3,031
<u>Reinforced concrete core walls: 300 thick: 6,020 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,610	m ³	216.00	347,760	220.00	354,200	6,440
Formwork; walls, vertical; height above floor exceeding 3.00 m	12,040	m ²	61.00	734,440	50.00	602,000	-132,440
Formwork; openings in walls; width not exceeding 500	1,565.00	m	31.00	48,515	31.00	48,515	
Reinforcement; high yield steel bars; 125 kg/m ³	201.25	T	2,342.00	471,328	1,650.00	332,063	-139,265
<u>Reinforced concrete core walls: 400 thick: 1,370 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	550	m ³	210.00	115,500	220.00	121,000	5,500
Formwork; walls, vertical; height above floor exceeding 3.00 m	2,740	m ²	61.00	167,140	50.00	137,000	-30,140
Reinforcement; high yield steel bars; 125 kg/m ³	68.75	T	2,342.00	161,013	1,650.00	113,438	-47,576
<u>Reinforced concrete core walls: 500 thick: 2,280 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	1,140	m ³	210.00	239,400	220.00	250,800	11,400
Formwork; walls, vertical; height above floor exceeding 3.00 m	4,565	m ²	61.00	278,465	50.00	228,250	-50,215
Reinforcement; high yield steel bars; 125 kg/m ³	143	T	2,342.00	333,735	1,650.00	235,125	-98,610
<u>Reinforced concrete core walls: 600 thick: 665 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	390	m ³	210.00	81,900	220.00	85,800	3,900
Formwork; walls, vertical; height above floor exceeding 3.00 m	1,330	m ²	61.00	81,130	50.00	66,500	-14,630
Formwork; openings in walls; width not exceeding 1.00 m	20.00	m	52.00	1,040	52.00	1,040	
Reinforcement; high yield steel bars; 125 kg/m ³	48.75	T	2,342.00	114,173	1,650.00	80,438	-33,736
<u>Extra over all walls</u>							
Formwork; extra over for fine formed finish; walls	6,325	m ²	6.00	37,950	6.00	37,950	
<u>Reinforced concrete core slab: 240 thick: 1,115 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	270	m ³	190.00	51,300	190.00	51,300	
Formwork; edges of suspended slabs; height not exceeding 250	215	m	19.00	4,085	19.00	4,085	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	1,115	m ²	53.00	59,095	53.00	59,095	
Reinforcement; high yield steel bars; 220 kg/m ³	59	T	2,342.00	139,115	1,650.00	98,010	-41,105
Powerfloat finish	1,115.00	m ²	4.00	4,460	4.00	4,460	
<u>Reinforced concrete core slab: 250 thick: 155 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	40	m ³	190.00	7,600	190.00	7,600	
Formwork; edges of suspended slabs; height not exceeding 250	25	m	19.00	475	19.00	475	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	80	m ²	53.00	4,240	53.00	4,240	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	75	m ²	60.00	4,500	60.00	4,500	

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Reinforcement; high yield steel bars; 220 kg/m ³	9 T		2,342.00	20,610	1,650.00	14,520	-6,090
Powerfloat finish	154 m ²		4.00	616	4.00	616	
Extra over basic rates for slip form construction							
Reinforced concrete allowance; @ 0% of total reinforced concrete cost	Item						
Formwork allowance; @ 0% of total formwork cost	Item						
Reinforcement allowance; @ 0% of total reinforcement cost	Item						
COLUMNS							
<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 400; 130 m</u>							
Reinforced concrete grade C50/60; columns	20 m ³		244.00	4,880	230.00	4,600	-280
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	m ²		58.00		50.00		
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	205 m ²		65.00	13,325	60.00	12,300	-1,025
Reinforcement; high yield steel bars; 310 kg/m ³	6 T		2,342.00	14,520	1,650.00	10,230	-4,290
<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 900; 220 m</u>							
Reinforced concrete grade C50/60; columns	80 m ³		244.00	19,520	230.00	18,400	-1,120
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	475 m ²		58.00	27,550	50.00	23,750	-3,800
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	100.00 m ²		65.00	6,500	60.00	6,000	-500
Reinforcement; high yield steel bars; 310 kg/m ³	25 T		2,342.00	58,082	1,650.00	40,920	-17,162
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 600; 175 m</u>							
Reinforced concrete grade C70/85; columns	40 m ³		248.00	9,920	248.00	9,920	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	355 m ²		58.00	20,590	50.00	17,750	-2,840
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	12 T		2,342.00	29,041	1,650.00	20,460	-8,581
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 520 m</u>							
Reinforced concrete grade C70/85; columns	190 m ³		248.00	47,120	248.00	47,120	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,355 m ²		58.00	78,590	50.00	67,750	-10,840
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	59 T		2,342.00	137,944	1,650.00	97,185	-40,759
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 485 m</u>							
Reinforced concrete grade C70/85; columns	235 m ³		248.00	58,280	248.00	58,280	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,550 m ²		58.00	89,900	50.00	77,500	-12,400
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	72.85 T		2,342.00	170,615	1,650.00	120,203	-50,413
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 575 m</u>							
Reinforced concrete grade C70/85; columns	345 m ³		248.00	85,560	248.00	85,560	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,180 m ²		58.00	126,440	50.00	109,000	-17,440
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	107 T		2,342.00	250,477	1,650.00	176,468	-74,010
<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 365 m</u>							
Reinforced concrete grade C70/85; columns	270 m ³		248.00	66,960	248.00	66,960	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,315 m ²		58.00	76,270	50.00	65,750	-10,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	135.00 m ²		65.00	8,775	60.00	8,100	-675
Reinforcement; high yield steel bars; 310 kg/m ³	84 T		2,342.00	196,025	1,650.00	138,105	-57,920
<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 900; 40 m</u>							
Reinforced concrete grade C70/85; columns	20 m ³		248.00	4,960	248.00	4,960	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	35 m ²		58.00	2,030	50.00	1,750	-280
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	90.00 m ²		65.00	5,850	60.00	5,400	-450
Reinforcement; high yield steel bars; 310 kg/m ³	6 T		2,342.00	14,520	1,650.00	10,230	-4,290
<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 1,500; 40 m</u>							
Reinforced concrete grade C70/85; columns	35 m ³		248.00	8,680	248.00	8,680	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	165 m ²		58.00	9,570	50.00	8,250	-1,320
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	11 T		2,342.00	25,411	1,650.00	17,903	-7,509
<u>Reinforced concrete grade C70/85; regular shaped columns; 950 x 950; 65 m</u>							
Reinforced concrete grade C70/85; columns	60 m ³		248.00	14,880	248.00	14,880	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	70 m ²		58.00	4,060	50.00	3,500	-560
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	170.00 m ²		65.00	11,050	60.00	10,200	-850
Reinforcement; high yield steel bars; 310 kg/m ³	19 T		2,342.00	43,561	1,650.00	30,690	-12,871
<u>Reinforced concrete grade C70/85; regular shaped columns; 1,000 x 1,000; 10 m</u>							
Reinforced concrete grade C70/85; columns	15 m ³		248.00	3,720	248.00	3,720	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	m ²		58.00		50.00		
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	50.00 m ²		65.00	3,250	60.00	3,000	-250
Reinforcement; high yield steel bars; 310 kg/m ³	5 T		2,342.00	10,890	1,650.00	7,673	-3,218
<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>							
Reinforced concrete grade C70/85; columns	5 m ³		248.00	1,240	248.00	1,240	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35 m ²		58.00	2,030	50.00	1,750	-280
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	2 T		2,342.00	3,630	1,650.00	2,558	-1,073
<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,600 x 400/800; 10 m</u>							
Reinforced concrete grade C70/85; columns	10 m ³		248.00	2,480	248.00	2,480	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45 m ²		58.00	2,610	50.00	2,250	-360
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²		65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	3 T		2,342.00	7,260	1,650.00	5,115	-2,145
WALLS							
<u>Reinforced concrete walls; 200 thick; 35 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	5 m ³		216.00	1,080	220.00	1,100	20

Edmond Shipway					Gardiner & Theobald		
Description	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Formwork; walls, vertical; height above floor not exceeding 3.00 m	35	m²	49.00	1,715	50.00	1,750	35
Formwork; walls, vertical; height above floor not exceeding 4.50 m	30	m²	61.00	1,830	60.00	1,800	-30
Formwork; walls kickers, suspended; height 150	10	m	16.00	160	16.00	160	
Formwork; openings in walls; width not exceeding 250	45.00	m	17.00	765	17.00	765	
Reinforcement; high yield steel bars; 125 kg/m³	1	T	2,342.00	1,475	1,650.00	1,040	-436
Reinforced concrete walls: 250 thick; 200 m²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	50	m³	216.00	10,800	220.00	11,000	200
Formwork; walls, vertical; height above floor not exceeding 3.00 m	400	m²	49.00	19,600	50.00	20,000	400
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	75	m	16.00	1,200	16.00	1,200	
Reinforcement; high yield steel bars; 125 kg/m³	6.25	T	2,342.00	14,638	1,650.00	10,313	-4,326
Reinforced concrete walls: 275 thick; 110 m²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	30	m³	216.00	6,480	220.00	6,600	120
Formwork; walls, vertical; height above floor not exceeding 3.00 m	115	m²	49.00	5,635	50.00	5,750	115
Formwork; walls, vertical; height above floor not exceeding 4.50 m	110	m²	61.00	6,710	60.00	6,600	-110
Formwork; walls kickers, suspended; height 150	35	m	16.00	560	16.00	560	
Reinforcement; high yield steel bars; 125 kg/m³	3.75	T	2,342.00	8,783	1,650.00	6,188	-2,596
Reinforced concrete walls: 300 thick; 845 m²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	255	m³	216.00	55,080	220.00	56,100	1,020
Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,280	m²	49.00	62,720	50.00	64,000	1,280
Formwork; walls, vertical; height above floor not exceeding 4.50 m	410	m²	61.00	25,010	60.00	24,600	-410
Formwork; walls kickers, suspended; height 150	300	m	16.00	4,800	16.00	4,800	
Formwork; wall ends; width not exceeding 500	355	m	28.00	9,940	28.00	9,940	
Reinforcement; high yield steel bars; 125 kg/m³	31.88	T	2,342.00	74,663	1,650.00	52,602	-22,061
Reinforced concrete walls: 400 thick; 1,560 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	625	m³	210.00	131,250	220.00	137,500	6,250
Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,030	m²	49.00	148,470	50.00	151,500	3,030
Formwork; walls, vertical; height above floor not exceeding 4.50 m	90	m²	61.00	5,490	60.00	5,400	-90
Formwork; walls kickers, suspended; height 150	585	m	16.00	9,360	16.00	9,360	
Formwork; wall ends; width not exceeding 500	720	m	28.00	20,160	28.00	20,160	
Reinforcement; high yield steel bars; 125 kg/m³	78.13	T	2,342.00	182,980	1,650.00	128,915	-54,066
Reinforced concrete walls: 600 thick; 1,180 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	705	m³	210.00	148,050	220.00	155,100	7,050
Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,120	m²	49.00	103,880	50.00	106,000	2,120
Formwork; walls, vertical; height above floor not exceeding 4.50 m	240	m²	61.00	14,640	60.00	14,400	-240
Formwork; walls kickers, suspended; height 150	440	m	16.00	7,040	16.00	7,040	
Formwork; wall ends; width not exceeding 1.00 m	480	m	49.00	23,520	49.00	23,520	
Reinforcement; high yield steel bars; 125 kg/m³	88.13	T	2,342.00	206,400	1,650.00	145,415	-60,986
Reinforced concrete walls: 700 thick; 45 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	35	m³	210.00	7,350	220.00	7,700	350
Formwork; walls, vertical; height above floor not exceeding 3.00 m	95	m²	49.00	4,655	50.00	4,750	95
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	20	m	16.00	320	16.00	320	
Reinforcement; high yield steel bars; 125 kg/m³	4.38	T	2,342.00	10,258	1,650.00	7,227	-3,031
Reinforced concrete walls: 950 thick; 30 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	25	m³	210.00	5,250	220.00	5,500	250
Formwork; walls, vertical; height above floor not exceeding 3.00 m	60	m²	49.00	2,940	50.00	3,000	60
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	10.00	m	16.00	160	16.00	160	
Reinforcement; high yield steel bars; 125 kg/m³	3	T	2,342.00	7,330	1,650.00	5,165	-2,166
Extra over all walls & columns							
Formwork; extra over for fine formed finish; walls	165	m²	6.00	990	6.00	990	
Formwork; extra over for fine formed finish; columns	215	m²	6.00	1,290	6.00	1,290	
COLONNADE							
Structural steel frame to colonnade							
Allowance for steelwork to colonnade	13.00	T	3,260.00	42,380	3,260.00	42,380	
Allowance for trade preliminaries & Oh&p					18%	1,022,342	1,022,342
UPPER FLOORS	43,175	m²	255.30	11,022,627		11,006,081	
Reinforced concrete floor slab: 240 thick; 32,055 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	8,430	m³	190.00	1,601,700	190.00	1,601,700	
Formwork; edges of suspended slabs; height not exceeding 250	1,480	m	19.00	28,120	19.00	28,120	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	32,055	m²	53.00	1,698,915	53.00	1,698,915	
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	7,870	m²	60.00	472,200	60.00	472,200	
Reinforcement; high yield steel bars; 220 kg/m³	1,854.60	T	2,342.00	4,343,473	1,650.00	3,060,090	-1,283,383
Powerfloat finish	32,055	m²	4.00	128,220	4.00	128,220	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		825,000		698,925	-126,076
Reinforced concrete floor slab: 250 thick; 4,405 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,100	m³	190.00	209,000	190.00	209,000	
Formwork; edges of suspended slabs; height not exceeding 250	240	m	19.00	4,560	19.00	4,560	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	3,200	m²	53.00	169,600	53.00	169,600	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,205	m²	60.00	72,300	60.00	72,300	
Reinforcement; high yield steel bars; 220 kg/m³	242.00	T	2,342.00	566,764	1,650.00	399,300	-167,464
Powerfloat finish	4,406	m²	4.00	17,624	4.00	17,624	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		105,000		87,238	-17,762
Reinforced concrete floor slab: 300 thick; 885 m²							

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	285	m ³	190.00	54,150	190.00	54,150	
Formwork; edges of suspended slabs; height not exceeding 250	10	m	19.00	190	19.00	190	
Formwork; edges of suspended slabs; height not exceeding 500	165	m	30.00	4,950	30.00	4,950	
Formwork; steps in slabs; height not exceeding 1.00 m	170	m	46.00	7,820	46.00	7,820	
Formwork; steps in slabs; height exceeding 1.00 m	10	m ²	50.00	500	50.00	500	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	910	m ²	60.00	54,600	60.00	54,600	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	25	m ²	62.00	1,550	62.00	1,550	
Reinforcement; high yield steel bars; 220 kg/m ³	62.70	T	2,342.00	146,843	1,650.00	103,455	-43,388
Powerfloat finish	885	m ²	4.00	3,540	4.00	3,540	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		25,000		23,076	-1,925
		Item					
<u>Reinforced concrete floor slab: 400 thick; 830 m²</u>							
Reinforced concrete grade C50/60; slabs exceeding 300 thick	330	m ³	189.00	62,370	190.00	62,700	330
Formwork; edges of suspended slabs; height not exceeding 250	45	m	19.00	855	19.00	855	
Formwork; edges of suspended slabs; height not exceeding 500	190	m ²	30.00	5,700	30.00	5,700	
Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	830	m ²	63.00	52,290	63.00	52,290	
Reinforcement; high yield steel bars; 220 kg/m ³	72.60	T	2,342.00	170,029	1,650.00	119,790	-50,239
Powerfloat finish	830	m ²	4.00	3,320	4.00	3,320	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		30,000		24,466	-5,535
		Item					
<u>Mesh flooring</u>							
Open mesh flooring; bolted to steel supports; 8 thick	285	m ²	346.00	98,610	346.00	98,610	
Allowance for steel supports to mesh flooring	918	m	63.00	57,834	63.00	57,834	
Allowance for trade preliminaries & Oh&p					18%	1,678,894	1,678,894
ROOF	1,716	m²	1,038.30	1,781,657		1,503,523	-278,135
<u>Reinforced concrete roof slab: 240 thick; 800 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215	m ³	190.00	40,850	190.00	40,850	
Formwork; edges of suspended slabs; height not exceeding 250	160	m	19.00	3,040	19.00	3,040	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	800	m ²	53.00	42,400	50.00	40,000	-2,400
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	190	m ²	60.00	11,400	60.00	11,400	
Reinforcement; high yield steel bars; 220 kg/m ³	47.30	T	2,342.00	110,777	1,650.00	78,045	-32,732
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		20,000		17,334	-2,667
		Item					
<u>Reinforced concrete roof slab: 250 thick; 85 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	20	m ³	190.00	3,800	190.00	3,800	
Formwork; edges of suspended slabs; height not exceeding 250	5	m	19.00	95	19.00	95	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	85	m ²	60.00	5,100	60.00	5,100	
Reinforcement; high yield steel bars; 220 kg/m ³	4.40	T	2,342.00	10,305	1,650.00	7,260	-3,045
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		2,000		1,626	-375
		Item					
<u>Reinforced concrete roof slab: 300 thick; 700 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215	m ³	190.00	40,850	190.00	40,850	
Formwork; edges of suspended slabs; height not exceeding 500	115	m	30.00	3,450	30.00	3,450	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	40	m ²	60.00	2,400	60.00	2,400	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	700	m ²	62.00	43,400	62.00	43,400	
Reinforcement; high yield steel bars; 220 kg/m ³	47.30	T	2,342.00	110,777	1,650.00	78,045	-32,732
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		20,000		16,815	-3,186
		Item					
<u>Reinforced concrete roof slab: 400 thick</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	265	m ³	190.00	50,350	190.00	50,350	
Formwork; edges of suspended slabs; height not exceeding 500	170	m	30.00	5,100	30.00	5,100	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	264	m ²	60.00	15,840	60.00	15,840	
Reinforcement; high yield steel bars	264.00	T	2,342.00	618,288	1,650.00	435,600	-182,688
Allowance for designed joints		Item		69,000		50,689	-18,311
		Item					
<u>Roof structure to Colonnade</u>							
Primary steel included in section 2.01 Frame		Item		Included		Included	
Precast concrete decking	155	m ²	91.00	14,105	91.00	14,105	
<u>Roof coverings</u>							
Roof screed; cement & sand; 50 thick	2,330	m ²	23.00	53,590	23.00	53,590	
High performance polymer modified bitumen membrane; insulation	2,050	m ²	161.00	330,050	161.00	330,050	
Low maintenance landscaped roof	280	m ²	222.00	62,160	222.00	62,160	
Residential terrace; 50 thick precast concrete slabs on support system	355	m ²	74.00	26,270	74.00	26,270	
Edge treatment to membrane roof covering	430	m	70.00	30,100	70.00	30,100	
Edge treatment to landscaped roofs	90	m	85.00	7,650	85.00	7,650	
<u>Roof drainage</u>							
Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations		Item		Included		Included	
Rainwater outlets; assumed 1 per 25 m ² of roof area	95	Nr	260.00	24,700	260.00	24,700	
Rainwater pipes to colonnade; aluminium, 100 diameter	40	m	89.00	3,560	89.00	3,560	
Rainwater pipes to colonnade; shoes or connections to drains	5	Nr	50.00	250	50.00	250	
STAIRS & RAMPS	106	Nr	14,475.20	1,534,373		1,593,386	59,013
<u>Reinforced concrete landings: 250 thick; 985 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245	m ³	190.00	46,550	190.00	46,550	
Formwork; edges of suspended slabs; height not exceeding 250	595	m	19.00	11,305	19.00	11,305	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	960	m ²	57.00	54,720	57.00	54,720	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25	m ²	70.00	1,750	70.00	1,750	
Reinforcement; high yield steel bars; 220 kg/m ³	53.90	T	2,342.00	126,234	1,650.00	88,935	-37,299
Powerfloat finish	985	m ²	4.00	3,940	4.00	3,940	
<u>Reinforced concrete staircases: 1,200 wide x 2,000 long x 1,350 rise; 98 Nr</u>							
Reinforced concrete grade C50/60; staircases	100	m ³	263.00	26,300	263.00	26,300	
Formwork; stairflights; 1,200 wide	235	m	160.00	37,600	160.00	37,600	
Formwork; extra over for fine formed finish	675	m ²	6.00	4,050	6.00	4,050	
Reinforcement; high yield steel bars; 170 kg/m ³	17.00	T	2,342.00	39,814	1,650.00	28,050	-11,764

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Trowelled finish; treads	235	m ²	6.00	1,410	6.00	1,410	
<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 100 Nr</u>							
Reinforced concrete grade C50/60; staircases	115	m ³	263.00	30,245	263.00	30,245	
Formwork; stairflights; 1,200 wide	270	m	160.00	43,200	160.00	43,200	
Formwork; extra over for fine formed finish	775	m ²	6.00	4,650	6.00	4,650	
Reinforcement; high yield steel bars; 170 kg/m ³	19.60	T	2,342.00	45,903	1,650.00	32,340	-13,563
Trowelled finish; treads	270	m ²	6.00	1,620	6.00	1,620	
<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 1 Nr</u>							
Reinforced concrete grade C50/60; staircases	1	m ³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m ²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m ³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m ²	6.00	30	6.00	30	
<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>							
Reinforced concrete grade C50/60; staircases	1	m ³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m ²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m ³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m ²	6.00	30	6.00	30	
<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 12 Nr</u>							
Reinforced concrete grade C50/60; staircases	15	m ³	263.00	3,945	263.00	3,945	0
Formwork; stairflights; 1,200 wide	40	m	160.00	6,400	160.00	6,400	
Formwork; extra over for fine formed finish	110	m ²	6.00	660	6.00	660	
Reinforcement; high yield steel bars; 170 kg/m ³	2.60	T	2,342.00	6,089	1,650.00	4,290	-1,799
Trowelled finish; treads	35	m ²	6.00	210	6.00	210	
<u>Handrails & balustrades</u>							
Wall handrails; mild steel, polyester powder coated	685	m	200.00	137,000	200.00	137,000	0
Balustrades & handrails; mild steel, polyester powder coated	765	m	395.00	302,175	395.00	302,175	
<u>Staircase & landing finishes</u>							
Heavy domestic duty carpet (PC £43/m ²); to landings	985	m ²	110.00	108,350	60.00	59,100	-49,250
Heavy domestic duty carpet (PC £43/m ²); to treads	2,185	m	80.00	174,800	60.00	131,100	-43,700
Heavy domestic duty carpet (PC £43/m ²); risers	2,445	m	80.00	195,600	60.00	146,700	-48,900
Aluminium nosings; heavy duty	2,445	m	30.00	73,350	30.00	73,350	
Painted softwood skirting to landings	1,280	m	12.00	15,360	12.00	15,360	
Painted softwood string to stairs	685	m	22.00	15,070	22.00	15,070	
<u>Reinforced concrete ramps; extra over upper floors</u>							
Extra over formwork to soffits of slabs; sloping	273	m ²	7.00	1,911	7.00	1,911	
Top formwork; sloping	273	m ²	40.00	10,920	40.00	10,920	
Allowance for trade preliminaries & Oh&p					20%	265,564	265,564
EXTERNAL WALLS	19,375	m²	1,754.00	33,984,510		30,473,939	-3,510,571
External enclosing walls above ground level							
Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	17,835	m ²	1,650.00	29,427,750	1,250.00	22,293,750	-7,134,000
Precast concrete cladding allowance; external façade; columns & beams	990	m ²	1,100.00	1,089,000	850.00	841,500	-247,500
Precast concrete cladding allowance; colonnade; columns & beams	365	m ²	1,100.00	401,500	850.00	310,250	-91,250
LMR cladding allowance; metal cladding on steel frame	135	m ²	610.00	82,350	550.00	74,250	-8,100
Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	6,715	m ²	180.00	1,208,700	160.00	1,074,400	-134,300
Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	5,780	m	12.00	69,360	20.00	115,600	46,240
Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	425	m ²	119.00	50,575	500.00	212,500	161,925
Parapet wall capping; 775 wide	275	m	205.00	56,375	225.00	61,875	5,500
Open state cavity fire barriers	7,030	m	95.00	667,850	72.17	507,355	-160,495
Allowance for access / crane						by others	
Allowance for testing						35,000	35,000
Allowance for mockups						75,000	75,000
Allowance for design fees						-75,620	-75,620
<u>External soffits</u>							
External soffit allowance; metal cladding on steel frame	595	m ²	610.00	362,950	600.00	357,000	-5,950
<u>Subsidiary walls, balustrades and proprietary balconies</u>							
Roof balustrade; stainless steel and structural glass allowance	60	m	1,135.00	68,100	850.00	51,000	-17,100
Allowance for trade preliminaries & Oh&p					15%	3,890,079	3,890,079
<u>Façade access/cleaning systems</u>							
Building Maintenance Unit allowance; 49 storeys		Item		500,000		650,000	150,000
WINDOWS & EXTERNAL DOORS	23	Nr	4,516.10	103,870		44,250	-59,620
External doors							
Extra over curtain walling; single doors	15	Nr	500.00	7,500	650.00	9,750	2,250
Extra over curtain walling; double doors	5	Nr	1,000.00	5,000	1,000.00	5,000	
Steel external doors; single	1	Nr	1,370.00	1,370	1,500.00	1,500	130
Roller shutter door; 6,000 x 3,000 allowance	1	Nr	25,000.00	25,000	8,000.00	8,000	-17,000
Revolving door; 3,000 diameter; allowance	1	Nr	65,000.00	65,000	20,000.00	20,000	-45,000
INTERNAL WALLS & PARTITIONS	40,405	m²	89.60	3,622,156		3,251,426	-370,730
<u>Blockwork walls</u>							
100 block walls	40	m ²	53.00	2,120	53.00	2,120	
Head restraints	15	m	38.00	570	38.00	570	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	10	m	27.00	270	27.00	270	
PCC lintols; 1,200 long		Nr	20.00		20.00		

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
PCC lintols; 2,100 long	7	Nr	35.00	245	35.00	245	
150 block walls	755	m ²	66.00	49,830	66.00	49,830	
Head restraints	285	m	38.00	10,830	38.00	10,830	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	145	m	36.00	5,220	36.00	5,220	
PCC lintols; 1,200 long	34	Nr	30.00	1,020	30.00	1,020	
PCC lintols; 2,100 long	2	Nr	53.00	106	53.00	106	
200 block walls	185	m ²	83.00	15,355	83.00	15,355	
Head restraints	70	m	38.00	2,660	38.00	2,660	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	35	m	44.00	1,540	44.00	1,540	
PCC lintols; 1,200 long	16	Nr	40.00	640	40.00	640	
PCC lintols; 2,100 long	2	Nr	70.00	140	70.00	140	
<u>Metal stud partitions</u>							
100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	450	m ²	110.00	49,500	110.00	49,500	
Extra over forming openings; 900 x 2,100	208	Nr	60.00	12,480	60.00	12,480	
Extra over forming openings; 1,800 x 2,100	240	Nr	70.00	16,800	70.00	16,800	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		7,425		11,817	4,392
200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,060	m ²	140.00	1,548,400	110.00	1,216,600	-331,800
Forming openings; 900 x 2,100	454	Nr	195.00	88,530	150.00	68,100	-20,430
Forming openings; 1,800 x 2,100		Nr	230.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		232,260		192,705	-39,555
300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	90	m ²	145.00	13,050	110.00	9,900	-3,150
Forming openings; 900 x 2,100		Nr	255.00		150.00		
Forming openings; 1,800 x 2,100		Nr	300.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		1,960		1,485	-475
100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	520	m ²	75.00	39,000	75.00	39,000	
Forming openings; 900 x 2,100	21	Nr	60.00	1,260	60.00	1,260	
Forming openings; 1,800 x 2,100	14	Nr	70.00	980	70.00	980	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		5,850		6,186	336
150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	215	m ²	90.00	19,350	90.00	19,350	
Forming openings; 900 x 2,100	11	Nr	125.00	1,375	125.00	1,375	
Forming openings; 1,800 x 2,100		Nr	145.00		145.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		2,905		3,109	204
200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	730	m ²	100.00	73,000	100.00	73,000	
Forming openings; 900 x 2,100	25	Nr	195.00	4,875	195.00	4,875	
Forming openings; 1,800 x 2,100	3	Nr	230.00	690	230.00	690	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		10,950		11,785	835
100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	20,780	m ²	44.00	914,320	44.00	914,320	
Forming openings; 900 x 2,100	2,102	Nr	60.00	126,120	60.00	126,120	
Forming openings; 1,800 x 2,100		Nr	70.00		70.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		137,150		156,066	18,916
200 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	80	m ²	87.00	6,960	87.00	6,960	
Forming openings; 900 x 2,100		Nr	195.00		195.00		
Forming openings; 1,800 x 2,100		Nr	230.00		230.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		1,045		1,044	-1
Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,475	m ²	27.00	147,825	27.00	147,825	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		22,175		22,174	-1
<u>Glazed screens</u>							
Glazed screen allowance	25	m ²	1,135.00	28,375	1,135.00	28,375	
<u>Cubicles</u>							
Allowance for cubicles to toilet and changing areas		Item		17,000		17,000	
INTERNAL DOORS	3,505	Nr	1,401.10	4,910,790		3,614,550	-1,296,240
Apartment entrance doors, frame, architraves & ironmongery allowance; luxury; 120 mins FR	6	Nr	2,285.00	13,710	1,750.00	10,500	-3,210
Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	416	Nr	2,285.00	950,560	1,400.00	582,400	-368,160
Single doors, frame, architraves & ironmongery allowance; 120 mins FR	348	Nr	2,285.00	795,180	1,150.00	400,200	-394,980
Single doors, frame, architraves & ironmongery allowance; 60 mins FR	107	Nr	1,320.00	141,240	750.00	80,250	-60,990
Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	38	Nr	1,550.00	58,900	1,000.00	38,000	-20,900
Single doors, frame, architraves & ironmongery allowance	2,064	Nr	775.00	1,599,600	750.00	1,548,000	-51,600
Double doors, frame, architraves & ironmongery allowance; 120 mins FR	240	Nr	3,255.00	781,200	2,500.00	600,000	-181,200
Double doors, frame, architraves & ironmongery allowance; 60 mins FR	28	Nr	2,480.00	69,440	1,200.00	33,600	-35,840
Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	8	Nr	3,780.00	30,240	2,750.00	22,000	-8,240
Double doors, frame, architraves & ironmongery allowance	248	Nr	1,890.00	468,720	1,200.00	297,600	-171,120
Extra over glazed screen; double doors	2	Nr	1,000.00	2,000	1,000.00	2,000	
WALL FINISHES	97,755	m²	35.70	3,486,180		3,233,795	-252,385
<u>Wall finishes generally</u>							
Dry lining; 12.5 thick wallboard; on dabs	8,990	m ²	11.00	98,890	11.00	98,890	
Dry lining; 12.5 thick wallboard; on metal studs	16,460	m ²	23.00	378,580	23.00	378,580	
Public wc's; tiling allowance	155	m ²	75.00	11,625	65.00	10,075	-1,550
Circulation areas; skim & emulsion	9,075	m ²	15.00	136,125	20.00	181,500	45,375
Back of house & Amenity areas; skim & emulsion	1,035	m ²	15.00	15,525	20.00	20,700	5,175
Gym & Studio areas; skim & emulsion	495	m ²	15.00	7,425	20.00	9,900	2,475
Stairwells; skim & emulsion	4,795	m ²	15.00	71,925	20.00	95,900	23,975
Plant & storage areas; emulsion	2,550	m ²	5.00	12,750	18.00	45,900	33,150
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance	14,755	m ²	100.00	1,475,500	75.00	1,106,625	-368,875
Skim & emulsion to walls	63,290	m ²	15.00	949,350	15.00	949,350	
<u>Luxury apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	290	m ²	200.00	58,000	200.00	58,000	
Skim & quality emulsion to walls	1,315	m ²	19.00	24,985	25.00	32,875	7,890
Allowance for feature wall	6	Nr	1,000.00	6,000	1,000.00	6,000	
<u>Wall finishes sundries</u>							
Allowance for ends, angles & beading on dry lining; (assumed @ 0% of construction cost)		Item		71,500		71,500	
Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)		Item		90,500		90,500	
Allowance for tiling trims; (assumed @ 5% of construction cost)		Item		77,500		77,500	

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
FLOOR FINISHES	31,715	m²	100.80	3,198,355		2,777,560	-420,795
<u>Floor finishes generally</u>							0
Acoustic mat; residential areas	26,680	m ²	20.00	533,600	10.00	266,800	-266,800
Circulation; heavy domestic duty carpet (PC £43/m ²)	2,430	m ²	110.00	267,300	60.00	145,800	-121,500
Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m ²)	710	m ²	110.00	78,100	60.00	42,600	-35,500
Basement circulation; heavy duty vinyl	220	m ²	75.00	16,500	60.00	13,200	-3,300
Gym & Studio areas; heavy vinyl	420	m ²	75.00	31,500	75.00	31,500	
Public wc's; heavy vinyl	25	m ²	75.00	1,875	60.00	1,500	-375
Plant & storage areas; concrete sealer	1,230	m ²	4.00	4,920	4.00	4,920	
Retail areas - assumed by tenant		Item		Excluded			
Basement circulation areas; painted softwood skirting	315	m	12.00	3,780	12.00	3,780	
Circulation areas; painted softwood skirting	3,340	m	12.00	40,080	14.00	46,760	6,680
Back of house & Amenity areas; painted softwood skirting	355	m	12.00	4,260	12.00	4,260	
Gym & Studio; painted softwood skirting	165	m	12.00	1,980	12.00	1,980	
Public wc skirtings - included in wall tiling		Item		Included		Included	
Plant & storage areas - assumed no skirtings		Item		Excluded		Excluded	
Retail area skirtings - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment floor finishes</u>							
Bathrooms & en-suites; floor tiling allowance	2,605	m ²	100.00	260,500	100.00	260,500	
Living rooms; laminated flooring allowance	14,630	m ²	75.00	1,097,250	75.00	1,097,250	
Bedroom; carpets allowance	8,875	m ²	50.00	443,750	50.00	443,750	
Painted softwood skirting	26,925	m	12.00	323,100	12.00	323,100	
<u>Luxury apartment floor finishes: (assumed 100% increase on standard)</u>							
Bathrooms & en-suites; floor tiling allowance	50	m ²	200.00	10,000	200.00	10,000	
Living rooms; laminated flooring allowance	310	m ²	150.00	46,500	150.00	46,500	
Bedroom; carpets allowance	210	m ²	100.00	21,000	100.00	21,000	
Hardwood skirtings, lacquered	515	m	24.00	12,360	24.00	12,360	
CEILING FINISHES	31,715	m²	56.70	1,797,335		2,217,120	419,785
<u>Ceiling finishes generally</u>							
Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,430	m ²	86.00	208,980	86.00	208,980	
Back of house & Amenity areas; suspended ceiling allowance	710	m ²	86.00	61,060	86.00	61,060	
Gym & Studio; suspended ceiling allowance	420	m ²	86.00	36,120	86.00	36,120	
Public wc's; suspended ceiling allowance	25	m ²	86.00	2,150	86.00	2,150	
Basement circulation; painted soffit	220	m ²	6.00	1,320	25.00	5,500	4,180
Plant & storage areas; painted soffit	1,230	m ²	6.00	7,380	25.00	30,750	23,370
<u>Apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,605	m ²	58.00	151,090	70.00	182,350	31,260
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	23,505	m ²	55.00	1,292,775	70.00	1,645,350	352,575
<u>Luxury apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	50	m ²	58.00	2,900	70.00	3,500	600
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	520	m ²	55.00	28,600	70.00	36,400	7,800
Perimeter shadow gap	620	m	8.00	4,960	8.00	4,960	
FITTINGS, FURNISHINGS & EQUIPMENT	422	Nr	8,745.90	3,690,750		3,557,450	-133,300
Allowances for fitted wardrobes to standard apartments							
Studio	40	Nr	1,000.00	40,000	750.00	30,000	-10,000
1 bed apartment	100	Nr	1,000.00	100,000	750.00	75,000	-25,000
2 bed apartment	256	Nr	2,000.00	512,000	1,500.00	384,000	-128,000
3 bed apartment	20	Nr	3,000.00	60,000	2,250.00	45,000	-15,000
Allowances for fitted wardrobes to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	4	Nr	4,000.00	16,000	4,000.00	16,000	
3 bed apartment	2	Nr	6,000.00	12,000	6,000.00	12,000	
Allowances for bathroom fittings to standard apartments							
Studio	40	Nr	500.00	20,000	500.00	20,000	
1 bed apartment	100	Nr	500.00	50,000	500.00	50,000	
2 bed apartment	256	Nr	1,000.00	256,000	1,000.00	256,000	
3 bed apartment	20	Nr	1,000.00	20,000	1,000.00	20,000	
Allowances for bathroom fittings to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	4	Nr	2,000.00	8,000	2,000.00	8,000	
3 bed apartment	2	Nr	2,000.00	4,000	2,000.00	4,000	
Reception desk	1	Nr	5,000.00	5,000	7,500.00	7,500	2,500
Cycle racks	422	Nr	200.00	84,400	300.00	126,600	42,200
Post boxes	422	Nr	50.00	21,100	50.00	21,100	
Storage area - shelving/lockers	850	m	250.00	212,500	250.00	212,500	
Parcel room - shelving/lockers	25	m	250.00	6,250	250.00	6,250	
Toilet & changing areas - vanity units	6	Nr	1,500.00	9,000	1,500.00	9,000	
Staff room - lockers	10	Nr	250.00	2,500	250.00	2,500	
Manager's office - shelving	20	Nr	500.00	10,000	500.00	10,000	
Treatment rooms - shelving	28	Nr	500.00	14,000	500.00	14,000	
Amenity rooms general allowance	440	m ²	25.00	11,000	25.00	11,000	
Studios general allowance	160	m ²	25.00	4,000	25.00	4,000	
Gym - assumed by tenant		Item		Excluded		Excluded	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Domestic kitchen fittings and equipment</u>							
Allowance for kitchen fittings (excl. white goods) to standard apartments							
Studio	40	Nr	3,750.00	150,000	3,750.00	150,000	
1 bed apartment	100	Nr	4,750.00	475,000	4,750.00	475,000	
2 bed apartment	256	Nr	5,250.00	1,344,000	5,250.00	1,344,000	

Cost Model Analysis - C7

GIA 483,202 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
3 bed apartment	20	Nr	7,750.00	155,000	7,750.00	155,000	
Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)							
2 bed apartment	4	Nr	7,750.00	31,000	7,750.00	31,000	
3 bed apartment	2	Nr	11,500.00	23,000	11,500.00	23,000	
<u>Signs/notices</u>							
5 storey podium & 49 storey tower signage & notice board allowance		Item		35,000		35,000	
MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	44,891	m ²	460.20	20,660,400		21,627,500	967,100
No MEP Services specification or details of construction	422	nr			50,000	21,100,000	
Notional BCIS Element Cost per m ² - Mean							
Service Equipment	44,891	m ²	19.37	869,500		included	
Disposal Installations	44,891	m ²	13.80	619,500		included	
Water Installations	44,891	m ²	33.56	1,506,500		included	
Heat Source	44,891	m ²	60.65	2,722,600		included	
Space Heating & Air Conditioning	44,891	m ²	114.36	5,133,700		included	
Ventilation	44,891	m ²	27.48	1,233,600		included	
Electrical Installations	44,891	m ²	88.67	3,980,500		included	
Fuel Installations	44,891	m ²	7.62	342,100		included	
Fire & Lightning Protection	44,891	m ²	21.30	956,200		included	
Communication, Security & Control Systems	44,891	m ²	24.75	1,111,100		included	
Special Installations	44,891	m ²	35.22	1,581,100		included	
Builder's Work in Connection with Services	44,891	m ²	13.45	604,000		527,500	-76,500
SANITARY APPLIANCES	2,158	Nr	967.70	2,088,225			-2,088,225
<u>Apartment sanitary appliances</u>							
whb	692	Nr	400.00	276,800		included	
wc	692	Nr	585.00	404,820		included	
bath; mixer taps, shower rose & screen	416	Nr	1,750.00	728,000		included	
shower tray; riser pipe, rose & mixing valve; shower screen	276	Nr	2,200.00	607,200		included	
<u>Luxury apartment sanitary appliances: (Assumed 50 % increase on standard apartment appliances)</u>							
whb	12	Nr	600.00	7,200		included	
wc	12	Nr	880.00	10,560		included	
bath; mixer taps, shower rose & screen	6	Nr	1,915.00	11,490		included	
shower tray; riser pipe, rose & mixing valve; shower screen	6	Nr	3,290.00	19,740		included	
<u>Toilet and changing areas sanitary appliances</u>							
whb allowance	18	Nr	400.00	7,200		included	
wc allowance	15	Nr	585.00	8,775		included	
urinal allowance	3	Nr	680.00	2,040		included	
shower tray; riser pipe, rose & mixing valve allowance	4	Nr	1,100.00	4,400		included	
LIFT & CONVEYOR INSTALLATIONS	5	Nr	580,000.00	2,900,000		2,850,000	-50,000
<u>Lift Installations</u>							
Lift; 10 person, serving 4 levels; speed 1.0 m/s	1	Nr	100,000.00	100,000	50,000.00	50,000	-50,000
Lift; 26 person, serving 54 levels; speed 1.6 m/s	4	Nr	700,000.00	2,800,000	700,000.00	2,800,000	
BUILDING WORKS TOTAL (excluding preliminaries)				106,521,818		99,686,384	-6,835,434
Preliminaries			20%	21,304,182	18%	17,943,549	-3,360,633
Oh&p			5%	included	5%	5,881,497	5,881,497
Risk / Design development / contingency			5%	6,391,000	5%	6,175,572	-215,428
Total Construction Cost				134,217,000		129,687,002	-4,529,998

4.0 Cost Summary - C8
GIA (m2) 45,025
BLOCK E2
GIA (sq.ft) 484,645

Ref	Element	Edmond Shipway			Gardiner & Theobald			Total (£)
		Total (£)	£ / m ²	£ / ft ²	Total (£)	£ / m ²	£ / ft ²	
1	Site Preparation	-	-	-				
2	Substructure	4,739,542	105	10	4,977,740	111	10	238,198
3	Frame	7,604,787	169	16	7,622,112	169	16	17,325
4	Upper Floors	10,758,366	239	22	10,745,726	239	22	-12,640
5	Roof	1,291,342	29	3	1,165,226	26	2	-126,117
6	Stairs	1,487,341	33	3	1,546,830	34	3	59,489
7	Façade	33,754,825	750	70	30,221,326	671	62	-3,533,499
8	Internal Walls	3,280,845	73	7	3,025,596	67	6	-255,249
9	Internal Doors	5,046,660	112	10	3,666,800	81	8	-1,379,860
10	Wall Finishes	3,438,280	76	7	3,198,400	71	7	-239,880
11	Floor Finishes	3,150,150	70	6	2,739,835	61	6	-410,315
12	Ceiling Finishes	1,776,485	39	4	2,202,785	49	5	426,300
13	FF&E	3,661,100	81	8	3,527,800	78	7	-133,300
14	MEPH	22,157,275	492	46	21,627,500	480	45	-529,775
15	Lifts	2,900,000	64	6	2,850,000	63	6	-50,000
16	BWIC	603,300	13	1	527,500	12	1	-75,800
18	Statutory Connections	-	-	-	-	-	-	-
18	Sub Total	£105,650,298	£2,347	£218	£99,650,000	£2,213	£206	-6,000,298
19	Preliminaries	21,129,702	469	44	17,841,182	396	37	-3,288,520
20	OH&P	included	-	-	5,847,943	130	12	5,847,943
21	Risk / DD / Contingency	6,339,000	141	13	6,140,340	136	13	-198,660
22	External works	-	-	-	-	-	-	0
22	Total (excl. inflation)	£133,120,000	£2,957	£275	£129,480,000	£2,876	£267	-3,640,000

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
SUBSTRUCTURE	1,819	m ²	2,605.60	4,739,542		4,977,740	238,198
Isolated pad foundations: 3,000 x 3,000 x 750; 14 Nr							
Excavate pits; maximum depth not exceeding 1.00m	120	m ³	10.00	1,200	10.00	1,200	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	160	m ²	2.00	320	2.00	320	
Level & compact bottoms of excavations	125	m ²	1.00	125	1.00	125	
Excavate for working space to pits	125	m ²	7.00	875	7.00	875	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	120	m ³	41.00	4,920	45.00	5,400	480
Imported filling; granular fill type 1, not exceeding 500 thick	20	m ³	64.00	1,280	55.00	1,100	-180
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m ³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	95	m ³	192.00	18,240	190.00	18,050	-190
Formwork; sides of foundations; not exceeding 1.00 m high	170	m	41.00	6,970	40.00	6,800	-170
Reinforcement; high yield steel bars; 220 kg/m ³	20.90	T	2,342.00	48,948	1,650.00	34,485	-14,463
Isolated pad foundations: 4,200 x 2,200 x 750; 6 Nr							
Excavate pits; maximum depth not exceeding 1.00m	55	m ³	10.00	550	10.00	550	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	75	m ²	2.00	150	2.00	150	
Level & compact bottoms of excavations	55	m ²	1.00	55	1.00	55	
Excavate for working space to pits	60	m ²	7.00	420	7.00	420	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55	m ³	41.00	2,255	45.00	2,475	220
Imported filling; granular fill type 1, not exceeding 500 thick	10	m ³	64.00	640	55.00	550	-90
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m ³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	40	m ³	192.00	7,680	190.00	7,600	-80
Formwork; sides of foundations; not exceeding 1.00 m high	75	m	41.00	3,075	40.00	3,000	-75
Reinforcement; high yield steel bars; 220 kg/m ³	8.80	T	2,342.00	20,610	1,650.00	14,520	-6,090
Isolated pad foundations: 8,950 x 3,000 x 750; 1 Nr							
Excavate pits; maximum depth not exceeding 1.00m	25	m ³	10.00	250	10.00	250	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	25	m ²	2.00	50	2.00	50	
Level & compact bottoms of excavations	25	m ²	1.00	25	1.00	25	
Excavate for working space to pits	20	m ²	7.00	140	7.00	140	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25	m ³	41.00	1,025	45.00	1,125	100
Imported filling; granular fill type 1, not exceeding 500 thick	5	m ³	64.00	320	55.00	275	-45
Plain concrete blinding C10/40; poured on earth or unblinded hardcore		m ³	157.00		165.00		
Reinforced concrete grade C75/85; isolated foundations	20	m ³	192.00	3,840	190.00	3,800	-40
Formwork; sides of foundations; not exceeding 1.00 m high	25	m	41.00	1,025	40.00	1,000	-25
Reinforcement; high yield steel bars; 220 kg/m ³	4.40	T	2,342.00	10,305	1,650.00	7,260	-3,045
Isolated pad foundations to colonnade columns: no detail provided							
Allowance for pad foundations to colonnade columns	23	Nr	750.00	17,250	750.00	17,250	
Raft foundations: 2,500 deep; 770 m²							
Excavate pits; maximum depth not exceeding 6.00m	3,315	m ³	14.00	46,410	14.00	46,410	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	525	m ²	3.00	1,575	3.00	1,575	
Level & compact bottoms of excavations	770	m ²	1.00	770	1.00	770	
Excavate for working space to pits	500	m ²	7.00	3,500	7.00	3,500	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,315	m ³	41.00	135,915	45.00	149,175	13,260
Imported filling; granular fill type 1, not exceeding 500 thick	115	m ³	64.00	7,360	55.00	6,325	-1,035
Imported filling; granular fill type 1, exceeding 500 thick	1,235	m ³	62.00	76,570	55.00	67,925	-8,645
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	40	m ³	157.00	6,280	165.00	6,600	320
Reinforced concrete grade C75/85; isolated foundations	1,925	m ³	192.00	369,600	190.00	365,750	-3,850
Formwork; sides of foundations; exceeding 1.00 m high	305	m ²	47.00	14,335	40.00	12,200	-2,135
Reinforcement; high yield steel bars; 220 kg/m ³	423.50	T	2,342.00	991,837	1,650.00	698,775	-293,062
Specialist foundations; piling mat construction; 1,960 m²							
Excavate to reduce levels; maximum depth not exceeding 1.00m	590	m ³	3.00	1,770	3.00	1,770	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	40	m ²	2.00	80	2.00	80	
Level & compact bottoms of excavations	1,960	m ²	1.00	1,960	1.00	1,960	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	590	m ³	41.00	24,190	45.00	26,550	2,360
Imported filling; granular fill type 1, not exceeding 500 thick	590	m ³	64.00	37,760	55.00	32,450	-5,310
Level & compact surfaces of filling	1,960	m ²	1.00	1,960	1.00	1,960	
Specialist foundations; bored cast in place piles: 81 Nr							
Provision of plant; erecting & dismantling at each pile position - allowance	Item			17,820		26,400	8,580
Piles; 900 diameter, 20 m deep	81	Nr	3,750.00	303,750	6,000.00	486,000	182,250
Pile tests - load - (assume 25%)	20	Nr	14,550.00	291,000	400.00	8,000	-283,000
Pile tests - integrity - (assume 100%)	81	Nr	20.00	1,620	20.00	1,620	
Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	81	Nr	45.00	3,645	50.00	4,050	405
Lowest floor construction: 1,800 m²							
Imported filling; granular fill type 1, not exceeding 500 thick	270	m ³	64.00	17,280	55.00	14,850	-2,430
Level & compact surfaces of filling; sand blinding 50 thick	1,800	m ²	4.00	7,200	4.00	7,200	
Visqueen dpm; gas resistant	1,800	m ²	18.00	32,400	18.00	32,400	
Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	90	m ³	156.00	14,040	165.00	14,850	810
Reinforced concrete grade C32/40; beds exceeding 300 thick	720	m ³	182.00	131,040	190.00	136,800	5,760
Extra over for waterproof concrete	720	m ³	79.00	56,880	79.00	56,880	
Formwork to edges of beds; not exceeding 500 high	50	m ³	30.00	1,500	30.00	1,500	
Reinforcement; high yield steel bars; 200 kg/m ³	144.00	T	2,342.00	337,248	1,650.00	237,600	-99,648
Powerfloat finish	1,800	m ²	4.00	7,200	5.00	9,000	1,800
Rigid urethane floor Insulation; 150 thick	1,800	m ²	40.00	72,000	40.00	72,000	
Horizontal sheet tanking; bituthene	1,800	m ²	33.00	59,400	33.00	59,400	
Extra over ground slabs; forming lift pits	Item			Inlcuded			
Designed joints allowance; (assumed @ 10% of construction cost)	Item			75,000		64,248	-10,752
Basement excavation: 1,960 m²							
Excavate basements; maximum depth exceeding 8.00m	17,895	m ³	5.00	89,475	5.00	89,475	
Extra over excavation for breaking out hard pavings 150 thick; macadam	1,960	m ²	5.00	9,800	5.00	9,800	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	450	m ²	5.00	2,250	5.00	2,250	
Level & compact bottoms of excavations	1,960	m ²	1.00	1,960	1.00	1,960	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	17,895	m ³	41.00	733,695	45.00	805,275	71,580
Disposal of surface water/ground water allowance	Item						

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Basement retaining walls: 1,425 m²							
Concrete grade C40/50 not exceeding 300 thick; infilling between piles	90	m³	219.00	19,710	219.00	19,710	
Reinforced concrete grade C40/50; walls not exceeding 300 thick	425	m³	219.00	93,075	219.00	93,075	
Extra over for waterproof concrete	515	m³	79.00	40,685	79.00	40,685	
Formwork to walls; vertical to one side only	1,425	m²	87.00	123,975	87.00	123,975	
Reinforcement; high yield steel bars; 200 kg/m³	85.00	T	2,342.00	199,070	1,650.00	140,250	-58,820
Vertical sheet piling; bituthene	710	m²	35.00	24,850	35.00	24,850	
Capping beam: 1,200 x 1,000; 85 m							
Excavate trenches; maximum depth no exceeding 2.00m	15	m³	12.00	180	12.00	180	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	105	m²	2.00	210	2.00	210	
Level & compact bottoms of excavations	15	m²	1.00	15	1.00	15	
Excavate for working space to trenches	85	m²	6.00	510	6.00	510	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	15	m³	41.00	615	45.00	675	60
Imported filling; granular fill type 1, not exceeding 500 thick	2	m³	64.00	128	55.00	110	-18
Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1	m³	156.00	156	156.00	156	
Reinforced concrete grade C75/85; ground beams	105	m³	217.00	22,785	217.00	22,785	
Extra over for waterproof concrete	105	m³	79.00	8,295	79.00	8,295	
Formwork; sides of ground beams not exceeding 1.00 m high	170	m	47.00	7,990	47.00	7,990	
Formwork; soffits of beams	15	m²	67.00	1,005	67.00	1,005	
Reinforcement; high yield steel bars; 220 kg/m³	23.10	T	2,342.00	54,100	1,650.00	38,115	-15,985
Contaminated material & obstructions (PROVISIONAL)							
Extra over any excavation for breaking out obstructions	Item			Excluded		Excluded	
Extra over any excavation for breaking out rock	Item			Excluded		Excluded	
Breaking through obstruction encountered in piling operations - allowance	Item			Excluded		Excluded	
Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax	Item			Excluded		Excluded	
Allowance for trade preliminaries & Oh&p					18%	759,316	759,316
FRAME	45,025	m²	168.90	7,604,787		7,622,112	17,325
CORE WALLS & SLAB							
Reinforced concrete core walls: 300 thick; 7,330 m²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	2,095	m³	216.00	452,520	220.00	460,900	8,380
Formwork; walls, vertical; height above floor exceeding 3.00 m	14,660	m²	61.00	894,260	50.00	733,000	-161,260
Formwork; openings in walls; width not exceeding 500	820	m	31.00	25,420	31.00	25,420	
Reinforcement; high yield steel bars; 125 kg/m³	261.88	T	2,342.00	613,323	1,650.00	432,102	-181,221
Reinforced concrete core walls: 500 thick; 435 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	215	m³	210.00	45,150	220.00	47,300	2,150
Formwork; walls, vertical; height above floor exceeding 3.00 m	865	m²	61.00	52,765	50.00	43,250	-9,515
Reinforcement; high yield steel bars; 125 kg/m³	26.88	T	2,342.00	62,953	1,650.00	44,352	-18,601
Reinforced concrete core walls: 600 thick; 1,000 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	600	m³	210.00	126,000	220.00	132,000	6,000
Formwork; walls, vertical; height above floor exceeding 3.00 m	2,000	m²	61.00	122,000	50.00	100,000	-22,000
Reinforcement; high yield steel bars; 125 kg/m³	75.00	T	2,342.00	175,650	1,650.00	123,750	-51,900
Reinforced concrete core walls: 650 thick; 1,005 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	655	m³	210.00	137,550	220.00	144,100	6,550
Formwork; walls, vertical; height above floor exceeding 3.00 m	2,010	m²	61.00	122,610	50.00	100,500	-22,110
Reinforcement; high yield steel bars; 125 kg/m³	81.88	T	2,342.00	191,763	1,650.00	135,102	-56,661
Reinforced concrete core walls: 700 thick; 810 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	610	m³	210.00	128,100	220.00	134,200	6,100
Formwork; walls, vertical; height above floor exceeding 3.00 m	1,620	m²	61.00	98,820	50.00	81,000	-17,820
Reinforcement; high yield steel bars; 125 kg/m³	76.30	T	2,342.00	178,695	1,650.00	125,895	-52,800
Extra over all walls							
Formwork; extra over for fine formed finish; walls	6,325	m²	6.00	37,950	6.00	37,950	
Reinforced concrete core slab: 240 thick; 1,020							

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Reinforced concrete grade C70/85; columns	70	m ³	248.00	17,360	248.00	17,360	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	565	m ²	58.00	32,770	50.00	28,250	-4,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	21.70	T	2,342.00	50,821	1,650.00	35,805	-15,016
<u>Reinforced concrete grade C70/85; regular shaped columns: 400 x 900; 380 m</u>							
Reinforced concrete grade C70/85; columns	135	m ³	248.00	33,480	248.00	33,480	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	990	m ²	58.00	57,420	50.00	49,500	-7,920
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	41.85	T	2,342.00	98,013	1,650.00	69,053	-28,960
<u>Reinforced concrete grade C70/85; regular shaped columns: 400 x 1,200; 385 m</u>							
Reinforced concrete grade C70/85; columns	185	m ³	248.00	45,880	248.00	45,880	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,235	m ²	58.00	71,630	50.00	61,750	-9,880
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	57.35	T	2,342.00	134,314	1,650.00	94,628	-39,686
<u>Reinforced concrete grade C70/85; regular shaped columns: 400 x 1,500; 325 m</u>							
Reinforced concrete grade C70/85; columns	195	m ³	248.00	48,360	248.00	48,360	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,230	m ²	58.00	71,340	50.00	61,500	-9,840
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	60.45	T	2,342.00	141,574	1,650.00	99,743	-41,831
<u>Reinforced concrete grade C70/85; regular shaped columns: 500 x 1,500; 270 m</u>							
Reinforced concrete grade C70/85; columns	205	m ³	248.00	50,840	248.00	50,840	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	960	m ²	58.00	55,680	50.00	48,000	-7,680
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	120	m ²	65.00	7,800	60.00	7,200	-600
Reinforcement; high yield steel bars; 310 kg/m ³	63.55	T	2,342.00	148,834	1,650.00	104,858	-43,977
<u>Reinforced concrete grade C70/85; regular shaped columns: 600 x 900; 235 m</u>							
Reinforced concrete grade C70/85; columns	125	m ³	248.00	31,000	248.00	31,000	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	95	m ²	58.00	5,510	50.00	4,750	-760
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	610	m ²	65.00	39,650	60.00	36,600	-3,050
Reinforcement; high yield steel bars; 310 kg/m ³	38.75	T	2,342.00	90,753	1,650.00	63,938	-26,815
<u>Reinforced concrete grade C70/85; regular shaped columns: 600 x 1,500; 15 m</u>							
Reinforced concrete grade C70/85; columns	15	m ³	248.00	3,720	248.00	3,720	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	65	m ²	58.00	3,770	50.00	3,250	-520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	4.65	T	2,342.00	10,890	1,650.00	7,673	-3,218
<u>Reinforced concrete grade C70/85; regular shaped columns: 950 x 950; 55 m</u>							
Reinforced concrete grade C70/85; columns	50	m ³	248.00	12,400	248.00	12,400	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	55	m ²	58.00	3,190	50.00	2,750	-440
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	145	m ²	65.00	9,425	60.00	8,700	-725
Reinforcement; high yield steel bars; 310 kg/m ³	15.50	T	2,342.00	36,301	1,650.00	25,575	-10,726
<u>Reinforced concrete grade C70/85; irregular shaped columns: 1,500 x 300/600; 10 m</u>							
Reinforced concrete grade C70/85; columns	5	m ³	248.00	1,240	248.00	1,240	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35	m ²	58.00	2,030	50.00	1,750	-280
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	1.55	T	2,342.00	3,630	1,650.00	2,558	-1,073
<u>Reinforced concrete grade C70/85; irregular shaped columns: 1,800 x 450/900; 15 m</u>							
Reinforced concrete grade C70/85; columns	20	m ³	248.00	4,960	248.00	4,960	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	75	m ²	58.00	4,350	50.00	3,750	-600
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	6.20	T	2,342.00	14,520	1,650.00	10,230	-4,290
WALLS							
<u>Reinforced concrete walls: 200 thick; 550 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	110	m ³	216.00	23,760	220.00	24,200	440
Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,025	m ²	49.00	50,225	50.00	51,250	1,025
Formwork; walls, vertical; height above floor not exceeding 4.50 m	80	m ²	61.00	4,880	60.00	4,800	-80
Formwork; walls kickers, suspended; height 150	15	m	16.00	240	16.00	240	
Formwork; openings in walls; width not exceeding 250	20	m	17.00	340	17.00	340	
Reinforcement; high yield steel bars; 125 kg/m ³	13.75	T	2,342.00	32,203	1,650.00	22,688	-9,515
<u>Reinforced concrete walls: 250 thick; 60 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	15	m ³	216.00	3,240	220.00	3,300	60
Formwork; walls, vertical; height above floor not exceeding 3.00 m		m ²	49.00		50.00		
Formwork; walls, vertical; height above floor not exceeding 4.50 m	120	m ²	61.00	7,320	60.00	7,200	-120
Formwork; walls kickers, suspended; height 150	205	m	16.00	3,280	16.00	3,280	
Formwork; openings in walls; width not exceeding 250		m	17.00		17.00		
Reinforcement; high yield steel bars; 125 kg/m ³	1.88	T	2,342.00	4,403	1,650.00	3,102	-1,301
<u>Reinforced concrete walls: 275 thick; 0 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick		m ³	216.00		220.00		
Formwork; walls, vertical; height above floor not exceeding 3.00 m		m ²	49.00		50.00		
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³		T	2,342.00		1,650.00		
<u>Reinforced concrete walls: 300 thick; 1,720 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	515	m ³	216.00	111,240	220.00	113,300	2,060
Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,350	m ²	49.00	164,150	50.00	167,500	3,350
Formwork; walls, vertical; height above floor not exceeding 4.50 m	85	m ²	61.00	5,185	60.00	5,100	-85
Formwork; walls kickers, suspended; height 150	655	m	16.00	10,480	16.00	10,480	
Formwork; wall ends; width not exceeding 500	155	m	28.00	4,340	28.00	4,340	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Reinforcement; high yield steel bars; 125 kg/m ³	64.38	T	2,342.00	150,778	1,650.00	106,227	-44,551
<u>Reinforced concrete walls: 400 thick; 870 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	350	m ³	210.00	73,500	220.00	77,000	3,500
Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,740	m ²	49.00	85,260	50.00	87,000	1,740
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	335	m	16.00	5,360	16.00	5,360	
Formwork; wall ends; width not exceeding 500	385	m	28.00	10,780	28.00	10,780	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³	43.75	T	2,342.00	102,463	1,650.00	72,188	-30,275
<u>Reinforced concrete walls: 500 thick; 100 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	40	m ³	210.00	8,400	220.00	8,800	400
Formwork; walls, vertical; height above floor not exceeding 3.00 m	15	m ²	49.00	735	50.00	750	15
Formwork; walls, vertical; height above floor not exceeding 4.50 m	85	m ²	61.00	5,185	60.00	5,100	-85
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Formwork; wall ends; width not exceeding 500		m	28.00		28.00		
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³	5.00	T	2,342.00	11,710	1,650.00	8,250	-3,460
<u>Reinforced concrete walls: 600 thick; 965 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	580	m ³	210.00	121,800	220.00	127,600	5,800
Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,930	m ²	49.00	94,570	50.00	96,500	1,930
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	370	m	16.00	5,920	16.00	5,920	
Formwork; wall ends; width not exceeding 1.00 m	105	m	49.00	5,145	49.00	5,145	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³	72.50	T	2,342.00	169,795	1,650.00	119,625	-50,170
<u>Reinforced concrete walls: 650 thick; 1,159 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	1,160	m ³	210.00	243,600	220.00	255,200	11,600
Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,930	m ²	49.00	94,570	50.00	96,500	1,930
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	445	m	16.00	7,120	16.00	7,120	
Formwork; wall ends; width not exceeding 1.00 m	125	m	49.00	6,125	49.00	6,125	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³	145.00	T	2,342.00	339,590	1,650.00	239,250	-100,340
<u>Reinforced concrete walls: 700 thick; 0 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick		m ³	210.00		220.00		
Formwork; walls, vertical; height above floor not exceeding 3.00 m		m ²	49.00		50.00		
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³		T	2,342.00		1,650.00		
<u>Reinforced concrete walls: 750 thick; 739 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	740.00	m ³	210.00	155,400	220.00	162,800	7,400
Formwork; walls, vertical; height above floor not exceeding 3.00 m	440.00	m ²	49.00	21,560	50.00	22,000	440
Formwork; walls, vertical; height above floor not exceeding 4.50 m	300.00	m ²	61.00	18,300	60.00	18,000	-300
Formwork; walls kickers, suspended; height 150	250.00	m	16.00	4,000	16.00	4,000	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³	92.50	T	2,342.00	216,635	1,650.00	152,625	-64,010
<u>Reinforced concrete walls: 950 thick; 0 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick		m ³	210.00		220.00		
Formwork; walls, vertical; height above floor not exceeding 3.00 m		m ²	49.00		50.00		
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Reinforcement; high yield steel bars; 125 kg/m ³		T	2,342.00		1,650.00		
<u>Extra over all walls & columns</u>							
Formwork; extra over for fine formed finish; walls	125	m ²	6.00	750	6.00	750	
Formwork; extra over for fine formed finish; columns	245	m ²	6.00	1,470	6.00	1,470	
<u>COLONNADE</u>							
<u>Structural steel frame to colonnade</u>							
Allowance for steelwork to colonnade	13.00	T	3,260.00	42,380	3,260.00	42,380	
Allowance for trade preliminaries & Oh&p					18%	1,162,695	1,162,695
UPPER FLOORS	43,206	m²	249.00	10,758,366		10,745,726	
<u>Reinforced concrete floor slab: 240 thick; 32,055 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	8,430	m ³	190.00	1,601,700	190.00	1,601,700	
Formwork; edges of suspended slabs; height not exceeding 250	1,480	m	19.00	28,120	19.00	28,120	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	32,055	m ²	53.00	1,698,915	53.00	1,698,915	
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m		m ²	60.00	472,200	60.00	472,200	
Reinforcement; high yield steel bars; 220 kg/m ³	1,854.60	T	2,342.00	4,343,473	1,650.00	3,060,090	-1,283,383
Powerfloat finish	32,055	m ²	4.00	128,220	4.00	128,220	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		825,000		698,925	-126,076
<u>Reinforced concrete floor slab: 250 thick; 4,410 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,105	m ³	190.00	209,950	190.00	209,950	
Formwork; edges of suspended slabs; height not exceeding 250	225	m	19.00	4,275	19.00	4,275	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	3,350	m ²	53.00	177,550	53.00	177,550	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,060	m ²	60.00	63,600	60.00	63,600	
Reinforcement; high yield steel bars; 220 kg/m ³	243.10	T	2,342.00	569,340	1,650.00	401,115	-168,225
Powerfloat finish	4,410	m ²	4.00	17,640	4.00	17,640	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		105,000		87,413	-17,587

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Reinforced concrete floor slab: 300 thick: 555 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	165	m ³	190.00	31,350	190.00	31,350	
Formwork; edges of suspended slabs; height not exceeding 250		m	19.00		19.00		
Formwork; edges of suspended slabs; height not exceeding 500	225	m	30.00	6,750	30.00	6,750	
Formwork; steps in slabs; height not exceeding 1.00 m		m	46.00		46.00		
Formwork; steps in slabs; height exceeding 1.00 m		m ²	50.00		50.00		
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	555	m ²	60.00	33,300	60.00	33,300	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m		m ²	62.00		62.00		
Reinforcement; high yield steel bars; 220 kg/m ³	36.30	T	2,342.00	85,015	1,650.00	59,895	-25,120
Powerfloat finish	557	m ²	4.00	2,228	4.00	2,228	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		15,000		13,352	-1,648
Reinforced concrete floor slab: 400 thick: 470 m²							
Reinforced concrete grade C50/60; slabs exceeding 300 thick	190	m ³	189.00	35,910	190.00	36,100	190
Formwork; edges of suspended slabs; height not exceeding 250		m	19.00		19.00		
Formwork; edges of suspended slabs; height not exceeding 500	100	m	30.00	3,000	30.00	3,000	
Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	470	m ²	63.00	29,610	63.00	29,610	
Reinforcement; high yield steel bars; 220 kg/m ³	41.80	T	2,342.00	97,896	1,650.00	68,970	-28,926
Powerfloat finish	470	m ²	4.00	1,880	4.00	1,880	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		15,000		13,956	-1,044
Mesh flooring							
Open mesh flooring; bolted to steel supports; 8 thick	285	m ²	346.00	98,610	346.00	98,610	
Allowance for steel supports to mesh flooring	918	m	63.00	57,834	63.00	57,834	
Allowance for trade preliminaries & Oh&p					18%	1,639,179	1,639,179
ROOF	1,819	m²	709.90	1,291,342		1,165,226	-126,117
Reinforced concrete roof slab: 240 thick: 800 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215	m ³	190.00	40,850	190.00	40,850	
Formwork; edges of suspended slabs; height not exceeding 250	160	m	19.00	3,040	19.00	3,040	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	800	m ²	53.00	42,400	50.00	40,000	-2,400
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	190	m ²	60.00	11,400	60.00	11,400	
Reinforcement; high yield steel bars; 220 kg/m ³	47.30	T	2,342.00	110,777	1,650.00	78,045	-32,732
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		20,000		17,334	-2,667
Reinforced concrete roof slab: 250 thick: 0 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick		m ³	190.00		190.00		
Formwork; edges of suspended slabs; height not exceeding 250		m	19.00		19.00		
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m		m ²	60.00		60.00		
Reinforcement; high yield steel bars; 220 kg/m ³		T	2,342.00		1,650.00		
Allowance for designed joints; (assumed @ 10% of construction cost)		Item					
Reinforced concrete roof slab: 300 thick: 655 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	200	m ³	190.00	38,000	190.00	38,000	
Formwork; edges of suspended slabs; height not exceeding 500	135	m	30.00	4,050	30.00	4,050	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	40	m ²	60.00	2,400	60.00	2,400	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	655	m ²	62.00	40,610	62.00	40,610	
Reinforcement; high yield steel bars; 220 kg/m ³	44.00	T	2,342.00	103,048	1,650.00	72,600	-30,448
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		20,000		15,766	-4,234
Reinforced concrete roof slab: 400 thick: 800 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	320	m ³	190.00	60,800	190.00	60,800	
Formwork; edges of suspended slabs; height not exceeding 500	195	m	30.00	5,850	30.00	5,850	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	800	m ²	60.00	48,000	60.00	48,000	
Reinforcement; high yield steel bars; 220 kg/m ³	70.40	T	2,342.00	164,877	1,650.00	116,160	-48,717
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		28,000		23,081	-4,919
Roof structure to Colonnade							
Primary steel included in section 2.01 Frame		Item		Included		Included	
Precast concrete decking	145	m ²	91.00	13,195	91.00	13,195	
Roof coverings							
Roof screed; cement & sand; 50 thick	2,365	m ²	23.00	54,395	23.00	54,395	
High performance polymer modified bitumen membrane; insulation	2,115	m ²	161.00	340,515	161.00	340,515	
Low maintenance landscaped roof	250	m ²	222.00	55,500	222.00	55,500	
Residential terrace; 50 thick precast concrete slabs on support system	300	m ²	74.00	22,200	74.00	22,200	
Edge treatment to membrane roof covering	355	m	70.00	24,850	70.00	24,850	
Edge treatment to landscaped roofs	95	m	85.00	8,075	85.00	8,075	
Roof drainage							
Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations		Item		Included		Included	
Rainwater outlets; assumed 1 per 25 m ² of roof area	95	Nr	260.00	24,700	260.00	24,700	
Rainwater pipes to colonnade; aluminium, 100 diameter	40	m	89.00	3,560	89.00	3,560	
Rainwater pipes to colonnade; shoes or connections to drains	5	Nr	50.00	250	50.00	250	
STAIRS & RAMPS	106	Nr	14,031.50	1,487,341		1,546,830	59,489
Reinforced concrete landings: 250 thick: 985 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245	m ³	190.00	46,550	190.00	46,550	
Formwork; edges of suspended slabs; height not exceeding 250	595	m	19.00	11,305	19.00	11,305	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	960	m ²	57.00	54,720	57.00	54,720	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25	m ²	70.00	1,750	70.00	1,750	
Reinforcement; high yield steel bars; 220 kg/m ³	53.90	T	2,342.00	126,234	1,650.00	88,935	-37,299
Powerfloat finish	985	m ²	4.00	3,940	4.00	3,940	
Reinforced concrete staircases: 1,200 wide x 2,000 long x 1,350 rise: 98 Nr							
Reinforced concrete grade C50/60; staircases	100	m ³	263.00	26,300	263.00	26,300	
Formwork; stairflights; 1,200 wide	235	m	160.00	37,600	160.00	37,600	

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Formwork; extra over for fine formed finish	675	m ²	6.00	4,050	6.00	4,050	
Reinforcement; high yield steel bars; 170 kg/m ³	17.00	T	2,342.00	39,814	1,650.00	28,050	-11,764
Trowelled finish; treads	235	m ²	6.00	1,410	6.00	1,410	
<u>Reinforced concrete staircases: 1,200 wide x 2,250 long x 1,500 rise; 100 Nr</u>							
Reinforced concrete grade C50/60; staircases	45	m ³	263.00	11,835	263.00	11,835	
Formwork; stairflights; 1,200 wide	270	m	160.00	43,200	160.00	43,200	
Formwork; extra over for fine formed finish	775	m ²	6.00	4,650	6.00	4,650	
Reinforcement; high yield steel bars; 170 kg/m ³	7.70	T	2,342.00	18,033	1,650.00	12,705	-5,328
Trowelled finish; treads	270	m ²	6.00	1,620	6.00	1,620	
<u>Reinforced concrete staircases: 1,200 wide x 2,250 long x 1,550 rise; 1 Nr</u>							
Reinforced concrete grade C50/60; staircases	1	m ³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m ²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m ³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m ²	6.00	30	6.00	30	
<u>Reinforced concrete staircases: 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>							
Reinforced concrete grade C50/60; staircases	1	m ³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m ²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m ³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m ²	6.00	30	6.00	30	
<u>Reinforced concrete staircases: 1,200 wide x 2,500 long x 2,000 rise; 12 Nr</u>							
Reinforced concrete grade C50/60; staircases	15	m ³	263.00	3,945	263.00	3,945	
Formwork; stairflights; 1,200 wide	40	m	160.00	6,400	160.00	6,400	
Formwork; extra over for fine formed finish	110	m ²	6.00	660	6.00	660	
Reinforcement; high yield steel bars; 170 kg/m ³	2.60	T	2,342.00	6,089	1,650.00	4,290	-1,799
Trowelled finish; treads	35	m ²	6.00	210	6.00	210	
<u>Handrails & balustrades</u>							
Wall handrails; mild steel, polyester powder coated	685	m	200.00	137,000	200.00	137,000	
Balustrades & handrails; mild steel, polyester powder coated	765	m	395.00	302,175	395.00	302,175	
<u>Staircase & landing finishes</u>							
Heavy domestic duty carpet (PC £43/m ²); to landings	985	m ²	110.00	108,350	60.00	59,100	-49,250
Heavy domestic duty carpet (PC £43/m ²); to treads	2,185	m	80.00	174,800	60.00	131,100	-43,700
Heavy domestic duty carpet (PC £43/m ²); risers	2,445	m	80.00	195,600	60.00	146,700	-48,900
Aluminium nosings; heavy duty	2,445	m	30.00	73,350	30.00	73,350	
Painted softwood skirting to landings	1,280	m	12.00	15,360	12.00	15,360	
Painted softwood string to stairs	685	m	22.00	15,070	22.00	15,070	
<u>Reinforced concrete ramps: extra over upper floors</u>							
Extra over formwork to soffits of slabs; sloping	257	m ²	7.00	1,799	7.00	1,799	
Top formwork; sloping	257	m ²	40.00	10,280	40.00	10,280	
Allowance for trade preliminaries & Oh&p					20%	257,805	257,805
EXTERNAL WALLS							
	19,180	m ²	1,754.50	33,651,455		30,177,726	-3,473,729
Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	17,720	m ²	1,650.00	29,238,000	1,250.00	22,150,000	-7,088,000
Precast concrete cladding allowance; external façade; columns & beams	910	m ²	1,100.00	1,001,000	850.00	773,500	-227,500
Precast concrete cladding allowance; colonnade; columns & beams	350	m ²	1,100.00	385,000	850.00	297,500	-87,500
LMR cladding allowance; metal cladding on steel frame	135	m ²	610.00	82,350	550.00	74,250	-8,100
Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	6,470	m ²	180.00	1,164,600	160.00	1,035,200	-129,400
Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	5,755	m	12.00	69,060	20.00	115,100	46,040
Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	430	m ²	119.00	51,170	500.00	215,000	163,830
Parapet wall capping; 775 wide	290	m	205.00	59,450	225.00	65,250	5,800
Open state cavity fire barriers	6,995	m	95.00	664,525	72.17	504,829	-159,696
Allowance for access / crane						by others	
Allowance for testing						35,000	35,000
Allowance for mockups						75,000	75,000
Allowance for design fees						-74,845	-74,845
<u>External soffits</u>							
External soffit allowance; metal cladding on steel frame	585	m ²	610.00	356,850	600.00	351,000	-5,850
<u>Subsidiary walls, balustrades and proprietary balconies</u>							
Roof balustrade; stainless steel and structural glass allowance	70	m	1,135.00	79,450	850.00	59,500	-19,950
Allowance for trade preliminaries & Oh&p					15%	3,851,443	3,851,443
<u>Façade access/cleaning systems</u>							
Building Maintenance Unit allowance; 49 storeys		Item		500,000		650,000	150,000
WINDOWS & EXTERNAL DOORS							
	22	Nr	4,698.60	103,370		43,600	-59,770
<u>External doors</u>							
Extra over curtain walling; single doors	14	Nr	500.00	8,000	650.00	9,100	1,100
Extra over curtain walling; double doors	5	Nr	1,000.00	4,000	1,000.00	5,000	1,000
Steel external doors; single	1	Nr	1,370.00	1,370	1,500.00	1,500	130
Roller shutter door; 6,000 x 3,000 allowance	1	Nr	25,000.00	25,000	8,000.00	8,000	-17,000
Revolving door; 3,000 diameter; allowance	1	Nr	65,000.00	65,000	20,000.00	20,000	-45,000
INTERNAL WALLS & PARTITIONS							
	38,090	m ²	86.10	3,280,845		3,025,596	-255,249
<u>Blockwork walls</u>							
100 block walls	290	m ²	53.00	15,370	53.00	15,370	
Head restraints	110	m	38.00	4,180	38.00	4,180	

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	55	m	27.00	1,485	27.00	1,485	
PCC lintols; 1,200 long		Nr	20.00		20.00		
PCC lintols; 2,100 long	3	Nr	35.00	105	35.00	105	
150 block walls	640	m ²	66.00	42,240	66.00	42,240	
Head restraints	240	m	38.00	9,120	38.00	9,120	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	120	m	36.00	4,320	36.00	4,320	
PCC lintols; 1,200 long	42	Nr	30.00	1,260	30.00	1,260	
PCC lintols; 2,100 long		Nr	53.00		53.00		
200 block walls	370	m ²	83.00	30,710	83.00	30,710	
Head restraints	140	m	38.00	5,320	38.00	5,320	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	70	m	44.00	3,080	44.00	3,080	
PCC lintols; 1,200 long	8	Nr	40.00	320	40.00	320	
PCC lintols; 2,100 long	10	Nr	70.00	700	70.00	700	
300 block walls	345	m ²	131.00	45,195	131.00	45,195	
Head restraints	125	m	38.00	4,750	38.00	4,750	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	60	m	62.00	3,720	62.00	3,720	
Metal stud partitions							
100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	830	m ²	110.00	91,300	110.00	91,300	
Extra over forming openings; 900 x 2,100	60	Nr	60.00	3,600	60.00	3,600	
Extra over forming openings; 1,800 x 2,100	127	Nr	70.00	8,890	70.00	8,890	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		13,695		15,569	1,874
150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	1,015	m ²	130.00	131,950	130.00	131,950	
Forming openings; 900 x 2,100	171	Nr	125.00	21,375	60.00	10,260	-11,115
Forming openings; 1,800 x 2,100	97	Nr	145.00	14,065	70.00	6,790	-7,275
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		19,795		22,350	2,555
200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	7,120	m ²	140.00	996,800	110.00	783,200	-213,600
Forming openings; 900 x 2,100	422	Nr	195.00	82,290	150.00	63,300	-18,990
Forming openings; 1,800 x 2,100		Nr	230.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		149,520		126,975	-22,545
300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	125	m ²	145.00	18,125	110.00	13,750	-4,375
Forming openings; 900 x 2,100		Nr	255.00		150.00		
Forming openings; 1,800 x 2,100		Nr	300.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		2,720		2,063	-658
100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	555	m ²	75.00	41,625	75.00	41,625	
Forming openings; 900 x 2,100	29	Nr	60.00	1,740	60.00	1,740	
Forming openings; 1,800 x 2,100	10	Nr	70.00	700	70.00	700	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		6,245		6,610	365
150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	360	m ²	90.00	32,400	90.00	32,400	
Forming openings; 900 x 2,100	24	Nr	125.00	3,000	125.00	3,000	
Forming openings; 1,800 x 2,100		Nr	145.00		145.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		4,860		5,310	450
200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	610	m ²	100.00	61,000	100.00	61,000	
Forming openings; 900 x 2,100	4	Nr	195.00	780	195.00	780	
Forming openings; 1,800 x 2,100	3	Nr	230.00	690	230.00	690	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		9,150		9,371	221
100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	20,450	m ²	44.00	899,800	44.00	899,800	
Forming openings; 900 x 2,100	1,983	Nr	60.00	118,980	60.00	118,980	
Forming openings; 1,800 x 2,100		Nr	70.00		70.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		134,970		152,817	17,847
200 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	475	m ²	87.00	41,325	87.00	41,325	
Forming openings; 900 x 2,100		Nr	195.00				
Forming openings; 1,800 x 2,100		Nr	230.00				
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		6,200		6,199	-1
Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	4,885	m ²	27.00	131,895	27.00	131,895	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		19,785		19,784	-1
Glazed screens							
Glazed screen allowance	20	m ²	1,135.00	22,700	1,135.00	22,700	
Cubicles							
Allowance for cubicles to toilet and changing areas		Item		17,000		17,000	
INTERNAL DOORS							
	3,522	Nr	1,432.90	5,046,660		3,666,800	-1,379,860
Apartment entrance doors, frame, architraves & ironmongery allowance; luxury; 120 mins FR	6	Nr	2,285.00	13,710	1,750.00	10,500	-3,210
Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	416	Nr	2,285.00	950,560	1,400.00	582,400	-368,160
Single doors, frame, architraves & ironmongery allowance; 120 mins FR	329	Nr	2,285.00	751,765	1,150.00	378,350	-373,415
Single doors, frame, architraves & ironmongery allowance; 60 mins FR	107	Nr	1,320.00	141,240	750.00	80,250	-60,990
Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	36	Nr	1,550.00	55,800	1,000.00	36,000	-19,800
Single doors, frame, architraves & ironmongery allowance	1,947	Nr	775.00	1,508,925	750.00	1,460,250	-48,675
Double doors, frame, architraves & ironmongery allowance; 120 mins FR	224	Nr	3,255.00	729,120	2,500.00	560,000	-169,120
Double doors, frame, architraves & ironmongery allowance; 60 mins FR	33	Nr	2,480.00	81,840	1,200.00	39,600	-42,240
Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	7	Nr	3,780.00	26,460	2,750.00	19,250	-7,210
Double doors, frame, architraves & ironmongery allowance	416	Nr	1,890.00	786,240	1,200.00	499,200	-287,040
Extra over glazed screen; double doors	1	Nr	1,000.00	1,000	1,000.00	1,000	
WALL FINISHES							
	95,765	m ²	35.90	3,438,280		3,198,400	-239,880
Wall finishes generally							
Dry lining; 12.5 thick wallboard; on dabs	8,840	m ²	11.00	97,240	11.00	97,240	
Dry lining; 12.5 thick wallboard; on metal studs	17,100	m ²	23.00	393,300	23.00	393,300	
Public wc's; tiling allowance	155	m ²	75.00	11,625	65.00	10,075	-1,550
Circulation areas; skim & emulsion	8,395	m ²	15.00	125,925	20.00	167,900	41,975
Back of house & Amenity areas; skim & emulsion	1,045	m ²	15.00	15,675	20.00	20,900	5,225
Gym & Studio areas; skim & emulsion	490	m ²	15.00	7,350	20.00	9,800	2,450
Stairwells; skim & emulsion	4,710	m ²	15.00	70,650	20.00	94,200	23,550
Plant & storage areas; emulsion	3,170	m ²	5.00	15,850	18.00	57,060	41,210
Retail areas - assumed by tenant		Item		Excluded		Excluded	
Apartment wall finishes							
Bathroom, en-suites & worktop splashback; wall tiling allowance	14,430	m ²	100.00	1,443,000	75.00	1,082,250	-360,750

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Skim & emulsion to walls	61,720	m ²	15.00	925,800	15.00	925,800	
<u>Luxury apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	315	m ²	200.00	63,000	200.00	63,000	
Skim & quality emulsion to walls	1,335	m ²	19.00	25,365	25.00	33,375	8,010
Allowance for feature wall	6	Nr	1,000.00	6,000	1,000.00	6,000	
<u>Wall finishes sundries</u>							
Allowance for ends, angles & beading on dry lining; (assumed @ 15% of construction cost)		Item		73,500		73,500	
Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)		Item		88,000		88,000	
Allowance for tiling trims; (assumed @ 5% of construction cost)		Item		76,000		76,000	
FLOOR FINISHES	31,815	m²	99.00	3,150,150		2,739,835	-410,315
<u>Floor finishes generally</u>							
Acoustic mat; residential areas	26,615	m ²	20.00	532,300	10.00	266,150	-266,150
Circulation; heavy domestic duty carpet (PC £43/m ²)	2,270	m ²	110.00	249,700	60.00	136,200	-113,500
Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m ²)	690	m ²	110.00	75,900	60.00	41,400	-34,500
Basement circulation; heavy duty vinyl	145	m ²	75.00	10,875	60.00	8,700	-2,175
Gym & Studio areas; heavy vinyl	365	m ²	75.00	27,375	75.00	27,375	
Public wc's; heavy vinyl	30	m ²	75.00	2,250	60.00	1,800	-450
Plant & storage areas; concrete sealer	1,700	m ²	4.00	6,800	4.00	6,800	
Retail areas - assumed by tenant		Item		Excluded			
Basement circulation areas; painted softwood skirting	170	m	12.00	2,040	12.00	2,040	
Circulation areas; painted softwood skirting	3,230	m	12.00	38,760	14.00	45,220	6,460
Back of house & Amenity areas; painted softwood skirting	355	m	12.00	4,260	12.00	4,260	
Gym & Studio; painted softwood skirting	165	m	12.00	1,980	12.00	1,980	
Public wc skirtings - included in wall tiling		Item		Included		Included	
Plant & storage areas - assumed no skirtings		Item		Excluded		Excluded	
Retail area skirtings - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment floor finishes</u>							
Bathrooms & en-suites; floor tiling allowance	2,600	m ²	100.00	260,000	100.00	260,000	
Living rooms; laminated flooring allowance	14,400	m ²	75.00	1,080,000	75.00	1,080,000	
Bedroom; carpets allowance	9,030	m ²	50.00	451,500	50.00	451,500	
Painted softwood skirting	26,140	m	12.00	313,680	12.00	313,680	
<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>							
Bathrooms & en-suites; floor tiling allowance	60	m ²	200.00	12,000	200.00	12,000	
Living rooms; laminated flooring allowance	315	m ²	150.00	47,250	150.00	47,250	
Bedroom; carpets allowance	210	m ²	100.00	21,000	100.00	21,000	
Hardwood skirtings, lacquered	520	m	24.00	12,480	24.00	12,480	
CEILING FINISHES	31,815	m²	55.80	1,776,485		2,202,785	426,300
<u>Ceiling finishes generally</u>							
Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,270	m ²	86.00	195,220	86.00	195,220	
Back of house & Amenity areas; suspended ceiling allowance	690	m ²	86.00	59,340	86.00	59,340	
Gym & Studio; suspended ceiling allowance	365	m ²	86.00	31,390	86.00	31,390	
Public wc's; suspended ceiling allowance	30	m ²	86.00	2,580	86.00	2,580	
Basement circulation; painted soffit	145	m ²	6.00	870	25.00	3,625	2,755
Plant & storage areas; painted soffit	1,700	m ²	6.00	10,200	25.00	42,500	32,300
<u>Apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,600	m ²	58.00	150,800	70.00	182,000	31,200
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	23,430	m ²	55.00	1,288,650	70.00	1,640,100	351,450
<u>Luxury apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	60	m ²	58.00	3,480	70.00	4,200	720
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	525	m ²	55.00	28,875	70.00	36,750	7,875
Perimeter shadow gap	635	m	8.00	5,080	8.00	5,080	
FITTINGS, FURNISHINGS & EQUIPMENT	422	Nr	8,675.60	3,661,100		3,527,800	-133,300
Allowances for fitted wardrobes to standard apartments							
Studio	40	Nr	1,000.00	40,000	750.00	30,000	-10,000
1 bed apartment	94	Nr	1,000.00	94,000	750.00	70,500	-23,500
2 bed apartment	268	Nr	2,000.00	536,000	1,500.00	402,000	-134,000
3 bed apartment	14	Nr	3,000.00	42,000	2,250.00	31,500	-10,500
Allowances for fitted wardrobes to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	4	Nr	4,000.00	16,000	4,000.00	16,000	
3 bed apartment	2	Nr	6,000.00	12,000	6,000.00	12,000	
Allowances for bathroom fittings to standard apartments							
Studio	40	Nr	500.00	20,000	500.00	20,000	
1 bed apartment	94	Nr	500.00	47,000	500.00	47,000	
2 bed apartment	268	Nr	1,000.00	268,000	1,000.00	268,000	
3 bed apartment	14	Nr	1,000.00	14,000	1,000.00	14,000	
Allowances for bathroom fittings to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	4	Nr	2,000.00	8,000	2,000.00	8,000	
3 bed apartment	2	Nr	2,000.00	4,000	2,000.00	4,000	
Reception desk							
Reception desk	1	Nr	5,000.00	5,000	7,500.00	7,500	2,500
Cycle racks	422	Nr	200.00	84,400	300.00	126,600	42,200
Post boxes	422	Nr	50.00	21,100	50.00	21,100	
Storage area - shelving/lockers	775	m	250.00	193,750	250.00	193,750	
Parcel room - shelving/lockers	25	m	250.00	6,250	250.00	6,250	
Toilet & changing areas - vanity units	6	Nr	1,500.00	9,000	1,500.00	9,000	
Staff room - lockers	15	Nr	250.00	3,750	250.00	3,750	
Manager's office - shelving	17	Nr	500.00	8,500	500.00	8,500	

Cost Model Analysis - C8

GIA 484,645 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta (£)
Treatment rooms - shelving	25	Nr	500.00	12,500	500.00	12,500	
Amenity rooms general allowance	459	m ²	25.00	11,475	25.00	11,475	
Studios general allowance	135	m ²	25.00	3,375	25.00	3,375	
Gym - assumed by tenant		Item		Excluded		Excluded	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Domestic kitchen fittings and equipment</u>							
Allowance for kitchen fittings (excl. white goods) to standard apartments							
Studio	40	Nr	3,750.00	150,000	3,750.00	150,000	
1 bed apartment	94	Nr	4,750.00	446,500	4,750.00	446,500	
2 bed apartment	268	Nr	5,250.00	1,407,000	5,250.00	1,407,000	
3 bed apartment	14	Nr	7,750.00	108,500	7,750.00	108,500	
Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)							
2 bed apartment	4	Nr	7,750.00	31,000	7,750.00	31,000	
3 bed apartment	2	Nr	11,500.00	23,000	11,500.00	23,000	
<u>Signs/notices</u>							
5 storey podium & 49 storey tower signage & notice board allowance		Item		35,000		35,000	
MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	45,025	m²	458.60	20,650,000		21,627,500	977,500
No MEP Services specification or details of construction	422	nr			50,000	21,100,000	
Notional BCIS Element Cost per m ² - Mean							
Service Equipment	45,025	m ²	19.31	869,400		included	
Disposal Installations	45,025	m ²	13.76	619,500		included	
Water Installations	45,025	m ²	33.44	1,505,600		included	
Heat Source	45,025	m ²	60.44	2,721,300		included	
Space Heating & Air Conditioning	45,025	m ²	113.96	5,131,000		included	
Ventilation	45,025	m ²	27.39	1,233,200		included	
Electrical Installations	45,025	m ²	88.36	3,978,400		included	
Fuel Installations	45,025	m ²	7.59	341,700		included	
Fire & Lightning Protection	45,025	m ²	21.22	955,400		included	
Communication, Security & Control Systems	45,025	m ²	24.67	1,110,800		included	
Special Installations	45,025	m ²	35.10	1,580,400		included	
Builder's Work in Connection with Services	45,025	m ²	13.40	603,300		527,500	-75,800
SANITARY APPLIANCES	2,182	Nr	967.30	2,110,575			-2,110,575
<u>Apartment sanitary appliances</u>							
whb	698	Nr	400.00	279,200		included	
wc	698	Nr	585.00	408,330		included	
bath; mixer taps, shower rose & screen	416	Nr	1,750.00	728,000		included	
shower tray; riser pipe, rose & mixing valve; shower screen	282	Nr	2,200.00	620,400		included	
<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>							
whb	12	Nr	600.00	7,200		included	
wc	12	Nr	880.00	10,560		included	
bath; mixer taps, shower rose & screen	6	Nr	1,915.00	11,490		included	
shower tray; riser pipe, rose & mixing valve; shower screen	6	Nr	3,290.00	19,740		included	
<u>Toilet and changing areas sanitary appliances</u>							
whb allowance	21	Nr	400.00	8,400		included	
wc allowance	15	Nr	585.00	8,775		included	
urinal allowance	6	Nr	680.00	4,080		included	
shower tray; riser pipe, rose & mixing valve allowance	4	Nr	1,100.00	4,400		included	
LIFT & CONVEYOR INSTALLATIONS	5	Nr	580,000.00	2,900,000		2,850,000	-50,000
<u>Lift Installations</u>							
Lift; 10 person, serving 4 levels; speed 1.0 m/s	1	Nr	100,000.00	100,000	50,000.00	50,000	-50,000
Lift; 26 person, serving 54 levels; speed 1.6 m/s	4	Nr	700,000.00	2,800,000	700,000.00	2,800,000	
BUILDING WORKS TOTAL (excluding preliminaries)				105,650,298		99,117,677	-6,532,621
Preliminaries			20%	21,129,702	18%	17,841,182	-3,288,520
Oh&p			5%	included	5%	5,847,943	5,847,943
Risk / Design development / contingency			5%	6,339,000	5%	6,140,340	-198,660
Total Construction Cost				133,119,000		128,947,142	-4,171,858

6.0 Cost Summary - E1

GIA (m2) 49,482
GIA (sq.ft) 532,626

BLOCK E2

Ref	Element	Edmond Shipway			Gardiner & Theobald			Total (£)
		Total (£)	£ / m ²	£ / ft ²	Total (£)	£ / m ²	£ / ft ²	
1	Site Preparation - (Incl. in Exec Summary)	-	-	-	-	-	-	-
2	Substructure	6,240,507	126	12	6,486,386	131	12	245,879
3	Frame	6,045,619	122	11	6,443,052	130	12	397,433
4	Upper Floors	12,507,959	253	23	12,500,999	253	23	-6,960
5	Roof	1,624,618	33	3	1,454,747	29	3	-169,871
6	Stairs	1,436,013	29	3	1,489,435	30	3	53,422
7	Façade	35,263,555	713	66	32,386,686	655	61	-2,876,869
8	Internal Walls	4,094,323	83	8	3,690,889	75	7	-403,435
9	Internal Doors - (ES Error)	6,435,230	130	12	4,077,300	82	8	-2,357,930
10	Wall Finishes	3,620,170	73	7	3,360,345	68	6	-259,825
11	Floor Finishes	3,509,040	71	7	3,037,970	61	6	-471,070
12	Ceiling Finishes	1,996,950	40	4	2,462,715	50	5	465,765
13	FF&E	3,951,850	80	7	3,808,450	77	7	-143,400
14	MEPH	24,081,625	487	45	22,550,000	456	42	-1,531,625
15	Lifts	2,700,000	55	5	2,650,000	54	5	-50,000
16	BWIC	658,000	13	1	563,750	11	1	-94,250
18	Statutory Connections	-	-	-	-	-	-	-
18	Sub Total	£114,165,459	£2,307	£214	£106,960,000	£2,162	£201	-7,205,459
19	Preliminaries	22,833,541	461	43	19,253,290	389	36	-3,580,251
20	OH&P	included	-	-	6,310,801	128	12	6,310,801
21	Risk / DD / Contingency	6,850,000	138	13	6,626,341	134	12	-223,659
22	External works - (Incl. in Exec Summary)	-	-	-	-	-	-	-
22	Total (excl. inflation)	£143,849,000	£2,907	£270	£139,150,000	£2,812	£261	-4,699,000

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
SUBSTRUCTURE	2,216	m²	2,816.11	6,240,507		6,486,386	-245,879
<u>Isolated pad foundations: 3,650 x 2,200 x 750; 7 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	55	m³	10.00	550	10.00	550	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	80	m²	2.00	160	2.00	160	
Level & compact bottoms of excavations	55	m²	1.00	55	1.00	55	
Excavate for working space to pits	60	m²	7.00	420	7.00	420	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55	m³	41.00	2,255	45.00	2,475	220
Imported filling; granular fill type 1, not exceeding 500 thick	10	m³	64.00	640	55.00	550	-90
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	40	m³	192.00	7,680	190.00	7,600	-80
Formwork; sides of foundations; not exceeding 1.00 m high	80	m	41.00	3,280	40.00	3,200	-80
Reinforcement; high yield steel bars; 220 kg/m³	8.80	T	2,342.00	20,610	1,650.00	14,520	-6,090
<u>Isolated pad foundations: 3,000 x 3,000 x 750; 24 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	235	m³	10.00	2,350	10.00	2,350	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	305	m²	2.00	610	2.00	610	
Level & compact bottoms of excavations	245	m²	1.00	245	1.00	245	
Excavate for working space to pits	240	m²	7.00	1,680	7.00	1,680	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	235	m³	41.00	9,635	45.00	10,575	940
Imported filling; granular fill type 1, not exceeding 500 thick	35	m³	64.00	2,240	55.00	1,925	-315
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10	m³	157.00	1,570	165.00	1,650	80
Reinforced concrete grade C75/85; isolated foundations	185	m³	192.00	35,520	190.00	35,150	-370
Formwork; sides of foundations; not exceeding 1.00 m high	320	m	41.00	13,120	40.00	12,800	-320
Reinforcement; high yield steel bars; 220 kg/m³	40.70	T	2,342.00	95,319	1,650.00	67,155	-28,164
<u>Isolated pad foundations to colonnade columns; no detail provided</u>							
Allowance for pad foundations to colonnade columns	21	Nr	750.00	15,750	750.00	15,750	
<u>Raft foundations: 2,500 deep; 895 m²</u>							
Excavate pits; maximum depth not exceeding 6.00m	3,850	m³	14.00	53,900	14.00	53,900	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	285	m²	3.00	855	3.00	855	
Level & compact bottoms of excavations	895	m²	1.00	895	1.00	895	
Excavate for working space to pits	270	m²	7.00	1,890	7.00	1,890	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,850	m³	41.00	157,850	45.00	173,250	15,400
Imported filling; granular fill type 1, not exceeding 500 thick	135	m³	64.00	8,640	55.00	7,425	-1,215
Imported filling; granular fill type 1, exceeding 500 thick	1,435	m³	62.00	88,970	55.00	78,925	-10,045
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	45	m³	157.00	7,065	165.00	7,425	360
Reinforced concrete grade C75/85; isolated foundations	2,240	m³	192.00	430,080	190.00	425,600	-4,480
Formwork; sides of foundations; exceeding 1.00 m high	165	m²	47.00	7,755	40.00	6,600	-1,155
Reinforcement; high yield steel bars; 220 kg/m³	492.80	T	2,342.00	1,154,138	1,650.00	813,120	-341,018
<u>Specialist foundations: piling mat construction; 2,415 m²</u>							
Excavate to reduce levels; maximum depth not exceeding 1.00m	725	m³	3.00	2,175	3.00	2,175	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	45	m²	2.00	90	2.00	90	
Level & compact bottoms of excavations	2,415	m²	1.00	2,415	1.00	2,415	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	725	m³	41.00	29,725	45.00	32,625	2,900
Imported filling; granular fill type 1, not exceeding 500 thick	725	m³	64.00	46,400	55.00	39,875	-6,525
Level & compact surfaces of filling	2,415	m²	1.00	2,415	1.00	2,415	
<u>Specialist foundations: bored cast in place piles; 130 Nr</u>							
Provision of plant; erecting & dismantling at each pile position - allowance		Item		28,600		26,400	-2,200
Piles; 900 diameter, 20 m deep	130	Nr	3,750.00	487,500	6,000.00	780,000	292,500
Pile tests - load - (assume 25%)	35	Nr	14,550.00	509,250	400.00	14,000	-495,250
Pile tests - integrity - (assume 100%)	130	Nr	20.00	2,600	20.00	2,600	
Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	130	Nr	45.00	5,850	50.00	6,500	650
<u>Lowest floor construction; 2,205 m²</u>							
Imported filling; granular fill type 1, not exceeding 500 thick	330	m³	64.00	21,120	55.00	18,150	-2,970
Level & compact surfaces of filling; sand blinding 50 thick	2,205	m²	4.00	8,820	4.00	8,820	
Visqueen dpm; gas resistant	2,205	m²	18.00	39,690	18.00	39,690	
Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	110	m³	156.00	17,160	165.00	18,150	990
Reinforced concrete grade C32/40; beds exceeding 300 thick	885	m³	182.00	161,070	190.00	168,150	7,080
Extra over for waterproof concrete	885	m³	79.00	69,915	79.00	69,915	
Formwork to edges of beds; not exceeding 500 high	60	m³	30.00	1,800	30.00	1,800	
Reinforcement; high yield steel bars; 200 kg/m³	177.00	T	2,342.00	414,534	1,650.00	292,050	-122,484
Powerfloat finish	2,205	m²	4.00	8,820	5.00	11,025	2,205
Rigid urethane floor Insulation; 150 thick	2,205	m²	40.00	88,200	40.00	88,200	
Horizontal sheet tanking; bituthene	2,205	m²	33.00	72,765	33.00	72,765	
Extra over ground slabs; forming lift pits		Item		Included		Included	
Designed joints allowance; (assumed @ 10% of construction cost)		Item		90,000		78,872	-11,129
<u>Basement excavation; 2,415 m²</u>							
Excavate basements; maximum depth exceeding 8.00m	22,070	m³	5.00	110,350	5.00	110,350	
Extra over excavation for breaking out hard pavings 150 thick; macadam	2,415	m²	5.00	12,075	5.00	12,075	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	560	m²	5.00	2,800	5.00	2,800	
Level & compact bottoms of excavations	2,415	m²	1.00	2,415	1.00	2,415	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	22,070	m³	41.00	904,870	45.00	993,150	88,280
Disposal of surface water/ground water allowance		Item		Included			
<u>Basement retaining walls; 2,315 m²</u>							
Concrete grade C40/50 not exceeding 300 thick; infilling between piles	150	m³	219.00	32,850	219.00	32,850	
Reinforced concrete grade C40/50; walls not exceeding 300 thick	695	m³	219.00	152,205	219.00	152,205	
Extra over for waterproof concrete	845	m³	79.00	66,755	79.00	66,755	
Formwork to walls; vertical to one side only	2,315	m²	87.00	201,405	87.00	201,405	
Reinforcement; high yield steel bars; 200 kg/m³	139.00	T	2,342.00	325,538	1,650.00	229,350	-96,188
Vertical sheet tanking; bituthene	1,160	m²	35.00	40,600	35.00	40,600	
<u>Capping beam; 1,200 x 1,000; 140 m</u>							
Excavate trenches; maximum depth no exceeding 2.00m	25	m³	12.00	300	12.00	300	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	165	m²	2.00	330	2.00	330	
Level & compact bottoms of excavations	20	m²	1.00	20	1.00	20	

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GIA 523,023 ft²

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	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Excavate for working space to trenches	140	m ²	6.00	840	6.00	840	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25	m ³	41.00	1,025	45.00	1,125	100
Imported filling; granular fill type 1, not exceeding 500 thick	3	m ³	64.00	192	55.00	165	-27
Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1	m ³	156.00	156	156.00	156	
Reinforced concrete grade C75/85; ground beams	165	m ³	217.00	35,805	217.00	35,805	
Extra over for waterproof concrete	165	m ³	79.00	13,035	79.00	13,035	
Formwork; sides of ground beams not exceeding 1.00 m high	280	m	47.00	13,160	47.00	13,160	
Formwork; soffits of beams	20	m ²	67.00	1,340	67.00	1,340	
Reinforcement; high yield steel bars; 220 kg/m ³	36.30	T	2,342.00	85,015	1,650.00	59,895	-25,120
<u>Contaminated material & obstructions (PROVISIONAL)</u>							
Extra over any excavation for breaking out obstructions		Item		Excluded		Excluded	
Extra over any excavation for breaking out rock		Item		Excluded		Excluded	
Breaking through obstruction encountered in piling operations - allowance		Item		Excluded		Excluded	
Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax		Item		Excluded		Excluded	
Allowance for trade preliminaries & Oh&p					18%	989,449	989,449
FRAME	49,482	m ²	122.18	6,045,619		6,443,052	397,433
<u>CORE WALLS & SLAB</u>							
Reinforced concrete core walls; 300 thick; 5,190 m ²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,490	m ³	216.00	321,840	220.00	327,800	5,960
Formwork; walls, vertical; height above floor exceeding 3.00 m	10,380	m ²	61.00	633,180	50.00	519,000	-114,180
Formwork; openings in walls; width not exceeding 500	525	m	31.00	16,275	31.00	16,275	
Reinforcement; high yield steel bars; 125 kg/m ³	186.25	T	2,342.00	436,198	1,650.00	307,313	-128,885
Reinforced concrete core walls; 500 thick; 230 m ²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	115	m ³	210.00	24,150	220.00	25,300	1,150
Formwork; walls, vertical; height above floor exceeding 3.00 m	465	m ²	61.00	28,365	50.00	23,250	-5,115
Reinforcement; high yield steel bars; 125 kg/m ³	14.38	T	2,342.00	33,678	1,650.00	23,727	-9,951
Reinforced concrete core walls; 600 thick; 2,210 m ²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	1,325	m ³	210.00	278,250	220.00	291,500	13,250
Formwork; walls, vertical; height above floor exceeding 3.00 m	4,420	m ²	61.00	269,620	50.00	221,000	-48,620
Formwork; openings in walls; width not exceeding 1.00 m; 125 kg/m ³	165.63	T	52.00	8,613	1,650.00	273,290	264,677
<u>Extra over all walls</u>							
Formwork; extra over for fine formed finish; walls	5,875	m ²	6.00	35,250	6.00	35,250	
Reinforced concrete core slab; 240 thick; 1,005 m ²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	240	m ³	190.00	45,600	190.00	45,600	
Formwork; edges of suspended slabs; height not exceeding 250	195	m	19.00	3,705	19.00	3,705	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	1,005	m ²	53.00	53,265	60.00	60,300	7,035
Reinforcement; high yield steel bars; 220 kg/m ³	52.80	T	2,342.00	123,658	1,650.00	87,120	-36,538
Powerfloat finish	1,005	m ²	4.00	4,020	4.00	4,020	
Reinforced concrete core slab; 250 thick; 145 m ²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	35	m ³	190.00	6,650	190.00	6,650	
Formwork; edges of suspended slabs; height not exceeding 250	20	m	19.00	380	19.00	380	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	75	m ²	53.00	3,975	53.00	3,975	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	70	m ²	60.00	4,200	60.00	4,200	
Reinforcement; high yield steel bars; 220 kg/m ³	7.70	T	2,342.00	18,033	1,650.00	12,705	-5,328
Powerfloat finish	146	m ²	4.00	584	4.00	584	
<u>COLUMNS</u>							
Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 845 m							
Reinforced concrete grade C70/85; columns	305	m ³	248.00	75,640	248.00	75,640	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,190	m ²	58.00	127,020	50.00	109,500	-17,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	94.55	T	2,342.00	221,436	1,650.00	156,008	-65,429
Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 290 m							
Reinforced concrete grade C70/85; columns	140	m ³	248.00	34,720	248.00	34,720	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	900	m ²	58.00	52,200	50.00	45,000	-7,200
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	25	m ²	65.00	1,625	60.00	1,500	-125
Reinforcement; high yield steel bars; 310 kg/m ³	43.40	T	2,342.00	101,643	1,650.00	71,610	-30,033
Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 195 m							
Reinforced concrete grade C70/85; columns	120	m ³	248.00	29,760	248.00	29,760	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	745	m ²	58.00	43,210	50.00	37,250	-5,960
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	37.20	T	2,342.00	87,122	1,650.00	61,380	-25,742
Reinforced concrete grade C70/85; regular shaped columns; 400 x 2,500; 515 m							
Reinforced concrete grade C70/85; columns	515	m ³	248.00	127,720	248.00	127,720	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,765	m ²	58.00	160,370	50.00	138,250	-22,120
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	220	m ²	65.00	14,300	60.00	13,200	-1,100
Reinforcement; high yield steel bars; 310 kg/m ³	159.65	T	2,342.00	373,900	1,650.00	263,423	-110,478
Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,000; 125 m							
Reinforced concrete grade C70/85; columns	65	m ³	248.00	16,120	248.00	16,120	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	375	m ²	58.00	21,750	50.00	18,750	-3,000
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	20.15	T	2,342.00	47,191	1,650.00	33,248	-13,944
Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 180 m							
Reinforced concrete grade C70/85; columns	135	m ³	248.00	33,480	248.00	33,480	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	690	m ²	58.00	40,020	50.00	34,500	-5,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	30	m ²	65.00	1,950	60.00	1,800	-150

	Edmond Shipway				Gardiner & Theobald		
Description	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Reinforcement; high yield steel bars; 310 kg/m³	41.85	T	2,342.00	98,013	1,650.00	69,053	-28,960
<u>Reinforced concrete grade C70/85; regular shaped columns: 750 x 750; 45 m</u>							
Reinforced concrete grade C70/85; columns	25	m³	248.00	6,200	248.00	6,200	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	70	m²	58.00	4,060	50.00	3,500	-560
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	70	m²	65.00	4,550	60.00	4,200	-350
Reinforcement; high yield steel bars; 310 kg/m³	7.75	T	2,342.00	18,151	1,650.00	12,788	-5,363
<u>Reinforced concrete grade C70/85; regular shaped columns: 950 x 950; 105 m</u>							
Reinforced concrete grade C70/85; columns	95	m³	248.00	23,560	248.00	23,560	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	205	m²	58.00	11,890	50.00	10,250	-1,640
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	200	m²	65.00	13,000	60.00	12,000	-1,000
Reinforcement; high yield steel bars; 310 kg/m³	29.45	T	2,342.00	68,972	1,650.00	48,593	-20,379
<u>Reinforced concrete grade C70/85; irregular shaped columns: 1,500 x 300/600; 10 m</u>							
Reinforced concrete grade C70/85; columns	5	m³	248.00	1,240	248.00	1,240	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35	m²	58.00	2,030	50.00	1,750	-280
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m³	1.55	T	2,342.00	3,630	1,650.00	2,558	-1,073
<u>Reinforced concrete grade C70/85; irregular shaped columns: 1,800 x 450/900; 10 m</u>							
Reinforced concrete grade C70/85; columns	10	m³	248.00	2,480	248.00	2,480	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45	m²	58.00	2,610	50.00	2,250	-360
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m³	3.10	T	2,342.00	7,260	1,650.00	5,115	-2,145
WALLS							
<u>Reinforced concrete walls: 200 thick; 1,215 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	245	m³	216.00	52,920	220.00	53,900	980
Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,435	m²	49.00	119,315	50.00	121,750	2,435
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	465	m	16.00	7,440	16.00	7,440	
Formwork; openings in walls; width not exceeding 250		m	17.00		17.00		
Reinforcement; high yield steel bars; 125 kg/m³	30.63	T	2,342.00	71,735	1,650.00	50,540	-21,196
<u>Reinforced concrete walls: 250 thick; 450 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	110	m³	216.00	23,760	220.00	24,200	440
Formwork; walls, vertical; height above floor not exceeding 3.00 m	460	m²	49.00	22,540	50.00	23,000	460
Formwork; walls, vertical; height above floor not exceeding 4.50 m	435	m²	61.00	26,535	60.00	26,100	-435
Formwork; walls kickers, suspended; height 150	185	m	16.00	2,960	16.00	2,960	
Formwork; openings in walls; width not exceeding 250		m	17.00		17.00		
Reinforcement; high yield steel bars; 125 kg/m³	13.75	T	2,342.00	32,203	1,650.00	22,688	-9,515
<u>Reinforced concrete walls: 300 thick; 1,850 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	555	m³	216.00	119,880	220.00	122,100	2,220
Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,695	m²	49.00	181,055	50.00	184,750	3,695
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	710	m	16.00	11,360	16.00	11,360	
Formwork; wall ends; width not exceeding 500	315	m	28.00	8,820	28.00	8,820	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m³	69.38	T	2,342.00	162,488	1,650.00	114,477	-48,011
<u>Reinforced concrete walls: 400 thick; 285 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	115	m³	210.00	24,150	220.00	25,300	1,150
Formwork; walls, vertical; height above floor not exceeding 3.00 m	575	m²	49.00	28,175	50.00	28,750	575
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	110	m	16.00	1,760	16.00	1,760	
Formwork; wall ends; width not exceeding 500	135	m	28.00	3,780	28.00	3,780	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m³	14.38	T	2,342.00	33,678	1,650.00	23,727	-9,951
<u>Reinforced concrete walls: 600 thick; 1,120 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	675	m³	210.00	141,750	220.00	148,500	6,750
Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,240	m²	49.00	109,760	50.00	112,000	2,240
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	430	m	16.00	6,880	16.00	6,880	
Formwork; wall ends; width not exceeding 1.00 m	125	m	49.00	6,125	49.00	6,125	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m³	84.38	T	2,342.00	197,618	1,650.00	139,227	-58,391
<u>Reinforced concrete walls: 700 thick; 600 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	420	m³	210.00	88,200	220.00	92,400	4,200
Formwork; walls, vertical; height above floor not exceeding 3.00 m	730	m²	49.00	35,770	50.00	36,500	730
Formwork; walls, vertical; height above floor not exceeding 4.50 m	475	m²	61.00	28,975	60.00	28,500	-475
Formwork; walls kickers, suspended; height 150	205	m	16.00	3,280	16.00	3,280	
Formwork; openings in walls; width not exceeding 1.00 m		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m³	52.50	T	2,342.00	122,955	1,650.00	86,625	-36,330
<u>Extra over all walls & columns</u>							
Formwork; extra over for fine formed finish; walls	130	m²	6.00	780	6.00	780	
Formwork; extra over for fine formed finish; columns	80	m²	6.00	480	6.00	480	
COLONNADE							
<u>Structural steel frame to colonnade</u>							
Allowance for steelwork to colonnade	43.00	T	3,260.00	140,180	3,260.00	140,180	
Allowance for trade preliminaries & Oh&p					18%	982,838	982,838
UPPER FLOORS		47,266	m²	264.63	12,507,959	12,500,999	
Reinforced concrete floor slab: 240 thick; 34,795 m²							

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	9,235	m ³	190.00	1,754,650	190.00	1,754,650	
Formwork; edges of suspended slabs; height not exceeding 250	7,380	m	19.00	140,220	19.00	140,220	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	34,795	m ²	53.00	1,844,135	53.00	1,844,135	
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	9,410	m ²	60.00	564,600	60.00	564,600	
Reinforcement; high yield steel bars; 220 kg/m ³	2,031.70	T	2,342.00	4,758,241	1,650.00	3,352,305	-1,405,936
Powerfloat finish	34,795	m ²	4.00	139,180	4.00	139,180	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		920,000		779,509	-140,491
Reinforced concrete floor slab: 250 thick; 5,775 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,445	m ³	190.00	274,550	190.00	274,550	
Formwork; edges of suspended slabs; height not exceeding 250	465	m	19.00	8,835	19.00	8,835	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	4,690	m ²	53.00	248,570	53.00	248,570	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,085	m ²	60.00	65,100	60.00	65,100	
Reinforcement; high yield steel bars; 220 kg/m ³	317.90	T	2,342.00	744,522	1,650.00	524,535	-219,987
Powerfloat finish	5,777	m ²	4.00	23,108	4.00	23,108	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		135,000		114,470	-20,530
Reinforced concrete floor slab: 300 thick; 430 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	375	m ³	190.00	71,250	190.00	71,250	
Formwork; edges of suspended slabs; height not exceeding 250	35	m	19.00	665	19.00	665	
Formwork; edges of suspended slabs; height not exceeding 500	155	m	30.00	4,650	30.00	4,650	
Formwork; steps in slabs; height not exceeding 1.00 m	25	m	46.00	1,150	46.00	1,150	
Formwork; steps in slabs; height exceeding 1.00 m		m ²	50.00		50.00		
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,245	m ²	60.00	74,700	60.00	74,700	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m		m ²	62.00		62.00		
Reinforcement; high yield steel bars; 220 kg/m ³	82.50	T	2,342.00	193,215	1,650.00	136,125	-57,090
Powerfloat finish	430	m ²	4.00	1,720	4.00	1,720	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		35,000		29,026	-5,974
Reinforced concrete floor slab: 400 thick; 840 m²							
Reinforced concrete grade C50/60; slabs exceeding 300 thick	335	m ³	189.00	63,315	190.00	63,650	335
Formwork; edges of suspended slabs; height not exceeding 250	195	m	19.00	3,705	19.00	3,705	
Formwork; edges of suspended slabs; height not exceeding 500	10	m	30.00	300	30.00	300	
Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	840	m ²	63.00	52,920	63.00	52,920	
Reinforcement; high yield steel bars; 220 kg/m ³	73.70	T	2,342.00	172,605	1,650.00	121,605	-51,000
Powerfloat finish	840	m ²	4.00	3,360	4.00	3,360	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		30,000		24,554	-5,446
Reinforced concrete floor slab: 500 thick; 70 m²							
Reinforced concrete grade C50/60; slabs exceeding 300 thick	35	m ³	189.00	6,615	190.00	6,650	35
Formwork; edges of suspended slabs; height not exceeding 500	20	m	30.00	600	30.00	600	
Formwork; soffits of slabs; slabs not exceeding 600; height to soffit not exceeding 3.00 m		m ²	63.00		30.00		
Formwork; soffits of slabs; slabs not exceeding 600; height to soffit not exceeding 4.50 m	70	m ²	71.00	4,970	71.00	4,970	
Reinforcement; high yield steel bars; 220 kg/m ³	8	T	2,342.00	18,033	1,650.00	12,705	-5,328
Powerfloat finish	70	m ²	4.00	280	4.00	280	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		5,000		2,521	-2,480
Mesh flooring							
Open mesh flooring; bolted to steel supports; 8 thick	260	m ²	346.00	89,960	346.00	89,960	
Allowance for steel supports to mesh flooring	845	m	63.00	53,235	63.00	53,235	
Allowance for trade preliminaries & Oh&p					18%	1,906,932	1,906,932
ROOF							
	2,216	m ²	733.13	1,624,618		1,454,747	-169,871
Reinforced concrete roof slab: 240 thick; 925 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245	m ³	190.00	46,550	190.00	46,550	
Formwork; edges of suspended slabs; height not exceeding 250	175	m	19.00	3,325	19.00	3,325	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	925	m ²	53.00	49,025	50.00	46,250	-2,775
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	205	m ²	60.00	12,300	60.00	12,300	
Reinforcement; high yield steel bars; 220 kg/m ³	53.90	T	2,342.00	126,234	1,650.00	88,935	-37,299
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		25,000		19,736	-5,264
Reinforced concrete roof slab: 250 thick; 580 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	145	m ³	190.00	27,550	190.00	27,550	
Formwork; edges of suspended slabs; height not exceeding 250	65	m	19.00	1,235	19.00	1,235	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	580	m ²	60.00	34,800	60.00	34,800	
Reinforcement; high yield steel bars; 220 kg/m ³	31.90	T	2,342.00	74,710	1,650.00	52,635	-22,075
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		14,000		11,622	-2,378
Reinforced concrete roof slab: 300 thick; 810 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245	m ³	190.00	46,550	190.00	46,550	
Formwork; edges of suspended slabs; height not exceeding 500	135	m	30.00	4,050	30.00	4,050	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	810	m ²	60.00	48,600	60.00	48,600	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m		m ²	62.00		62.00		
Reinforcement; high yield steel bars; 220 kg/m ³	53.90	T	2,342.00	126,234	1,650.00	88,935	-37,299
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		25,000		18,814	-6,187
Reinforced concrete roof slab: 400 thick; 835 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	335	m ³	190.00	63,650	190.00	63,650	
Formwork; edges of suspended slabs; height not exceeding 500	290	m	30.00	8,700	30.00	8,700	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	835	m ²	60.00	50,100	60.00	50,100	
Reinforcement; high yield steel bars; 220 kg/m ³	73.70	T	2,342.00	172,605	1,650.00	121,605	-51,000
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		30,000		24,406	-5,595
Roof structure to Colonnade							
Primary steel included in section 2.01 Frame		Item		Included		Included	
Precast concrete decking	160	m ²	91.00	14,560	91.00	14,560	

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Roof coverings							
Roof screed; cement & sand; 50 thick	2,745	m²	23.00	63,135	23.00	63,135	
High performance polymer modified bitumen membrane; insulation	2,500	m²	161.00	402,500	161.00	402,500	
Low maintenance landscaped roof	245	m²	222.00	54,390	222.00	54,390	
Residential terrace; 50 thick precast concrete slabs on support system	345	m²	74.00	25,530	74.00	25,530	
Edge treatment to membrane roof covering	495	m	70.00	34,650	70.00	34,650	
Edge treatment to landscaped roofs	85	m	85.00	7,225	85.00	7,225	
Roof drainage							
Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations		Item		Included		Included	
Rainwater outlets; assumed 1 per 25 m² of roof area	110	Nr	260.00	28,600	260.00	28,600	
Rainwater pipes to colonnade; aluminium, 100 diameter	40	m	89.00	3,560	89.00	3,560	
Rainwater pipes to colonnade; shoes or connections to drains	5	Nr	50.00	250	50.00	250	
STAIRS & RAMPS	101	Nr	14,217.95	1,436,013		1,489,435	53,422
Reinforced concrete landings: 250 thick; 925 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	230	m³	190.00	43,700	190.00	43,700	
Formwork; edges of suspended slabs; height not exceeding 250	555	m	19.00	10,545	19.00	10,545	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	900	m²	57.00	51,300	57.00	51,300	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25	m²	70.00	1,750	70.00	1,750	
Reinforcement; high yield steel bars; 220 kg/m³	50.60	T	2,342.00	118,505	1,650.00	83,490	-35,015
Powerfloat finish	925	m²	4.00	3,700	4.00	3,700	
Reinforced concrete staircases: 1,200 wide x 2,000 long x 1,350 rise; 94 Nr							
Reinforced concrete grade C50/60; staircases	95	m³	263.00	24,985	263.00	24,985	
Formwork; stairflights; 1,200 wide	225	m	160.00	36,000	160.00	36,000	
Formwork; extra over for fine formed finish	650	m²	6.00	3,900	6.00	3,900	
Reinforcement; high yield steel bars; 170 kg/m³	16.15	T	2,342.00	37,823	1,650.00	26,648	-11,176
Trowelled finish; treads	225	m²	6.00	1,350	6.00	1,350	
Reinforced concrete staircases: 1,200 wide x 2,250 long x 1,500 rise; 96 Nr							
Reinforced concrete grade C50/60; staircases	110	m³	263.00	28,930	263.00	28,930	
Formwork; stairflights; 1,200 wide	260	m	160.00	41,600	160.00	41,600	
Formwork; extra over for fine formed finish	745	m²	6.00	4,470	6.00	4,470	
Reinforcement; high yield steel bars; 170 kg/m³	18.70	T	2,342.00	43,795	1,650.00	30,855	-12,940
Trowelled finish; treads	260	m²	6.00	1,560	6.00	1,560	
Reinforced concrete staircases: 1,200 wide x 2,250 long x 1,550 rise; 0 Nr							
Reinforced concrete grade C50/60; staircases		m³	263.00		263.00		
Formwork; stairflights; 1,200 wide		m	160.00		160.00		
Formwork; extra over for fine formed finish		m²	6.00		6.00		
Reinforcement; high yield steel bars; 170 kg/m³		T	2,342.00		1,650.00		
Trowelled finish; treads		m²	6.00		6.00		
Reinforced concrete staircases: 1,200 wide x 2,500 long x 1,700 rise; 1 Nr							
Reinforced concrete grade C50/60; staircases	1	m³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m²	6.00	30	6.00	30	
Reinforced concrete staircases: 1,200 wide x 2,500 long x 2,000 rise; 10 Nr							
Reinforced concrete grade C50/60; staircases	15	m³	263.00	3,945	263.00	3,945	
Formwork; stairflights; 1,200 wide	30	m	160.00	4,800	160.00	4,800	
Formwork; extra over for fine formed finish	90	m²	6.00	540	6.00	540	
Reinforcement; high yield steel bars; 170 kg/m³	2.60	T	2,342.00	6,089	1,650.00	4,290	-1,799
Trowelled finish; treads	30	m²	6.00	180	6.00	180	
Handrails & balustrades							
Wall handrails; mild steel, polyester powder coated	640	m	200.00	128,000	200.00	128,000	
Balustrades & handrails; mild steel, polyester powder coated	705	m	395.00	278,475	395.00	278,475	
Staircase & landing finishes							
Heavy domestic duty carpet (PC £43/m²); to landings	925	m²	110.00	101,750	60.00	55,500	-46,250
Heavy domestic duty carpet (PC £43/m²); to treads	2,065	m	80.00	165,200	60.00	123,900	-41,300
Heavy domestic duty carpet (PC £43/m²); risers	2,310	m	80.00	184,800	60.00	138,600	-46,200
Aluminium nosings; heavy duty	2,310	m	30.00	69,300	30.00	69,300	
Painted softwood skirting to landings	1,210	m	12.00	14,520	12.00	14,520	
Painted softwood string to stairs	640	m	22.00	14,080	22.00	14,080	
Reinforced concrete ramps; extra over upper floors							
Extra over formwork to soffits of slabs; sloping		m²	7.00		7.00		
Top formwork; sloping	220	m²	40.00	8,800	40.00	8,800	
Allowance for trade preliminaries & Oh&p					20%	248,239	248,239
EXTERNAL WALLS	18,710	m²	1,879.14	35,158,685		32,340,836	-2,817,849
Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	18,655	m²	1,650.00	30,780,750	1,250.00	23,318,750	-7,462,000
Precast concrete cladding allowance; external façade; columns & beams	1,090	m²	1,100.00	1,199,000	850.00	926,500	-272,500
Precast concrete cladding allowance; colonnade; columns & beams	340	m²	1,100.00	374,000	850.00	289,000	-85,000
LMR cladding allowance; metal cladding on steel frame	135	m²	610.00	82,350	550.00	74,250	-8,100
Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	5,420	m²	180.00	975,600	160.00	867,200	-108,400
Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	6,090	m	12.00	73,080	20.00	121,800	48,720
Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	495	m²	119.00	58,905	500.00	247,500	188,595
Parapet wall capping; 775 wide	350	m	205.00	71,750	225.00	78,750	7,000
Open state cavity fire barriers	7,420	m	95.00	704,900	72.17	535,501	-169,399
Allowance for access / crane						by others	
Allowance for testing						35,000	35,000
Allowance for mockups						75,000	75,000
Allowance for design fees						-78,611	-78,611

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
External soffits							
External soffit allowance; metal cladding on steel frame	525	m ²	610.00	320,250	600.00	315,000	-5,250
Subsidiary walls, balustrades and proprietary balconies							
Roof balustrade; stainless steel and structural glass allowance	60	m	1,135.00	68,100	850.00	51,000	-17,100
Allowance for trade preliminaries & Oh&p					18%	4,834,195	4,834,195
Facade access/cleaning systems							
Building Maintenance Unit allowance; 45 storeys	Item			450,000	650,000	200,000	
WINDOWS & EXTERNAL DOORS	Nr			104,870		45,850	-59,020
External doors							
Extra over curtain walling; single doors	19	Nr	500.00	9,500	650.00	12,350	2,850
Extra over curtain walling; double doors	4	Nr	1,000.00	4,000	1,000.00	4,000	
Steel external doors; single	1	Nr	1,370.00	1,370	1,500.00	1,500	130
Roller shutter door; 6,000 x 3,000 allowance	1	Nr	25,000.00	25,000	8,000.00	8,000	-17,000
Revolving door; 3,000 diameter; allowance	1	Nr	65,000.00	65,000	20,000.00	20,000	-45,000
INTERNAL WALLS & PARTITIONS	41,925	m²	97.66	4,094,323		3,690,889	-403,435
Blockwork walls							
100 block walls	215	m ²	53.00	11,395	53.00	11,395	
Head restraints	80	m	38.00	3,040	38.00	3,040	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	40	m	27.00	1,080	27.00	1,080	
PCC lintols; 1,200 long		Nr	20.00		20.00		
PCC lintols; 2,100 long		Nr	35.00		35.00		
150 block walls	370	m ²	66.00	24,420	66.00	24,420	
Head restraints	145	m	38.00	5,510	38.00	5,510	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	75	m	36.00	2,700	36.00	2,700	
PCC lintols; 1,200 long	45	Nr	30.00	1,350	30.00	1,350	
PCC lintols; 2,100 long	1	Nr	53.00	53	53.00	53	
200 block walls	470	m ²	83.00	39,010	83.00	39,010	
Head restraints	180	m	38.00	6,840	38.00	6,840	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	90	m	44.00	3,960	44.00	3,960	
PCC lintols; 1,200 long	17	Nr	40.00	680	40.00	680	
PCC lintols; 2,100 long	11	Nr	70.00	770	70.00	770	
300 block walls	320	m ²	131.00	41,920	131.00	41,920	
Head restraints	125	m	38.00	4,750	38.00	4,750	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	60	m	62.00	3,720	62.00	3,720	
Metal stud partitions							
100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	2,715	m ²	110.00	298,650	110.00	298,650	
Extra over forming openings; 900 x 2,100	246	Nr	60.00	14,760	60.00	14,760	
Extra over forming openings; 1,800 x 2,100	250	Nr	70.00	17,500	70.00	17,500	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			44,800		49,637	4,837
150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	365	m ²	130.00	47,450	130.00	47,450	
Forming openings; 900 x 2,100	74	Nr	125.00	9,250	60.00	4,440	-4,810
Forming openings; 1,800 x 2,100		Nr	145.00		70.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			7,120		7,784	664
200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,830	m ²	140.00	1,656,200	110.00	1,301,300	-354,900
Forming openings; 900 x 2,100	546	Nr	195.00	106,470	150.00	81,900	-24,570
Forming openings; 1,800 x 2,100		Nr	230.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			248,430		207,480	-40,950
300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	105	m ²	145.00	15,225	110.00	11,550	-3,675
Forming openings; 900 x 2,100		Nr	255.00		150.00		
Forming openings; 1,800 x 2,100		Nr	300.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			2,285		1,733	-553
100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	615	m ²	75.00	46,125	75.00	46,125	
Forming openings; 900 x 2,100	22	Nr	60.00	1,320	60.00	1,320	
Forming openings; 1,800 x 2,100	4	Nr	70.00	280	70.00	280	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			6,920		7,159	239
150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	105	m ²	90.00	9,450	90.00	9,450	
Forming openings; 900 x 2,100	2	Nr	125.00	250	125.00	250	
Forming openings; 1,800 x 2,100		Nr	145.00		145.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			1,420		1,455	35
200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	1,215	m ²	100.00	121,500	100.00	121,500	
Forming openings; 900 x 2,100	25	Nr	195.00	4,875	195.00	4,875	
Forming openings; 1,800 x 2,100	9	Nr	230.00	2,070	230.00	2,070	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			18,225		19,267	1,042
100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	18,550	m ²	44.00	816,200	44.00	816,200	
Forming openings; 900 x 2,100	2,134	Nr	60.00	128,040	60.00	128,040	
Forming openings; 1,800 x 2,100		Nr	70.00		70.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			122,430		141,636	19,206
Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,030	m ²	27.00	135,810	27.00	135,810	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item			20,370		20,372	2
Glazed screens							
Glazed screen allowance	20	m ²	1,135.00	22,700	1,135.00	22,700	
Cubicles							
Allowance for cubicles to toilet and changing areas	Item			17,000		17,000	
INTERNAL DOORS	3,891	Nr	1,653.90	6,435,230		4,077,300	-2,357,930
Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6	Nr	2,285.00	13,710	1,750.00	10,500	-3,210
Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	445	Nr	2,285.00	1,016,825	1,400.00	623,000	-393,825
Single doors, frame, architraves & ironmongery allowance; 120 mins FR	505	Nr	2,285.00	1,153,925	1,150.00	580,750	-573,175
Single doors, frame, architraves & ironmongery allowance; 60 mins FR	111	Nr	1,320.00	146,520	750.00	83,250	-63,270
Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	44	Nr	1,550.00	68,200	1,000.00	44,000	-24,200
Single doors, frame, architraves & ironmongery allowance	2,090	Nr	775.00	1,619,750	750.00	1,567,500	-52,250

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Double doors, frame, architraves & ironmongery allowance; 120 mins FR	250	Nr	3,255.00	813,750	2,500.00	625,000	-188,750
Double doors, frame, architraves & ironmongery allowance; 60 mins FR	25	Nr	2,480.00	62,000	1,200.00	30,000	-32,000
Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	10	Nr	3,780.00	37,800	2,750.00	27,500	-10,300
Double doors, frame, architraves & ironmongery allowance	404	Nr	1,890.00	763,560	1,200.00	484,800	-278,760
Extra over glazed screen; double doors	1	Nr	1,000.00	1,000	1,000.00	1,000	
WALL FINISHES	101,015	m²	35.84	3,620,170		3,360,345	-259,825
<u>Wall finishes generally</u>							
Dry lining; 12.5 thick wallboard; on dabs	9,125	m²	11.00	100,375	11.00	100,375	
Dry lining; 12.5 thick wallboard; on metal studs	16,780	m²	23.00	385,940	23.00	385,940	
Public wc's; tiling allowance	170	m²	75.00	12,750	65.00	11,050	-1,700
Circulation areas; skim & emulsion	8,905	m²	15.00	133,575	20.00	178,100	44,525
Back of house & Amenity areas; skim & emulsion	1,110	m²	15.00	16,650	20.00	22,200	5,550
Gym & Studio areas; skim & emulsion	485	m²	15.00	7,275	20.00	9,700	2,425
Stairwells; skim & emulsion	4,230	m²	15.00	63,450	20.00	84,600	21,150
Plant & storage areas; emulsion	3,635	m²	5.00	18,175	18.00	65,430	47,255
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance	15,520	m²	100.00	1,552,000	75.00	1,164,000	-388,000
Skim & emulsion to walls	65,105	m²	15.00	976,575	15.00	976,575	
<u>Luxury apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	360	m²	200.00	72,000	200.00	72,000	
Skim & quality emulsion to walls	1,495	m²	19.00	28,405	25.00	37,375	8,970
Allowance for feature wall	6	Nr	1,000.00	6,000	1,000.00	6,000	
<u>Wall finishes sundries</u>							
Allowance for ends, angles & beading on dry lining; (assumed @ 15% of construction cost)		Item		73,000		73,000	
Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)		Item		92,000		92,000	
Allowance for tiling trims; (assumed @ 5% of construction cost)		Item		82,000		82,000	
FLOOR FINISHES	35,270	m²	99.49	3,509,040		3,037,970	-471,070
<u>Floor finishes generally</u>							
Acoustic mat; residential areas	29,435	m²	20.00	588,700	10.00	294,350	-294,350
Circulation; heavy domestic duty carpet (PC £43/m²)	2,865	m²	110.00	315,150	60.00	171,900	-143,250
Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m²)	730	m²	110.00	80,300	60.00	43,800	-36,500
Basement circulation; heavy duty vinyl	215	m²	75.00	16,125	60.00	12,900	-3,225
Gym & Studio areas; heavy vinyl	480	m²	75.00	36,000	75.00	36,000	
Public wc's; heavy vinyl	35	m²	75.00	2,625	60.00	2,100	-525
Plant & storage areas; concrete sealer	1,510	m²	4.00	6,040	4.00	6,040	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
Basement circulation areas; painted softwood skirting	210	m	12.00	2,520	12.00	2,520	
Circulation areas; painted softwood skirting	3,390	m	12.00	40,680	14.00	47,460	6,780
Back of house & Amenity areas; painted softwood skirting	375	m	12.00	4,500	12.00	4,500	
Gym & Studio; painted softwood skirting	160	m	12.00	1,920	12.00	1,920	
Public wc skirtings - included in wall tiling		Item		Included		Included	
Plant & storage areas - assumed no skirtings		Item		Excluded		Excluded	
Retail area skirtings - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment floor finishes</u>							
Bathrooms & en-suites; floor tiling allowance	2,775	m²	100.00	277,500	100.00	277,500	
Living rooms; laminated flooring allowance	16,000	m²	75.00	1,200,000	75.00	1,200,000	
Bedroom; carpets allowance	9,975	m²	50.00	498,750	50.00	498,750	
Painted softwood skirting	27,630	m	12.00	331,560	12.00	331,560	
<u>Luxury apartment floor finishes: (assumed 100% increase on standard)</u>							
Bathrooms & en-suites; floor tiling allowance	70	m²	200.00	14,000	200.00	14,000	
Living rooms; laminated flooring allowance	345	m²	150.00	51,750	150.00	51,750	
Bedroom; carpets allowance	270	m²	100.00	27,000	100.00	27,000	
Hardwood skirtings, lacquered	580	m	24.00	13,920	24.00	13,920	
CEILING FINISHES	35,065	m²	56.95	1,996,950		2,462,715	465,765
<u>Ceiling finishes generally</u>							
Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,865	m²	86.00	246,390	86.00	246,390	
Back of house & Amenity areas; suspended ceiling allowance	730	m²	86.00	62,780	86.00	62,780	
Gym & Studio; suspended ceiling allowance	480	m²	86.00	41,280	86.00	41,280	
Public wc's; suspended ceiling allowance	35	m²	86.00	3,010	86.00	3,010	
Basement circulation; painted soffit	215	m²	6.00	1,290	25.00	5,375	4,085
Plant & storage areas; painted soffit	1,510	m²	6.00	9,060	25.00	37,750	28,690
<u>Apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,775	m²	58.00	160,950	70.00	194,250	33,300
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	25,975	m²	55.00	1,428,625	70.00	1,818,250	389,625
<u>Luxury apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	70	m²	58.00	4,060	70.00	4,900	840
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	615	m²	55.00	33,825	70.00	43,050	9,225
Perimeter shadow gap	710	m	8.00	5,680	8.00	5,680	
FITTINGS, FURNISHINGS & EQUIPMENT	451	Nr	8,762.42	3,951,850		3,808,450	-143,400
<u>Allowances for fitted wardrobes to standard apartments</u>							
Studio	14	Nr	1,000.00	14,000	750.00	10,500	-3,500
1 bed apartment	132	Nr	1,000.00	132,000	750.00	99,000	-33,000
2 bed apartment	279	Nr	2,000.00	558,000	1,500.00	418,500	-139,500
3 bed apartment	20	Nr	3,000.00	60,000	2,250.00	45,000	-15,000
<u>Allowances for fitted wardrobes to luxury apartments (assumed 100% increase on standard)</u>							
2 bed apartment	2	Nr	4,000.00	8,000	4,000.00	8,000	

Cost Model Analysis - E1

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
3 bed apartment	4	Nr	6,000.00	24,000	6,000.00	24,000	
Allowances for bathroom fittings to standard apartments							
Studio	14	Nr	500.00	7,000	500.00	7,000	
1 bed apartment	132	Nr	500.00	66,000	500.00	66,000	
2 bed apartment	279	Nr	1,000.00	279,000	1,000.00	279,000	
3 bed apartment	20	Nr	1,000.00	20,000	1,000.00	20,000	
Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	2	Nr	2,000.00	4,000	2,000.00	4,000	
3 bed apartment	4	Nr	2,000.00	8,000	2,000.00	8,000	
Reception desk	1	Nr	5,000.00	5,000	7,500.00	7,500	2,500
Cycle racks	451	Nr	200.00	90,200	300.00	135,300	45,100
Post boxes	451	Nr	50.00	22,550	50.00	22,550	
Storage area - shelving/lockers	875	m	250.00	218,750	250.00	218,750	
Parcel room - shelving/lockers		m	250.00		250.00		
Toilet & changing areas - vanity units		Nr	1,500.00		1,500.00		
Staff room - lockers	25	Nr	250.00	6,250	250.00	6,250	
Manager's office - shelving	39	Nr	500.00	19,500	500.00	19,500	
Treatment rooms - shelving		Nr	500.00		500.00		
Amenity rooms general allowance	479	m²	25.00	11,975	25.00	11,975	
Studios general allowance	155	m²	25.00	3,875	25.00	3,875	
Gym - assumed by tenant		Item		Excluded		Excluded	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Domestic kitchen fittings and equipment</u>							
Allowance for kitchen fittings (excl. white goods) to standard apartments							
Studio	14	Nr	3,750.00	52,500	3,750.00	52,500	
1 bed apartment	132	Nr	4,750.00	627,000	4,750.00	627,000	
2 bed apartment	279	Nr	5,250.00	1,464,750	5,250.00	1,464,750	
3 bed apartment	20	Nr	7,750.00	155,000	7,750.00	155,000	
Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)							
2 bed apartment	2	Nr	7,750.00	15,500	7,750.00	15,500	
3 bed apartment	4	Nr	11,500.00	46,000	11,500.00	46,000	
<u>Signs/notices</u>							
5 storey podium & 45 storey tower signage & notice board allowance		Item		33,000		33,000	
MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)							
	49,482	m²	454.70	22,499,300		23,113,750	614,450
No MEP Services specification or details of construction	451	nr			50,000	22,550,000	22,550,000
Notional BCIS Element Cost per m² - Mean							
Service Equipment	49,482	m²	19.14	947,100		included	
Disposal Installations	49,482	m²	13.64	674,900		included	
Water Installations	49,482	m²	33.15	1,640,300		included	
Heat Source	49,482	m²	59.92	2,965,000		included	
Space Heating & Air Conditioning	49,482	m²	112.99	5,591,000		included	
Ventilation	49,482	m²	27.15	1,343,400		included	
Electrical Installations	49,482	m²	87.60	4,334,600		included	
Fuel Installations	49,482	m²	7.52	372,100		included	
Fire & Lightning Protection	49,482	m²	21.04	1,041,100		included	
Communication, Security & Control Systems	49,482	m²	24.45	1,209,800		included	
Special Installations	49,482	m²	34.80	1,722,000		included	
Builder's Work in Connection with Services	49,482	m²	13.29	658,000		563,750	-94,250
SANITARY APPLIANCES							
	2,310	Nr	969.84	2,240,325			-2,240,325
<u>Apartment sanitary appliances</u>							
whb	744	Nr	400.00	297,600		included	
wc	744	Nr	585.00	435,240		included	
bath; mixer taps, shower rose & screen	445	Nr	1,750.00	778,750		included	
shower tray; riser pipe, rose & mixing valve; shower screen	299	Nr	2,200.00	657,800		included	
<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>							
whb	12	Nr	600.00	7,200		included	
wc	12	Nr	880.00	10,560		included	
bath; mixer taps, shower rose & screen	6	Nr	1,915.00	11,490		included	
shower tray; riser pipe, rose & mixing valve; shower screen	6	Nr	3,290.00	19,740		included	
<u>Toilet and changing areas sanitary appliances</u>							
whb allowance	15	Nr	400.00	6,000		included	
wc allowance	9	Nr	585.00	5,265		included	
urinal allowance	6	Nr	680.00	4,080		included	
shower tray; riser pipe, rose & mixing valve allowance	6	Nr	1,100.00	6,600		included	
LIFT & CONVEYOR INSTALLATIONS							
	5	Nr	540,000.00	2,700,000		2,650,000	-50,000
<u>Lift Installations</u>							
Lift; 10 person, serving 4 levels; speed 1.0 m/s	1	Nr	100,000.00	100,000	50,000.00	50,000	-50,000
Lift; 26 person, serving 50 levels; speed 1.6 m/s	4	Nr	650,000.00	2,600,000	650,000.00	2,600,000	
BUILDING WORKS TOTAL (excluding preliminaries)							
				114,165,459		106,962,724	-7,202,736
Preliminaries							
Oh&p			20%	22,833,541	18%	19,253,290	-3,580,251
Risk / Design development / contingency			5%	6,850,000	5%	6,310,801	6,310,801
			5%	6,850,000	5%	6,626,341	-223,659
TOTAL CONSTRUCTION COST							
				143,849,000		139,153,155	-4,695,845

8.0 Cost Summary - E2

GIA (m2) 48,590

BLOCK E2

GIA (sq.ft) 523,023

Ref	Element	Edmond Shipway			Gardiner & Theobald			Total (£)
		Total (£)	£ / m ²	£ / ft ²	Total (£)	£ / m ²	£ / ft ²	
1	Site Preparation	-	-	-				
2	Substructure	5,850,694	120	11	6,112,196	126	12	261,502
3	Frame	7,101,368	146	14	7,095,604	146	14	-5,764
4	Upper Floors	12,190,923	251	23	12,192,802	251	23	1,880
5	Roof	1,477,179	30	3	1,325,596	27	3	-151,583
6	Stairs	1,438,258	30	3	1,492,129	31	3	53,871
7	Façade	34,783,825	716	67	31,482,744	648	60	-3,301,081
8	Internal Walls	3,960,950	82	8	3,565,307	73	7	-395,643
9	Internal Doors	5,672,800	117	11	4,062,900	84	8	-1,609,900
10	Wall Finishes	3,505,235	72	7	3,235,035	67	6	-270,200
11	Floor Finishes	3,505,890	72	7	3,035,325	62	6	-470,565
12	Ceiling Finishes	1,990,920	41	4	2,453,930	51	5	463,010
13	FF&E	3,942,500	81	8	3,799,100	78	7	-143,400
14	MEPH	23,796,730	490	45	22,550,000	464	43	-1,246,730
15	Lifts	2,700,000	56	5	2,660,000	55	5	-40,000
16	BWIC	649,200	13	1	563,750	12	1	-85,450
18	Statutory Connections	-	-	-	-	-	-	-
18	Sub Total	£112,566,472	£2,317	£215	£105,630,000	£2,174	£202	-6,936,472
19	Preliminaries	22,513,528	463	43	19,012,755	391	36	-3,500,773
20	OH&P	included	-	-	6,231,959	128	12	6,231,959
21	Risk / DD / Contingency	6,754,000	139	13	6,543,557	135	13	-210,443
22	External works	-	-	-	-	-	-	-
22	Total (excl. inflation)	£141,830,000	£2,919	£271	£137,420,000	£2,828	£263	-4,410,000

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
SUBSTRUCTURE	2,026	m²	2,887.81	5,850,694		6,112,196	-261,502
<u>Isolated pad foundations; 3,000 x 1,280 x 750; 2 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	5	m ³	10.00	50	10.00	50	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	15	m ²	2.00	30	2.00	30	
Level & compact bottoms of excavations	10	m ²	1.00	10	1.00	10	
Excavate for working space to pits	15	m ²	7.00	105	7.00	105	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	5	m ³	41.00	205	45.00	225	20
Imported filling; granular fill type 1, not exceeding 500 thick		m ³	64.00		55.00		
Plain concrete blinding C10/40; poured on earth or unblinded hardcore		m ³	157.00		165.00		
Reinforced concrete grade C75/85; isolated foundations	5	m ³	192.00	960	190.00	950	-10
Formwork; sides of foundations; not exceeding 1.00 m high	15	m	41.00	615	40.00	600	-15
Reinforcement; high yield steel bars; 220 kg/m ³	1.10	T	2,342.00	2,576	1,650.00	1,815	-761
<u>Isolated pad foundations; 3,650 x 2,200 x 750; 7 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	55	m ³	10.00	550	10.00	550	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	80	m ²	2.00	160	2.00	160	
Level & compact bottoms of excavations	55	m ²	1.00	55	1.00	55	
Excavate for working space to pits	60	m ²	7.00	420	7.00	420	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55	m ³	41.00	2,255	45.00	2,475	220
Imported filling; granular fill type 1, not exceeding 500 thick	10	m ³	64.00	640	55.00	550	-90
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5	m ³	157.00	785	165.00	825	40
Reinforced concrete grade C75/85; isolated foundations	40	m ³	192.00	7,680	190.00	7,600	-80
Formwork; sides of foundations; not exceeding 1.00 m high	80	m	41.00	3,280	40.00	3,200	-80
Reinforcement; high yield steel bars; 220 kg/m ³	8.80	T	2,342.00	20,610	1,650.00	14,520	-6,090
<u>Isolated pad foundations; 3,000 x 3,000 x 750; 19 Nr</u>							
Excavate pits; maximum depth not exceeding 1.00m	160	m ³	10.00	1,600	10.00	1,600	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	215	m ²	2.00	430	2.00	430	
Level & compact bottoms of excavations	170	m ²	1.00	170	1.00	170	
Excavate for working space to pits	170	m ²	7.00	1,190	7.00	1,190	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	160	m ³	41.00	6,560	45.00	7,200	640
Imported filling; granular fill type 1, not exceeding 500 thick	25	m ³	64.00	1,600	55.00	1,375	-225
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10	m ³	157.00	1,570	165.00	1,650	80
Reinforced concrete grade C75/85; isolated foundations	130	m ³	192.00	24,960	190.00	24,700	-260
Formwork; sides of foundations; not exceeding 1.00 m high	230	m	41.00	9,430	40.00	9,200	-230
Reinforcement; high yield steel bars; 220 kg/m ³	28.60	T	2,342.00	66,981	1,650.00	47,190	-19,791
<u>Isolated pad foundations to colonnade columns; no detail provided</u>							
Allowance for pad foundations to colonnade columns	18	Nr	750.00	13,500	750.00	13,500	
<u>Raft foundations; 2,500 deep; 855 m²</u>							
Excavate pits; maximum depth not exceeding 6.00m	3,675	m ³	14.00	51,450	14.00	51,450	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	555	m ²	3.00	1,665	3.00	1,665	
Level & compact bottoms of excavations	855	m ²	1.00	855	1.00	855	
Excavate for working space to pits	525	m ²	7.00	3,675	7.00	3,675	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,675	m ³	41.00	150,675	45.00	165,375	14,700
Imported filling; granular fill type 1, not exceeding 500 thick	130	m ³	64.00	8,320	55.00	7,150	-1,170
Imported filling; granular fill type 1, exceeding 500 thick	1,365	m ³	62.00	84,630	55.00	75,075	-9,555
Plain concrete blinding C10/40; poured on earth or unblinded hardcore	45	m ³	157.00	7,065	165.00	7,425	360
Reinforced concrete grade C75/85; isolated foundations	2,135	m ³	192.00	409,920	190.00	405,650	-4,270
Formwork; sides of foundations; exceeding 1.00 m high	320	m ²	47.00	15,040	40.00	12,800	-2,240
Reinforcement; high yield steel bars; 220 kg/m ³	469.70	T	2,342.00	1,100,037	1,650.00	775,005	-325,032
<u>Specialist foundations: piling mat construction; 2,215 m²</u>							
Excavate to reduce levels; maximum depth not exceeding 1.00m	665	m ³	3.00	1,995	3.00	1,995	
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	40	m ²	2.00	80	2.00	80	
Level & compact bottoms of excavations	2,215	m ²	1.00	2,215	1.00	2,215	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	665	m ³	41.00	27,265	45.00	29,925	2,660
Imported filling; granular fill type 1, not exceeding 500 thick	665	m ³	64.00	42,560	55.00	36,575	-5,985
Level & compact surfaces of filling	2,215	m ²	1.00	2,215	1.00	2,215	
<u>Specialist foundations: bored cast in place piles; 120 Nr</u>							
Provision of plant; erecting & dismantling at each pile position - allowance	Item			26,400		26,400	
Piles; 900 diameter, 20 m deep	120	Nr	3,750.00	450,000	6,000.00	720,000	270,000
Pile tests - load - (assume 25%)	30	Nr	14,550.00	436,500	400.00	12,000	-424,500
Pile tests - integrity - (assume 100%)	120	Nr	20.00	2,400	20.00	2,400	
Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	120	Nr	45.00	5,400	50.00	6,000	600
<u>Lowest floor construction; 2,205 m²</u>							
Imported filling; granular fill type 1, not exceeding 500 thick	330	m ³	64.00	21,120	55.00	18,150	-2,970
Level & compact surfaces of filling; sand blinding 50 thick	2,205	m ²	4.00	8,820	4.00	8,820	
Visqueen dpm; gas resistant	2,205	m ²	18.00	39,690	18.00	39,690	
Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	110	m ³	156.00	17,160	165.00	18,150	990
Reinforced concrete grade C32/40; beds exceeding 300 thick	885	m ³	182.00	161,070	190.00	168,150	7,080
Extra over for waterproof concrete	885	m ³	79.00	69,915	79.00	69,915	
Formwork to edges of beds; not exceeding 500 high	60	m ³	30.00	1,800	30.00	1,800	
Reinforcement; high yield steel bars; 200 kg/m ³	177.00	T	2,342.00	414,534	1,650.00	292,050	-122,484
Powerfloat finish	2,205	m ²	4.00	8,820	5.00	11,025	2,205
Rigid urethane floor Insulation; 150 thick	2,205	m ²	40.00	88,200	40.00	88,200	
Horizontal sheet tanking; bituthene	2,205	m ²	33.00	72,765	33.00	72,765	
Extra over ground slabs; forming lift pits	Item						
Designed joints allowance; (assumed @ 10% of construction cost)	Item			90,000		78,872	-11,129
<u>Basement excavation; 2,215 m²</u>							
Excavate basements; maximum depth exceeding 8.00m	20,205	m ³	5.00	101,025	5.00	101,025	
Extra over excavation for breaking out hard pavings 150 thick; macadam	2,215	m ²	5.00	11,075	5.00	11,075	

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	560	m ²	5.00	2,800	5.00	2,800	
Level & compact bottoms of excavations	2,215	m ²	1.00	2,215	1.00	2,215	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	20,205	m ³	41.00	828,405	45.00	909,225	80,820
Disposal of surface water/ground water allowance		Item					
Basement retaining walls: 2,150 m²							
Concrete grade C40/50 not exceeding 300 thick; infilling between piles	140	m ³	219.00	30,660	219.00	30,660	
Reinforced concrete grade C40/50; walls not exceeding 300 thick	645	m ³	219.00	141,255	219.00	141,255	
Extra over for waterproof concrete	785	m ³	79.00	62,015	79.00	62,015	
Formwork to walls; vertical to one side only	2,150	m ²	87.00	187,050	87.00	187,050	
Reinforcement; high yield steel bars; 200 kg/m ³	129.00	T	2,342.00	302,118	1,650.00	212,850	-89,268
Vertical sheet piling; bituthene	1,075	m ²	35.00	37,625	35.00	37,625	
Capping beam: 1,200 x 1,000: 140 m							
Excavate trenches; maximum depth no exceeding 2.00m	25	m ³	12.00	300	12.00	300	
Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	165	m ²	2.00	330	2.00	330	
Level & compact bottoms of excavations	20	m ²	1.00	20	1.00	20	
Excavate for working space to trenches	140	m ²	6.00	840	6.00	840	
Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25	m ³	41.00	1,025	45.00	1,125	100
Imported filling; granular fill type 1, not exceeding 500 thick	3	m ³	64.00	192	55.00	165	-27
Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1	m ³	156.00	156	156.00	156	
Reinforced concrete grade C75/85; ground beams	165	m ³	217.00	35,805	217.00	35,805	
Extra over for waterproof concrete	165	m ³	79.00	13,035	79.00	13,035	
Formwork; sides of ground beams not exceeding 1.00 m high	280	m	47.00	13,160	47.00	13,160	
Formwork; soffits of beams	20	m ²	67.00	1,340	67.00	1,340	
Reinforcement; high yield steel bars; 220 kg/m ³	36.30	T	2,342.00	85,015	1,650.00	59,895	-25,120
Contaminated material & obstructions (PROVISIONAL)							
Extra over any excavation for breaking out obstructions		Item					
Extra over any excavation for breaking out rock		Item					
Breaking though obstruction encountered in piling operations - allowance		Item					
Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax		Item					
Allowance for trade preliminaries & Oh&p					18%	932,369	932,369
FRAME	48,590	m²	146.10	7,101,368		7,095,604	-5,764
CORE WALLS & SLAB							
Reinforced concrete core walls: 300 thick: 6,790 m²							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,925	m ³	216.00	415,800	220.00	423,500	7,700
Formwork; walls, vertical; height above floor exceeding 3.00 m	13,575	m ²	61.00	828,075	50.00	678,750	-149,325
Formwork; openings in walls; width not exceeding 500	880	m	31.00	27,280	31.00	27,280	
Reinforcement; high yield steel bars; 125 kg/m ³	240.63	T	2,342.00	563,555	1,650.00	397,040	-166,516
Reinforced concrete core walls: 500 thick: 155 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	75	m ³	210.00	15,750	220.00	16,500	750
Formwork; walls, vertical; height above floor exceeding 3.00 m	310	m ²	61.00	18,910	50.00	15,500	-3,410
Reinforcement; high yield steel bars; 125 kg/m ³	9.38	T	2,342.00	21,968	1,650.00	15,477	-6,491
Reinforced concrete core walls: 600 thick: 1,210 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	725	m ³	210.00	152,250	220.00	159,500	7,250
Formwork; walls, vertical; height above floor exceeding 3.00 m	2,415	m ²	61.00	147,315	50.00	120,750	-26,565
Reinforcement; high yield steel bars; 125 kg/m ³	90.63	T	2,342.00	212,255	1,650.00	149,540	-62,716
Reinforced concrete core walls: 700 thick: 818 m²							
Reinforced concrete grade C50/60; walls exceeding 300 thick	615	m ³	210.00	129,150	220.00	135,300	6,150
Formwork; walls, vertical; height above floor exceeding 3.00 m	1,635	m ²	61.00	99,735	50.00	81,750	-17,985
Reinforcement; high yield steel bars; 125 kg/m ³	76.90	T	2,342.00	180,100	1,650.00	126,885	-53,215
Extra over all walls							
Formwork; extra over for fine formed finish; walls	5,875	m ²	6.00	35,250	6.00	35,250	
Reinforced concrete core slab: 240 thick: 980 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	235	m ³	190.00	44,650	190.00	44,650	
Formwork; edges of suspended slabs; height not exceeding 250	55	m	19.00	1,045	19.00	1,045	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	980	m ²	53.00	51,940	60.00	58,800	6,860
Reinforcement; high yield steel bars; 220 kg/m ³	51.70	T	2,342.00	121,081	1,650.00	85,305	-35,776
Powerfloat finish	980	m ²	4.00	3,920	4.00	3,920	
Reinforced concrete core slab: 250 thick: 140 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	35	m ³	190.00	6,650	190.00	6,650	
Formwork; edges of suspended slabs; height not exceeding 250	20	m	19.00	380	19.00	380	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	70	m ²	53.00	3,710	53.00	3,710	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	70	m ²	60.00	4,200	60.00	4,200	
Reinforcement; high yield steel bars; 220 kg/m ³	7.70	T	2,342.00	18,033	1,650.00	12,705	-5,328
Powerfloat finish	142	m ²	4.00	568	4.00	568	
COLUMNS							
Reinforced concrete grade C50/60: regular shaped columns: 400 x 400: 230 m							
Reinforced concrete grade C50/60; columns	35	m ³	244.00	8,540	230.00	8,050	-490
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m		m ²	58.00		50.00		
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	365	m ²	65.00	23,725	60.00	21,900	-1,825
Reinforcement; high yield steel bars; 310 kg/m ³	10.85	T	2,342.00	25,411	1,650.00	17,903	-7,508
Reinforced concrete grade C50/60: regular shaped columns: 400 x 900: 215 m							
Reinforced concrete grade C50/60; columns	80	m ³	244.00	19,520	230.00	18,400	-1,120
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	560	m ²	58.00	32,480	50.00	28,000	-4,480

Cost Model Analysis - E2

GIA 523,023 ft²

Edmond Shipway				Gardiner & Theobald			
Description	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	24.80	T	2,342.00	58,082	1,650.00	40,920	-17,162
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 745 m</u>							
Reinforced concrete grade C70/85; columns	270	m ³	248.00	66,960	248.00	66,960	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,940	m ²	58.00	112,520	50.00	97,000	-15,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	83.70	T	2,342.00	196,025	1,650.00	138,105	-57,920
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 365 m</u>							
Reinforced concrete grade C70/85; columns	175	m ³	248.00	43,400	248.00	43,400	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,125	m ²	58.00	65,250	50.00	56,250	-9,000
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	50	m ²	65.00	3,250	60.00	3,000	-250
Reinforcement; high yield steel bars; 310 kg/m ³	54.25	T	2,342.00	127,054	1,650.00	89,513	-37,541
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 220 m</u>							
Reinforced concrete grade C70/85; columns	135	m ³	248.00	33,480	248.00	33,480	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	845	m ²	58.00	49,010	50.00	42,250	-6,760
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	41.85	T	2,342.00	98,013	1,650.00	69,053	-28,960
<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 2,500; 530 m</u>							
Reinforced concrete grade C70/85; columns	530	m ³	248.00	131,440	248.00	131,440	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,815	m ²	58.00	163,270	50.00	140,750	-22,520
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	260	m ²	65.00	16,900	60.00	15,600	-1,300
Reinforcement; high yield steel bars; 310 kg/m ³	164.30	T	2,342.00	384,791	1,650.00	271,095	-113,696
<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,000; 125 m</u>							
Reinforced concrete grade C70/85; columns	65	m ³	248.00	16,120	248.00	16,120	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	375	m ²	58.00	21,750	50.00	18,750	-3,000
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	20.15	T	2,342.00	47,191	1,650.00	33,248	-13,944
<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 245 m</u>							
Reinforced concrete grade C70/85; columns	185	m ³	248.00	45,880	248.00	45,880	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	825	m ²	58.00	47,850	50.00	41,250	-6,600
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	150	m ²	65.00	9,750	60.00	9,000	-750
Reinforcement; high yield steel bars; 310 kg/m ³	57.35	T	2,342.00	134,314	1,650.00	94,628	-39,686
<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 900; 45 m</u>							
Reinforced concrete grade C70/85; columns	25	m ³	248.00	6,200	248.00	6,200	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	95	m ²	58.00	5,510	50.00	4,750	-760
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	45	m ²	65.00	2,925	60.00	2,700	-225
Reinforcement; high yield steel bars; 310 kg/m ³	7.75	T	2,342.00	18,151	1,650.00	12,788	-5,363
<u>Reinforced concrete grade C70/85; regular shaped columns; 1,000 x 1,000; 10 m</u>							
Reinforced concrete grade C70/85; columns	10	m ³	248.00	2,480	248.00	2,480	
Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	30	m ²	58.00	1,740	50.00	1,500	-240
Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	3.10	T	2,342.00	7,260	1,650.00	5,115	-2,145
<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>							
Reinforced concrete grade C70/85; columns	5	m ³	248.00	1,240	248.00	1,240	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35	m ²	58.00	2,030	50.00	1,750	-280
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	1.55	T	2,342.00	3,630	1,650.00	2,558	-1,073
<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,600 x 400/800; 10 m</u>							
Reinforced concrete grade C70/85; columns	10	m ³	248.00	2,480	248.00	2,480	
Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45	m ²	58.00	2,610	50.00	2,250	-360
Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m		m ²	65.00		60.00		
Reinforcement; high yield steel bars; 310 kg/m ³	3.10	T	2,342.00	7,260	1,650.00	5,115	-2,145
WALLS							
<u>Reinforced concrete walls; 200 thick; 1,215 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	245	m ³	216.00	52,920	220.00	53,900	980
Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,435	m ²	49.00	119,315	50.00	121,750	2,435
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	465	m	16.00	7,440	16.00	7,440	
Formwork; openings in walls; width not exceeding 250		m	17.00		17.00		
Reinforcement; high yield steel bars; 125 kg/m ³	30.63	T	2,342.00	71,735	1,650.00	50,540	-21,196
<u>Reinforced concrete walls; 250 thick; 240 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	60	m ³	216.00	12,960	220.00	13,200	240
Formwork; walls, vertical; height above floor not exceeding 3.00 m	275	m ²	49.00	13,475	50.00	13,750	275
Formwork; walls, vertical; height above floor not exceeding 4.50 m	210	m ²	61.00	12,810	60.00	12,600	-210
Formwork; walls kickers, suspended; height 150	105	m	16.00	1,680	16.00	1,680	
Formwork; openings in walls; width not exceeding 250		m	17.00		17.00		
Reinforcement; high yield steel bars; 125 kg/m ³	7.50	T	2,342.00	17,565	1,650.00	12,375	-5,190
<u>Reinforced concrete walls; 275 thick; 90 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	25	m ³	216.00	5,400	220.00	5,500	100
Formwork; walls, vertical; height above floor not exceeding 3.00 m	120	m ²	49.00	5,880	50.00	6,000	120
Formwork; walls, vertical; height above floor not exceeding 4.50 m	60	m ²	61.00	3,660	60.00	3,600	-60
Formwork; walls kickers, suspended; height 150	30	m	16.00	480	16.00	480	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Reinforcement; high yield steel bars; 125 kg/m ³	3.13	T	2,342.00	7,330	1,650.00	5,165	-2,166
<u>Reinforced concrete walls: 300 thick: 1,430 m²</u>							
Reinforced concrete grade C50/60; walls not exceeding 300 thick	430	m ³	216.00	92,880	220.00	94,600	1,720
Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,865	m ²	49.00	140,385	50.00	143,250	2,865
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	550	m	16.00	8,800	16.00	8,800	
Formwork; wall ends; width not exceeding 500		m	28.00		28.00		
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³	53.75	T	2,342.00	125,883	1,650.00	88,688	-37,195
<u>Reinforced concrete walls: 400 thick: 315 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	125	m ³	210.00	26,250	220.00	27,500	1,250
Formwork; walls, vertical; height above floor not exceeding 3.00 m	615	m ²	49.00	30,135	50.00	30,750	615
Formwork; walls, vertical; height above floor not exceeding 4.50 m	20	m ²	61.00	1,220	60.00	1,200	-20
Formwork; walls kickers, suspended; height 150	120	m	16.00	1,920	16.00	1,920	
Formwork; wall ends; width not exceeding 500	135	m	28.00	3,780	28.00	3,780	
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³	15.63	T	2,342.00	36,605	1,650.00	25,790	-10,816
<u>Reinforced concrete walls: 500 thick: 65 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	25	m ³	210.00	5,250	220.00	5,500	250
Formwork; walls, vertical; height above floor not exceeding 3.00 m	35	m ²	49.00	1,715	50.00	1,750	35
Formwork; walls, vertical; height above floor not exceeding 4.50 m	35	m ²	61.00	2,135	60.00	2,100	-35
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Formwork; wall ends; width not exceeding 500		m	28.00		28.00		
Formwork; openings in walls; width not exceeding 500		m	31.00		31.00		
Reinforcement; high yield steel bars; 125 kg/m ³	3.13	T	2,342.00	7,330	1,650.00	5,165	-2,166
<u>Reinforced concrete walls: 600 thick: 1,590 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	955	m ³	210.00	200,550	220.00	210,100	9,550
Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,175	m ²	49.00	155,575	50.00	158,750	3,175
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150	610	m	16.00	9,760	16.00	9,760	
Formwork; wall ends; width not exceeding 1.00 m	175	m	49.00	8,575	49.00	8,575	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³	119.38	T	2,342.00	279,588	1,650.00	196,977	-82,611
<u>Reinforced concrete walls: 750 thick: 642 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick	640	m ³	210.00	134,400	220.00	140,800	6,400
Formwork; walls, vertical; height above floor not exceeding 3.00 m	375	m ²	49.00	18,375	50.00	18,750	375
Formwork; walls, vertical; height above floor not exceeding 4.50 m	265	m ²	61.00	16,165	60.00	15,900	-265
Formwork; walls kickers, suspended; height 150	215	m	16.00	3,440	16.00	3,440	
Formwork; openings in walls; width not exceeding 1.00 m		m	52.00		52.00		
Reinforcement; high yield steel bars; 125 kg/m ³	80.00	T	2,342.00	187,360	1,650.00	132,000	-55,360
<u>Reinforced concrete walls: 950 thick: 0 m²</u>							
Reinforced concrete grade C50/60; walls exceeding 300 thick		m ³	210.00		220.00		
Formwork; walls, vertical; height above floor not exceeding 3.00 m		m ²	49.00		50.00		
Formwork; walls, vertical; height above floor not exceeding 4.50 m		m ²	61.00		60.00		
Formwork; walls kickers, suspended; height 150		m	16.00		16.00		
Reinforcement; high yield steel bars; 125 kg/m ³		T	2,342.00		1,650.00		
<u>Extra over all walls & columns</u>							
Formwork; extra over for fine formed finish; walls	125	m ²	6.00	750	6.00	750	
Formwork; extra over for fine formed finish; columns	35	m ²	6.00	210	6.00	210	
COLONNADE							
<u>Structural steel frame to colonnade</u>							
Allowance for steelwork to colonnade	37.00	T	3,260.00	120,620	3,260.00	120,620	
Allowance for trade preliminaries & Oh&p					18%	1,082,380	1,082,380
UPPER FLOORS							
	46,564	m ²	261.80	12,190,923		12,192,802	1,880
<u>Reinforced concrete floor slab: 240 thick: 34,935 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	9,270	m ³	190.00	1,761,300	190.00	1,761,300	
Formwork; edges of suspended slabs; height not exceeding 250	7,420	m	19.00	140,980	19.00	140,980	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	34,935	m ²	53.00	1,851,555	53.00	1,851,555	
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	9,465	m ²	60.00	567,900	60.00	567,900	
Reinforcement; high yield steel bars; 220 kg/m ³	2,039.40	T	2,342.00	4,776,275	1,650.00	3,365,010	-1,411,265
Powerfloat finish	34,935	m ²	4.00	139,740	4.00	139,740	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		925,000		782,649	-142,352
<u>Reinforced concrete floor slab: 250 thick: 5,415 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,355	m ³	190.00	257,450	190.00	257,450	
Formwork; edges of suspended slabs; height not exceeding 250	675	m	19.00	12,825	19.00	12,825	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	4,475	m ²	53.00	237,175	53.00	237,175	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	940	m ²	60.00	56,400	60.00	56,400	
Reinforcement; high yield steel bars; 220 kg/m ³	298.10	T	2,342.00	698,150	1,650.00	491,865	-206,285
Powerfloat finish	5,414	m ²	4.00	21,656	4.00	21,656	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		130,000		107,737	-22,263
<u>Reinforced concrete floor slab: 300 thick: 850 m²</u>							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	280	m ³	190.00	53,200	190.00	53,200	
Formwork; edges of suspended slabs; height not exceeding 250	85	m	19.00	1,615	19.00	1,615	
Formwork; edges of suspended slabs; height not exceeding 500	175	m	30.00	5,250	30.00	5,250	
Formwork; steps in slabs; height not exceeding 1.00 m	45	m	46.00	2,070	46.00	2,070	

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Formwork; steps in slabs; height exceeding 1.00 m		m ²	50.00		50.00		
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,260	m ²	60.00	75,600	60.00	75,600	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m		m ²	62.00		62.00		
Reinforcement; high yield steel bars; 220 kg/m ³	61.60	T	2,342.00	144,267	1,650.00	101,640	-42,627
Powerfloat finish	848	m ²	4.00	3,392	4.00	3,392	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		30,000		24,277	-5,723
Reinforced concrete floor slab: 400 thick: 395 m²							
Reinforced concrete grade C50/60; slabs exceeding 300 thick	160	m ³	189.00	30,240	190.00	30,400	160
Formwork; edges of suspended slabs; height not exceeding 250	15	m	19.00	285	19.00	285	
Formwork; edges of suspended slabs; height not exceeding 500	50	m	30.00	1,500	30.00	1,500	
Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	395	m ²	63.00	24,885	63.00	24,885	
Reinforcement; high yield steel bars; 220 kg/m ³	35.20	T	2,342.00	82,438	1,650.00	58,080	-24,358
Powerfloat finish	395	m ²	4.00	1,580	4.00	1,580	
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		15,000		11,673	-3,327
Mesh flooring							
Open mesh flooring; bolted to steel supports; 8 thick	260	m ²	346.00	89,960	346.00	89,960	
Allowance for steel supports to mesh flooring	845	m	63.00	53,235	63.00	53,235	
Allowance for trade preliminaries & Oh&p					18%	1,859,919	1,859,919
ROOF							
	2,026	m ²	729.10	1,477,179		1,325,596	-151,583
Reinforced concrete roof slab: 240 thick: 925 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	220	m ³	190.00	41,800	190.00	41,800	
Formwork; edges of suspended slabs; height not exceeding 250	175	m	19.00	3,325	19.00	3,325	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	925	m ²	53.00	49,025	50.00	46,250	-2,775
Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	205	m ²	60.00	12,300	60.00	12,300	
Reinforcement; high yield steel bars; 220 kg/m ³	48.40	T	2,342.00	113,353	1,650.00	79,860	-33,493
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		20,000		18,354	-1,647
Reinforced concrete roof slab: 250 thick: 580 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	145	m ³	190.00	27,550	190.00	27,550	
Formwork; edges of suspended slabs; height not exceeding 250	65	m	19.00	1,235	19.00	1,235	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	580	m ²	60.00	34,800	60.00	34,800	
Reinforcement; high yield steel bars; 220 kg/m ³	31.90	T	2,342.00	74,710	1,650.00	52,635	-22,075
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		14,000		11,622	-2,378
Reinforced concrete roof slab: 300 thick: 810 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	255	m ³	190.00	48,450	190.00	48,450	
Formwork; edges of suspended slabs; height not exceeding 500	135	m	30.00	4,050	30.00	4,050	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	810	m ²	60.00	48,600	60.00	48,600	
Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	15	m ²	62.00	930	62.00	930	
Reinforcement; high yield steel bars; 220 kg/m ³	56.10	T	2,342.00	131,386	1,650.00	92,565	-38,821
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		25,000		19,460	-5,541
Reinforced concrete roof slab: 400 thick: 680 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	270	m ³	190.00	51,300	190.00	51,300	
Formwork; edges of suspended slabs; height not exceeding 500	80	m	30.00	2,400	30.00	2,400	
Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	680	m ²	60.00	40,800	60.00	40,800	
Reinforcement; high yield steel bars; 220 kg/m ³	59.40	T	2,342.00	139,115	1,650.00	98,010	-41,105
Allowance for designed joints; (assumed @ 10% of construction cost)		Item		23,000		19,251	-3,749
Roof structure to Colonnade							
Primary steel included in section 2.01 Frame		Item		Included		Included	
Precast concrete decking	145	m ²	91.00	13,195	91.00	13,195	
Roof coverings							
Roof screed; cement & sand; 50 thick	2,465	m ²	23.00	56,695	23.00	56,695	
High performance polymer modified bitumen membrane; insulation	2,255	m ²	161.00	363,055	161.00	363,055	
Low maintenance landscaped roof	210	m ²	222.00	46,620	222.00	46,620	
Residential terrace; 50 thick precast concrete slabs on support system	300	m ²	74.00	22,200	74.00	22,200	
Edge treatment to membrane roof covering	495	m	70.00	34,650	70.00	34,650	
Edge treatment to landscaped roofs	45	m	85.00	3,825	85.00	3,825	
Roof drainage							
Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations		Item		Included		Included	
Rainwater outlets; assumed 1 per 25 m ² of roof area	100	Nr	260.00	26,000	260.00	26,000	
Rainwater pipes to colonnade; aluminium, 100 diameter	40	m	89.00	3,560	89.00	3,560	
Rainwater pipes to colonnade; shoes or connections to drains	5	Nr	50.00	250	50.00	250	
STAIRS & RAMPS							
	101	Nr	14,240.20	1,438,258		1,492,129	53,871
Reinforced concrete landings: 250 thick: 925 m²							
Reinforced concrete grade C50/60; slabs not exceeding 300 thick	230	m ³	190.00	43,700	190.00	43,700	
Formwork; edges of suspended slabs; height not exceeding 250	555	m	19.00	10,545	19.00	10,545	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	900	m ²	57.00	51,300	57.00	51,300	
Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25	m ²	70.00	1,750	70.00	1,750	
Reinforcement; high yield steel bars; 220 kg/m ³	50.60	T	2,342.00	118,505	1,650.00	83,490	-35,015
Powerfloat finish	925	m ²	4.00	3,700	4.00	3,700	
Reinforced concrete staircases: 1,200 wide x 2,000 long x 1,350 rise: 94 Nr							
Reinforced concrete grade C50/60; staircases	95	m ³	263.00	24,985	263.00	24,985	
Formwork; stairflights; 1,200 wide	225	m	160.00	36,000	160.00	36,000	
Formwork; extra over for fine formed finish	650	m ²	6.00	3,900	6.00	3,900	

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Reinforcement; high yield steel bars; 170 kg/m³	16.15	T	2,342.00	37,823	1,650.00	26,648	-11,176
Trowelled finish; treads	225	m²	6.00	1,350	6.00	1,350	
<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 96 Nr</u>							
Reinforced concrete grade C50/60; staircases	110	m³	263.00	28,930	263.00	28,930	
Formwork; stairflights; 1,200 wide	260	m	160.00	41,600	160.00	41,600	
Formwork; extra over for fine formed finish	745	m²	6.00	4,470	6.00	4,470	
Reinforcement; high yield steel bars; 170 kg/m³	18.70	T	2,342.00	43,795	1,650.00	30,855	-12,940
Trowelled finish; treads	260	m²	6.00	1,560	6.00	1,560	
<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 0 Nr</u>							
Reinforced concrete grade C50/60; staircases		m³	263.00		263.00		
Formwork; stairflights; 1,200 wide		m	160.00		160.00		
Formwork; extra over for fine formed finish		m²	6.00		6.00		
Reinforcement; high yield steel bars; 170 kg/m³		T	2,342.00		1,650.00		
Trowelled finish; treads		m²	6.00		6.00		
<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>							
Reinforced concrete grade C50/60; staircases	1	m³	263.00	263	263.00	263	
Formwork; stairflights; 1,200 wide	5	m	160.00	800	160.00	800	
Formwork; extra over for fine formed finish	10	m²	6.00	60	6.00	60	
Reinforcement; high yield steel bars; 170 kg/m³	0.20	T	2,342.00	468	1,650.00	330	-138
Trowelled finish; treads	5	m²	6.00	30	6.00	30	
<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 10 Nr</u>							
Reinforced concrete grade C50/60; staircases	15	m³	263.00	3,945	263.00	3,945	
Formwork; stairflights; 1,200 wide	30	m	160.00	4,800	160.00	4,800	
Formwork; extra over for fine formed finish	90	m²	6.00	540	6.00	540	
Reinforcement; high yield steel bars; 170 kg/m³	2.60	T	2,342.00	6,089	1,650.00	4,290	-1,799
Trowelled finish; treads	30	m²	6.00	180	6.00	180	
<u>Handrails & balustrades</u>							
Wall handrails; mild steel, polyester powder coated	640	m	200.00	128,000	200.00	128,000	
Balustrades & handrails; mild steel, polyester powder coated	705	m	395.00	278,475	395.00	278,475	
<u>Staircase & landing finishes</u>							
Heavy domestic duty carpet (PC £43/m²); to landings	925	m²	110.00	101,750	60.00	55,500	-46,250
Heavy domestic duty carpet (PC £43/m²); to treads	2,065	m	80.00	165,200	60.00	123,900	-41,300
Heavy domestic duty carpet (PC £43/m²); risers	2,310	m	80.00	184,800	60.00	138,600	-46,200
Aluminium nosings; heavy duty	2,310	m	30.00	69,300	30.00	69,300	
Painted softwood skirting to landings	1,210	m	12.00	14,520	12.00	14,520	
Painted softwood string to stairs	640	m	22.00	14,080	22.00	14,080	
<u>Reinforced concrete ramps; extra over upper floors</u>							
Extra over formwork to soffits of slabs; sloping	235	m²	7.00	1,645	7.00	1,645	
Top formwork; sloping	235	m²	40.00	9,400	40.00	9,400	
Allowance for trade preliminaries & Oh&p					20%	248,688	248,688
EXTERNAL WALLS							
	18,490	m²	1,875.60	34,680,455		31,438,844	-3,241,611
Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	18,440	m²	1,650.00	30,426,000	1,250.00	23,050,000	-7,376,000
Precast concrete cladding allowance; external façade; columns & beams	1,055	m²	1,100.00	1,160,500	850.00	896,750	-263,750
Precast concrete cladding allowance; colonnade; columns & beams	330	m²	1,100.00	363,000	850.00	280,500	-82,500
LMR cladding allowance; metal cladding on steel frame	135	m²	610.00	82,350	550.00	74,250	-8,100
Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	5,375	m²	180.00	967,500	160.00	860,000	-107,500
Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	6,075	m	12.00	72,900	20.00	121,500	48,600
Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	395	m²	119.00	47,005	500.00	197,500	150,495
Parapet wall capping; 775 wide	125	m	205.00	25,625	225.00	28,125	2,500
Open state cavity fire barriers	7,555	m	95.00	717,725	72.17	545,244	-172,481
Allowance for access / crane						by others	
Allowance for testing						35,000	35,000
Allowance for mockups						75,000	75,000
Allowance for design fees						260,539	260,539
<u>External soffits</u>							
External soffit allowance; metal cladding on steel frame	510	m²	610.00	311,100	600.00	306,000	-5,100
<u>Subsidiary walls, balustrades and proprietary balconies</u>							
Roof balustrade; stainless steel and structural glass allowance	50	m	1,135.00	56,750	850.00	42,500	-14,250
Allowance for trade preliminaries & Oh&p					15%	4,015,936	4,015,936
<u>Facade access/cleaning systems</u>							
Building Maintenance Unit allowance; 45 storeys		Item		450,000		650,000	200,000
WINDOWS & EXTERNAL DOORS							
		Nr		103,370		43,900	-59,470
<u>External doors</u>							
Extra over curtain walling; single doors	16	Nr	500.00	8,000	650.00	10,400	2,400
Extra over curtain walling; double doors	4	Nr	1,000.00	4,000	1,000.00	4,000	
Steel external doors; single	1	Nr	1,370.00	1,370	1,500.00	1,500	130
Roller shutter door; 6,000 x 3,000 allowance	1	Nr	25,000.00	25,000	8,000.00	8,000	-17,000
Revolving door; 3,000 diameter; allowance	1	Nr	65,000.00	65,000	20,000.00	20,000	-45,000
INTERNAL WALLS & PARTITIONS							
	40,920	m²	96.80	3,960,950		3,565,307	-395,643

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Blockwork walls							
100 block walls	195	m ²	53.00	10,335	53.00	10,335	
Head restraints	75	m	38.00	2,850	38.00	2,850	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	35	m	27.00	945	27.00	945	
PCC lintols; 1,200 long		Nr	20.00		20.00		
PCC lintols; 2,100 long		Nr	35.00		35.00		
150 block walls	710	m ²	66.00	46,860	66.00	46,860	
Head restraints	265	m	38.00	10,070	38.00	10,070	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	130	m	36.00	4,680	36.00	4,680	
PCC lintols; 1,200 long	24	Nr	30.00	720	30.00	720	
PCC lintols; 2,100 long	5	Nr	53.00	265	53.00	265	
200 block walls	345	m ²	83.00	28,635	83.00	28,635	
Head restraints	135	m	38.00	5,130	38.00	5,130	
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	65	m	44.00	2,860	44.00	2,860	
PCC lintols; 1,200 long	16	Nr	40.00	640	40.00	640	
PCC lintols; 2,100 long	10	Nr	70.00	700	70.00	700	
300 block walls		m ²	131.00		131.00		
Head restraints		m	38.00		38.00		
Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)		m	62.00		62.00		
Metal stud partitions							
100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	2,715	m ²	110.00	298,650	110.00	298,650	
Extra over forming openings; 900 x 2,100	246	Nr	60.00	14,760	60.00	14,760	
Extra over forming openings; 1,800 x 2,100	250	Nr	70.00	17,500	70.00	17,500	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		44,800		49,637	4,837
150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	365	m ²	130.00	47,450	130.00	47,450	
Forming openings; 900 x 2,100	74	Nr	125.00	9,250	125.00	9,250	
Forming openings; 1,800 x 2,100		Nr	145.00		145.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		7,120		8,505	1,385
200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,830	m ²	140.00	1,656,200	110.00	1,301,300	-354,900
Forming openings; 900 x 2,100	546	Nr	195.00	106,470	150.00	81,900	-24,570
Forming openings; 1,800 x 2,100		Nr	230.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		248,430		207,480	-40,950
300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	50	m ²	145.00	7,250	110.00	5,500	-1,750
Forming openings; 900 x 2,100		Nr	255.00		150.00		
Forming openings; 1,800 x 2,100		Nr	300.00		175.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		1,090		825	-265
100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	320	m ²	75.00	24,000	75.00	24,000	
Forming openings; 900 x 2,100	14	Nr	60.00	840	60.00	840	
Forming openings; 1,800 x 2,100	2	Nr	70.00	140	70.00	140	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		3,600		3,747	147
150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	245	m ²	90.00	22,050	90.00	22,050	
Forming openings; 900 x 2,100	12	Nr	125.00	1,500	125.00	1,500	
Forming openings; 1,800 x 2,100		Nr	145.00		145.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		3,310		3,533	223
200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	545	m ²	100.00	54,500	100.00	54,500	
Forming openings; 900 x 2,100	21	Nr	195.00	4,095	195.00	4,095	
Forming openings; 1,800 x 2,100	11	Nr	230.00	2,530	230.00	2,530	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		8,175		9,169	994
100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	18,550	m ²	44.00	816,200	44.00	816,200	
Forming openings; 900 x 2,100	2,134	Nr	60.00	128,040	60.00	128,040	
Forming openings; 1,800 x 2,100		Nr	70.00		70.00		
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		122,430		141,636	19,206
Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,030	m ²	27.00	135,810	27.00	135,810	
Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)		Item		20,370		20,372	2
Glazed screens							
Glazed screen allowance	20	m ²	1,135.00	22,700	1,135.00	22,700	
Cubicles							
Allowance for cubicles to toilet and changing areas		Item		17,000		17,000	
INTERNAL DOORS							
	3,870	Nr	1,465.80	5,672,800		4,062,900	-1,609,900
Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6	Nr	2,285.00	13,710	1,750.00	10,500	-3,210
Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	445	Nr	2,285.00	1,016,825	1,400.00	623,000	-393,825
Single doors, frame, architraves & ironmongery allowance; 120 mins FR	505	Nr	2,285.00	1,153,925	1,150.00	580,750	-573,175
Single doors, frame, architraves & ironmongery allowance; 60 mins FR	87	Nr	1,320.00	114,840	750.00	65,250	-49,590
Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	44	Nr	1,550.00	68,200	1,000.00	44,000	-24,200
Single doors, frame, architraves & ironmongery allowance	2,090	Nr	775.00	1,619,750	750.00	1,567,500	-52,250
Double doors, frame, architraves & ironmongery allowance; 120 mins FR	250	Nr	3,255.00	813,750	2,500.00	625,000	-188,750
Double doors, frame, architraves & ironmongery allowance; 60 mins FR	28	Nr	2,480.00	69,440	1,200.00	33,600	-35,840
Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	10	Nr	3,780.00	37,800	2,750.00	27,500	-10,300
Double doors, frame, architraves & ironmongery allowance	404	Nr	1,890.00	763,560	1,200.00	484,800	-278,760
Extra over glazed screen; double doors	1	Nr	1,000.00	1,000	1,000.00	1,000	
WALL FINISHES							
	99,680	m ²	35.20	3,505,235		3,235,035	-270,200
Wall finishes generally							
Dry lining; 12.5 thick wallboard; on dabs	8,245	m ²	11.00	90,695	11.00	90,695	
Dry lining; 12.5 thick wallboard; on metal studs	16,270	m ²	23.00	374,210	23.00	374,210	
Public wc's; tiling allowance	70	m ²	75.00	5,250	65.00	4,550	-700
Circulation areas; skim & emulsion	9,155	m ²	15.00	137,325	20.00	183,100	45,775
Back of house & Amenity areas; skim & emulsion	1,160	m ²	15.00	17,400	20.00	23,200	5,800
Gym & Studio areas; skim & emulsion	480	m ²	15.00	7,200	20.00	9,600	2,400
Stairwells; skim & emulsion	3,350	m ²	15.00	50,250	20.00	67,000	16,750

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Plant & storage areas; emulsion	2,985	m ²	5.00	14,925	18.00	53,730	38,805
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance	15,520	m ²	100.00	1,552,000	75.00	1,164,000	-388,000
Skim & emulsion to walls	65,105	m ²	15.00	976,575	15.00	976,575	
<u>Luxury apartment wall finishes</u>							
Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	360	m ²	200.00	72,000	200.00	72,000	
Skim & quality emulsion to walls	1,495	m ²	19.00	28,405	25.00	37,375	8,970
Allowance for feature wall	6	Nr	1,000.00	6,000	1,000.00	6,000	
<u>Wall finishes sundries</u>							
Allowance for ends, angles & beading on dry lining; (assumed @ 0% of construction cost)		Item					
Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)		Item		91,500		91,500	
Allowance for tiling trims; (assumed @ 5% of construction cost)		Item		81,500		81,500	
FLOOR FINISHES	35,065	m²	100.00	3,505,890		3,035,325	-470,565
<u>Floor finishes generally</u>							
Acoustic mat; residential areas	29,435	m ²	20.00	588,700	10.00	294,350	-294,350
Circulation; heavy domestic duty carpet (PC £43/m ²)	2,865	m ²	110.00	315,150	60.00	171,900	-143,250
Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m ²)	730	m ²	110.00	80,300	60.00	43,800	-36,500
Basement circulation; heavy duty vinyl	205	m ²	75.00	15,375	60.00	12,300	-3,075
Gym & Studio areas; heavy vinyl	445	m ²	75.00	33,375	75.00	33,375	
Public wc's; heavy vinyl	10	m ²	75.00	750	60.00	600	-150
Plant & storage areas; concrete sealer	1,375	m ²	4.00	5,500	4.00	5,500	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
Basement circulation areas; painted softwood skirting	305	m	12.00	3,660	12.00	3,660	
Circulation areas; painted softwood skirting	3,380	m	12.00	40,560	14.00	47,320	6,760
Back of house & Amenity areas; painted softwood skirting	395	m	12.00	4,740	12.00	4,740	
Gym & Studio; painted softwood skirting	160	m	12.00	1,920	12.00	1,920	
Public wc skirtings - included in wall tiling		Item		Included		Included	
Plant & storage areas - assumed no skirtings		Item		Excluded		Excluded	
Retail area skirtings - assumed by tenant		Item		Excluded		Excluded	
<u>Apartment floor finishes</u>							
Bathrooms & en-suites; floor tiling allowance	2,775	m ²	100.00	277,500	100.00	277,500	
Living rooms; laminated flooring allowance	16,000	m ²	75.00	1,200,000	75.00	1,200,000	
Bedroom; carpets allowance	9,975	m ²	50.00	498,750	50.00	498,750	
Painted softwood skirting	27,745	m	12.00	332,940	12.00	332,940	
<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>							
Bathrooms & en-suites; floor tiling allowance	70	m ²	200.00	14,000	200.00	14,000	
Living rooms; laminated flooring allowance	345	m ²	150.00	51,750	150.00	51,750	
Bedroom; carpets allowance	270	m ²	100.00	27,000	100.00	27,000	
Hardwood skirtings, lacquered	580	m	24.00	13,920	24.00	13,920	
CEILING FINISHES	35,065	m²	56.80	1,990,920		2,453,930	463,010
<u>Ceiling finishes generally</u>							
Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,865	m ²	86.00	246,390	86.00	246,390	
Back of house & Amenity areas; suspended ceiling allowance	730	m ²	86.00	62,780	86.00	62,780	
Gym & Studio; suspended ceiling allowance	445	m ²	86.00	38,270	86.00	38,270	
Public wc's; suspended ceiling allowance	10	m ²	86.00	860	86.00	860	
Basement circulation; painted soffit	205	m ²	6.00	1,230	25.00	5,125	3,895
Plant & storage areas; painted soffit	1,375	m ²	6.00	8,250	25.00	34,375	26,125
<u>Apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,775	m ²	58.00	160,950	70.00	194,250	33,300
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	25,975	m ²	55.00	1,428,625	70.00	1,818,250	389,625
<u>Luxury apartment ceiling finishes</u>							
Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	70	m ²	58.00	4,060	70.00	4,900	840
Gyproc M/F suspended ceiling; plasterboard skim and emulsion	615	m ²	55.00	33,825	70.00	43,050	9,225
Perimeter shadow gap	710	m	8.00	5,680	8.00	5,680	
FITTINGS, FURNISHINGS & EQUIPMENT	451	Nr	8,741.70	3,942,500		3,799,100	-143,400
Allowances for fitted wardrobes to standard apartments							
Studio	14	Nr	1,000.00	14,000	750.00	10,500	-3,500
1 bed apartment	132	Nr	1,000.00	132,000	750.00	99,000	-33,000
2 bed apartment	279	Nr	2,000.00	558,000	1,500.00	418,500	-139,500
3 bed apartment	20	Nr	3,000.00	60,000	2,250.00	45,000	-15,000
Allowances for fitted wardrobes to to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	2	Nr	4,000.00	8,000	4,000.00	8,000	
3 bed apartment	4	Nr	6,000.00	24,000	6,000.00	24,000	
Allowances for bathroom fittings to standard apartments							
Studio	14	Nr	500.00	7,000	500.00	7,000	
1 bed apartment	132	Nr	500.00	66,000	500.00	66,000	
2 bed apartment	279	Nr	1,000.00	279,000	1,000.00	279,000	
3 bed apartment	20	Nr	1,000.00	20,000	1,000.00	20,000	
Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)							
2 bed apartment	2	Nr	2,000.00	4,000	2,000.00	4,000	

Cost Model Analysis - E2

GIA 523,023 ft²

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
3 bed apartment	4	Nr	2,000.00	8,000	2,000.00	8,000	
Reception desk	1	Nr	5,000.00	5,000	7,500.00	7,500	2,500
Cycle racks	451	Nr	200.00	90,200	300.00	135,300	45,100
Post boxes	451	Nr	50.00	22,550	50.00	22,550	
Storage area - shelving/lockers	850	m	250.00	212,500	250.00	212,500	
Parcel room - shelving/lockers	20	m	250.00	5,000	250.00	5,000	
Toilet & changing areas - vanity units		Nr	1,500.00		1,500.00		
Staff room - lockers	25	Nr	250.00	6,250	250.00	6,250	
Manager's office - shelving		Nr	500.00		500.00		
Treatment rooms - shelving	22	Nr	500.00	11,000	500.00	11,000	
Amenity rooms general allowance	525	m ²	25.00	13,125	25.00	13,125	
Studios general allowance	125	m ²	25.00	3,125	25.00	3,125	
Gym - assumed by tenant		Item		Excluded		Excluded	
Retail areas - assumed by tenant		Item		Excluded		Excluded	
<u>Domestic kitchen fittings and equipment</u>							
Allowance for kitchen fittings (excl. white goods) to standard apartments							
Studio	14	Nr	3,750.00	52,500	3,750.00	52,500	
1 bed apartment	132	Nr	4,750.00	627,000	4,750.00	627,000	
2 bed apartment	279	Nr	5,250.00	1,464,750	5,250.00	1,464,750	
3 bed apartment	20	Nr	7,750.00	155,000	7,750.00	155,000	
Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)							
2 bed apartment	2	Nr	7,750.00	15,500	7,750.00	15,500	
3 bed apartment	4	Nr	11,500.00	46,000	11,500.00	46,000	
<u>Signs/notices</u>							
5 storey podium & 45 storey tower signage & notice board allowance		Item		33,000		33,000	
MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	48,590	m²	457.30	22,218,400		23,113,750	895,350
No MEP Services specification or details of construction	451	nr			50,000	22,550,000	22,550,000
Notional BCIS Element Cost per m ² - Mean							
Service Equipment	48,590	m ²	19.25	935,400		included	
Disposal Installations	48,590	m ²	13.71	666,200		included	
Water Installations	48,590	m ²	33.34	1,620,000		included	
Heat Source	48,590	m ²	60.26	2,928,000		included	
Space Heating & Air Conditioning	48,590	m ²	113.62	5,520,800		included	
Ventilation	48,590	m ²	27.31	1,327,000		included	
Electrical Installations	48,590	m ²	88.09	4,280,300		included	
Fuel Installations	48,590	m ²	7.57	367,800		included	
Fire & Lightning Protection	48,590	m ²	21.16	1,028,200		included	
Communication, Security & Control Systems	48,590	m ²	24.59	1,194,800		included	
Special Installations	48,590	m ²	35.00	1,700,700		included	
Builder's Work in Connection with Services	48,590	m ²	13.36	649,200		563,750	-85,450
SANITARY APPLIANCES	2,292	Nr	971.90	2,227,530			-2,227,530
<u>Apartment sanitary appliances</u>							
whb	744	Nr	400.00	297,600		included	
wc	744	Nr	585.00	435,240		included	
bath; mixer taps, shower rose & screen	445	Nr	1,750.00	778,750		included	
shower tray; riser pipe, rose & mixing valve; shower screen	299	Nr	2,200.00	657,800		included	
<u>Luxury apartment sanitary appliances: (Assumed 50 % increase on standard apartment appliances)</u>							
whb	12	Nr	600.00	7,200		included	
wc	12	Nr	880.00	10,560		included	
bath; mixer taps, shower rose & screen	6	Nr	1,915.00	11,490		included	
shower tray; riser pipe, rose & mixing valve; shower screen	6	Nr	3,290.00	19,740		included	
<u>Toilet and changing areas sanitary appliances</u>							
whb allowance	9	Nr	400.00	3,600		included	
wc allowance	6	Nr	585.00	3,510		included	
urinal allowance	3	Nr	680.00	2,040		included	
shower tray; riser pipe, rose & mixing valve allowance		Nr	1,100.00			included	
LIFT & CONVEYOR INSTALLATIONS	5	Nr	540,000.00	2,700,000		2,660,000	-40,000
<u>Lift Installations</u>							
Lift; 10 person, serving 4 levels; speed 1.0 m/s	1	Nr	100,000.00	100,000	60,000.00	60,000	-40,000
Lift; 26 person, serving 50 levels; speed 1.6 m/s	4	Nr	650,000.00	2,600,000	650,000.00	2,600,000	
BUILDING WORKS TOTAL (excluding preliminaries)				112,566,472		105,626,419	-6,940,053
Preliminaries			20%	22,513,528	18%	19,012,755	-3,500,773
Oh&p			5%	included	5%	6,231,959	6,231,959
Risk / Design development / contingency			5%	6,754,000	5%	6,543,557	-210,443
TOTAL CONSTRUCTION COST				141,834,000		137,414,690	-4,419,310

Cost Model Analysis - External Works

Edmond Shipway				Gardiner & Theobald			
Description	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
FACILITATING WORKS				643,910	643,910		
TOXIC OR HAZARDOUS MATERIAL TREATMENT							
No toxic or hazardous material treatment specification or details provided; assume none required				Excluded			
MAJOR DEMOLITION WORKS							
No major demolition works specification or details provided; assume the following:				Excluded			
Existing buildings							
Demolishing down to ground level; disposal off site	4,120	m³	68.00	280,160	68.00	280,160	
Grubbing up shallow foundations; disposal off site	550	m²	25.00	13,750	25.00	13,750	
TEMPORARY SUPPORT TO ADJACENT STRUCTURES							
No temporary support to adjacent structures specification or details provided; assume none required							
SPECIALIST GROUNDWORKS							
No specialist groundworks specification or details provided; assume none required				Excluded	Excluded		
TEMPORARY DIVERSION WORKS							
No temporary diversion works specification or details provided; assume the following:				Excluded			
Diversion and stopping up of existing services allowances							
Electric, Gas, Communications services		Item		250,000		250,000	
Water		Item		50,000		50,000	
Sewer		Item		50,000		50,000	
EXTRAORDINARY SITE INVESTIGATION WORKS							
No extraordinary site investigation works specification or details provided; assume none required				Excluded			
EXTERNAL WORKS				6,985,846	6,985,846		
SITE PREPARATION WORKS							
No site preparation works specification or details provided; assume none required				Excluded	Excluded		
ROADS, PATHS, PAVINGS AND SURFACING							
No roads, paths, pavings and surfacing specification or details provided; assume the following :							
Surface type 1; Yorkstone paving flags; 50 thick, on 25 cement and sand bed; sub-base 250 thick							
Excavation ne 1m deep	490	m³	4.10	2,009	4.10	2,009	
Disposal off site; broken out compacted materials, inactive waste	490	m³	63.70	31,213	63.70	31,213	
Extra over for breaking up existing surfacing allowance	1,305	m²	6.20	8,091	6.20	8,091	
Level & compact bottoms of excavations	1,305.00	m²	0.70	913	0.70	914	
MOT type 1 filling over 250 thick	325	m³	86.80	28,210	86.80	28,210	
Sand blinding; 50 thick	1,305	m²	4.10	5,350	4.10	5,351	
Yorkstone paving flags; 50 thick, on 25 cement and sand bed	1,305	m²	193.70	252,778	193.70	252,779	
Surface type 2; Natural stone paving flags; 50 thick, on 25 cement and sand bed; sub-base 250 thick							
Excavation ne 1m deep	630	m³	4.10	2,583	4.10	2,583	
Disposal off site; broken out compacted materials, inactive waste	630	m³	63.70	40,131	63.70	40,131	
Extra over for breaking up existing surfacing allowance	1,680	m²	6.20	10,416	6.20	10,416	
Level & compact bottoms of excavations	1,680	m²	0.70	1,176	0.70	1,176	
MOT type 1 filling over 250 thick	420	m³	86.80	36,456	86.80	36,456	
Sand blinding; 50 thick	1,680	m²	4.10	6,888	4.10	6,888	
Natural stone paving flags; 50 thick, on 25 cement and sand bed	1,680	m²	265.50	446,040	265.50	446,040	
Surface type 3; Macadam; 175 thick; 75 base, 60 binder, 40 surface; sub-base 250 thick							
Excavation ne 1m deep	225	m³	4.10	922	4.10	923	
Disposal off site; broken out compacted materials, inactive waste	225	m³	63.70	14,333	63.70	14,333	
Extra over for breaking up existing surfacing allowance	600	m²	6.20	3,720	6.20	3,720	
Level & compact bottoms of excavations	600	m²	0.70	420	0.70	420	
MOT type 1 filling over 250 thick	150	m³	86.80	13,020	86.80	13,020	
Sand blinding; 50 thick	600	m²	4.10	2,460	4.10	2,460	
High quality natural stone paving flags; bespoke shape; 50 thick, on 25 cement and sand bed	600	m²	324.30	194,580	324.30	194,580	
Surface type 4; Tactile pavings; 65 thick, on 25 cement and sand bed; sub-base 250 thick							
Excavation ne 1m deep	135	m³	4.10	554	4.10	554	
Disposal off site; broken out compacted materials, inactive waste	135	m³	63.70	8,600	63.70	8,600	
Extra over for breaking up existing surfacing allowance	310	m²	6.20	1,922	6.20	1,922	
Level & compact bottoms of excavations	310	m²	0.70	217	0.70	217	
MOT type 1 filling over 250 thick	75	m³	86.80	6,510	86.80	6,510	
Sand blinding; 50 thick	310	m²	4.10	1,271	4.10	1,271	
Stone cubes; 100 thick, on 30 cement and sand bed	310	m²	249.40	77,314	249.40	77,314	
Surface type 5; Resin bound gravel pavings; 18 thick; sub-base 250 thick							
Excavation ne 1m deep	160	m³	4.10	656	4.10	656	
Disposal off site; broken out compacted materials, inactive waste	160	m³	63.70	10,192	63.70	10,192	
Extra over for breaking up existing surfacing allowance	370	m²	6.20	2,294	6.20	2,294	

Cost Model Analysis - External Works

	Edmond Shipway			Gardiner & Theobald			
Description	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
Level & compact bottoms of excavations	370	m²	0.70	259	0.70	259	
<u>MOT type 1 filling over 250 thick</u>	95	m³	86.80	8,246	86.80	8,246	
Sand blinding; 50 thick	370	m²	4.10	1,517	4.10	1,517	
Natural stone cubes; 100 thick, on 30 cement and sand bed	370	m²	249.40	92,278	249.40	92,278	
<u>Surface type 6: Stone setts; 100 thick, on 30 cement and sand bed: sub-base 250 thick</u>							
<u>Excavation ne 1m deep</u>	190	m³	4.10	779	4.10	779	
Disposal off site; broken out compacted materials, inactive waste	190	m³	63.70	12,103	63.70	12,103	
Extra over for breaking up existing surfacing allowance	445	m²	6.20	2,759	6.20	2,759	
Level & compact bottoms of excavations	445	m²	0.70	312	0.70	312	
MOT type 1 filling over 250 thick	110	m³	86.80	9,548	86.80	9,548	
Sand blinding; 50 thick	445	m²	4.10	1,824	4.10	1,825	
<u>Stone setts; 100 thick, on 30 cement and sand bed</u>	445	m²	231.20	102,884	231.20	102,884	
<u>Surface type 7: Macadam; 175 thick; 75 base, 60 binder, 40 surface: sub-base 250 thick</u>							
Excavation ne 1m deep	80	m³	4.10	328	4.10	328	
Disposal off site; broken out compacted materials, inactive waste	80	m³	63.70	5,096	63.70	5,096	
<u>Extra over for breaking up existing surfacing allowance</u>	165	m²	6.20	1,023	6.20	1,023	
Level & compact bottoms of excavations	165	m²	0.70	115	0.70	116	
MOT type 1 filling over 250 thick	40	m³	86.80	3,472	86.80	3,472	
Sand blinding; 50 thick	165	m²	4.10	676	4.10	677	
Macadam; 175 thick; 75 base, 60 binder, 40 surface	165	m²	45.50	7,508	45.50	7,508	
<u>Surface type 8: Tactile pavings; 65 thick, on 25 cement and sand bed: sub-base 250 thick</u>							
Excavation ne 1m deep	20	m³	4.10	82	4.10	82	
Disposal off site; broken out compacted materials, inactive waste	20	m³	63.70	1,274	63.70	1,274	
Extra over for breaking up existing surfacing allowance	45	m²	6.20	279	6.20	279	
Level & compact bottoms of excavations	45	m²	0.70	32	0.70	32	
<u>MOT type 1 filling over 250 thick</u>	10	m³	86.80	868	86.80	868	
Sand blinding; 50 thick	45	m²	4.10	184	4.10	185	
Tactile pavings; 65 thick, on 25 cement and sand bed	45	m²	86.00	3,870	86.00	3,870	
<u>Resurface existing asphalt</u>							
<u>Macadam; 40 thick surface</u>	1,155	m²	14.00	16,170	14.00	16,170	
Excavate trench for kerb & disposal; 300 wide x 300 deep	240	m	8.40	2,016	8.40	2,016	
<u>Kerb foundation; 300 wide x 150 deep</u>	240	m	15.90	3,816	15.90	3,816	
Formwork; 150 high both sides	240	m	1.90	456	1.90	456	
High quality stone kerbs; 200 wide x 150 deep	240	m	327.00	78,480	327.00	78,480	
<u>Stone kerbs; 200 wide x 300 deep: raised</u>							
<u>Excavate trench for kerb & disposal; 300 wide x 300 deep</u>	555	m	8.40	4,662	8.40	4,662	
Kerb foundation; 300 wide x 150 deep	555	m	15.90	8,825	15.90	8,825	
Formwork; 150 high both sides	555	m	1.90	1,055	1.90	1,055	
High quality stone kerbs; 200 wide x 300 deep	555	m	654.00	362,970	654.00	362,970	
<u>Stone steps; 300 wide x 200 deep: (cost per tier)</u>							
Excavate trench for step base & disposal; 300 wide x 350 deep	10	m	9.20	92	9.20	92	
Stone base foundation; 300 wide x 150 deep	10	m	15.90	159	15.90	159	
Formwork; 150 high both sides	10	m	1.90	19	1.90	19	
High quality stone steps; 300 wide x 200 deep	10	m	654.00	6,540	654.00	6,540	
<u>Stone steps; 450 wide x 200 deep: (cost per tier)</u>							
Excavate trench for step base & disposal; 450 wide x 350 deep	190	m	12.50	2,375	12.50	2,375	
Stone base foundation; 300 wide x 150 deep	190	m	15.90	3,021	15.90	3,021	
Formwork; 150 high both sides	190	m	1.90	361	1.90	361	
High quality stone steps; 450 wide x 200 deep	190	m	980.00	186,200	980.00	186,200	
<u>Road markings</u>							
Allowance for road markings		Item		1,500		1,500	
SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS							
No soft landscaping, planting and irrigation systems specification or details provided; assume the following							
<u>Grassed areas; topsoil; 300 deep</u>							
Excavation ne 1m deep	255	m³	4.10	1,046	4.10	1,046	
Disposal off site; broken out compacted materials, inactive waste	255	m³	63.70	16,244	63.70	16,244	
Extra over for breaking up existing surfacing allowance	850	m²	6.20	5,270	6.20	5,270	
Level & compact bottoms of excavations	850	m²	0.70	595	0.70	595	
Supply of imported topsoil	255	m³	58.90	15,020	58.90	15,020	
Spread and lightly consolidate topsoil; 300 thick	850	m²	3.70	3,145	3.70	3,145	
Turf	850	m²	12.60	10,710	12.60	10,710	
<u>12 months maintenance during defects liability period</u>	850	m²	4.90	4,165	4.90	4,165	
<u>Amenity planted areas, to planters; topsoil; 1000 deep</u>							
Supply of imported topsoil	30	m³	58.90	1,767	58.90	1,767	
Spread and lightly consolidate topsoil; 1000 thick	30	m²	12.30	369	12.30	369	
Planting shrubs (PC supply £3.40); 5/m²; mulch	30	m²	25.50	765	25.50	765	
12 months maintenance during defects liability period	30	m²	5.50	165	5.50	165	

Cost Model Analysis - External Works

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
<u>Planted areas, to planters; topsoil; 600 deep</u>							
Supply of imported topsoil	54	m³	58.90	3,181	58.90	3,181	
Spread and lightly consolidate topsoil; 600 thick	90	m²	7.40	666	7.40	666	
Hedges; 800/1000 high allowance	35	m	90.00	3,150	90.00	3,150	
Planting shrubs (PC supply £3.40); 5/m²; mulch	90	m²	25.50	2,295	25.50	2,295	
12 months maintenance during defects liability period	90	m²	5.50	495	5.50	495	
<u>Planting trees in soft landscaping; 4 - 5 m high; 40 - 45 cm girth</u>							
Excavating tree pits; 2500 x 2500 x 1500 deep	10	Nr	368.10	3,681	368.10	3,681	
Excavated material; disposal off site	10	Nr	597.30	5,973	597.30	5,973	
Backfill with topsoil, fertilizer & compost	10	Nr	971.50	9,715	971.50	9,715	
Guyed fixing and irrigation ring allowance	10	Nr	133.80	1,338	133.80	1,338	
Tree (PC £1,250 supply £); 4 - 5 m high; 40 - 45 cm girth	10	Nr	1,826.00	18,260	1,826.00	18,260	
<u>Planting trees in hard landscaping; 5.5 - 6 m high; 30 - 35 cm girth</u>							
Excavating tree pits; 2000 x 2000 x 1500 deep	10	Nr	235.50	2,355	235.50	2,355	
Excavated material; disposal off site	10	Nr	382.10	3,821	382.10	3,821	
Backfill with topsoil, fertilizer & compost	10	Nr	621.40	6,214	621.40	6,214	
Guyed fixing and irrigation ring allowance	10	Nr	133.80	1,338	133.80	1,338	
Tree (PC £700 supply £); 5.5 - 6 m high; 30 - 35 cm girth	10	Nr	1,235.40	12,354	1,235.40	12,354	
<u>Planting trees in planters; 5.5 - 6 m high; 25 - 30 cm girth</u>							
Fill planter with topsoil, fertilizer & compost	9	Nr	233.10	2,098	233.10	2,098	
Guyed fixing and irrigation ring allowance	9	Nr	133.80	1,204	133.80	1,204	
Tree (PC £550 supply £); 5.5 - 6 m high; 25 - 30 cm girth	9	Nr	878.30	7,905	878.30	7,905	
FENCING, RAILINGS AND WALLS							
No fencing, railings and walls specification or details provided; assume none required							
EXTERNAL FIXTURES & FITTINGS							
No external fixtures & fittings specification or details provided; assume the following :							
<u>Planters; acid etched concrete</u>							
Fixed planters for trees; 2300 wide x 1000 high	10	m	1,480.00	14,800	1,480.00	14,800	
Fixed planters for trees; 1500 wide x 1000 high; curved	6	m	1,190.00	7,140	1,190.00	7,140	
Fixed planters for trees; 1200 x 1200 x 1000	9	Nr	920.00	8,280	920.00	8,280	
Moveable planters; 2750 x 1500 x 600	22	Nr	1,590.00	34,980	1,590.00	34,980	
<u>Seats</u>							
Natural stone; 900 wide x 450 high; allowance	80	m	4,450.00	356,000	4,450.00	356,000	
Extra timber seat with backrest an armrests allowance	10	m	630.00	6,300	630.00	6,300	
Concrete; 900 wide x 450 high; moveable; allowance	25	m	560.00	14,000	560.00	14,000	
<u>Baffles; perforated metal allowances</u>							
Fixed to façade	75	m²	500.00	37,500	500.00	37,500	
Fixed to moveable planters	45	m²	500.00	22,500	500.00	22,500	
Fixed to moveable seats	15	m²	500.00	7,500	500.00	7,500	
Within landscape	60	m²	500.00	30,000	500.00	30,000	
<u>Street furniture; stainless steel</u>							
Tree grilles; 1200 x 1200	10	Nr	2,600.00	26,000	2,600.00	26,000	
Demountable bollards	8	Nr	430.00	3,440	430.00	3,440	
Bins	5	Nr	385.00	1,925	385.00	1,925	
Cycle stands	16	Nr	375.00	6,000	375.00	6,000	
EXTERNAL DRAINAGE							
Assume no land drainage required to planted areas							
No external drainage specification or details provided; assume the following :							
<u>Surface water drainage</u>							
Allowance for surface water drainage	11,210	m²	34.00	381,140	34.00	381,140	
<u>Foul water drainage</u>							
Connection to existing sewer allowance	4	Nr	10,000.00	40,000	10,000.00	40,000	
300 diameter drain runs, vitrified clay pipes ; ne 3.00 deep	220	m	417.00	91,740	417.00	91,740	
1050 diameter concrete manhole; ne 3.0 deep	14	Nr	1,425.00	19,950	1,425.00	19,950	
EXTERNAL SERVICES							
No external services specification or details provided; assume the following :							
<u>Statutory Authorities mains supply</u>							
Connections to statutory undertakers water main allowance	Item		244,000			244,000	
Water & foul infrastructure charges allowance	Item		1,414,000			1,414,000	
Connections to statutory undertakers electricity main allowance	Item		1,240,000			1,240,000	

Cost Model Analysis - External Works

Description	Edmond Shipway				Gardiner & Theobald		
	Qty	Unit	Rate (£)	Cost (£)	Rate (£)	Cost (£)	Delta +/- (£)
<u>Telecommunications and other communication systems connections</u>							
Telecommunications connections; assumed fibre allowance		Item		437,000		437,000	
Cable television connections - assume none required		Item		Excluded		Excluded	
<u>External lighting</u>							
Allowance for external lighting	6,075	m²	37.00	224,775	37.00	224,775	
<u>External lighting: BWIC</u>							
Allowance for BWIC	6,075	m²	4.00	24,300	4.00	24,300	
MINOR BUILDING WORKS AND ANCILLARY BUILDINGS							
No minor building works and ancillary buildings specification or details provided; assume none required							
EXTERNAL & FACILITATING WORKS TOTAL (excluding preliminaries)				7,629,756	7,629,756		-0
Preliminaries			20%	1,525,944	20%	1,525,951	
Oh&p			5%	included	5%	457,785	
Risk / Design development / contingency			5%	457,300	5%	480,675	
BUILDING WORKS TOTAL (including preliminaries)				9,613,000	10,094,167		

11.0 Basis, Assumptions & exclusions

This report has been prepared using the following design information and should be read in conjunction with all sections of this report.

Information Reference List

Rev.	D.O.I
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Rodger Hannah Viability Assessment for Block D
 Rodger Hannah Viability Assessment for Crown Street Phase 3, block E2
 Edmond Shipley Cost Estimates
 Simpson Haugh; Crown St Phase 3 planning application drawings
 Simpson Haugh; Block D design information
 Accomodation schedules for plots D&E

11.0 Basis, Assumptions & exclusions

The below are a list of key assumptions that have been made to inform the basis of our costs:-

	Key Assumptions		Key Assumptions
1	Estimated costs have been prepared using current day pricing levels (Q3 2024).	13	
2	Allowances have been included for Main Contractor preliminaries, Main Contractors Design and Main Contractor's	14	
3	Design and construction risk allowances have been included to reflect the status of the design.	15	
4	The procurement strategy for the works is yet to be determined but is assumed to be competitive.	16	
5	Areas provided by AHMM.	17	
6	Areas are intended for the production of the Cost Estimate only and should not be relied upon for any other purpose.	18	
7	The design complies with current Building Regulations.	19	
8	We have assumed that all operating supplies & equipment will be provided by the client.	20	
9	Allowances have been made for finishes to walls, floors & ceilings and are to be defined.	21	
10		22	

11.0 Basis, Assumptions & exclusions

The following are a list of inclusions / exclusions that have been used to inform the basis of our costs.

	List of Inclusions / Exclusions	Incl.	Excl.	Client		List of Inclusions / Exclusions	Incl.	Excl.	Client
1	Value Added Tax			X	21	Fit out of retail spaces, constructed to shell & core only		X	
2	Land acquisition costs and fees			X	22	Specialist equipment and external furniture		X	X
3	Client finance, legal or marketing costs			X	23	Archaeological investigations and exploratory or resulting works		X	
4	Professional fees (e.g. design, PCSA, PM, surveys etc)			X	24	Diversion of unidentified / unknown existing below ground services		X	
5	Planning and building regulation fees			X	25	IT hardware / active hubs		X	
6	Fees or costs associated with rights of light agreement, party wall awards or over-sailing agreements etc..			X	26	Combined heat & power systems		X	
7	Project insurances			X	27	Audio visual installations and equipment		X	
8	Section 278 Contributions			X	28	Spares and maintenance costs		X	
9	Community Infrastructure Levy Contributions or similar		X		29	Changes to current building regulations		X	
10	Benefits arising from any potential Capital Allowances or other government incentives / grants		X		30	Costs relating from force majeure events		X	
11	Currency and exchange rate fluctuations		X		31	Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto.		X	
12	Costs resulting from tariffs or other charges following the withdrawal of the UK from the European Union		X		32				
13	Latent Defects Insurance			X	33				
14	Statutory changes		X		34				
15	Works outside of the site boundary except where specifically stated		X		35				
16	Public art installations or contributions		X		36				
17	Phasing of the works		X		37				
18	Works outside of normal working hours		X		38				
19	Mock-ups, prototypes, off site benchmark and the like		X		39				
20	Tenant's costs or contributions		X		40				



GARDINER & THEOBALD LLP

17-19 Whitworth St

Manchester

M1 5WG

Tel: 0161 817 4040

Appendix 2 – ARGUS Appraisal Summary – Residual Value

Plot C & E Great Jackson Street
100% Private Sales

Development Appraisal
Savills
31 July 2024

APPRAISAL SUMMARY**SAVILLS**

Plot C & E Great Jackson Street
100% Private Sales

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Apartments	1,746	1,299,986	593.82	442,131	771,960,000
Car parking	467	0	0.00	25,000	11,675,000
Totals	2,213	1,299,986			783,635,000

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial	4	10,384	25.00	64,900	259,600	259,600

Investment Valuation**Commercial**

Current Rent	259,600	YP @	7.5000%	13.3333	3,461,333
Rent Free	(259,600)	YP 9mths @	7.5000%	0.7039	
		PV 5yrs @	7.5000%	0.6966	(127,292)
					3,334,042

GROSS DEVELOPMENT VALUE**786,969,042**

Purchaser's Costs

(218,398)

Effective Purchaser's Costs Rate

1.50%

(218,398)

NET DEVELOPMENT VALUE**786,750,644****NET REALISATION****786,750,644****OUTLAY****ACQUISITION COSTS**

Residualised Price (Negative land)

(13,586,427)

(13,586,427)

CONSTRUCTION COSTS**Construction**

	ft²	Build Rate ft²	Cost
Apartments	2,023,503	266.54	539,344,490
Public realm			6,985,846
			6,985,846

PROFESSIONAL FEES

Fees

8.00%

43,147,559

43,147,559

MARKETING & LETTING

Letting Agent Fee

10.00%

25,960

Letting Legal Fee

5.00%

12,980

38,940

DISPOSAL FEES

Sales & Marketing

3.00%

23,602,519

Sales Legal Fee

1,746 un

650.00 /un

1,134,900

24,737,419

TOTAL COSTS BEFORE FINANCE**600,667,827**

**Plot C & E Great Jackson Street
100% Private Sales****FINANCE**

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Land	(3,297,293)	
Construction	40,460,460	
Other	8,052,193	
Total Finance Cost		45,215,361

TOTAL COSTS**645,883,188****PROFIT****140,867,456****Performance Measures**

Profit on Cost%	21.81%
Profit on GDV%	17.90%
Profit on NDV%	17.90%
Development Yield% (on Rent)	0.04%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.86%

IRR% (without Interest)	25.51%
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Rent Cover	542 yrs 8 mths
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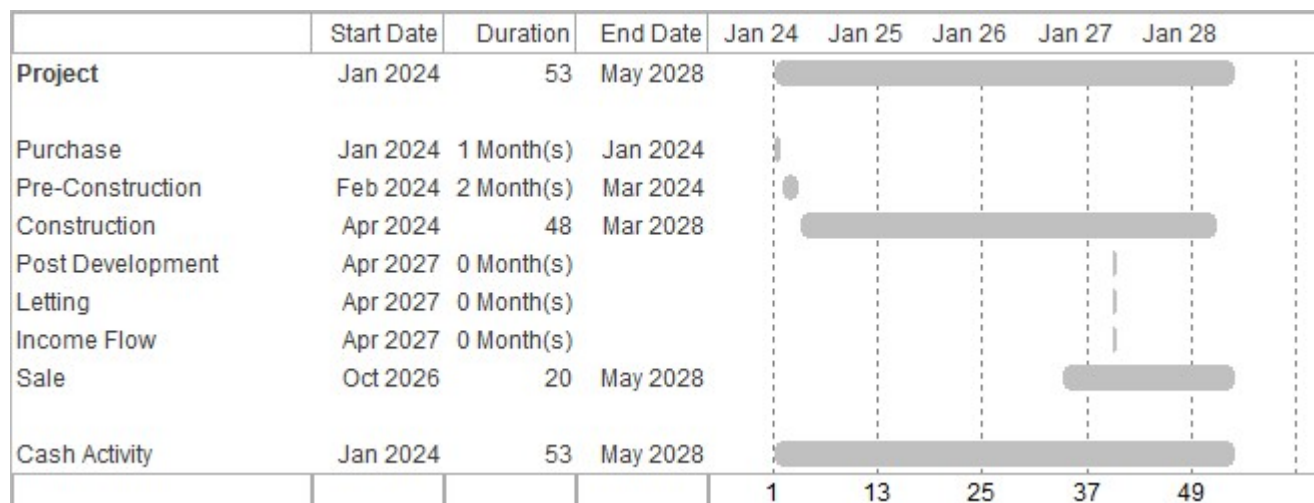
Profit Erosion (finance rate 8.000)	2 yrs 6 mths
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Plot C & E Great Jackson Street
100% Private Sales

Project Timescale

Project Start Date	Jan 2024
Project End Date	May 2028
Project Duration (Inc Exit Period)	53 months

Phase 1



**Plot C & E Great Jackson Street
100% Private Sales**
Detailed Cash flow Phase 1
Page A 1

	001:Jan 2024	002:Feb 2024	003:Mar 2024	004:Apr 2024	005:May 2024
Monthly B/F	0	13,586,427	13,586,427	13,586,427	12,207,195
Revenue					
Cap - Commercial	0	0	0	0	0
Sale - Car parking	0	0	0	0	0
Sale - Apartments	0	0	0	0	0
Disposal Costs					
Legal and agent	0	0	0	0	0
SDLT	0	0	0	0	0
Sales & Marketing	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0
Unit Information					
Apartments					
Car parking					
Acquisition Costs					
Residualised Price	13,586,427	0	0	0	0
Construction Costs					
Public realm	0	0	0	(16,345)	(31,019)
Con. - Apartments	0	0	0	(1,261,933)	(2,394,807)
Professional Fees					
Fees	0	0	0	(100,955)	(191,585)
Marketing/Letting					
Letting Agent Fee	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0
Net Cash Flow Before Finance	13,586,427	0	0	(1,379,232)	(2,617,411)
Debit Rate 8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	0	0	0	0
Net Cash Flow After Finance	13,586,427	0	0	(1,379,232)	(2,617,411)
Cumulative Net Cash Flow Monthly	13,586,427	13,586,427	13,586,427	12,207,195	9,589,784

Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 2

006:Jun 2024	007:Jul 2024	008:Aug 2024	009:Sep 2024	010:Oct 2024	011:Nov 2024	012:Dec 2024
9,589,784	5,784,692	842,415	(5,186,550)	(12,286,284)	(20,419,045)	(29,540,676)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(45,094)	(58,570)	(71,449)	(83,728)	(95,410)	(106,493)	(116,977)
(3,481,480)	(4,521,951)	(5,516,219)	(6,464,286)	(7,366,150)	(8,221,812)	(9,031,273)
(278,518)	(361,756)	(441,298)	(517,143)	(589,292)	(657,745)	(722,502)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(3,805,092)	(4,942,277)	(6,028,965)	(7,065,157)	(8,050,852)	(8,986,050)	(9,870,752)
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
0	0	0	(34,577)	(81,909)	(135,581)	(195,488)
(3,805,092)	(4,942,277)	(6,028,965)	(7,099,734)	(8,132,761)	(9,121,631)	(10,066,240)
5,784,692	842,415	(5,186,550)	(12,286,284)	(20,419,045)	(29,540,676)	(39,606,916)

Page A 3

Report Date: 31/07/2024

Page A 4

Page A 4

Project: Plot C&E - Appraisal - 310724.wcfx
ARGUS Developer Version: 8.30.004 - 8 - Report Date: 31/07/2024

Page A 5

Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 6

034:Oct 2026 (388,325,771)	035:Nov 2026 (311,262,659)	036:Dec 2026 (233,994,648)	037:Jan 2027 (251,543,676)	038:Feb 2027 (268,854,254)	039:Mar 2027 (285,840,845)	040:Apr 2027 (302,450,096)
833,510	0	0	0	0	0	833,510
1,459,375	1,459,375	0	0	0	0	1,459,375
96,495,000	96,495,000	0	0	0	0	96,495,000
(12,503)	0	0	0	0	0	(12,503)
(168,387)	0	0	0	0	0	0
(2,958,210)	(2,938,631)	0	0	0	0	(2,963,261)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0	0
(196,234)	(192,954)	(189,076)	(184,600)	(179,525)	(173,852)	(167,581)
(15,150,275)	(14,897,088)	(14,597,698)	(14,252,107)	(13,860,313)	(13,422,317)	(12,938,120)
(1,212,022)	(1,191,767)	(1,167,816)	(1,140,169)	(1,108,825)	(1,073,785)	(1,035,050)
(25,960)	0	0	0	0	0	0
(12,980)	0	0	0	0	0	0
78,994,570	78,677,190	(16,011,335)	(15,633,620)	(15,205,409)	(14,726,700)	81,614,626
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(1,931,458)	(1,409,179)	(1,537,693)	(1,676,958)	(1,781,182)	(1,882,551)	(1,357,831)
77,063,112	77,268,011	(17,549,029)	(17,310,578)	(16,986,591)	(16,609,251)	80,256,795
(311,262,659)	(233,994,648)	(251,543,676)	(268,854,254)	(285,840,845)	(302,450,096)	(222,193,302)

**Plot C & E Great Jackson Street
100% Private Sales**
Detailed Cash flow Phase 1
Page A 7

041:May 2027 (222,193,302)	042:Jun 2027 (141,614,559)	043:Jul 2027 (155,531,737)	044:Aug 2027 (168,875,515)	045:Sep 2027 (181,570,147)	046:Oct 2027 (193,560,263)	047:Nov 2027 (108,341,875)
0	0	0	0	0	833,510	0
1,459,375	0	0	0	0	1,459,375	1,459,375
96,495,000	0	0	0	0	96,495,000	96,495,000
0	0	0	0	0	(12,503)	0
0	0	0	0	0	0	0
(2,938,631)	0	0	0	0	(2,963,261)	(2,938,631)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0	0
(160,711)	(153,242)	(145,175)	(136,510)	(127,246)	(117,384)	(106,924)
(12,407,720)	(11,831,118)	(11,208,314)	(10,539,308)	(9,824,100)	(9,062,690)	(8,255,078)
(992,618)	(946,489)	(896,665)	(843,145)	(785,928)	(725,015)	(660,406)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
81,397,950	(12,987,595)	(12,306,900)	(11,575,708)	(10,794,020)	85,850,287	85,936,591
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(819,207)	(929,583)	(1,036,878)	(1,118,924)	(1,196,096)	(631,899)	(65,037)
80,578,743	(13,917,178)	(13,343,778)	(12,694,632)	(11,990,115)	85,218,387	85,871,554
(141,614,559)	(155,531,737)	(168,875,515)	(181,570,147)	(193,560,263)	(108,341,875)	(22,470,322)

**Plot C & E Great Jackson Street
100% Private Sales**
Detailed Cash flow Phase 1
Page A 8

048:Dec 2027 (22,470,322)	049:Jan 2028 (30,761,452)	050:Feb 2028 (38,128,828)	051:Mar 2028 (44,509,780)	052:Apr 2028 (49,846,919)	053:May 2028 45,908,458
0	0	0	0	833,510	0
0	0	0	0	1,459,375	1,459,375
0	0	0	0	96,495,000	96,495,000
0	0	0	0	(12,503)	0
0	0	0	0	0	0
0	0	0	0	(2,963,261)	(2,938,631)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0
(95,865)	(84,207)	(71,951)	(59,097)	0	0
(7,401,264)	(6,501,247)	(5,555,029)	(4,562,608)	0	0
(592,101)	(520,100)	(444,402)	(365,009)	0	0
0	0	0	0	0	0
0	0	0	0	0	0
(8,145,974)	(7,162,299)	(6,128,128)	(5,043,459)	95,755,376	94,958,999
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(145,156)	(205,076)	(252,825)	(293,679)	0	0
(8,291,130)	(7,367,376)	(6,380,953)	(5,337,138)	95,755,376	94,958,999
(30,761,452)	(38,128,828)	(44,509,780)	(49,846,919)	45,908,458	140,867,456

Appendix 3 – ARGUS Appraisal Summary – Profit

Plot C & E Great Jackson Street
100% Private Sales

Development Appraisal
Savills
31 July 2024

APPRAISAL SUMMARY**SAVILLS**

Plot C & E Great Jackson Street
100% Private Sales

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Apartments	1,746	1,299,986	593.82	442,131	771,960,000
Car parking	467	0	0.00	25,000	11,675,000
Totals	2,213	1,299,986			783,635,000

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Commercial	4	10,384	25.00	64,900	259,600	259,600

Investment Valuation**Commercial**

Current Rent	259,600	YP @	7.5000%	13.3333	3,461,333
Rent Free	(259,600)	YP 9mths @	7.5000%	0.7039	
		PV 5yrs @	7.5000%	0.6966	(127,292)
					3,334,042

GROSS DEVELOPMENT VALUE**786,969,042**

Purchaser's Costs

(218,398)

Effective Purchaser's Costs Rate

1.50%

(218,398)

NET DEVELOPMENT VALUE**786,750,644****NET REALISATION****786,750,644****OUTLAY****ACQUISITION COSTS**

Fixed Price	7,987,500			
Fixed Price		7,987,500		
			7,987,500	
Agent Fee	1.00%	79,875		
Legal Fee	0.50%	39,938		
			119,813	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Apartments	2,023,503	266.54	539,344,490
Public realm			6,985,846
			546,330,336

PROFESSIONAL FEES

Fees	8.00%	43,147,559	
			43,147,559

MARKETING & LETTING

Letting Agent Fee	10.00%	25,960	
Letting Legal Fee	5.00%	12,980	
			38,940

DISPOSAL FEES

Sales & Marketing	3.00%	23,602,519	
Sales Legal Fee	1,746 un	650.00 /un	1,134,900
			24,737,419

**Plot C & E Great Jackson Street
100% Private Sales**

TOTAL COSTS BEFORE FINANCE	622,361,567
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FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)

Land	2,311,814	
Construction	40,460,460	
Other	10,302,826	
Total Finance Cost		53,075,100

TOTAL COSTS	675,436,667
--------------------	--------------------

PROFIT

111,313,977

Performance Measures

Profit on Cost%	16.48%
Profit on GDV%	14.14%
Profit on NDV%	14.15%
Development Yield% (on Rent)	0.04%
Equivalent Yield% (Nominal)	7.50%
Equivalent Yield% (True)	7.86%

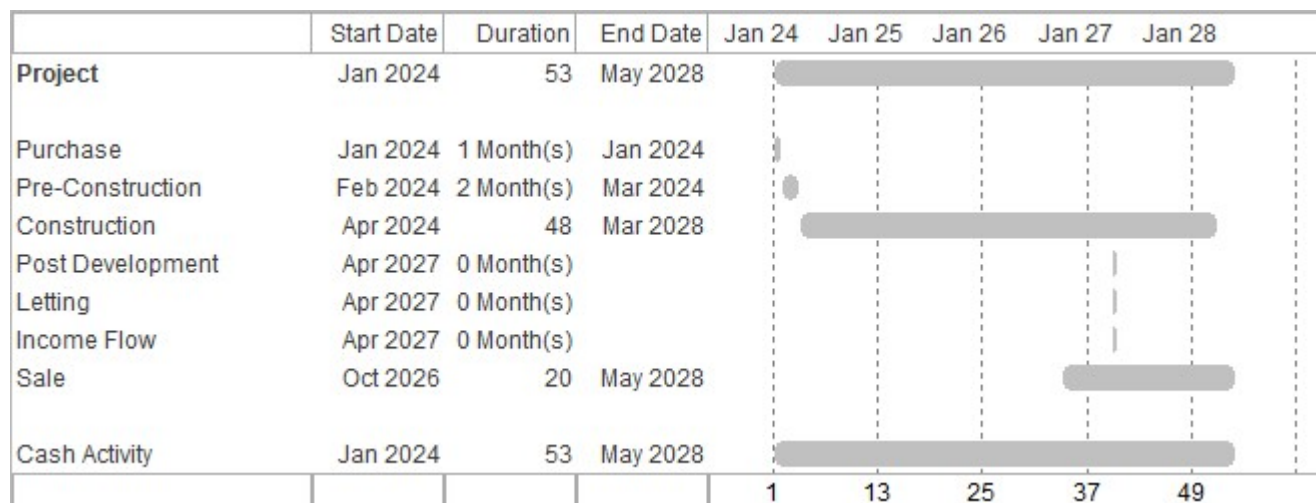
IRR% (without Interest)	20.14%
-------------------------	--------

Rent Cover	428 yrs 9 mths
Profit Erosion (finance rate 8.000)	1 yr 11 mths

Plot C & E Great Jackson Street
100% Private Sales

Project Timescale	
Project Start Date	Jan 2024
Project End Date	May 2028
Project Duration (Inc Exit Period)	53 months

Phase 1



Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 1

	001:Jan 2024	002:Feb 2024	003:Mar 2024	004:Apr 2024	005:May 2024
Monthly B/F	0	(8,107,313)	(8,161,361)	(8,215,410)	(9,649,412)
Revenue					
Cap - Commercial	0	0	0	0	0
Sale - Car parking	0	0	0	0	0
Sale - Apartments	0	0	0	0	0
Disposal Costs					
Legal and agent	0	0	0	0	0
SDLT	0	0	0	0	0
Sales & Marketing	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0
Unit Information					
Apartments					
Car parking					
Acquisition Costs					
Fixed Price	(7,987,500)	0	0	0	0
Agent Fee	(79,875)	0	0	0	0
Legal Fee	(39,938)	0	0	0	0
Construction Costs					
Public realm	0	0	0	(16,345)	(31,019)
Con. - Apartments	0	0	0	(1,261,933)	(2,394,807)
Professional Fees					
Fees	0	0	0	(100,955)	(191,585)
Marketing/Letting					
Letting Agent Fee	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0
Net Cash Flow Before Finance	(8,107,313)	0	0	(1,379,232)	(2,617,411)
Debit Rate 8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(54,049)	(54,049)	(54,769)	(63,964)
Net Cash Flow After Finance	(8,107,313)	(54,049)	(54,049)	(1,434,002)	(2,681,375)
Cumulative Net Cash Flow Monthly	(8,107,313)	(8,161,361)	(8,215,410)	(9,649,412)	(12,330,787)

Page A 2

Page A 2

Project: Plot C&E - Appraisal - Profit - 310724.wcfx
ARGUS Developer Version: 8.30.004 - 6 - Report Date: 31/07/2024

Page A 3

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Page A 4

Page A 5

Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 6

034:Oct 2026 (414,568,414)	035:Nov 2026 (337,680,253)	036:Dec 2026 (260,587,193)	037:Jan 2027 (278,311,173)	038:Feb 2027 (295,800,201)	039:Mar 2027 (312,965,241)	040:Apr 2027 (329,752,943)
833,510	0	0	0	0	0	833,510
1,459,375	1,459,375	0	0	0	0	1,459,375
96,495,000	96,495,000	0	0	0	0	96,495,000
(12,503)	0	0	0	0	0	(12,503)
(168,387)	0	0	0	0	0	0
(2,958,210)	(2,938,631)	0	0	0	0	(2,963,261)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(196,234)	(192,954)	(189,076)	(184,600)	(179,525)	(173,852)	(167,581)
(15,150,275)	(14,897,088)	(14,597,698)	(14,252,107)	(13,860,313)	(13,422,317)	(12,938,120)
(1,212,022)	(1,191,767)	(1,167,816)	(1,140,169)	(1,108,825)	(1,073,785)	(1,035,050)
(25,960)	0	0	0	0	0	0
(12,980)	0	0	0	0	0	0
78,994,570	78,677,190	(16,011,335)	(15,633,620)	(15,205,409)	(14,726,700)	81,614,626
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(2,106,409)	(1,584,130)	(1,712,644)	(1,855,408)	(1,959,632)	(2,061,001)	(1,539,850)
76,888,161	77,093,060	(17,723,980)	(17,489,028)	(17,165,040)	(16,787,701)	80,074,776
(337,680,253)	(260,587,193)	(278,311,173)	(295,800,201)	(312,965,241)	(329,752,943)	(249,678,167)

Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 7

041:May 2027 (249,678,167)	042:Jun 2027 (169,281,443)	043:Jul 2027 (183,380,640)	044:Aug 2027 (196,910,078)	045:Sep 2027 (209,790,369)	046:Oct 2027 (221,966,144)	047:Nov 2027 (136,937,129)
0	0	0	0	0	833,510	0
1,459,375	0	0	0	0	1,459,375	1,459,375
96,495,000	0	0	0	0	96,495,000	96,495,000
0	0	0	0	0	(12,503)	0
0	0	0	0	0	0	0
(2,938,631)	0	0	0	0	(2,963,261)	(2,938,631)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
(160,711)	(153,242)	(145,175)	(136,510)	(127,246)	(117,384)	(106,924)
(12,407,720)	(11,831,118)	(11,208,314)	(10,539,308)	(9,824,100)	(9,062,690)	(8,255,078)
(992,618)	(946,489)	(896,665)	(843,145)	(785,928)	(725,015)	(660,406)
0	0	0	0	0	0	0
0	0	0	0	0	0	0
81,397,950	(12,987,595)	(12,306,900)	(11,575,708)	(10,794,020)	85,850,287	85,936,591
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(1,001,226)	(1,111,602)	(1,222,538)	(1,304,584)	(1,381,755)	(821,272)	(254,410)
80,396,724	(14,099,197)	(13,529,437)	(12,880,292)	(12,175,775)	85,029,015	85,682,181
(169,281,443)	(183,380,640)	(196,910,078)	(209,790,369)	(221,966,144)	(136,937,129)	(51,254,948)

Plot C & E Great Jackson Street
100% Private Sales

Detailed Cash flow Phase 1

Page A 8

048:Dec 2027 (51,254,948)	049:Jan 2028 (59,735,451)	050:Feb 2028 (67,295,987)	051:Mar 2028 (73,870,099)	052:Apr 2028 (79,400,398)	053:May 2028 16,354,979
0	0	0	0	833,510	0
0	0	0	0	1,459,375	1,459,375
0	0	0	0	96,495,000	96,495,000
0	0	0	0	(12,503)	0
0	0	0	0	0	0
0	0	0	0	(2,963,261)	(2,938,631)
(56,745)	(56,745)	(56,745)	(56,745)	(56,745)	(56,745)
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	0	0
(95,865)	(84,207)	(71,951)	(59,097)	0	0
(7,401,264)	(6,501,247)	(5,555,029)	(4,562,608)	0	0
(592,101)	(520,100)	(444,402)	(365,009)	0	0
0	0	0	0	0	0
0	0	0	0	0	0
(8,145,974)	(7,162,299)	(6,128,128)	(5,043,459)	95,755,376	94,958,999
8.000%	8.000%	8.000%	8.000%	8.000%	8.000%
0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
(334,528)	(398,236)	(445,985)	(486,839)	0	0
(8,480,503)	(7,560,536)	(6,574,113)	(5,530,298)	95,755,376	94,958,999
(59,735,451)	(67,295,987)	(73,870,099)	(79,400,398)	16,354,979	111,313,977

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