

Crown Street Phase 3, Great Jackson Street, Manchester

Financial Viability Assessment
March 2024



RogerHannah

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I. Introduction

I.1. Instructions

Roger Hannah has been instructed by Renaker to provide a Financial Viability Assessment in respect of the proposed development as **Crown Street Phase 3, Great Jackson Street, Manchester**.

A full planning application was submitted in June 2023 for the proposed development of 1,746 x 1, 2 and 3 bedroom apartments (Use Class C3). The scheme is to be set across four residential buildings, ranging from 47 and 51 storeys in height. The development is to also incorporate 10,384 sq ft of ground floor commercial space (Use Class E or Sui Generis), 467 underground car parking spaces (483 including tandem spaces), landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

This report has been prepared to support the planning application (ref: I37226/FO/2023), which was submitted concurrently with another application for Plot D (ref: I37227/FO/2023). We understand that a previous version of a Viability Assessment was produced in-house by Renaker in June 2023. This report supersedes this and will be submitted to Manchester City Council as part of the planning application process for this development.

Please note that this report does not constitute an RICS 'Red Book' valuation and should not be relied upon as such.

I.2. RICS Compliance

In accordance with the RICS Professional Standard, Financial viability in planning: conduct and reporting (2019), we can confirm the following:

- The person(s) involved in the preparation and review of this report are suitably qualified professionals that have extensive experience advising on viability matters across the region
- There are no conflicts of interest that affect our independent opinion being provided
- We have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information

We can also confirm that we have had reference to and followed the best practice recommendations in the RICS Professional Standard, Assessing viability in planning under the National Planning Policy Framework for England (2021).

I.3. Reporting

The report author and reviewer are detailed below:



Author: Laura Mackay MRICS
Director



Reviewer: Steve Smith MRICS
Director

I.4. Information Provided

We have been provided with and relied upon the following information:

- Schedule of accommodation (Appendix 1)
- Proposed floor plans (as included with the planning application)
- Cost Plan prepared by Edmund Shipway, dated March 2024 (Appendix 3)

2. Executive Summary

Site	The site is comprised of two parcels of land on opposing sides of Great Jackson Street. The total site extends to approximately 1.29 ha (3.19 acres) and currently contains a 3 storey office block, the Renaker marketing suite and a cleared surfaced site which previously contained a large industrial unit. The site is located on the southern periphery of Manchester city centre. The immediate vicinity is characterised by a number of high-rise residential blocks with incorporated commercial units.						
Scheme	The proposed development comprises 1,746 x 1, 2 and 3 bed apartments set across 2 x 47 storey towers and 2 x 51 storey towers. The scheme is to incorporate 10,384 sq ft of commercial ground floor uses, at the base of each tower. Located in the basement, the scheme is to include 467 car parking spaces (483 including tandem spaces).						
Gross Development Value	Appraisal 1 - 20% affordable housing: £700,364,744 Appraisal 2 - 0% affordable housing: £763,337,744						
Build Costs	Based on the cost plan prepared by Edmond Shipway, dated March 2024, we have adopted an overall cost of £562,632,000 inclusive of all building works and contingencies. This is inclusive of £6,985,846 of costs for public realm works.						
Additional Costs	We have made additional allowances for professional fees (8%), commercial lettings and legal fees (15% of rent), sales and marketing costs (3% of residential sales GDV) and legal costs (£650 per apartment).						
Finance	We have adopted a debit rate of 8%.						
Developer's Profit	We have adopted the following profit margins across the scheme: • 18% on GDV for private sales apartments • 8% on GDV for affordable apartments • 15% on GDV for commercial uses						
Benchmark Land Value	We have assessed the Benchmark Land Value ("BLV") as follows: <table border="1"> <tr> <td>Existing Use Value</td><td>£5,325,000</td></tr> <tr> <td>Minimum Premium</td><td>£2,662,500</td></tr> <tr> <td>Benchmark Land Value</td><td>£7,987,500</td></tr> </table>	Existing Use Value	£5,325,000	Minimum Premium	£2,662,500	Benchmark Land Value	£7,987,500
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Benchmark Land Value	£7,987,500						

Appraisal Results

Firstly, we have undertaken residual appraisals of the scheme with a fixed profit margin, with 20% affordable housing and the public realm works; and 0% affordable housing and the public realm works of £6,985,846.

These appraisals assess the residual land value associated with each scheme, with the results compared to the BLV for the site shown below:

	Appraisal 1 – 20% affordable housing with fixed margin of 16.79%	Appraisal 2 – 0% affordable housing with fixed margin of 17.99%
Benchmark Land Value	£7,987,500	£7,987,500
Residual Land Value	-£80,029,045	-£44,941,014

When the scheme is assessed on a residual basis, the land value generated by the appraisals is negative, with appraisal 1 including 20% affordable housing resulting in an additional deficit of c. £35 million when compared to appraisal 2 including 0% affordable housing.

Given the scale of the scheme and level of capital required to deliver the scheme, we have considered the profitability of the scheme with the Benchmark Land Value as a fixed input into the appraisal to better understand scheme viability.

In this case, the BLV of £7,987,500 is only 1.14% of the total scheme costs, and the appraisal will therefore be very sensitive in respect of the land value. Including the BLV as a fixed cost shows what the profit would be and what commercial view (if any) a developer would need to take to progress with a scheme, when the BLV is fully accounted for.

These appraisal results are compared to the target profit margins as shown below:

	Appraisal 1 – 20% affordable housing with the fixed BLV	Appraisal 2 – 0% affordable housing with the fixed BLV
Target Profit Margin	16.79%	17.99%
Appraisal Profit Margin	0.11%	8.63%

When scheme profit is assessed, the scheme with 20% affordable housing generates a negligible margin of 0.11% on GDV, which is significantly below the target of 16.79% on GDV. The scheme is therefore unviable on this basis.

The viability of the scheme with 0% affordable housing significantly improves, and this produces a profit margin of 8.63% on GDV. The overall impact of the 20% affordable housing on profit margin is in the order of £65 million.

The profit margin of the scheme with 0% affordable housing at 8.63% is below the target margin of the scheme of 17.99% on GDV. This is based on the scheme appraisal that is compliant with PPG and RICS guidance in respect of viability in planning. We understand that Renaker are willing to take a commercial view and are committed to the delivery of the scheme.

This is based on their experience of delivering schemes of this complexity and quality within the city centre. This is of course inherently risky, which is reflected in the viability appraisal results. As a developer it is their prerogative to take a commercial view on this, and their exemplary track record of delivery would suggest that this scheme can be completed. The additional risk exposure however created by the inclusion of affordable housing within the scheme however reduces this risk to an unacceptable level.

We are therefore of the professional opinion that in line with policy requirements, the viability of the scheme demonstrates that the target of 20% affordable housing cannot be delivered, and that scheme viability does not allow for the inclusion of any affordable housing. Other Section 106 contributions have not been included, and the delivery of these would worsen scheme viability. We are therefore also of the opinion that the scheme cannot provide any additional financial contributions, beyond the public realm works of £6,985,846 that are being delivered on site.

3. Site Information

3.1 Location

The property is located in Manchester city centre, which is the principal commercial and administrative centre for the Northwest of England. The city centre offers an extensive range of employment, retail and leisure facilities as expected of a major regional city.

The city also benefits from excellent transport links, with several train stations, including Manchester Piccadilly and Manchester Victoria which provide regular national and local services. Greater Manchester also benefits from the Metrolink network providing direct tram links in and out of the city. There is also motorway access, with the M60 orbital motorway that links to the M56, M62, M61 and wider motorway network beyond.

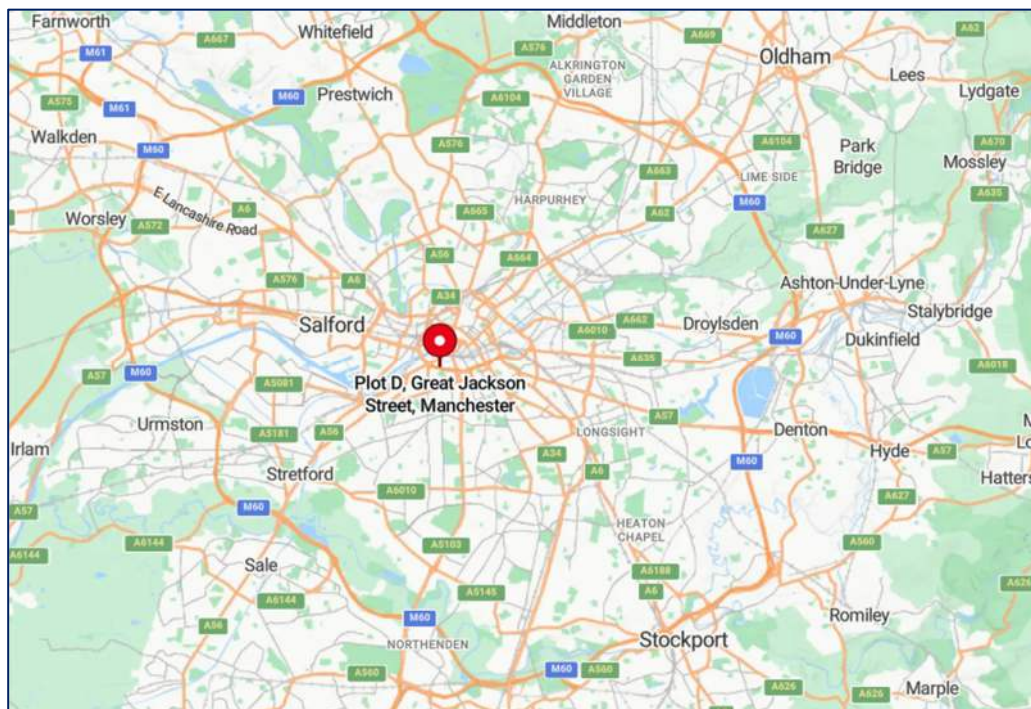


Figure 1: Bing Location Map

3.2 Site Description

The subject site is comprised of two distinct parcels of land on opposing sides of Great Jackson Street. The total site extends to approximately 1.29 ha (3.19 acres) and is currently accessed from Great Jackson Street. It is bounded by Silvercroft Street and the Owen Street Car Park to the north, Melbourne Street and Plot F to the south, Owen Street and Deansgate Square to the east and Crown Street Phase 2 (under construction) to the west.

The western parcel is bound by Great Jackson Street to the east, Melbourne Street to the south, Crown Street to the west and Silvercroft Street to the north. This parcel of land currently contains a 3 storey office property known as Gaddum House and the current Renaker marketing suite.

The eastern parcel, currently comprising a cleared surfaced site, is bound by Club be Padel to the north, Owen Street to the east, a cleared brownfield site (currently being used as a car park and compound) to the south, and Great Jackson Street to the west.



Figure 2: Site Red Line Boundary

The immediate vicinity is largely residential with neighbouring apartment schemes including Three60 (under construction), The Blade, Elizabeth Tower and Victoria Residence to the west and with Deansgate Square to the north east. These contain a number of ground floor shops, cafes and restaurants. Other uses within the immediate vicinity include industrial, office and several cleared brownfield parcels of land.

The subject site is positioned on the southern edge of Manchester city centre and is within walking distance of the amenities that the city offers. It is located on the southern edge of the city centre, to the south of Deansgate and Castlefield and to the north of Mancunian Way.

Deansgate railway station is less than 500 metres to the north, offering regular services to locations including Manchester Airport, Blackpool and Liverpool Lime Street. Deansgate-Castlefield Metrolink station is also located adjacent to the train station offering regular services across the city centre and to Didsbury, Altrincham, Ashton-Under-Lyne, Eccles and Rochdale. There are also a number of bus stops on the nearby A56 and Medlock Street.

3.3 Proposed Development

The proposed development comprises 1,746 x 1, 2 and 3 bed apartments set across 2 x 47 storey towers and 2 x 51 storey towers. A two-storey colonnade surrounds a new public square with a tower anchoring each corner of the square. The ground floor will provide a range of flexible commercial units totalling 10,384 sqft positioned under the colonnade. There will also be landscaping and public realm, highways alterations and associated works.

There are 467 car parking spaces (483 including tandem spaces) and 1,746 secure cycle parking for the residents are incorporated in basement levels. Access to the basement levels is provided to each tower independently, from Melbourne Street, Owen Street and Silvercroft Street.

A breakdown of the schedule of accommodation for each block is provided at Appendix I. We have taken the total Net Sales Area for each unit type to produce an average unit size (to the nearest sqft). This is summarised for the residential development below:

Unit Type	No.	Total Sqft	Average Sqft
Studio	108	47,731	442
1 bed	458	264,948	599
2 bed	1,082	879,816	813
3 bed	74	77,935	1,053
2B penthouse	12	11,332	944
3B penthouse	12	18,223	1,519
Total:		1,299,986	

Figure 3: Residential Accommodation Summary

The total Net Sales Area of the residential apartments is 1,299,986 sq ft, which results in an average unit size of 745 sq ft. The scheme includes 108 x studio apartments, 458 x 1 bedroom apartments, 1,082 x 2 bedroom apartments, 74 x 3 bedroom apartments, 12 x 2 bedroom penthouses and 12 x 3 bedroom penthouses. The scheme also includes a communal landscaped roof terrace on the first floor.

The scheme is to incorporate public communal green spaces with two large courtyards, central to the 4 towers, comprising raised central lawns. Furthermore, at level 2, each tower incorporates a residents terrace, providing additional outdoor amenity space.

In terms of the ground floor commercial units, there are a number of units demarked on the plans for each of the blocks with a total floor area 10,384 sq ft on a net internal area basis.

We understand that the Gross Internal Area of the proposed development is 2,023,503 sq ft.



Figure 4: Scheme Layout

3.4 Planning Policy

Manchester's Core Strategy was adopted on the 11 July 2012. It sets out the long term strategic policies for Manchester's future development and forms the framework that planning applications are assessed against.

The Places for Everyone ("PfE") Local Plan was adopted on 21 March 2024 and is a long term plan for nine of the Greater Manchester local authority areas (all excluding Stockport). This has been the subject of an Examination in Public, and the Inspectors have recommended main modifications. Once these are finalised and approved, it is expected that the PfE will be adopted later this year.

The subject site also falls within the Great Jackson Street area, which is covered by the Great Jackson Street ("GJS") Strategic Regeneration Framework ("SRF") 2018. The SRF does not constitute adopted planning policy, but is a material consideration in the determination of planning applications within the GJS framework area.

The GJS SRF sets out the vision and objectives for the regeneration of the area, as a high quality and high density residential-led masterplan. The SRF is directly addressed within the Planning and Tall Building Statement, submitted as part of the planning application.

3.4.1 Affordable Housing

Policy H8 within Manchester's Core Strategy sets a city-wide target for 20% of new housing provision to be affordable. Developers are expected to use the 20% target as a starting point for calculating affordable housing provision. It is envisaged that 5% of new housing provision will be social or affordable rented and 15% will be intermediate housing, delivering affordable home ownership options.

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 with Section 106 Agreements to amend the proportion of affordable housing in light of changed economic conditions, subject to a financial viability assessment.

Either an exemption from providing affordable housing, or a lower proportion of affordable housing, a variation in the proportions of socially rented and intermediate housing, or a lower commuted sum, may be permitted where either a financial viability assessment is conducted and demonstrates that is viable to deliver only a proportion of the affordable housing target of 20%; or where material considerations indicate that intermediate or social rented housing would be inappropriate. One of the material considerations listed in the policy is the financial impact of the provision of affordable housing, combined with other planning obligations would affect scheme viability.

3.4.2 Section 106 Contributions

We understand that high quality public realm with a total cost of £6,985,846, will be provided on site. We have not been provided with any additional Section 106 contributions for the proposed development and have therefore excluded these from our assessment at this stage.

3.4.3 Community Infrastructure Levy

The Council has not formally adopted a CIL charging schedule. We have therefore assumed that the development will not be liable for this charge.

4. Viability in Planning Guidance

4.1 National Planning Policy Framework

Paragraph 58 of the National Planning Policy Framework (NPPF), which was last updated in December 2023, states the following:

“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 particular 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 the circumstances in the case, including whether the plan and the viability evidence underpinning it is up to date, and any change in site circumstances since the plan was brought into force. 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.”

The NPPF places emphasis on assessing viability at the plan-making stage, but also sets out that it may also be required at the decision-making stage. It refers to the methodology set out in the Planning Practice Guidance (PPG), which we consider below.

4.2 Planning Practice Guidance

The PPG in respect of viability, which was last updated in 2024, defines a viability assessment at Paragraph 010 as:

“A process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.”

The preferred method is to assess viability at the plan-making stage through the use of a typology approach. Paragraph 004 states:

“Plan makers can first group sites by shared characteristics such as location, whether brownfield or greenfield, size of sites and current and proposed use or type of development . . . Average costs and values can then be used to make assumptions about how the viability of each type of site would be affected by all relevant policies. Plan makers may wish to consider different potential policy requirements and assess the viability impacts of these. Plan makers can then come to a view on what might be an appropriate benchmark land value and policy requirement for each typology.”

The guidance requires standardised inputs to be used when assessing viability in relation to Gross Development Value (GDV), costs (construction costs and planning policy related costs), developer's return and Benchmark Land Value (BLV), each of which will be assessed within this report. The BLV is to be assessed as the Existing Use Value (EUV) plus a minimum premium for the landowner.

The PPG also states that viability may also need to be assessed at the application stage, with paragraph 007 stating:

“Such circumstances could include, for example where development is proposed on unallocated sites of a wholly different type to those used in viability assessment that informed the plan; where further information on infrastructure or site costs is required; where particular types of development are proposed which may significantly vary from standard models of development for sale (for example build

to rent or housing for older people); or where a recession or similar significant economic changes have occurred since the plan was brought into force.”

Paragraph 008 goes on to say that:

“The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case, including whether the plan and viability evidence underpinning the plan is up to date, and sites circumstances including any changes since the plan was brought into force, and the transparency of assumptions behind evidence submitted as part of the viability assessment.”

The PPG also sets out a clear need for strategic sites to be individually tested, with paragraph 005 stating:

“It is important to consider the specific circumstances of strategic sites. Plan makers can undertake site specific viability assessment for sites that are critical to delivering the strategic policies of the plan. This could include, for example, large sites, sites that provide a significant proportion of planning supply, sites that enable or unlock other development sites or sites within priority regeneration areas.”

4.3 RICS Assessing viability in planning under the NPPF 2019

We have referred to the best practice recommendations within this RICS Professional Standard, dated 2021, which provides clarifications in relation to the PPG standardised input approach. It sets out the need to use residual appraisals to assess viability in planning, using the following diagram to demonstrate this:

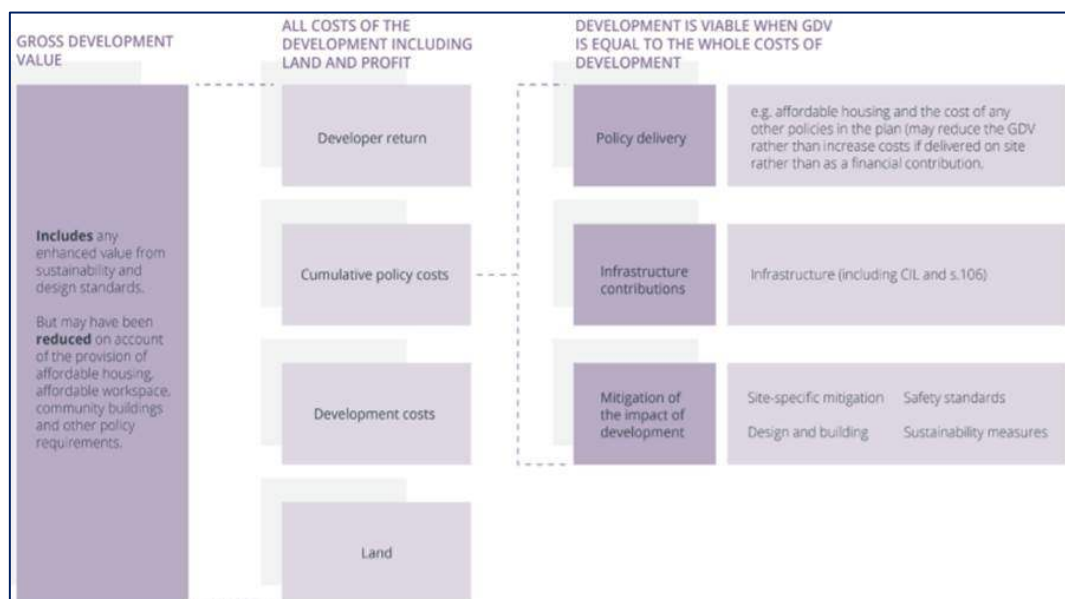


Figure 5: RICS Residual Valuation Framework (Source – RICS)

This Professional Standard is clear that the NPPF and PPG are the ‘authoritative requirement’, providing clarity on the application of this relevant guidance and the relevance to other RICS guidance, including the following:

- RICS Professional Standard, Financial viability in planning: conduct and reporting (2019)
- RICS Guidance Note, Valuation of development property (2019)
- RICS Guidance Note, Comparable evidence in real estate valuation (2019)
- RICS Professional Standard, RICS Valuation – Global Standards ‘Red Book’ (2022)

It also provides additional guidance on the Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV – the Market Value of the property is in existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We can confirm that we have had reference to the contents of this guidance and followed the best practice recommendations set out within it.

4.4 RICS Financial viability in planning: conduct and reporting

This Professional Standard, dated 2019, sets out a number of mandatory requirements in Section 2 that apply when assessing viability in planning, which we summarise as follows:

- All inputs into an appraisal must be reasonably justified with as much good quality evidence as possible. Where a reviewer disagrees with a submitted assessment and/or elements in it, differences must be clearly set out with supporting and reasonable justification. Where possible, practitioners should always try to resolve differences of opinion.
- In respect of the BLV, RICS members must report the existing use value, premium, market evidence and all supporting considerations, assumptions and justifications adopted, as well as alternative use value (if appropriate).
- All viability assessment must include a sensitivity analysis
- A non-technical summary of the report should be provided, which includes key figures and conclusions, so that non-specialists can better understand them
- RICS members must advocate reasonable, transparent and appropriate engagement between the parties.

We can confirm that we have had regard to the mandatory reporting requirements within this Professional Standard in the preparation of this Financial Viability Assessment.

5. Methodology

5.1. Site Specific Viability Assessment

In accordance with the scenarios set out in the PPG, we have undertaken a site-specific assessment of viability for the following reasons:

- The adopted Local Plan evidence in respect of viability is considered out of date
- 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

5.2. Adopted Methodology

As per the PPG and RICS guidance, we have adopted the residual method to assess site viability. This is based on the following calculation:

Gross Development Value – (Costs + Developer's Return) = Residual Value

We have also established the Benchmark Land Value (BLV) as appropriate for assessing viability. typically, the BLV and residual value will be compared to assess scheme viability. Should the residual value be below the BLV, which represents the minimum return a reasonable landowner can expect, the development can be considered to be unviable.

It is also possible to include the BLV as a fixed input into the appraisal as follows:

Gross Development Value – (Costs + BLV) = Profit

This is effectively the same calculation as a residual appraisal, but the BLV is included as a fixed cost instead of the profit to assess the profitability of a scheme. It can be useful to also assess scheme viability on this basis, particularly when the level of capital outlay required is significant and the BLV is a very small proportion of the costs.

6. Gross Development Value

Method	Paragraph 011 of the PPG states the following: <i>“Gross development value is an assessment of the value of development. For residential development this may be total sales and/or capitalised net rental income from developments . . . For viability assessment of specific site or development, market evidence (rather than average figures) from the actual site or from existing developments can be used.”</i> The RICS guidance¹ also defines this as follows: <i>“The aggregate market value of the proposed development, assessed on the special assumption that the development is complete on the date of valuation in the market conditions prevailing at that date.”</i> We have undertaken a review of comparable evidence in the locality.																																																				
Residential Market Analysis	Rightmove reports that properties in the city centre had an overall average price of £246,000 over the last year. The majority of sales were flats, selling for an average price of £237,461. According to Rightmove, properties within a quarter of a mile radius around the subject site had an overall average price of £333,893 over the last year. The majority of sales were flats, selling for an average price of £338,854. We have considered the relevant sales evidence within the vicinity of the proposed development. This is enclosed at Appendix 2 and summarised below: <table><tr><th>Scheme</th><th>Average Sold Price</th><th>Average Asking Price</th><th>Re-sales Average Price</th></tr><tr><td>Victoria Residence</td><td>-</td><td>£513 per sqft</td><td>£425 per sqft</td></tr><tr><td>The Blade</td><td>£428 per sqft</td><td>-</td><td>-</td></tr><tr><td>Three60</td><td>£445 per sqft</td><td>£483 per sqft</td><td>-</td></tr><tr><td>Elizabeth Tower</td><td>£435 per sqft</td><td>£539 per sqft</td><td>£461 per sqft</td></tr><tr><td>Deansgate Square</td><td>-</td><td>£674 per sqft</td><td>£496 per sqft</td></tr><tr><td>Castle Wharf</td><td>-</td><td>£642 per sqft</td><td>-</td></tr><tr><td>Church Gate</td><td>£438 per sqft</td><td>-</td><td>-</td></tr><tr><td>Vision</td><td>-</td><td>£670 per sqft</td><td>-</td></tr><tr><td>Viadux</td><td>-</td><td>£503 per sqft</td><td>-</td></tr><tr><td>Canalside Wharf</td><td>-</td><td>£359 per sqft</td><td>-</td></tr><tr><td>Potato Wharf</td><td>-</td><td>£475 per sqft</td><td>£434 per sqft</td></tr><tr><td>Novella</td><td>£468 per sqft</td><td></td><td></td></tr></table> Figure 6: Summary of Residential Comparable Evidence	Scheme	Average Sold Price	Average Asking Price	Re-sales Average Price	Victoria Residence	-	£513 per sqft	£425 per sqft	The Blade	£428 per sqft	-	-	Three60	£445 per sqft	£483 per sqft	-	Elizabeth Tower	£435 per sqft	£539 per sqft	£461 per sqft	Deansgate Square	-	£674 per sqft	£496 per sqft	Castle Wharf	-	£642 per sqft	-	Church Gate	£438 per sqft	-	-	Vision	-	£670 per sqft	-	Viadux	-	£503 per sqft	-	Canalside Wharf	-	£359 per sqft	-	Potato Wharf	-	£475 per sqft	£434 per sqft	Novella	£468 per sqft		
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¹ RICS Professional Standard Assessing viability in planning under the National Planning Policy Framework for England (2021)

The quantum of data available varies across each scheme, with some of the above average values based on small sample sizes of 1 or 2 apartments. The values will vary based on factors such as location, unit size, unit type, aspect, storey height, and balance of living/bedroom accommodation.

The delay in the publication of Land Registry data, which has been ongoing since the Covid-19 pandemic, means the sold data is largely from 2022. We have therefore also had reference to Renaker's in-house data for Three60 and The Blade, and current asking prices.

The asking price data above is however gross asking prices which will inevitably include an element of incentives. In the case of the city centre apartments, where apartments are being sold to the domestic market we would expect incentives to be included in the asking prices to reflect current market conditions. Where apartments are being sold overseas we would expect additional agency fees beyond the normal allowance to reduce the net receipts. The net prices on this basis are therefore likely to be up to 5% below the gross asking prices listed above.

For completeness we have also considered re-sale values across comparable neighbouring schemes, albeit these sales are from 2022 and 2023.

The most comparable schemes are the other schemes that have been delivered by Renaker in the Great Jackson Street area. These are Victoria Residence, Three30, Elizabeth Tower and Deansgate Square. The average values across the data set from these schemes ranges from £425 - £674 per sq ft.

Generally speaking, smaller unit types achieve higher values on a per sq ft basis, and apartments on higher floors achieve higher values compared to those on lower floors. Deansgate Square also achieves higher values compared to the other schemes in Great Jackson Street due to the greater amenity provision, with this scheme including a residents pool and gym, and increased amenity / communal space.

At Victoria Residence, asking prices currently average £513 per sq ft across 2 bedroom units. We note that the Type A unit incorporates an extensive terrace which is reflected in the asking price of £595,000. At Elizabeth Tower there is 1 bedroom unit currently being marketed for £330,000, extending to 612 sq ft. Renaker are also marketing a number of 2 bedroom units at Three60, asking between £407,000 and £485,000, and ranging from 858 sq ft up to 955 sq ft.

The other evidence included above is not considered as comparable, but it helps to provide a wider tone of value in the city centre for new build apartment schemes.

Residential
GDV

Within our analysis we have had consideration to the proposed unit types, the amenity provision within the development. Based on the above evidence, we would expect the following average values to be achieved across the proposed unit types:

Unit Type	No.	Average Sqft	Value	Per Sqft	Total Value
Studio	108	442	£295,000	£667	£31,860,000
1 bed	458	599	£340,000	£568	£155,720,000
2 bed	1,082	813	£450,000	£554	£486,900,000
3 bed	74	1,053	£575,000	£546	£42,550,000
2B penthouse	12	944	£640,000	£678	£7,680,000
3B penthouse	12	1,519	£975,000	£642	£11,700,000
TOTAL	1,746				£748,085,000

Figure 7: Residential GDV

Reflecting on comparable neighbouring schemes we consider that the 1,746 residential apartments would attract a total value of £748,085,000, equating to an average of £575 per sq ft across the net sales area.

Car Parking
GDV

The proposed development is to incorporate 467 underground car parking spaces.

We understand that at Deansgate Square Renaker are currently charging £30,000 per car parking space. Renaker are also charging in the region of £25,000 at their Crown Street development, adjacent to the subject site. At Potato Wharf, in Castlefield, we understand car parking spaces are selling for between £15,000 - £20,000.

We consider £25,000 per space to be an appropriate assessment of value for car parking spaces based on recent pricing across Great Jackson Street. Across the 214 spaces this generates an GDV of £11,675,000.

Retail/Leisure
Market
Analysis

The local area is characterised by modern apartment complexes with ground floor commercial units. We have reviewed recent lettings and asking rental values within the immediate and wider vicinity and found a tone between £20.00 - £25.00 per sq ft. The most recent comparable lettings are summarised below:

Property	Size	Rent PA	Per Sq ft	Description
Tesco Express, Chester Road	4,219	£100,000	£23.70	Ground floor retail unit, set within DeTrafford's Sky Gardens scheme on Chester Road. Let to Tesco Stores Ltd on a 15 year lease from November 2022 with no break option. The lease is subject to 5 yearly rent reviews, capped at 12.5%. An 18 month rent free period was agreed from the commencement date, equating to a net effective rent of £21.30 per sq ft across the whole 15 year term.

Ciaooo Pizzeria, Sky Gardens, Chester Road	3,525	£75,000	£21.28	Ground floor retail unit, set within DeTrafford's Sky Gardens scheme on Chester Road. We understand that the unit was recently let to Ciaooo Pizzeria on a 10 year lease, at a rental income of £75,000 per annum.
Salvi's, Deansgate Square	2,690	£60,000	£22.30	Located on the ground floor of the Deansgate Square development. Let from October 2021. Incentives included.
Medlock Canteen, Deansgate Square	2,885	£70,000	£24.26	Let in July 2023 at a rent of £70,000 per annum. Incentives included.

Figure 8: Retail/Leisure Comparable Evidence

Retail GDV

Taking location, setting and specification into consideration we would expect the commercial units within the proposed development to attract an average rental value in the region of £25.00 per sq ft, equating to £259,600 per annum. We have also included a 9 month rent free incentive period.

Retail yields within Manchester have been steadily increasing over the past 5 years, albeit over the past 12 months, CoStar reports that the average retail yield within the Manchester has remained steady in the region of 8.2%. This figure encapsulates a range of commercial retail units including high street retail units.

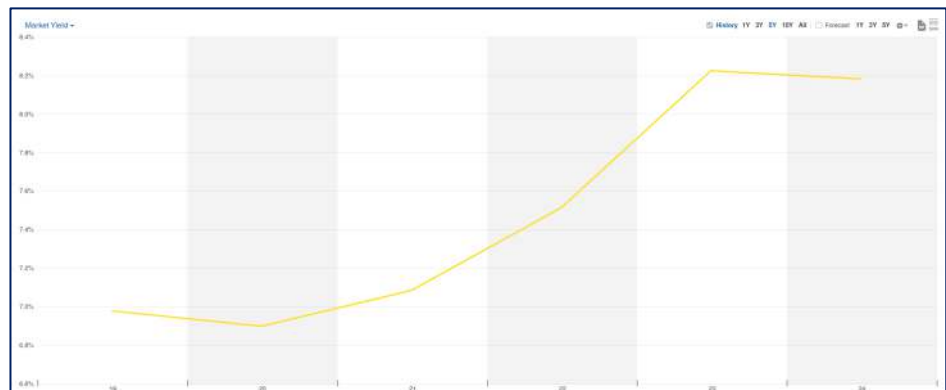


Figure 9: Average Retail Yield, Manchester City Centre (Source: CoStar).

Taking into account the location, setting and likely covenant strength of commercial occupiers, we consider an 7% yield to be appropriate. Applying this to the annual rental income of £259,600 and the rent free period of 9 months, results in a capital value of £3,577,744.

GDV Summary

Our assessment of GDV is summarised below:

Residential	£748,085,000
Car Parking Spaces	£11,675,000
Retail (Commercial)	£3,577,744
TOTAL	£763,337,744

Figure 10: GDV Summary

7. Appraisal Inputs

We have undertaken residual appraisals of the proposed scheme to assess viability on the following bases:

- Appraisal 1 – 20% affordable housing plus public realm works of £6,985,846
- Appraisal 2 – 0% affordable housing plus public realm works of £6,985,846

Appraisal 1 – 20% Affordable Housing

Open Market Residential

As detailed in the previous section, we have assessed the GDV of the residential apartments to be £748,085,000 (£575 per sq ft). This assessment of GDV however assumes 100% private sale apartments on site.

We have therefore considered the value of the residential element, including 20% affordable housing in line with the target set in Policy H8, with the remaining 80% of the scheme delivered as private sale apartments. On this basis, we have assumed the following mix of apartments are delivered as private sales:

Unit Type	No.	Average Sqft	Value	Per Sqft	Total Value
Studio	54	442	£295,000	£667	£15,930,000
1 bed	333	599	£340,000	£568	£113,200,000
2 bed	912	813	£450,000	£554	£410,400,000
3 bed	74	1,053	£575,000	£546	£42,550,000
2B penthouse	12	944	£640,000	£678	£7,680,000
3B penthouse	12	1,519	£975,000	£642	£11,700,000
TOTAL	1,397				£601,480,000

Figure 11: Private GDV

Affordable Residential

As per the target set in Policy H8, we have included 20% affordable housing across a mix of studio, and 1 and 2 bedroom apartments. This is an indicative assumed mix that is reflective of the development itself and affordable housing provider requirements who would typically seek 1 and 2 bedroom apartments in a scheme of this nature.

As per policy requirements, we have assumed that 5% of the affordable units are affordable rented units ('AR') and the remaining 15% comprise intermediate units ('Int.'). Reflecting on our experience of discounts applicable within Manchester, we have adopted a value of 50% of open market value across the affordable rented units and 65% of open market value across the intermediate units.

This is reflective of the valuation methodology adopted for affordable housing across Local Plan Viability Assessments in the region. Whilst affordable housing providers have their own in-house models for assessing the value of various affordable tenures in a particular location, it is typical for valuations and bids to form a percentage of Market Value, and for each tenure to fall within an expected range. On this basis, the values adopted are indicative of where affordable housing providers are likely to offer based on their internal appraisals for S.106 affordable housing.

	The affordable housing GDV is therefore assumed to be as follows: <table><tr><th>Unit Type</th><th>Tenure</th><th>No.</th><th>Average Sqft</th><th>Value</th><th>Total Value</th></tr><tr><td>Studio</td><td>AR</td><td>54</td><td>442</td><td>£147,500</td><td>£7,965,000</td></tr><tr><td>1 bed</td><td>AR</td><td>33</td><td>599</td><td>£170,000</td><td>£5,610,000</td></tr><tr><td>1 bed</td><td>Int.</td><td>92</td><td>599</td><td>£221,000</td><td>£20,332,000</td></tr><tr><td>2 bed</td><td>Int.</td><td>170</td><td>813</td><td>£292,500</td><td>£49,725,000</td></tr><tr><td>TOTAL</td><td></td><td>349</td><td></td><td></td><td>£83,632,000</td></tr></table> Figure 12: Affordable GDV	Unit Type	Tenure	No.	Average Sqft	Value	Total Value	Studio	AR	54	442	£147,500	£7,965,000	1 bed	AR	33	599	£170,000	£5,610,000	1 bed	Int.	92	599	£221,000	£20,332,000	2 bed	Int.	170	813	£292,500	£49,725,000	TOTAL		349			£83,632,000
Unit Type	Tenure	No.	Average Sqft	Value	Total Value																																
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2 bed	Int.	170	813	£292,500	£49,725,000																																
TOTAL		349			£83,632,000																																
Car Parking	As detailed above, we have valued the 467 car parking spaces at £11,675,000.																																				
Retail/Leisure	As set out in the previous section, we have valued the retail space for £3,577,744.																																				
Total GDV	We have assessed the total GDV on a policy compliant basis as follows: <table><tr><td>Open Market Residential</td><td>£601,480,000</td></tr><tr><td>Affordable Residential</td><td>£83,632,000</td></tr><tr><td>Car Parking Spaces</td><td>£11,675,000</td></tr><tr><td>Retail (Commercial)</td><td>£3,577,744</td></tr><tr><td>Total:</td><td>£700,364,744</td></tr></table> Figure 13: GDV Summary	Open Market Residential	£601,480,000	Affordable Residential	£83,632,000	Car Parking Spaces	£11,675,000	Retail (Commercial)	£3,577,744	Total:	£700,364,744																										
Open Market Residential	£601,480,000																																				
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Car Parking Spaces	£11,675,000																																				
Retail (Commercial)	£3,577,744																																				
Total:	£700,364,744																																				
Purchaser's Costs	We have allowed for commercial SDLT at the prevailing rate, and 1.5% for agent & legal fees on the commercial elements of the scheme.																																				
Acquisition Costs	We have included standard fees for the land acquisition of SDLT, agent's fee of 1% and legal fees of 0.5%.																																				
Build Costs	As per the detailed cost plan produced by Edmond Shipway, dated March 2024 (Appendix 3), we have adopted a total build cost of £562,632,000. This equates to an average cost of £278.05 per sq ft across the Gross Internal Area of the whole scheme of 2,023,503 sq ft. A breakdown of these costs is provided below: <table><tr><th>Item</th><th>Cost</th></tr><tr><td>Public realm works</td><td>£6,985,846</td></tr><tr><td>Facilitating works</td><td>£2,627,154</td></tr><tr><td>Substructure</td><td>£21,839,237</td></tr><tr><td>Superstructure</td><td>£260,948,865</td></tr><tr><td>Internal finishes</td><td>£34,974,990</td></tr><tr><td>Fittings, furnishings & equipment</td><td>£15,246,200</td></tr><tr><td>MEP services</td><td>£105,894,755</td></tr><tr><td>Prelims @ 20%</td><td>£87,780,953</td></tr><tr><td>OH&P</td><td>Included</td></tr><tr><td>Contractor risk @ 5%</td><td>£26,334,000</td></tr><tr><td>Total:</td><td>£562,632,000</td></tr></table> Figure 14: Cost Plan Summary	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												
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Total:	£562,632,000																																				

	This cost of £562,632,000 is inclusive of all building works, abnormal works, and associated preliminaries, in addition to a design development contingency and contractor overheads and profit. This is inclusive of £6,985,846 of public realm works. The Cost Plan provides a detailed breakdown of costs and specification. The scheme will be compliant with the new Part L (conservation of fuel and power), F (ventilation) & O (overheating) Building Regulations. The scheme also includes a second core staircase as per the new Government fire safety regulations for this to be included within all new residential buildings over 18m. This affects the overall efficiency of the building and the costs associated with the GIA. Given that this cost plan is scheme specific, produced by a specialist cost consultant, and market facing, it is considered to be robust cost evidence as advocated by the RICS in the viability in planning guidance. This guidance states that BCIS data is not always appropriate or reflective of local market conditions. In this case, BCIS data is not considered relevant as it does not include data from comparable schemes, with the majority of the data that informs BCIS costs based on small housing schemes. The BCIS website also recognises that compliance with recent building regulations is excluded from their rates. We therefore believe that BCIS costs are not comparable to schemes such as the subject and will be artificially low in comparison terms. The specialist cost plan provided, that is a measured and quantified estimate with evidenced rates, is therefore considered to be robust and reliable data in this regard. We have therefore relied upon this information for the purpose of our viability assessment.
Professional Fees	For typical apartment schemes we would typically expect professional fees to be between 10 - 12% of the total build cost. In this case, the scale of the scheme is significant and this may equate to some professional fee savings on a percentage basis. We have therefore adopted a reduced allowance of 8% for professional fees.
Sales & Marketing	As per industry norms, we have included 3% of the residential private sales values as a sales and marketing budget to allow for sales agents fees and marketing costs, including a website, advertising and other marketing costs.
Legal Fees	We have allowed for £650 per residential unit for legal fees.
Commercial Letting & Legal	We have allowed for 10% of annual rent for commercial letting fees, and 5% of the same for commercial legal fees.
Section 106 Costs	Not included.
CIL	Not applicable.

Finance Costs	We have assumed a debit rate of 8%. The Bank of England base rate has been 5.25% since August 2023, following a period of consecutive rises over the preceding 12 months.															
Profit Margin	During recent years, profit for market sale residential development has typically ranged between 17.5 - 20% of Gross Development Value (GDV). The level of profit should be considered in the round of the assumptions made within an appraisal and should reflect the risk in bringing the development forward. Market conditions have changed markedly over the last 18 months - 2 years, including increasing interest rates, increasing costs of living, reduced affordability, and high levels of inflation. This has affected values and rates of sale, general consumer confidence, and increased general development risk. The scale of the proposed scheme is inherently risky because the level of capital outlay required to develop the scheme is significant, and the scale of the building means the build is complex. There is a lengthy build period to complete the scheme before any value is received by the developer, and the developer is exposed to potential changes to the market over the build period. We are therefore of the view in the case of a scheme of the scale and complexity proposed, and based on current market conditions, that the minimum target margin should be 20% on GDV. That said, we accept that this is at the higher end of the range set out in paragraph 018 of the PPG and we have adopted a minimum target margin of 18% on GDV in this instance. In the case of affordable housing, it is typical for developers to accept a reduced margin on the basis an end user and sale is pre-agreed. We have therefore assumed a profit margin of 8% on GDV for this element of the scheme. In the case of the retail unit and office building, assuming a pre-let is in place, developers will generally accept less risk compared to residential sales, and we have therefore assumed a profit margin of 15% on GDV for this element of the scheme. This reflects the following profit margin assumptions: <table><tr><th>Scheme</th><th>Profit Margin</th><th>Profit Amount</th></tr><tr><td>Private sales</td><td>18% on GDV</td><td>£110,367,000</td></tr><tr><td>Affordable housing</td><td>8% on GDV</td><td>£6,690,560</td></tr><tr><td>Commercial</td><td>15% on GDV</td><td>£536,662</td></tr><tr><td>Total blended:</td><td>16.79% on GDV</td><td>£117,595,122</td></tr></table> Figure 15: Profit Margin	Scheme	Profit Margin	Profit Amount	Private sales	18% on GDV	£110,367,000	Affordable housing	8% on GDV	£6,690,560	Commercial	15% on GDV	£536,662	Total blended:	16.79% on GDV	£117,595,122
Scheme	Profit Margin	Profit Amount														
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Affordable housing	8% on GDV	£6,690,560														
Commercial	15% on GDV	£536,662														
Total blended:	16.79% on GDV	£117,595,122														
Timescales	We have assumed the following estimated programme timings, as advised by Renaker based on their previous scheme delivery: • Purchase: 1 month • Pre-construction: 2 months															

- Construction: 48 months
- 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% pre-sales and phased completion over 2 months for each tower)
- Total: 53 months

There is potential for delays and longer build periods once construction commences and this is factored into the longer timescales assumed in the planning programme.

We have also undertaken a second residual appraisal, with 0% affordable housing, based on the same assumptions set out above, except for the following:

Appraisal 2 – 0% Affordable

GDV

As set out in the previous section, our total GDV assuming 100% private sales on site is summarised below:

Residential	£748,085,000
Car Parking Spaces	£11,675,000
Retail (Commercial)	£3,577,774
Total:	£763,337,774

Figure 16: GDV Summary

Profit Margin

As per the commentary above, there is greater sales risk attached to the private sales element of the scheme because the end buyer is unknown and not guaranteed. The overall target percentage of profit will therefore increase across the scheme without any affordable housing, with the target margin on this basis therefore as follows:

Scheme	Profit Margin	Profit Amount
Private sales	18%	£136,756,800
Commercial	15%	£536,662
Total blended:	17.99%	£137,293,462

Figure 17: Profit Margin

8. Benchmark Land Value

8.1. Method

In any typical viability assessment, a Benchmark Land Value (BLV) is used to assess if a scheme is viable, with a viable development achieving a value above the BLV and unviable development achieving a value below it. Paragraph 013 of the PPG states that:

“A benchmark land value should be established on the basis of the Existing Use Value (EUV), plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell the land for development while allowing a sufficient contribution to fully comply with policy requirement.”

This is often referred to as the EUV+ approach, which we have adopted in this case.

The EUV is defined in Paragraph 015 of the PPG as:

“the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types.”

It is clear that the EUV is the Market Value of the land in its current use and we had reference to comparable market evidence as appropriate.

In respect of the minimum premium, paragraph 016 of the PPG states that:

“the premium (or the ‘plus’ in EUV+) is the second component of benchmark land value. It is the amount above the existing use value (EUV) that goes to the landowner. The premium should provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to fully comply with policy requirements.”

The PPG goes on to state that:

“Benchmark land value should:

- *Be based upon existing use value*
- *Allow for a premium to landowners (including equity release from those building their own homes)*
- *Reflect the implications of abnormal costs, site-specific infrastructure costs; and professional site fees” (Paragraph 014)*

“To define land value for any viability assessment, a benchmark land value should be established on the basis of the existing use value (EUV) of the land, plus a premium for the landowner. The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should provide a reasonable incentive, in comparison with other options available, for the landowner to sell land for development while allowing a sufficient contribution to fully comply with policy requirements. This approach is often called ‘existing use value plus’ (EUV+).” (Paragraph 013)

There are therefore a number of factors that need to be considered when assessing the BLV. There is a need to reflect abnormal costs and planning policy, but there is also a need to consider a reasonable minimum level of return when assessing the premium to ensure this incentivises landowners to release their land for development. These factors can be at odds with each other,

and the PPG is clear that there is a need to “*strike a balance*” between the interests of Councils, developers and landowners in order to ensure that land is released for development.

It should also be noted that the PPG is clear that the actual price paid is not relevant for the purpose of viability assessment.

The RICS Professional Statement relating to viability in planning, dated 2021, provides additional guidance on the approach to Benchmark Land Value (BLV), which should be assessed through a five-stage process:

1. Assess the EUV as the Market Value of the property in its existing use, excluding hope value
2. Assess the Alternative Use Value (AUV) where appropriate
3. Assess the premium above EUV
4. Determine the residual value of the site, assuming policy compliance, to cross check against the EUV and assessment of the premium
5. Reference land transaction evidence to sense check the EUV and assessment of the premium

We have considered the relevant guidance in our assessment of BLV.

8.2. Existing Use Value

The subject site extends to approximately 2.2 acres in total, across two distinct parcels of land on opposing sides of Great Jackson Street. There are currently 3 different uses across the subject site. The parcel to the west of Great Jackson street currently contains a 3 storey office property known as Gaddum House (Parcel 1a) and the current Renaker marketing suite (Parcel 1b). The parcel to the east of Great Jackson street currently comprises a cleared, surfaced parcel of land, formally containing an industrial unit (Parcel 2).

We have assessed the existing use value separately across the three different parcels as shown below.

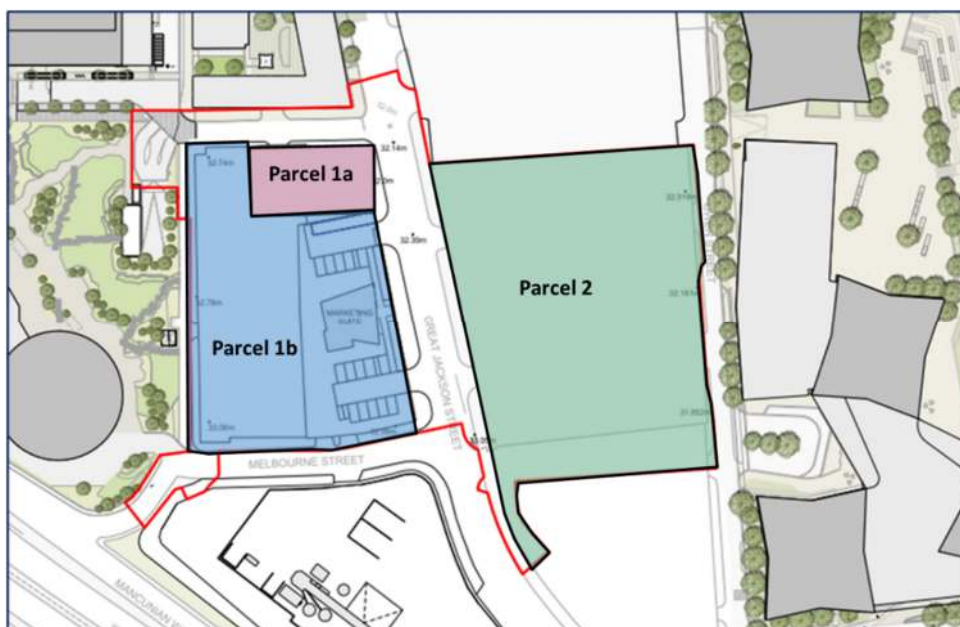


Figure 18: Existing Use Parcel 1a, 1b and 2.

Parcel 1a – Gaddum House

Gaddum House consists of a 3 storey office block of traditional brick construction, built in circa 2003. We understand that the property extends to approximately 5,200 sq ft.



Figure 19: Gaddum House

We have reviewed comparable office properties which have recently transacted, summarised below:

Property	Size (Sq. ft)	Sale Price	Per Sq ft	Description
5 Jordan Street, Knott Mill, Manchester	3,673	£810,000	£221	Sold in July 2023. Upper ground floor, self-contained office set below a residential development. Located fronting into Jordan Street, just 250 metres north east of Gaddum House.
Unit 7, 8-14 Commercial Street, Manchester	3,265	£680,000	£208	Sold in March 2022. Ground floor office unit set beneath a residential apartment block of circa 2008 construction. Located fronting into Commercial Street, just 220 metres north east of Gaddum House.
Sandpiper Quay, Modwen Road, Waters Edge Business Park, Salford	3,843	£507,000	£132	Sold in April 2022 to Recom Solutions Ltd as the owner occupier. End terrace, 3 storey office property, built in circa 1990. Located in Salford, within an established Business Park. The site does not benefit from being within walking distance of city centre amenities.

Figure 20: Office Sale Transactions

Reflecting on the above and the wider office market in Manchester, we would expect Gaddum House to attract a value below those at Knott Mill and Commercial Street in the region of £180 - £190 per sq ft, equating to between £936,000 and £988,000.

We have also had consideration to office rental values, summarised below:

Property	Size	Per Sq ft	Description
1st Floor, 2-4 Castle Street, Manchester	1,875	£24.00	Let to S.J.M Limited on a 5 year lease from March 2023. Located in Castlefield, within close proximity to Deansgate train station and tram stop.
12 Arundel Street, Manchester	2,076	£15.41	Let to Case Entertainment Group on a 5 year lease commencing December 2023. Ground floor office property set below a residential development, of circa 2005 build. Located on the opposing side of the Mancunian Way.
Arch 1, 5 Century Street, Manchester	2,535	£11.86	Let to Holy Grain LLP for a term of 10 years commencing December 2023. The lease provides for a rent review in December 2026 and a tenant option to break in December 2028. Located under a railway arch. Good location, but the unit is of a basic specification and fitout.
2 Commercial Street, Manchester	1,767	£23.00	Currently being marketed. Within close proximity of Gaddum House. Multi-tenanted office block, of traditional brick construction. Internally, the property has been fit out to a modern standard. The office benefits from a concierge.

Figure 21: Office Rental Transactions

Reflecting on the above, having consideration to specification, location and quantum, we consider the Market Rent of Gaddum House to be in the region of £18.00 per sq ft, equating to an annual rent of £93,600 per annum.

Given that the property comprises a low rise property of traditional brick construction that is not in keeping with the modern developments in the immediate vicinity, we consider a 9% yield to be appropriate. Applying a rental income of £93,600 to a 9% yield, and deducting 6.26% for purchase costs, results in a capital value of £974,896, say £975,000.

This figure falls within our assessment of value on a comparable sales basis and we have therefore adopted this as the EUV of this element of the site.

Parcel 1b - Site containing Renaker Marketing Suite

The marketing suite is set on a parcel of land extending to circa 0.86 acres. The site was previously used as a surface level car park. We have assessed the existing use value on this basis.

We have had regard to the following comparable transactions, considering both investment sales and owner occupier sites:

Property	Size (acres)	Price (£ per acre) (£ per space)	NIY	Date of Sale	Comments
Land on the South Side of Southall Street, Manchester	0.31	£1,024,800 (£3,305,806) (£21,350)	N/A	June 2022	Located in Strangeways, Manchester. This site is located just off the A56, one of the main arterial routes into the City. The site comprises 48 car parking spaces, operated by Total Car Parks.

Property	Size (acres)	Price (£ per acre) (£ per space)	NIY	Date of Sale	Comments
Charles Street, Manchester	0.08	£495,000 (£6,187,500) (£38,077)	6.75%	June 2023	Located in Manchester City Centre, just off Oxford Road. A small parcel of land with 13 car parking spaces. The site is held freehold and subject to a 3 year lease from July 2021, generating an income of £35,000 per annum. Although marketed as a car park site, without any planning permission. We do consider the site does obtain an element of hope value given its location.

Figure 22: Car Park Transactions

These properties sold for between c. £3,300,000 - £6,200,000 per acre and £20,000 - £38,000 per space, with a yield of 6.75% achieved at Charles Street. More widely across the north, we are aware of other town/city centre car parks that have sold £1,250,000 and £1,600,000 per acre, with yields ranging from 6 – 7%.

We understand the site has capacity for approximately 100 - 120 car parking spaces. If we assume a conservative 100 spaces at a value of £20,000 per space, this would equate to a value of c. £2,000,000. Capital outlay would be required for the site to be a surface car park given the existing marketing suite on site and we would therefore adopt a lower value of £1,500,000 on this basis.

We have reviewed comparable commercial storage land sites which have recently transacted, as summarised below:

Address	Area (Acres)	Price (£)	£ per Acre	Sale Date	Comments
West Egerton Street, Salford	5.1	£6,250,000	£1,225,490	Sep-22	Located within the industrial area in Salford. This parcel of land, formally owned by United Utilities was used as a gas holder site.
Lower Bridgeman Street, Bolton	1.3	£1,800,000	£1,384,615	Jul-22	Purchased by Lok'n'Store. Comprising a cleared brownfield parcel of land in Bolton town centre. Situated in a prominent position adjacent to a new Audi dealership.
Nash Road, Trafford Park	1.2	£1,800,000	£1,500,000	Jul-22	The property is located on Nash Road, in Trafford Park. It comprises a linear parcel of land, which is cleared and is used for storage.
Irlam Wharf Road, Manchester	3.78	£5,055,000	£1,337,300	2022	This is a level but irregular parcel of land, which is surfaced in concrete. It is located on an established industrial estate in Irlam and was previously used for container storage.

Crossley Road, Stockport	0.44	£570,000	£1,295,455	Sep-21	Parcel of land adjacent to Discovery Park, an industrial complex in Stockport.
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Figure 23: Commercial Storage Land Sales

There is a distinct lack of comparable transactions within Manchester city centre, and we have therefore widened our search to include the wider Greater Manchester area. In reality, land is unlikely to transact for this use in the city centre as alternative use values or development values are likely to be higher. Based on the comparable evidence above, there is a clear tone in the region of £1,200,000 to £1,500,000 per acre for commercial storage land.

We have also considered comparable rental values of storage land in the Greater Manchester area:

Address	Area (Acres)	Price (£)	£ per Acre	Date	Comments
Land at Barking Street, Manchester M40 7BT	1.10	£61,500	£55,909	July 2022	Let to Manchester Storage. Located just over 2 miles north east of the subject, in Miles Platting.
Trafford Park Road, Manchester	1.16	£145,000	£125,000	2022	Let to Newco. Located in Trafford Park, an established industrial location.
Land off Duncan Street, Salford M5 3SQ	0.95	Quoting £65,000	£68,421	Available	Located less than a mile north west of the subject site, positioned just behind Regent Retail Park.
Compound 3, Land at Hendham Vale Ind Park Crumpsall M8 0AD	0.27	Quoting £21,000	£77,777	Available	Located in Crumpsall, approximately 3 miles north of the subject site. Small surfaced parcel of land. Within an industrial setting.

Figure 24: Commercial Storage Land Rents

This evidence shows a range of rents in the order of £55,000 - £125,000 per acre.

The subject site is not within an established commercial area, the local vicinity is becoming increasingly dominated by residential developments. That said, storage land within easy access of the city centre is likely to be attractive to a range of operators, and the size of the parcel is relatively optimal for this type of use.

On balance, we would expect a value in the order of £1,000,000 per acre for the site as open storage land, which would equate to a value of £860,000. When considering this against the potential rental value for the site, we would expect this to be in the order of £70,000 - £80,000 per acre, and for the yield to be in the order of 7 – 8%, which gives a potential range of values between c. £750,000 - £980,000.

Reflecting on both the car park and storage land evidence, we have adopted an Existing Use Value of £1,500,000 for this part of the site.

Parcel 2 - Cleared Site

The cleared site on the eastern side of Great Jackson Street extends to approximately 1.2 acres. The site once contained an industrial unit which was demolished in 2023. We understand from Co-star that the industrial property extended to 26,601 sq ft in total. The unit was of circa 1980's build with part brick and part profile cladding elevations. The industrial unit incorporated ancillary office accommodation, with 4 ground level loading bays to the rear of the property with dedicated car parking spaces.



Figure 25: Parcel 2, Former Industrial Unit (Source: Google Maps)

As detailed above we would expect a value on an open storage basis of £1,000,000 per acre, which would equate to c. £1,200,000 for this parcel.

We have also had regard to the following comparable transactions in relation to the former industrial unit:

Property	Size (Sq. ft)	Sale Price	Per Sq ft	Description
Cottenham Lane, Springfield Park, Salford	39,144	£1,600,000	£40.87	Sold in December 2023 to Capital Builders NW Limited. The property comprises a single storey detached warehouse unit of 1970's build. Located approximately 1.4 miles north of the subject site, in Cheetham Hill, in an industrial setting.
Unit 7, Stowell Technical Park, Lord Byron Square, Salford	5,641	£435,000	£77.11	Sold in May 2023 to Cannaught Property Management Limited. Single storey warehouse of steel portal frame construction. Eaves heights of 3.4 metres. Property is held long leasehold for a term of 999 years less 10 days from 1982 at a peppercorn rent. Located in a prime industrial location.
Park Gate, Bredbury Industrial Estate, Stockport	18,711	£2,273,387	£121.50	Sold in August 2022. Located on Bredbury Park, this property dates from the 1980s and is of steel portal frame construction with brick and profile clad elevations. The main building extends to 13,374 sq ft with an additional mezzanine of 5,337 sq ft. We are advised that the property was offered to the market with a sitting tenant in a short term lease, which included a both a Tenant and Landlord break.

				Whilst sold with a sitting tenant, we consider that this sale effectively reflects the underlying vacant possession value. Located within an established industrial estate and is of superior condition.
Ambrose House, Ambrose Street, Manchester M12 5DD	29,919	£1,800,000	£60.16	Freehold purchased by Storage World Self Storage and Workspace LLP in July 2022. Single storey detached warehouse with 7 metres eaves heights and 3 level access loading doors. The unit benefits from a secure yard. Similar size and specification to the subject. Located just off Ashton Old Road, opposite Ashbury's train station, within an industrial setting.

Figure 26: Industrial Sale Transactions

Reflecting in the above and the wider industrial market in Manchester, we would expect the industrial unit, formally contained in Parcel 2, to attract a value in the region of £80 - £90 per sq ft, equating to between £2,128,080 and £2,394,090.

We have also considered comparable rental values for comparable industrial units:

Property	Size	Rent Per Sq ft	Description
Unit 5, Vaughan Street, Manchester M12 5BT	8,128	£6.00	Let to Bubble Panda Ltd on a 5 year lease from October 2023. The lease provides for a tenant option to break and corresponding rent review in July 2026. Located in an industrial setting in West Gorton. The property is of brick construction set under a multi-pitched profile clad roof.
39 Sherborne Street, Manchester M8 8LE	4,850	£6.20	Let to Flooring World Source Ltd on a 6 year lease commencing June 2023. The property is of steel portal frame construction with part brick work and corrugated steel-clad elevations under a pitched corrugated roof. Located in Cheetham Hill, just 1.5 miles north of the subject site.
Unit 3, Waterside Trafford Park, Manchester M17 1WD	16,720	£11.50	Let in April 2023 on a 10 year lease to an unknown tenant. Modern unit of circa 2003 build. Significantly superior in specification compared to the subject, in a superior location and smaller in size. Overall, we would not expect the subject unit to attract a rental value at this level.
Unit 5&6 Downing Street Industrial Estate M12 6HH	12,980	£7.23	Lease renewal in late 2022 with Royal Mail. The lease provides for a mutual break option. The headline rent was agreed at £8.00 per sq ft with a 10% deduction of the inclusion of a mutual break option. Similar specification. Adjustment for quantum required.
Unit 26, Midland Street Manchester M12 6LA	5,276	£6.64	Warehouse of circa 1960's build with office accommodation. Eaves height of circa 4.3m. The unit is of a basic specification. Adjustment for quantum required.
40-42 Matthews Street, Manchester M12 5BB	30,000	£6.66	New build warehouse but to a low specification. Poor access off the street. Good sized yard.
43 Red Bank, Cheetham Hill,	6,035	£9.94	Currently being marketed. Industrial storage unit of brick construction. Located in Cheetham Hill. This unit is of an inferior specification compared to the subject,

Manchester M4 4HF			with a single loading door and eaves height of 3.1 metres. Adjustment for quantum required.
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Figure 27: Industrial, Rental Transactions

Reflecting on the above, having consideration to specification, location and quantum, we consider that the former industrial unit would achieve a rental value in the region of £8.00 per sq ft, equating to an annual rent of £212,808.

Applying a 7% yield to a rental income of £212,808, and deducting 6.26% for purchase costs, results in a capital value of £2,849,803, say £2,850,000, equating to £107 per sq ft. On the balance of evidence, we consider this to be the appropriate EUV for this element of the site.

Summary

The total Existing Use Value of the site is as follows:

Parcel 1a	£975,000
Parcel 1b	£1,500,000
Parcel 2	£2,850,000
TOTAL	£5,325,000

Figure 28: Existing Use Value

8.3. Alternative Use Value

We have not considered any alternative use values in this instance.

8.4. Minimum Premium

In line with the PPG requirements, a premium has been applied to account for the minimum return that would persuade a reasonable landowner to release the land for development. If a landowner is not sufficiently incentivised land will not be released for development because landowners can choose to wait for a change in policy or retain land for an existing or alternative use.

With reference to the Viability Assessment associated with the emerging PfE Local Plan, this adopts a premium of 20% in the case of brownfield sites. This is a relatively standard approach to the assessment of a minimum premium when there is an underlying commercial value associated with a site. Whilst landowners are unlikely to do this calculation, when you consider that there is a reasonable level of underlying commercial value, it would be reasonable to assume that the minimum premium above this is a reasonable proportion of the EUV.

The PfE Viability Assessment also adopts a BLV of £15,000,000 per hectare (c. £6,070,000 per acre) for brownfield high density Manchester city centre sites for the highest density schemes. This is based on BLVs that already include a landowner premium with recognition that a value below this may also be appropriate, but that high density schemes will attract a higher premium. We are aware that minimum premiums can be up to 50% for the purpose of viability assessments in Manchester city centre on this basis.

On balance we have adopted a minimum premium of 50% to reflect the high density and prime nature of the site. Based on an EUV of £5,325,000, a 50% minimum premium equates to £2,662,500.

8.5. Residual Value

We have assessed the residual value of the scheme with 20% affordable housing as per the target set out in policy, and this produces a negative land value.

8.6. Land Comparable Evidence

We have considered relevant land comparable evidence as a sense check against the EUV and minimum premium applied.

A site nearby at Bridgewater House on Great Jackson Street recently sold at auction in May 2023 for £2,400,000. The site extends to c. 0.53 acres and has a planning consent for the conversion of a listed building and new three storey apartment block to provide a total of 53 dwellings. The sold price reflects a value of just over £4,500,000 per acre and £45,000 per unit.

Select Property Group acquired a 1.18 acre parcel of land on Port Street in December 2022 for £12,950,000 with planning consent for a new build apartment scheme of 481 dwellings. This purchase equates to c. £11,000,000 per acre and £27,000 per unit.

CDL Hospitality Trusts purchased a 0.7 acre parcel on Heyrod Street in September 2021 for £9,500,000. The site had a planning consent for a scheme of 352 new build apartments. The sold price reflects a value of c. £13,500,000 per acre and £27,000 per unit.

We are aware of other transactions within the city centre that reflect a general range of land values for new build apartment development that equate to £25,000 - £35,000 per plot. Our assessment of BLV for £7,987,000 equates to a value of c. £4,575 per plot, which is considered to be a significant reduction to allow for the potential delivery of planning policy subject to the associated costs and values of the scheme. In the context of the transactional evidence, the BLV on a per plot basis is significantly below the market evidence and therefore considered conservative.

8.7. Benchmark Land Value

As per the assessment above, our BLV is summarised as follows:

Existing Use Value	£5,325,000
Minimum Premium	£2,662,500
Benchmark Land Value	£7,987,500

Figure 29: Benchmark Land Value

9. Appraisal Results & Sensitivity Analysis

Appraisal 1 - 20% affordable housing (fixed profit)	When assessing the residual value with a fixed margin of 16.79% on GDV and the appraisal assumptions set out above, the residual value of the scheme is negative £80,029,045. A copy of the appraisal summary is enclosed at Appendix 4.
Appraisal 2 - 0% affordable housing (fixed profit)	When assessing the residual value with a fixed margin of 17.99% on GDV and the appraisal assumptions set out above, the residual value of the scheme is negative £44,941,014. A copy of the appraisal summary is enclosed at Appendix 5.
Appraisal 1 – 20% affordable housing (fixed land value)	Given the scale of the scheme and level of capital required to deliver the scheme, we have considered the profitability of the scheme with the BLV as a fixed input into the appraisal to better understand scheme viability. In this case, the BLV of £7,987,500 is only 1.14% of the total scheme costs, and the appraisal will therefore be very sensitive in respect of the land value. Including the BLV as a fixed cost shows what the profit would be and what commercial view (if any) a developer would need to take to progress with a scheme, when the BLV is fully accounted for. On this basis, the scheme generates a margin of 0.11% on GDV. A copy of the appraisal summary is enclosed at Appendix 6.
Appraisal 2 – 0% affordable housing (fixed land value)	Given the scale of the scheme and level of capital required to deliver the scheme, we have considered the profitability of the scheme with the BLV as a fixed input into the appraisal to better understand scheme viability. In this case, the BLV of £7,987,500 is only 1.14% of the total scheme costs, and the appraisal will therefore be very sensitive in respect of the land value. Including the BLV as a fixed cost shows what the profit would be and what commercial view (if any) a developer would need to take to progress with a scheme, when the BLV is fully accounted for. On this basis, the profit margin generated by the scheme is 8.63% on GDV. A copy of the appraisal summary is enclosed at Appendix 7.

Sensitivity Analysis

In accordance with RICS guidance it is appropriate to sensitivity test the appraisals to highlight the sensitivity of the appraisals. We have undertaken a sensitivity analysis of Appraisal 2 – fixed land value, assessing the impact of 2.5% changes to build costs and residential apartment values.

The results are enclosed at Appendix 8 and show a range of profit margins, from a negative margin (scheme deficit) when costs are increased by 5% and sales values are reduced by 5%, up to a potential increase of 17.44% on GDV when costs are reduced by 5% and sales values are increased by 5%.

This highlights the sensitivity of the appraisal to its inputs and the inherent risks associated with development of this nature.

10. Conclusions

The appraisals contained within this report represent a robust assessment of the viability of the proposed residential led development on the Crown Street Phase 3 site.

This report has been produced utilising Argus Developer which is an industry recognised appraisal software package. Due regard has been given to the relevant NPPF, PPG and guidance published by the RICS in respect of viability in planning.

Firstly, we have undertaken residual appraisals of the scheme with a fixed profit margin, with 20% affordable housing and the public realm works and 0% affordable housing and the public realm works. These appraisals assess the residual land value associated with each scheme, with the results compared to the BLV for the site shown below:

	Appraisal 1 – 20% affordable housing with fixed margin of 16.79%	Appraisal 2 – 0% affordable housing with fixed margin of 17.99%
Benchmark Land Value	£7,987,500	£7,987,500
Residual Land Value	-£80,029,045	-£44,941,014

Figure 30: Residual Appraisal Results

The BLV adopted within the appraisals is in accordance with PPG guidance and reflects a conservative assessment of the value required to incentivise the landowner to bring the site forward for development.

When the scheme is assessed on a residual basis, the land value generated by the appraisals is negative, with the appraisal including 20% affordable housing resulting in an additional deficit of c. £35 million when compared to the appraisal including 0% affordable housing.

Given the scale of the scheme and level of capital required to deliver the scheme, we have considered the profitability of the scheme with the Benchmark Land Value as a fixed input into the appraisal to better understand scheme viability.

In this case, the BLV of £7,987,500 is only 1.14% of the total scheme costs, and the appraisal will therefore be very sensitive in respect of the land value. Including the BLV as a fixed cost shows what the profit would be and what commercial view (if any) a developer would need to take to progress with a scheme, when the BLV is fully accounted for.

These appraisal results are compared to the target profit margins as shown below:

	Appraisal 1 – 20% affordable housing with the fixed BLV	Appraisal 2 – 0% affordable housing with the fixed BLV
Target Profit Margin	16.79%	17.99%
Appraisal Profit Margin	0.11%	8.63%

Figure 31: Development Appraisal Results

When scheme profit is assessed, the scheme with 20% affordable housing generates a negligible margin of 0.01% on GDV, which is significantly below the target of 16.79% on GDV. The scheme is therefore unviable on this basis.

The viability of the scheme with 0% affordable housing significantly improves, and this produces a profit margin of 8.63% on GDV. The overall impact of the 20% affordable housing on profit margin is in the order of £65 million.

The profit margin of the scheme with 0% affordable housing at 8.63% is below the target margin of the scheme of 17.99% on GDV. This is based on the scheme appraisal that is compliant with PPG and RICS guidance in respect of viability in planning. We understand that Renaker are willing to take a commercial view and are committed to the delivery of the scheme.

This is based on their experience of delivering schemes of this complexity and quality within the city centre. This is of course inherently risky, which is reflected in the viability appraisal results. As a developer it is their prerogative to take a commercial view on this, and their exemplary track record of delivery would suggest that this scheme can be completed. The additional risk exposure however created by the inclusion of affordable housing within the scheme however reduces this risk to an unacceptable level.

We are therefore of the professional opinion that in line with policy requirements, the viability of the scheme demonstrates that the target of 20% affordable housing cannot be delivered, and that scheme viability does not allow for the inclusion of any affordable housing. Other Section 106 contributions have not been included, and the delivery of these would worsen scheme viability. We are therefore also of the opinion that the scheme cannot provide any additional financial contributions, beyond the public realm works of £6,985,846 that are being delivered on site.

11. Compliance

Values can change over a short period of time and our findings should be considered valid for a limited time period. Our conclusions are based on the assumptions provided and information available at the time of the report. We have verified the information relied upon to the best of our ability and relied upon our experience of the property markets. Some information may be unavailable at the time of writing or is provided to us on a verbal or informal basis and the accuracy therefore cannot be guaranteed.

This report is provided for the stated purpose and only for the use of the party to whom it is addressed. It is confidential to the client(s) and may not be disclosed to any other third party without our prior written consent. In breach of this condition, no responsibility can be accepted to third parties for the comments or advice contained in this report.

Neither the whole nor any part of this report nor any reference thereto may be included in any document, circular or statement without our prior approval of the form and context in which it will appear.

APPENDICES

Appendix I

Schedule of Accommodation

Building Floorplate		E1												
					Type	Units per Storey	GEA per Storey	GIA per Storey	IPMS 3B					
							(sqm)	(sqm)	(sqm)	Studio	1B	2B	2B Lux	3B
		Apartment Number												
		02				2			130.9	1	0	1	0	0
		E1	02	01					84.2			1		
		E1	02	02					46.7	1				
Floorplate - Type 1	Level	03				11			696.2	1	4	6	0	0
	Typical Plan 1B	E1	03	01					52.8		1			
		E1	03	02					50.2		1			
		E1	03	03					50.9		1			
		E1	03	04					44.2	1				
		E1	03	05					75.5			1		
		E1	03	06					71.8			1		
		E1	03	07					71.8			1		
		E1	03	08					74.3			1		
		E1	03	09					53.1		1			
		E1	03	10					75.7			1		
		E1	03	11					75.9			1		
	Level	04				11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	04	01					53.3		1			
		E1	04	02					50.2		1			
		E1	04	03					50.9		1			
		E1	04	04					44.2	1				
		E1	04	05					75.6			1		
		E1	04	06					70.6			1		
		E1	04	07					71.6			1		
		E1	04	08					75.6			1		
		E1	04	09					53.1		1			
		E1	04	10					75.7			1		
		E1	04	11					76.4			1		
	Level	05				11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	05	01					53.3		1			
		E1	05	02					50.2		1			
		E1	05	03					50.9		1			
		E1	05	04					44.2	1				
		E1	05	05					75.6			1		
		E1	05	06					70.6			1		
		E1	05	07					71.6			1		
		E1	05	08					75.6			1		
		E1	05	09					53.1		1			
		E1	05	10					75.7			1		
		E1	05	11					76.4			1		
	Level	06				11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	06	01					53.3		1			
		E1	06	02					50.2		1			
		E1	06	03					50.9		1			
		E1	06	04					44.2	1				
		E1	06	05					75.6			1		
		E1	06	06					70.6			1		
		E1	06	07					71.6			1		
		E1	06	08					75.6			1		
		E1	06	09					53.1		1			
		E1	06	10					75.7			1		
		E1	06	11					76.4			1		
Level	07				11			696.2	1	4	6	0	0	
Typical Plan 1B	E1	07	01					52.8		1				
	E1	07	02					50.2		1				
	E1	07	03					50.9		1				
	E1	07	04					44.2	1					
	E1	07	05					75.5			1			
	E1	07	06					71.8			1			
	E1	07	07					71.8			1			
	E1	07	08					74.3			1			
	E1	07	09					53.1		1				
	E1	07	10					75.7			1			
	E1	07	11					75.9			1			
Level	08				11			696.2	1	4	6	0	0	
Typical Plan 1B	E1	08	01					52.8		1				
	E1	08	02					50.2		1				
	E1	08	03					50.9		1				
	E1	08	04					44.2	1					
	E1	08	05					75.5			1			
	E1	08	06					71.8			1			
	E1	08	07					71.8			1			
	E1	08	08					74.3			1			
	E1	08	09					53.1		1				
	E1	08	10					75.7			1			
	E1	08	11					75.9			1			
Level	09				11			696.2	1	4	6	0	0	
Typical Plan 1B	E1	09	01					52.8		1				
	E1	09	02					50.2		1				
	E1	09	03					50.9		1				
	E1	09	04					44.2	1					
	E1	09	05					75.5			1			
	E1	09	06					71.8			1			
	E1	09	07					71.8			1			
	E1	09	08					74.3			1			

F		E1	09	09					53.1		1			
		E1	09	10					75.7			1		
		E1	09	11					75.9			1		
	Level		10			11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	10	01					53.3		1			
		E1	10	02					50.2		1			
		E1	10	03					50.9		1			
		E1	10	04					44.2	1				
		E1	10	05					75.6			1		
		E1	10	06					70.6			1		
		E1	10	07					71.6			1		
		E1	10	08					75.6			1		
		E1	10	09					53.1		1			
		E1	10	10					75.7			1		
	Level		11			11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	11	01					53.3		1			
		E1	11	02					50.2		1			
		E1	11	03					50.9		1			
		E1	11	04					44.2	1				
		E1	11	05					75.6			1		
		E1	11	06					70.6			1		
		E1	11	07					71.6			1		
		E1	11	08					75.6			1		
		E1	11	09					53.1		1			
		E1	11	10					75.7			1		
	Level		12			11			697.2	1	4	6	0	0
	Typical Plan 1A	E1	12	01					53.3		1			
		E1	12	02					50.2		1			
		E1	12	03					50.9		1			
		E1	12	04					44.2	1				
		E1	12	05					75.6			1		
		E1	12	06					70.6			1		
		E1	12	07					71.6			1		
		E1	12	08					75.6			1		
		E1	12	09					53.1		1			
		E1	12	10					75.7			1		
	Level		13			11			696.2	1	4	6	0	0
	Typical Plan 1B	E1	13	01					52.8		1			
		E1	13	02					50.2		1			
		E1	13	03					50.9		1			
		E1	13	04					44.2	1				
		E1	13	05					75.5			1		
		E1	13	06					71.8			1		
		E1	13	07					71.8			1		
		E1	13	08					74.3			1		
		E1	13	09					53.1		1			
		E1	13	10					75.7			1		
	Level		14			11			696.2	1	4	6	0	0
	Typical Plan 1B	E1	14	01					52.8		1			
		E1	14	02					50.2		1			
		E1	14	03					50.9		1			
		E1	14	04					44.2	1				
		E1	14	05					75.5			1		
		E1	14	06					71.8			1		
		E1	14	07					71.8			1		
		E1	14	08					74.3			1		
		E1	14	09					53.1		1			
		E1	14	10					75.7			1		
	Level		15			11			696.2	1	4	6	0	0
	Typical Plan 1B	E1	15	01					52.8		1			
		E1	15	02					50.2		1			
		E1	15	03					50.9		1			
		E1	15	04					44.2	1				
		E1	15	05					75.5			1		
		E1	15	06					71.8			1		
		E1	15	07					71.8			1		
		E1	15	08					74.3			1		
		E1	15	09					53.1		1			
		E1	15	10					75.7			1		
	Level		16			10			719.4	0	2	8	0	0
	Typical Plan 2A	E1	16	01					79.7			1		
		E1	16	02					75.7			1		
		E1	16	03					54.0		1			
		E1	16	04					75.7			1		
		E1	16	05					74.5			1		
		E1	16	06					74.5			1		
		E1	16	07					75.6			1		
		E1	16	08					54.0		1			
		E1	16	09					75.9			1		
		E1	16	10					79.8			1		
	Level		17			10			719.4	0	2	8	0	0
		E1	17	01					79.7			1		

Floorplate - Type 2	Typical Plan 2A	E1	17	02					75.7			1		
		E1	17	03					54		1			
		E1	17	04					75.7			1		
		E1	17	05					74.5			1		
		E1	17	06					74.5			1		
		E1	17	07					75.6			1		
		E1	17	08					54		1			
		E1	17	09					75.9			1		
		E1	17	10					79.8			1		
	Level		18			10			719.4	0	2	8	0	0
	Typical Plan 2A	E1	18	01					79.7			1		
		E1	18	02					75.7			1		
		E1	18	03					54		1			
		E1	18	04					75.7			1		
		E1	18	05					74.5			1		
		E1	18	06					74.5			1		
		E1	18	07					75.6			1		
		E1	18	08					54		1			
		E1	18	09					75.9			1		
		E1	18	10					79.8			1		
	Level		19			10			719.2	0	2	8	0	0
	Typical Plan 2B	E1	19	01					79.1			1		
		E1	19	02					75.7			1		
		E1	19	03					54.0		1			
		E1	19	04					75.7			1		
		E1	19	05					75.0			1		
		E1	19	06					75.0			1		
		E1	19	07					75.6			1		
		E1	19	08					54.0		1			
		E1	19	09					75.9			1		
		E1	19	10					79.2			1		
	Level		20			10			719.2	0	2	8	0	0
	Typical Plan 2B	E1	20	01					79.1			1		
		E1	20	02					75.7			1		
		E1	20	03					54		1			
		E1	20	04					75.7			1		
		E1	20	05					75			1		
		E1	20	06					75			1		
		E1	20	07					75.6			1		
		E1	20	08					54		1			
		E1	20	09					75.9			1		
		E1	20	10					79.2			1		
	Level		21			10			719.2	0	2	8	0	0
	Typical Plan 2B	E1	21	01					79.1			1		
		E1	21	02					75.7			1		
		E1	21	03					54		1			
		E1	21	04					75.7			1		
		E1	21	05					75			1		
		E1	21	06					75			1		
		E1	21	07					75.6			1		
		E1	21	08					54		1			
		E1	21	09					75.9			1		
		E1	21	10					79.2			1		
	Level		22			10			719.4	0	2	8	0	0
	Typical Plan 2A	E1	22	01					79.7			1		
		E1	22	02					75.7			1		
		E1	22	03					54		1			
		E1	22	04					75.7			1		
		E1	22	05					74.5			1		
		E1	22	06					74.5			1		
		E1	22	07					75.6			1		
		E1	22	08					54		1			
		E1	22	09					75.9			1		
		E1	22	10					79.8			1		
	Level		23			10			719.4	0	2	8	0	0
	Typical Plan 2A	E1	23	01					79.7			1		
		E1	23	02					75.7			1		
		E1	23	03					54.0		1			
		E1	23	04					75.7			1		
		E1	23	05					74.5			1		
		E1	23	06					74.5			1		
		E1	23	07					75.6			1		
		E1	23	08					54.0		1			
		E1	23	09					75.9			1		
		E1	23	10					79.8			1		
	Level		24			10			719.4	0	2	8	0	0
	Typical Plan 2A	E1	24	01					79.7			1		
		E1	24	02					75.7			1		
		E1	24	03					54		1			
		E1	24	04					75.7			1		
		E1	24	05					74.5			1		
		E1	24	06					74.5			1		
		E1	24	07					75.6			1		
		E1	24	08					54		1			
		E1	24	09					75.9			1		
		E1	24	10					79.8			1		
	Level		25			10			719.2	0	2	8	0	0
		E1	25	01					79.1			1		

Typical Plan 2B	E1	25	02					75.7			1		
	E1	25	03					54.0		1			
	E1	25	04					75.7			1		
	E1	25	05					75.0			1		
	E1	25	06					75.0			1		
	E1	25	07					75.6			1		
	E1	25	08					54.0		1			
	E1	25	09					75.9			1		
	E1	25	10					79.2			1		
	Level	26			10			719.2	0	3	6	0	1
Typical Plan 3A	E1	26	01					57.4		1			
	E1	26	02					97.0					1
	E1	26	03					54.0		1			
	E1	26	04					75.8			1		
	E1	26	05					74.9			1		
	E1	26	06					74.9			1		
	E1	26	07					75.8			1		
	E1	26	08					54.0		1			
	E1	26	09					76.0			1		
	E1	26	10					79.4			1		
Level	27				10			719.2	0	3	6	0	1
Typical Plan 3A	E1	27	01					57.4		1			
	E1	27	02					97.0					1
	E1	27	03					54.0		1			
	E1	27	04					75.8			1		
	E1	27	05					74.9			1		
	E1	27	06					74.9			1		
	E1	27	07					75.8			1		
	E1	27	08					54.0		1			
	E1	27	09					76.0			1		
	E1	27	10					79.4			1		
Level	28				10			719.5	0	3	6	0	1
Typical Plan 3B	E1	28	01					57.8		1			
	E1	28	02					97.0					1
	E1	28	03					54.0		1			
	E1	28	04					75.8			1		
	E1	28	05					74.7			1		
	E1	28	06					74.7			1		
	E1	28	07					75.8			1		
	E1	28	08					54.0		1			
	E1	28	09					76.0			1		
	E1	28	10					79.7			1		
Level	29				10			719.5	0	3	6	0	1
Typical Plan 3B	E1	29	01					57.8		1			
	E1	29	02					97.0					1
	E1	29	03					54.0		1			
	E1	29	04					75.8			1		
	E1	29	05					74.7			1		
	E1	29	06					74.7			1		
	E1	29	07					75.8			1		
	E1	29	08					54.0		1			
	E1	29	09					76.0			1		
	E1	29	10					79.7			1		
Level	30				10			719.5	0	3	6	0	1
Typical Plan 3B	E1	30	01					57.8		1			
	E1	30	02					97.0					1
	E1	30	03					54.0		1			
	E1	30	04					75.8			1		
	E1	30	05					74.7			1		
	E1	30	06					74.7			1		
	E1	30	07					75.8			1		
	E1	30	08					54.0		1			
	E1	30	09					76.0			1		
	E1	30	10					79.7			1		
Level	31				10			719.2	0	3	6	0	1
Typical Plan 3A	E1	31	01					57.4		1			
	E1	31	02					97.0					1
	E1	31	03					54.0		1			
	E1	31	04					75.8			1		
	E1	31	05					74.9			1		
	E1	31	06					74.9			1		
	E1	31	07					75.8			1		
	E1	31	08					54.0		1			
	E1	31	09					76.0			1		
	E1	31	10					79.4			1		
Level	32				10			719.2	0	3	6	0	1
Typical Plan 3A	E1	32	01					57.4		1			
	E1	32	02					97.0					1
	E1	32	03					54.0		1			
	E1	32	04					75.8			1		
	E1	32	05					74.9			1		
	E1	32	06					74.9			1		
	E1	32	07					75.8			1		
	E1	32	08					54.0		1			
	E1	32	09					76.0			1		
	E1	32	10					79.4			1		
Level	33				10			719.2	0	3	6	0	1
E1	33	01						57.4		1			

Floorplate - Type 3	Typical Plan 3A	E1	33	02					97.0				1
		E1	33	03					54.0		1		
		E1	33	04					75.8			1	
		E1	33	05					74.9			1	
		E1	33	06					74.9			1	
		E1	33	07					75.8			1	
		E1	33	08					54.0		1		
		E1	33	09					76.0			1	
		E1	33	10					79.4			1	
	Level		34			10			719.5	0	3	6	0 1
	Typical Plan 3B	E1	34	01					57.8		1		
		E1	34	02					97.0				1
		E1	34	03					54.0		1		
		E1	34	04					75.8			1	
		E1	34	05					74.7			1	
		E1	34	06					74.7			1	
		E1	34	07					75.8			1	
		E1	34	08					54.0		1		
		E1	34	09					76.0			1	
		E1	34	10					79.7			1	
	Level		35			10			719.5	0	3	6	0 1
	Typical Plan 3B	E1	35	01					57.8		1		
		E1	35	02					97.0				1
		E1	35	03					54.0		1		
		E1	35	04					75.8			1	
		E1	35	05					74.7			1	
		E1	35	06					74.7			1	
		E1	35	07					75.8			1	
		E1	35	08					54.0		1		
		E1	35	09					76.0			1	
		E1	35	10					79.7			1	
	Level		36			10			719.5	0	3	6	0 1
	Typical Plan 3B	E1	36	01					57.8		1		
		E1	36	02					97.0				1
		E1	36	03					54.0		1		
		E1	36	04					75.8			1	
		E1	36	05					74.7			1	
		E1	36	06					74.7			1	
		E1	36	07					75.8			1	
		E1	36	08					54.0		1		
		E1	36	09					76.0			1	
		E1	36	10					79.7			1	
	Level		37			10			715.2	0	3	6	0 1
	Typical Plan 3C	E1	37	01					54.8		1		
		E1	37	02					97.8				1
		E1	37	03					55.5		1		
		E1	37	04					76.5			1	
		E1	37	05					72.6			1	
		E1	37	06					72.5			1	
		E1	37	07					76.5			1	
		E1	37	08					55.5		1		
		E1	37	09					77.5			1	
		E1	37	10					76.0			1	
	Level		38			10			715.2	0	3	6	0 1
	Typical Plan 3C	E1	38	01					54.8		1		
		E1	38	02					97.8				1
		E1	38	03					55.5		1		
		E1	38	04					76.5			1	
		E1	38	05					72.6			1	
		E1	38	06					72.5			1	
		E1	38	07					76.5			1	
		E1	38	08					55.5		1		
		E1	38	09					77.5			1	
		E1	38	10					76.0			1	
	Level		39			10			715.2	0	3	6	0 1
	Typical Plan 3C	E1	39	01					54.8		1		
		E1	39	02					97.8				1
		E1	39	03					55.5		1		
		E1	39	04					76.5			1	
		E1	39	05					72.6			1	
		E1	39	06					72.5			1	
		E1	39	07					76.5			1	
		E1	39	08					55.5		1		
		E1	39	09					77.5			1	
		E1	39	10					76.0			1	
	Level		40			10			716.6	0	3	6	0 1
	Typical Plan 3D	E1	40	01					55.4		1		
		E1	40	02					97.9				1
		E1	40	03					55.7		1		
		E1	40	04					76.5			1	
		E1	40	05					72.6			1	
		E1	40	06					72.3			1	
		E1	40	07					76.5			1	
		E1	40	08					55.7		1		
		E1	40	09					77.5			1	
		E1	40	10					76.5			1	
	Level		41			10			716.6	0	3	6	0 1
		E1	41	01					55.4		1		

	Typical Plan 3D	E1 41 02					97.9					1
		E1 41 03					55.7		1			
		E1 41 04					76.5			1		
		E1 41 05					72.6			1		
		E1 41 06					72.3			1		
		E1 41 07					76.5			1		
		E1 41 08					55.7		1			
		E1 41 09					77.5			1		
		E1 41 10					76.5			1		
	Level	42		10			716.6	0	3	6	0	1
	Typical Plan 3D	E1 42 01					55.4		1			
		E1 42 02					97.9					1
		E1 42 03					55.7		1			
		E1 42 04					76.5			1		
		E1 42 05					72.6			1		
		E1 42 06					72.3			1		
		E1 42 07					76.5			1		
		E1 42 08					55.7		1			
		E1 42 09					77.5			1		
		E1 42 10					76.5			1		
	Level	43		10			715.2	0	3	6	0	1
	Typical Plan 3C	E1 43 01					54.8		1			
		E1 43 02					97.8					1
		E1 43 03					55.5		1			
		E1 43 04					76.5			1		
		E1 43 05					72.6			1		
		E1 43 06					72.5			1		
		E1 43 07					76.5			1		
		E1 43 08					55.5		1			
		E1 43 09					77.5			1		
		E1 43 10					76.0			1		
	Level	44		10			715.2	0	3	6	0	1
	Typical Plan 3C	E1 44 01					54.8		1			
		E1 44 02					97.8					1
		E1 44 03					55.5		1			
		E1 44 04					76.5			1		
		E1 44 05					72.6			1		
		E1 44 06					72.5			1		
		E1 44 07					76.5			1		
		E1 44 08					55.5		1			
		E1 44 09					77.5			1		
		E1 44 10					76.0			1		
	Level	45		10			715.2	0	3	6	0	1
	Typical Plan 3C	E1 45 01					54.8		1			
		E1 45 02					97.8					1
		E1 45 03					55.5		1			
		E1 45 04					76.5			1		
		E1 45 05					72.6			1		
		E1 45 06					72.5			1		
		E1 45 07					76.5			1		
		E1 45 08					55.5		1			
		E1 45 09					77.5			1		
		E1 45 10					76.0			1		
	Level	46		6			742.3	0	0	2	0	4
	Penthouse	E1 46 01					76.4			1		
		E1 46 02					152.0					1
		E1 46 03					142.7					1
		E1 46 04					142.7					1
		E1 46 05					152.0					1
		E1 46 06					76.5			1		
							Studio	1B	2B	2B Lux	3B	
TOTAL			451	0	0	31,477	14	132	281	0	24	

Building Floorplate		E2												
					Type	Units per Storey	GEA per Storey (sqm)	GIA per Storey (sqm)	IPMS 3B (sqm)	Studio	1B	2B	2B Lux	3B
		Apartment Number												
		02				2			131.2	1	0	1	0	0
		E2	02	01					46.6	1				
		E2	02	02					84.6			1		
	Level	03				11			697.9	1	4	6	0	0
	Typical Plan 1B	E2	03	01					52.8		1			
		E2	03	02					75.8			1		
		E2	03	03					75.7			1		
		E2	03	04					53.1		1			
		E2	03	05					75.6			1		
		E2	03	06					72.0			1		
		E2	03	07					72.0			1		
		E2	03	08					75.6			1		
		E2	03	09					44.2	1				
		E2	03	10					50.9		1			
		E2	03	11					50.2		1			
	Level	04				11			698.5	1	4	6	0	0
	Typical Plan 1A	E2	04	01					53.3		1			
		E2	04	02					76.3			1		
		E2	04	03					75.7			1		
		E2	04	04					53.1		1			
		E2	04	05					75.6			1		
		E2	04	06					71.8			1		
		E2	04	07					71.8			1		
		E2	04	08					75.6			1		
		E2	04	09					44.2	1				
		E2	04	10					50.9		1			
		E2	04	11					50.2		1			
	Level	05				11			698.5	1	4	6	0	0
	Typical Plan 1A	E2	05	01					53.3		1			
		E2	05	02					76.3			1		
		E2	05	03					75.7			1		
		E2	05	04					53.1		1			
		E2	05	05					75.6			1		
		E2	05	06					71.8			1		
		E2	05	07					71.8			1		
		E2	05	08					75.6			1		
		E2	05	09					44.2	1				
		E2	05	10					50.9		1			
		E2	05	11					50.2		1			
	Level	06				11			698.5	1	4	6	0	0
	Typical Plan 1A	E2	06	01					53.3		1			
		E2	06	02					76.3			1		
		E2	06	03					75.7			1		
		E2	06	04					53.1		1			
		E2	06	05					75.6			1		
		E2	06	06					71.8			1		
		E2	06	07					71.8			1		
		E2	06	08					75.6			1		
		E2	06	09					44.2	1				
		E2	06	10					50.9		1			
		E2	06	11					50.2		1			
	Level	07				11			697.9	1	4	6	0	0
	Typical Plan 1B	E2	07	01					52.8		1			
		E2	07	02					75.8			1		
		E2	07	03					75.7			1		
		E2	07	04					53.1		1			
		E2	07	05					75.6			1		
		E2	07	06					72.0			1		
		E2	07	07					72.0			1		
		E2	07	08					75.6			1		
		E2	07	09					44.2	1				
		E2	07	10					50.9		1			
		E2	07	11					50.2		1			
	Level	08				11			697.9	1	4	6	0	0
	Typical Plan 1B	E2	08	01					52.8		1			
		E2	08	02					75.8			1		
		E2	08	03					75.7			1		
		E2	08	04					53.1		1			
		E2	08	05					75.6			1		
		E2	08	06					72.0			1		
		E2	08	07					72.0			1		
		E2	08	08					75.6			1		
		E2	08	09					44.2	1				
		E2	08	10					50.9		1			
		E2	08	11					50.2		1			
	Level	09				11			697.9	1	4	6	0	0
	Typical Plan 1B	E2	09	01					52.8		1			
		E2	09	02					75.8			1		
		E2	09	03					75.7			1		
		E2	09	04					53.1		1			
		E2	09	05					75.6			1		
		E2	09	06					72.0			1		
		E2	09	07					72.0			1		
		E2	09	08					75.6			1		
		E2	09	09					44.2	1				
		E2	09	10					50.9		1			
		E2	09	11					50.2		1			
	Level	10				11			698.5	1	4	6	0	0
	lan 1A	E2	10	01					53.3		1			
		E2	10	02					76.3			1		
		E2	10	03					75.7			1		
		E2	10	04					53.1		1			
		E2	10	05					75.6			1		

Typical P	E2	10	06						71.8			1		
	E2	10	07						71.8			1		
	E2	10	08						75.6			1		
	E2	10	09						44.2	1				
	E2	10	10						50.9			1		
	E2	10	11						50.2			1		
	Level	11			11				698.5	1	4	6	0	0
	Typical Plan 1A	E2	11	01					53.3			1		
		E2	11	02					76.3			1		
		E2	11	03					75.7			1		
		E2	11	04					53.1			1		
		E2	11	05					75.6			1		
		E2	11	06					71.8			1		
		E2	11	07					71.8			1		
		E2	11	08					75.6			1		
		E2	11	09					44.2	1				
		E2	11	10					50.9			1		
		E2	11	11					50.2			1		
Level	12				11				698.5	1	4	6	0	0
Typical Plan 1A	E2	12	01						53.3			1		
	E2	12	02						76.3			1		
	E2	12	03						75.7			1		
	E2	12	04						53.1			1		
	E2	12	05						75.6			1		
	E2	12	06						71.8			1		
	E2	12	07						71.8			1		
	E2	12	08						75.6			1		
	E2	12	09						44.2	1				
	E2	12	10						50.9			1		
	E2	12	11						50.2			1		
Level	13				11				697.9	1	4	6	0	0
Typical Plan 1B	E2	13	01						52.8			1		
	E2	13	02						75.8			1		
	E2	13	03						75.7			1		
	E2	13	04						53.1			1		
	E2	13	05						75.6			1		
	E2	13	06						72			1		
	E2	13	07						72			1		
	E2	13	08						75.6			1		
	E2	13	09						44.2	1				
	E2	13	10						50.9			1		
	E2	13	11						50.2			1		
Level	14				11				697.9	1	4	6	0	0
Typical Plan 1B	E2	14	01						52.8			1		
	E2	14	02						75.8			1		
	E2	14	03						75.7			1		
	E2	14	04						53.1			1		
	E2	14	05						75.6			1		
	E2	14	06						72			1		
	E2	14	07						72			1		
	E2	14	08						75.6			1		
	E2	14	09						44.2	1				
	E2	14	10						50.9			1		
	E2	14	11						50.2			1		
Level	15				11				697.9	1	4	6	0	0
Typical Plan 1B	E2	15	01						52.8			1		
	E2	15	02						75.8			1		
	E2	15	03						75.7			1		
	E2	15	04						53.1			1		
	E2	15	05						75.6			1		
	E2	15	06						72			1		
	E2	15	07						72			1		
	E2	15	08						75.6			1		
	E2	15	09						44.2	1				
	E2	15	10						50.9			1		
	E2	15	11						50.2			1		
Level	16				10				719.1	0	2	8	0	0
Typical Plan 2A	E2	16	01						79.6			1		
	E2	16	02						79.6			1		
	E2	16	03						75.9			1		
	E2	16	04						54.0			1		
	E2	16	05						75.5			1		
	E2	16	06						74.6			1		
	E2	16	07						74.6			1		
	E2	16	08						75.6			1		
	E2	16	09						54.0			1		
	E2	16	10						75.7			1		
Level	17				10				719.1	0	2	8	0	0
Typical Plan 2A	E2	17	01						79.6			1		
	E2	17	02						79.6			1		
	E2	17	03						75.9			1		
	E2	17	04						54.0			1		
	E2	17	05						75.5			1		
	E2	17	06						74.6			1		
	E2	17	07						74.6			1		
	E2	17	08						75.6			1		
	E2	17	09						54.0			1		
	E2	17	10						75.7			1		
Level	18				10				719.1	0	2	8	0	0
Typical Plan 2A	E2	18	01						79.6			1		
	E2	18	02						79.6			1		
	E2	18	03						75.9			1		
	E2	18	04						54.0			1		
	E2	18	05						75.5			1		
	E2	18	06						74.6			1		
	E2	18	07						74.6			1		
	E2	18	08						75.6			1		

Floorplate - Type 3	Typic	E2	27	07						75.0			1		
		E2	27	08						75.7			1		
		E2	27	09						54.0		1			
		E2	27	10						97.1					1
	Level		28			10				719.7	0	3	6	0	1
	Typical Plan 3B	E2	28	01						57.9		1			
		E2	28	02						79.7			1		
		E2	28	03						76.0			1		
		E2	28	04						54.0		1			
		E2	28	05						75.7			1		
		E2	28	06						74.8			1		
		E2	28	07						74.8			1		
		E2	28	08						75.7			1		
		E2	28	09						54.0		1			
		E2	28	10						97.1					1
	Level		29			10				719.7	0	3	6	0	1
	Typical Plan 3B	E2	29	01						57.9		1			
		E2	29	02						79.7			1		
		E2	29	03						76.0			1		
		E2	29	04						54.0		1			
		E2	29	05						75.7			1		
		E2	29	06						74.8			1		
		E2	29	07						74.8			1		
		E2	29	08						75.7			1		
		E2	29	09						54.0		1			
		E2	29	10						97.1					1
	Level		30			10				719.7	0	3	6	0	1
	Typical Plan 3B	E2	30	01						57.9		1			
		E2	30	02						79.7			1		
		E2	30	03						76.0			1		
		E2	30	04						54.0		1			
		E2	30	05						75.7			1		
		E2	30	06						74.8			1		
		E2	30	07						74.8			1		
		E2	30	08						75.7			1		
		E2	30	09						54.0		1			
		E2	30	10						97.1					1
	Level		31			10				719.4	0	3	6	0	1
	Typical Plan 3A	E2	31	01						57.5		1			
		E2	31	02						79.4			1		
		E2	31	03						76.0			1		
		E2	31	04						54.0		1			
		E2	31	05						75.7			1		
		E2	31	06						75.0			1		
		E2	31	07						75.0			1		
		E2	31	08						75.7			1		
		E2	31	09						54.0		1			
		E2	31	10						97.1					1
	Level		32			10				719.4	0	3	6	0	1
	Typical Plan 3A	E2	32	01						57.5		1			
		E2	32	02						79.4			1		
		E2	32	03						76.0			1		
		E2	32	04						54.0		1			
		E2	32	05						75.7			1		
		E2	32	06						75.0			1		
		E2	32	07						75.0			1		
		E2	32	08						75.7			1		
		E2	32	09						54.0		1			
		E2	32	10						97.1					1
	Level		33			10				719.4	0	3	6	0	1
	Typical Plan 3A	E2	33	01						57.5		1			
		E2	33	02						79.4			1		
		E2	33	03						76.0			1		
		E2	33	04						54.0		1			
		E2	33	05						75.7			1		
		E2	33	06						75.0			1		
		E2	33	07						75.0			1		
		E2	33	08						75.7			1		
		E2	33	09						54.0		1			
		E2	33	10						97.1					1
	Level		34			10				719.7	0	3	6	0	1
	Typical Plan 3B	E2	34	01						57.9		1			
		E2	34	02						79.7			1		
		E2	34	03						76.0			1		
		E2	34	04						54.0		1			
		E2	34	05						75.7			1		
		E2	34	06						74.8			1		
		E2	34	07						74.8			1		
		E2	34	08						75.7			1		
		E2	34	09						54.0		1			
		E2	34	10						97.1					1
	Level		35			10				719.7	0	3	6	0	1
	Typical Plan 3B	E2	35	01						57.9		1			
		E2	35	02						79.7			1		
		E2	35	03						76.0			1		
		E2	35	04						54.0		1			
		E2	35	05						75.7			1		
		E2	35	06						74.8			1		
		E2	35	07						74.8			1		
		E2	35	08						75.7			1		
		E2	35	09						54.0		1			
		E2	35	10						97.1					1
	Level		36			10				719.7	0	3	6	0	1
	in 3B	E2	36	01						57.9		1			
		E2	36	02						79.7			1		
		E2	36	03						76.0			1		
		E2	36	04						54.0		1			

Typical Pla	E2	36	05					75.7			1		
	E2	36	06					74.8			1		
	E2	36	07					74.8			1		
	E2	36	08					75.7			1		
	E2	36	09					54.0		1			
Level	E2	36	10					97.1					1
		37			10			725.2	0	3	6	0	1
Typical Plan 3C	E2	37	01					57.5		1			
	E2	37	02					79.2			1		
	E2	37	03					77.0			1		
	E2	37	04					55.5		1			
	E2	37	05					76.4			1		
	E2	37	06					74.9			1		
	E2	37	07					74.9			1		
	E2	37	08					76.4			1		
	E2	37	09					55.5		1			
	E2	37	10					97.9					1
Level		38			10			725.2	0	3	6	0	1
	E2	38	01					57.5		1			
	E2	38	02					79.2			1		
	E2	38	03					77.0			1		
	E2	38	04					55.5		1			
	E2	38	05					76.4			1		
	E2	38	06					74.9			1		
	E2	38	07					74.9			1		
	E2	38	08					76.4			1		
	E2	38	09					55.5		1			
Level	E2	38	10					97.9					1
		39			10			725.2	0	3	6	0	1
Typical Plan 3C	E2	39	01					57.5		1			
	E2	39	02					79.2			1		
	E2	39	03					77.0			1		
	E2	39	04					55.5		1			
	E2	39	05					76.4			1		
	E2	39	06					74.9			1		
	E2	39	07					74.9			1		
	E2	39	08					76.4			1		
	E2	39	09					55.5		1			
	E2	39	10					97.9					1
Level		40			10			726.0	0	3	6	0	1
	E2	40	01					58.0		1			
	E2	40	02					79.2			1		
	E2	40	03					77.5			1		
	E2	40	04					55.7		1			
	E2	40	05					76.4			1		
	E2	40	06					74.6			1		
	E2	40	07					74.6			1		
	E2	40	08					76.4			1		
	E2	40	09					55.7		1			
Level	E2	40	10					97.9					1
		41			10			726.0	0	3	6	0	1
Typical Plan 3D	E2	41	01					58.0		1			
	E2	41	02					79.2			1		
	E2	41	03					77.5			1		
	E2	41	04					55.7		1			
	E2	41	05					76.4			1		
	E2	41	06					74.6			1		
	E2	41	07					74.6			1		
	E2	41	08					76.4			1		
	E2	41	09					55.7		1			
	E2	41	10					97.9					1
Level		42			10			726.0	0	3	6	0	1
	E2	42	01					58.0		1			
	E2	42	02					79.2			1		
	E2	42	03					77.5			1		
	E2	42	04					55.7		1			
	E2	42	05					76.4			1		
	E2	42	06					74.6			1		
	E2	42	07					74.6			1		
	E2	42	08					76.4			1		
	E2	42	09					55.7		1			
Level	E2	42	10					97.9					1
		43			10			725.2	0	3	6	0	1
Typical Plan 3C	E2	43	01					57.5		1			
	E2	43	02					79.2			1		
	E2	43	03					77			1		
	E2	43	04					55.5		1			
	E2	43	05					76.4			1		
	E2	43	06					74.9			1		
	E2	43	07					74.9			1		
	E2	43	08					76.4			1		
	E2	43	09					55.5		1			
	E2	43	10					97.9					1
Level		44			10			725.2	0	3	6	0	1
	E2	44	01					57.5		1			
	E2	44	02					79.2			1		
	E2	44	03					77			1		
	E2	44	04					55.5		1			
	E2	44	05					76.4			1		
	E2	44	06					74.9			1		
	E2	44	07					74.9			1		
	E2	44	08					76.4			1		
	E2	44	09					55.5		1			
Level	E2	44	10					97.9					1
		45			10			725.2	0	3	6	0	1
	E2	45	01					57.5		1			
	E2	45	02					79.2			1		

	Typical Plan 3C	E2	45	03					77			1				
		E2	45	04					55.5		1					
		E2	45	05					76.4			1				
		E2	45	06					74.9			1				
		E2	45	07					74.9			1				
		E2	45	08					76.4			1				
		E2	45	09					55.5		1					
		E2	45	10					97.9					1		
Level		46			6				752.5	0	0	2	0	4		
Penthouse	E2	46	01					79.1			1					
	E2	46	02					79.2			1					
	E2	46	03					151.9						1		
	E2	46	04					145.2						1		
	E2	46	05					145.2						1		
	E2	46	06					151.9						1		
										Studio	1B	2B	2B Lux	3B		
TOTAL										451	31,596	14	132	281	0	24

Building Floorplate		C7												
					Type	Units per Storey	GEA per Storey (sqm)	GIA per Storey (sqm)	IPMS 3B (sqm)	Studio	1B	2B	2B Lux	3B
		Apartment Number												
	Level	03				10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7	03	01					72.3			1		
		C7	03	02					54.0		1			
		C7	03	03					40.8	1				
		C7	03	04					53.6		1			
		C7	03	05					73.6			1		
		C7	03	06					73.6			1		
		C7	03	07					53.6		1			
		C7	03	08					40.8	1				
		C7	03	09					54.0		1			
	C7	03	10					72.3			1			
	Level	04				10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7	04	01					71.8			1		
		C7	04	02					54.0		1			
		C7	04	03					40.8	1				
		C7	04	04					53.5		1			
		C7	04	05					74.0			1		
		C7	04	06					74.0			1		
		C7	04	07					53.5		1			
		C7	04	08					40.8	1				
		C7	04	09					54.0		1			
	C7	04	10					71.8			1			
	Level	05				10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7	05	01					72.3			1		
		C7	05	02					54.0		1			
		C7	05	03					40.8	1				
		C7	05	04					53.6		1			
		C7	05	05					73.6			1		
		C7	05	06					73.6			1		
		C7	05	07					53.6		1			
		C7	05	08					40.8	1				
		C7	05	09					54.0		1			
	C7	05	10					72.3			1			
	Level	06				10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7	06	01					71.8			1		
		C7	06	02					54.0		1			
		C7	06	03					40.8	1				
		C7	06	04					53.5		1			
		C7	06	05					74.0			1		
		C7	06	06					74.0			1		
		C7	06	07					53.5		1			
		C7	06	08					40.8	1				
C7		06	09					54.0		1				
C7	06	10					71.8			1				
Level	07				10	799.6	776.7	588.6	2	4	4	0	0	
Typical Plan 1A	C7	07	01					72.3			1			
	C7	07	02					54.0		1				
	C7	07	03					40.8	1					
	C7	07	04					53.6		1				
	C7	07	05					73.6			1			
	C7	07	06					73.6			1			
	C7	07	07					53.6		1				
	C7	07	08					40.8	1					
	C7	07	09					54.0		1				
C7	07	10					72.3			1				
Level	08				10	799.6	776.7	588.2	2	4	4	0	0	
Typical Plan 1B	C7	08	01					71.8			1			
	C7	08	02					54.0		1				
	C7	08	03					40.8	1					
	C7	08	04					53.5		1				
	C7	08	05					74.0			1			
	C7	08	06					74.0			1			
	C7	08	07					53.5		1				
	C7	08	08					40.8	1					
	C7	08	09					54.0		1				
C7	08	10					71.8			1				
Level	09				10	799.6	776.7	588.6	2	4	4	0	0	
Typical Plan 1A	C7	09	01					72.3			1			
	C7	09	02					54.0		1				
	C7	09	03					40.8	1					
	C7	09	04					53.6		1				
	C7	09	05					73.6			1			
	C7	09	06					73.6			1			
	C7	09	07					53.6		1				
	C7	09	08					40.8	1					
	C7	09	09					54.0		1				
C7	09	10					72.3			1				
Level	10				10	799.6	776.7	588.2	2	4	4	0	0	
Typical Plan 1B	C7	10	01					71.8			1			
	C7	10	02					54.0		1				
	C7	10	03					40.8	1					
	C7	10	04					53.5		1				
	C7	10	05					74.0			1			
	C7	10	06					74.0			1			
	C7	10	07					53.5		1				
	C7	10	08					40.8	1					
	C7	10	09					54.0		1				
C7	10	10					71.8			1				
Level	11				10	799.6	776.7	588.6	2	4	4	0	0	
A	C7	11	01					72.3			1			
	C7	11	02					54.0		1				
	C7	11	03					40.8	1					

Floorplate - Type 1	Typical Plan 1	C7 11 04					53.6		1			
		C7 11 05					73.6			1		
		C7 11 06					73.6			1		
		C7 11 07					53.6		1			
		C7 11 08					40.8	1				
		C7 11 09					54.0		1			
		C7 11 10					72.3			1		
	Level	12		10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7 12 01					71.8			1		
		C7 12 02					54.0		1			
		C7 12 03					40.8	1				
		C7 12 04					53.5		1			
		C7 12 05					74.0			1		
		C7 12 06					74.0			1		
		C7 12 07					53.5		1			
		C7 12 08					40.8	1				
		C7 12 09					54.0		1			
		C7 12 10					71.8			1		
Floorplate - Type 1	Level	13		10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7 13 01					72.3			1		
		C7 13 02					54.0		1			
		C7 13 03					40.8	1				
		C7 13 04					53.6		1			
		C7 13 05					73.6			1		
		C7 13 06					73.6			1		
		C7 13 07					53.6		1			
		C7 13 08					40.8	1				
		C7 13 09					54.0		1			
		C7 13 10					72.3			1		
Floorplate - Type 1	Level	14		10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7 14 01					71.8			1		
		C7 14 02					54.0		1			
		C7 14 03					40.8	1				
		C7 14 04					53.5		1			
		C7 14 05					74.0			1		
		C7 14 06					74.0			1		
		C7 14 07					53.5		1			
		C7 14 08					40.8	1				
		C7 14 09					54.0		1			
		C7 14 10					71.8			1		
Floorplate - Type 1	Level	15		10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7 15 01					72.3			1		
		C7 15 02					54.0		1			
		C7 15 03					40.8	1				
		C7 15 04					53.6		1			
		C7 15 05					73.6			1		
		C7 15 06					73.6			1		
		C7 15 07					53.6		1			
		C7 15 08					40.8	1				
		C7 15 09					54.0		1			
		C7 15 10					72.3			1		
Floorplate - Type 1	Level	16		10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7 16 01					71.8			1		
		C7 16 02					54.0		1			
		C7 16 03					40.8	1				
		C7 16 04					53.5		1			
		C7 16 05					74.0			1		
		C7 16 06					74.0			1		
		C7 16 07					53.5		1			
		C7 16 08					40.8	1				
		C7 16 09					54.0		1			
		C7 16 10					71.8			1		
Floorplate - Type 1	Level	17		10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7 17 01					72.3			1		
		C7 17 02					54.0		1			
		C7 17 03					40.8	1				
		C7 17 04					53.6		1			
		C7 17 05					73.6			1		
		C7 17 06					73.6			1		
		C7 17 07					53.6		1			
		C7 17 08					40.8	1				
		C7 17 09					54.0		1			
		C7 17 10					72.3			1		
Floorplate - Type 1	Level	18		10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1B	C7 18 01					71.8			1		
		C7 18 02					54.0		1			
		C7 18 03					40.8	1				
		C7 18 04					53.5		1			
		C7 18 05					74.0			1		
		C7 18 06					74.0			1		
		C7 18 07					53.5		1			
		C7 18 08					40.8	1				
		C7 18 09					54.0		1			
		C7 18 10					71.8			1		
Floorplate - Type 1	Level	19		10	799.6	776.7	588.6	2	4	4	0	0
	Typical Plan 1A	C7 19 01					72.3			1		
		C7 19 02					54.0		1			
		C7 19 03					40.8	1				
		C7 19 04					53.6		1			
		C7 19 05					73.6			1		
		C7 19 06					73.6			1		
		C7 19 07					53.6		1			
		C7 19 08					40.8	1				
		C7 19 09					54.0		1			
		C7 19 10					72.3			1		
Floorplate - Type 1	Level	20		10	799.6	776.7	588.2	2	4	4	0	0
	Typical Plan 1A	C7 20 01					71.8			1		

Typical Plan 1B	C7	20	02					54.0		1			
	C7	20	03					40.8	1				
	C7	20	04					53.5		1			
	C7	20	05					74.0			1		
	C7	20	06					74.0			1		
	C7	20	07					53.5		1			
	C7	20	08					40.8	1				
	C7	20	09					54.0		1			
	C7	20	10					71.8			1		
	Level	21			10	799.6	776.7	588.6	2	4	4	0	0
Typical Plan 1A	C7	21	01					72.3			1		
	C7	21	02					54.0		1			
	C7	21	03					40.8	1				
	C7	21	04					53.6		1			
	C7	21	05					73.6			1		
	C7	21	06					73.6			1		
	C7	21	07					53.6		1			
	C7	21	08					40.8	1				
	C7	21	09					54.0		1			
	C7	21	10					72.3			1		
Level	22				10	799.6	776.7	588.2	2	4	4	0	0
Typical Plan 1B	C7	22	01					71.8			1		
	C7	22	02					54.0		1			
	C7	22	03					40.8	1				
	C7	22	04					53.5		1			
	C7	22	05					74.0			1		
	C7	22	06					74.0			1		
	C7	22	07					53.5		1			
	C7	22	08					40.8	1				
	C7	22	09					54.0		1			
	C7	22	10					71.8			1		
Level	23				8	799.6	776.7	610.2	0	0	8	0	0
Typical Plan 2A	C7	23	01					75.4			1		
	C7	23	02					77.7			1		
	C7	23	03					77.4			1		
	C7	23	04					74.6			1		
	C7	23	05					74.6			1		
	C7	23	06					77.4			1		
	C7	23	07					77.7			1		
	C7	23	08					75.4			1		
Level	24				8	799.6	776.7	610.0	0	0	8	0	0
Typical Plan 2B	C7	24	01					75.1			1		
	C7	24	02					77.7			1		
	C7	24	03					77.4			1		
	C7	24	04					74.8			1		
	C7	24	05					74.8			1		
	C7	24	06					77.4			1		
	C7	24	07					77.7			1		
	C7	24	08					75.1			1		
Level	25				8	799.6	776.7	610.2	0	0	8	0	0
Typical Plan 2A	C7	25	01					75.4			1		
	C7	25	02					77.7			1		
	C7	25	03					77.4			1		
	C7	25	04					74.6			1		
	C7	25	05					74.6			1		
	C7	25	06					77.4			1		
	C7	25	07					77.7			1		
	C7	25	08					75.4			1		
Level	26				8	799.6	776.7	610.0	0	0	8	0	0
Typical Plan 2B	C7	26	01					75.1			1		
	C7	26	02					77.7			1		
	C7	26	03					77.4			1		
	C7	26	04					74.8			1		
	C7	26	05					74.8			1		
	C7	26	06					77.4			1		
	C7	26	07					77.7			1		
	C7	26	08					75.1			1		
Level	27				8	799.6	776.7	610.2	0	0	8	0	0
Typical Plan 2A	C7	27	01					75.4			1		
	C7	27	02					77.7			1		
	C7	27	03					77.4			1		
	C7	27	04					74.6			1		
	C7	27	05					74.6			1		
	C7	27	06					77.4			1		
	C7	27	07					77.7			1		
	C7	27	08					75.4			1		
Level	28				8	799.6	776.7	610.0	0	0	8	0	0
Typical Plan 2B	C7	28	01					75.1			1		
	C7	28	02					77.7			1		
	C7	28	03					77.4			1		
	C7	28	04					74.8			1		
	C7	28	05					74.8			1		
	C7	28	06					77.4			1		
	C7	28	07					77.7			1		
	C7	28	08					75.1			1		
Level	29				8	799.6	776.7	610.2	0	0	8	0	0
Typical Plan 2A	C7	29	01					75.4			1		
	C7	29	02					77.7			1		
	C7	29	03					77.4			1		
	C7	29	04					74.6			1		
	C7	29	05					74.6			1		
	C7	29	06					77.4			1		
	C7	29	07					77.7			1		
	C7	29	08					75.4			1		
Level	30				8	799.6	776.7	610.0	0	0	8	0	0
2B	C7	30	01					75.1			1		
	C7	30	02					77.7			1		

Floorplate - Type 2	Typical Plan 2	C7 30 03					77.4			1		
		C7 30 04					74.8			1		
		C7 30 05					74.8			1		
		C7 30 06					77.4			1		
		C7 30 07					77.7			1		
		C7 30 08					75.1			1		
	Level	31		8	799.6	776.7	610.2	0	0	8	0	0
	Typical Plan 2A	C7 31 01					75.4			1		
		C7 31 02					77.7			1		
		C7 31 03					77.4			1		
		C7 31 04					74.6			1		
		C7 31 05					74.6			1		
		C7 31 06					77.4			1		
		C7 31 07					77.7			1		
	C7 31 08					75.4			1			
	Level	32		8	799.6	776.7	610.0	0	0	8	0	0
	Typical Plan 2B	C7 32 01					75.1			1		
		C7 32 02					77.7			1		
		C7 32 03					77.4			1		
		C7 32 04					74.8			1		
		C7 32 05					74.8			1		
		C7 32 06					77.4			1		
		C7 32 07					77.7			1		
	C7 32 08					75.1			1			
	Level	33		8	799.6	776.7	610.2	0	0	8	0	0
	Typical Plan 2A	C7 33 01					75.4			1		
		C7 33 02					77.7			1		
		C7 33 03					77.4			1		
		C7 33 04					74.6			1		
		C7 33 05					74.6			1		
		C7 33 06					77.4			1		
		C7 33 07					77.7			1		
	C7 33 08					75.4			1			
	Level	34		8	799.6	776.7	610.0	0	0	8	0	0
	Typical Plan 2B	C7 34 01					75.1			1		
		C7 34 02					77.7			1		
		C7 34 03					77.4			1		
		C7 34 04					74.8			1		
		C7 34 05					74.8			1		
		C7 34 06					77.4			1		
		C7 34 07					77.7			1		
	C7 34 08					75.1			1			
	Level	35		8	799.6	776.7	618.6	0	0	8	0	0
	Typical Plan 2C	C7 35 01					76.8			1		
		C7 35 02					78.0			1		
		C7 35 03					78.1			1		
		C7 35 04					76.4			1		
		C7 35 05					76.4			1		
		C7 35 06					78.1			1		
		C7 35 07					78.0			1		
	C7 35 08					76.8			1			
	Level	36		8	799.6	776.7	618.6	0	0	8	0	0
	Typical Plan 2C	C7 36 01					76.8			1		
		C7 36 02					78.0			1		
		C7 36 03					78.1			1		
		C7 36 04					76.4			1		
		C7 36 05					76.4			1		
		C7 36 06					78.1			1		
		C7 36 07					78.0			1		
	C7 36 08					76.8			1			
	Level	37		8	799.6	776.7	618.6	0	0	8	0	0
	Typical Plan 2C	C7 37 01					76.8			1		
		C7 37 02					78.0			1		
		C7 37 03					78.1			1		
		C7 37 04					76.4			1		
		C7 37 05					76.4			1		
		C7 37 06					78.1			1		
		C7 37 07					78.0			1		
	C7 37 08					76.8			1			
	Level	38		8	799.6	776.7	618.6	0	0	8	0	0
	Typical Plan 2C	C7 38 01					76.8			1		
		C7 38 02					78.0			1		
		C7 38 03					78.1			1		
		C7 38 04					76.4			1		
		C7 38 05					76.4			1		
		C7 38 06					78.1			1		
		C7 38 07					78.0			1		
	C7 38 08					76.8			1			
	Level	39		8	799.6	776.7	618.6	0	0	8	0	0
	Typical Plan 2C	C7 39 01					76.8			1		
		C7 39 02					78.0			1		
		C7 39 03					78.1			1		
		C7 39 04					76.4			1		
		C7 39 05					76.4			1		
		C7 39 06					78.1			1		
		C7 39 07					78.0			1		
	C7 39 08					76.8			1			
	Level	40		8	799.6	776.7	609.8	0	2	4	0	2
	Typical Plan 3	C7 40 01					76.2			1		
		C7 40 02					98.9					1
		C7 40 03					53.7		1			
		C7 40 04					76.1			1		
		C7 40 05					76.1			1		
		C7 40 06					53.7		1			
		C7 40 07					98.9					1
	C7 40 08					76.2			1			
	Level	41		8	799.6	776.7	609.8	0	2	4	0	2

Floorplate - Type 3	Typical Plan 3	C7 41 01					76.2			1					
		C7 41 02					98.9					1			
		C7 41 03					53.7		1						
		C7 41 04					76.1			1					
		C7 41 05					76.1			1					
		C7 41 06					53.7		1						
		C7 41 07					98.9					1			
	C7 41 08					76.2			1						
	Level	42		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 42 01					76.2			1					
		C7 42 02					98.9					1			
		C7 42 03					53.7		1						
		C7 42 04					76.1			1					
		C7 42 05					76.1			1					
		C7 42 06					53.7		1						
		C7 42 07					98.9					1			
	C7 42 08					76.2			1						
	Level	43		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 43 01					76.2			1					
		C7 43 02					98.9					1			
		C7 43 03					53.7		1						
		C7 43 04					76.1			1					
		C7 43 05					76.1			1					
		C7 43 06					53.7		1						
		C7 43 07					98.9					1			
	C7 43 08					76.2			1						
	Level	44		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 44 01					76.2			1					
		C7 44 02					98.9					1			
		C7 44 03					53.7		1						
		C7 44 04					76.1			1					
		C7 44 05					76.1			1					
		C7 44 06					53.7		1						
		C7 44 07					98.9					1			
	C7 44 08					76.2			1						
	Level	45		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 45 01					76.2			1					
		C7 45 02					98.9					1			
		C7 45 03					53.7		1						
		C7 45 04					76.1			1					
		C7 45 05					76.1			1					
		C7 45 06					53.7		1						
		C7 45 07					98.9					1			
	C7 45 08					76.2			1						
	Level	46		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 46 01					76.2			1					
		C7 46 02					98.9					1			
		C7 46 03					53.7		1						
		C7 46 04					76.1			1					
		C7 46 05					76.1			1					
		C7 46 06					53.7		1						
		C7 46 07					98.9					1			
	C7 46 08					76.2			1						
	Level	47		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 47 01					76.2			1					
		C7 47 02					98.9					1			
		C7 47 03					53.7		1						
		C7 47 04					76.1			1					
		C7 47 05					76.1			1					
		C7 47 06					53.7		1						
		C7 47 07					98.9					1			
	C7 47 08					76.2			1						
	Level	48		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 48 01					76.2			1					
		C7 48 02					98.9					1			
		C7 48 03					53.7		1						
		C7 48 04					76.1			1					
		C7 48 05					76.1			1					
		C7 48 06					53.7		1						
		C7 48 07					98.9					1			
	C7 48 08					76.2			1						
	Level	49		8	799.6	776.7	609.8	0	2	4	0	2			
	Typical Plan 3	C7 49 01					76.2			1					
		C7 49 02					98.9					1			
		C7 49 03					53.7		1						
		C7 49 04					76.1			1					
		C7 49 05					76.1			1					
		C7 49 06					53.7		1						
		C7 49 07					98.9					1			
	C7 49 08					76.2			1						
	Level	50		6	799.6	776.7	627.0	0	0	2	2	2			
	Penthouse	C7 50 01					76.3			1					
		C7 50 02					106.8				1				
		C7 50 03					130.4					1			
		C7 50 04					130.4					1			
		C7 50 05					106.8				1				
	C7 50 06					76.3			1						
									Studio	1B	2B	2B Lux	3B		
	TOTAL								422	28,907	40	100	258	2	22

Building Floorplate		C8												
					Type	Units per Storey	GEA per Storey (sqm)	GIA per Storey (sqm)	IPMS 3B (sqm)	Studio	1B	2B	2B Lux	3B
		Apartment Number												
	Level	03				9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	03	01					73.6			1		
		C8	03	02					73.6			1		
		C8	03	03					52.5		1			
		C8	03	04					38.6	1				
		C8	03	05					51.8		1			
		C8	03	06					71.4			1		
		C8	03	07					71.3			1		
		C8	03	08					75.1			1		
	C8	03	09					75.1			1			
	Level	04				9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	04	01					73.6			1		
		C8	04	02					73.6			1		
		C8	04	03					52.5		1			
		C8	04	04					38.6	1				
		C8	04	05					51.8		1			
		C8	04	06					71.4			1		
		C8	04	07					71.3			1		
		C8	04	08					75.1			1		
	C8	04	09					75.1			1			
	Level	05				9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	05	01					73.6			1		
		C8	05	02					73.6			1		
		C8	05	03					52.5		1			
		C8	05	04					38.6	1				
		C8	05	05					51.8		1			
		C8	05	06					71.4			1		
		C8	05	07					71.3			1		
		C8	05	08					75.1			1		
	C8	05	09					75.1			1			
	Level	06				9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	06	01					73.6			1		
		C8	06	02					73.6			1		
		C8	06	03					52.5		1			
		C8	06	04					38.6	1				
		C8	06	05					51.8		1			
		C8	06	06					71.4			1		
		C8	06	07					71.3			1		
		C8	06	08					75.1			1		
	C8	06	09					75.1			1			
	Level	07				9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	07	01					73.6			1		
		C8	07	02					73.6			1		
		C8	07	03					52.5		1			
		C8	07	04					38.6	1				
		C8	07	05					51.8		1			
		C8	07	06					71.4			1		
		C8	07	07					71.3			1		
C8		07	08					75.1			1			
C8	07	09					75.1			1				
Level	08				9	799.6	776.7	583.0	1	2	6	0	0	
Typical Plan 1A	C8	08	01					73.6			1			
	C8	08	02					73.6			1			
	C8	08	03					52.5		1				
	C8	08	04					38.6	1					
	C8	08	05					51.8		1				
	C8	08	06					71.4			1			
	C8	08	07					71.3			1			
	C8	08	08					75.1			1			
C8	08	09					75.1			1				
Level	09				9	799.6	776.7	583.0	1	2	6	0	0	
Typical Plan 1A	C8	09	01					73.6			1			
	C8	09	02					73.6			1			
	C8	09	03					52.5		1				
	C8	09	04					38.6	1					
	C8	09	05					51.8		1				
	C8	09	06					71.4			1			
	C8	09	07					71.3			1			
	C8	09	08					75.1			1			
C8	09	09					75.1			1				
Level	10				9	799.6	776.7	583.0	1	2	6	0	0	
Typical Plan 1A	C8	10	01					73.6			1			
	C8	10	02					73.6			1			
	C8	10	03					52.5		1				
	C8	10	04					38.6	1					
	C8	10	05					51.8		1				
	C8	10	06					71.4			1			
	C8	10	07					71.3			1			
	C8	10	08					75.1			1			
C8	10	09					75.1			1				
Level	11				9	799.6	776.7	583.0	1	2	6	0	0	
Typical Plan 1A	C8	11	01					73.6			1			
	C8	11	02					73.6			1			
	C8	11	03					52.5		1				
	C8	11	04					38.6	1					
	C8	11	05					51.8		1				
	C8	11	06					71.4			1			
	C8	11	07					71.3			1			
	C8	11	08					75.1			1			
C8	11	09					75.1			1				
Level	12				9	799.6	776.7	583.0	1	2	6	0	0	
Typical Plan 1A	C8	12	01					73.6			1			
	C8	12	02					73.6			1			

Typical Plan 1A	C8	12	03					52.5		1			
	C8	12	04					38.6	1				
	C8	12	05					51.8		1			
	C8	12	06					71.4			1		
	C8	12	07					71.3			1		
	C8	12	08					75.1			1		
	C8	12	09					75.1			1		
	Level	13			9	799.6	776.7	583.0	1	2	6	0	0
	Typical Plan 1A	C8	13	01				73.6			1		
		C8	13	02				73.6			1		
		C8	13	03				52.5		1			
		C8	13	04				38.6	1				
		C8	13	05				51.8		1			
		C8	13	06				71.4			1		
		C8	13	07				71.3			1		
		C8	13	08				75.1			1		
		C8	13	09				75.1			1		
Level	14				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	14	01					74.2			1		
	C8	14	02					74.2			1		
	C8	14	03					52.4		1			
	C8	14	04					38.5	1				
	C8	14	05					52.2		1			
	C8	14	06					72.0			1		
	C8	14	07					71.8			1		
	C8	14	08					75.3			1		
	C8	14	09					75.1			1		
Level	15				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	15	01					74.2			1		
	C8	15	02					74.2			1		
	C8	15	03					52.4		1			
	C8	15	04					38.5	1				
	C8	15	05					52.2		1			
	C8	15	06					72.0			1		
	C8	15	07					71.8			1		
	C8	15	08					75.3			1		
	C8	15	09					75.1			1		
Level	16				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	16	01					74.2			1		
	C8	16	02					74.2			1		
	C8	16	03					52.4		1			
	C8	16	04					38.5	1				
	C8	16	05					52.2		1			
	C8	16	06					72.0			1		
	C8	16	07					71.8			1		
	C8	16	08					75.3			1		
	C8	16	09					75.1			1		
Level	17				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	17	01					74.2			1		
	C8	17	02					74.2			1		
	C8	17	03					52.4		1			
	C8	17	04					38.5	1				
	C8	17	05					52.2		1			
	C8	17	06					72.0			1		
	C8	17	07					71.8			1		
	C8	17	08					75.3			1		
	C8	17	09					75.1			1		
Level	18				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	18	01					74.2			1		
	C8	18	02					74.2			1		
	C8	18	03					52.4		1			
	C8	18	04					38.5	1				
	C8	18	05					52.2		1			
	C8	18	06					72.0			1		
	C8	18	07					71.8			1		
	C8	18	08					75.3			1		
	C8	18	09					75.1			1		
Level	19				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	19	01					74.2			1		
	C8	19	02					74.2			1		
	C8	19	03					52.4		1			
	C8	19	04					38.5	1				
	C8	19	05					52.2		1			
	C8	19	06					72.0			1		
	C8	19	07					71.8			1		
	C8	19	08					75.3			1		
	C8	19	09					75.1			1		
Level	20				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	20	01					74.2			1		
	C8	20	02					74.2			1		
	C8	20	03					52.4		1			
	C8	20	04					38.5	1				
	C8	20	05					52.2		1			
	C8	20	06					72.0			1		
	C8	20	07					71.8			1		
	C8	20	08					75.3			1		
	C8	20	09					75.1			1		
Level	21				9	799.6	776.7	585.7	1	2	6	0	0
Typical Plan 1B	C8	21	01					74.2			1		
	C8	21	02					74.2			1		
	C8	21	03					52.4		1			
	C8	21	04					38.5	1				
	C8	21	05					52.2		1			
	C8	21	06					72.0			1		
	C8	21	07					71.8			1		
	C8	21	08					75.3			1		
	C8	21	09					75.1			1		

Floorplate Type 1	Level	22		9	799.6	776.7	585.7	1	2	6	0	0
	Typical Plan 1B	C8 22 01					74.2			1		
		C8 22 02					74.2			1		
		C8 22 03					52.4		1			
		C8 22 04					38.5	1				
		C8 22 05					52.2		1			
		C8 22 06					72.0			1		
		C8 22 07					71.8			1		
		C8 22 08					75.3			1		
		C8 22 09					75.1			1		
	Level	23		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 23 01					77.8			1		
		C8 23 02					77.8			1		
		C8 23 03					53.6		1			
		C8 23 04					39.4	1				
		C8 23 05					53.0		1			
		C8 23 06					74.9			1		
		C8 23 07					74.8			1		
		C8 23 08					76.7			1		
		C8 23 09					76.8			1		
	Level	24		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 24 01					77.8			1		
		C8 24 02					77.8			1		
		C8 24 03					53.6		1			
		C8 24 04					39.4	1				
		C8 24 05					53		1			
		C8 24 06					74.9			1		
		C8 24 07					74.8			1		
		C8 24 08					76.7			1		
		C8 24 09					76.8			1		
	Level	25		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 25 01					77.8			1		
		C8 25 02					77.8			1		
		C8 25 03					53.6		1			
		C8 25 04					39.4	1				
		C8 25 05					53		1			
		C8 25 06					74.9			1		
		C8 25 07					74.8			1		
		C8 25 08					76.7			1		
		C8 25 09					76.8			1		
	Level	26		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 26 01					77.8			1		
		C8 26 02					77.8			1		
		C8 26 03					53.6		1			
		C8 26 04					39.4	1				
		C8 26 05					53		1			
		C8 26 06					74.9			1		
		C8 26 07					74.8			1		
		C8 26 08					76.7			1		
		C8 26 09					76.8			1		
	Level	27		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 27 01					77.8			1		
		C8 27 02					77.8			1		
		C8 27 03					53.6		1			
		C8 27 04					39.4	1				
		C8 27 05					53		1			
		C8 27 06					74.9			1		
		C8 27 07					74.8			1		
		C8 27 08					76.7			1		
		C8 27 09					76.8			1		
	Level	28		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 28 01					77.8			1		
		C8 28 02					77.8			1		
		C8 28 03					53.6		1			
		C8 28 04					39.4	1				
		C8 28 05					53		1			
		C8 28 06					74.9			1		
		C8 28 07					74.8			1		
		C8 28 08					76.7			1		
		C8 28 09					76.8			1		
	Level	29		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 29 01					77.8			1		
		C8 29 02					77.8			1		
		C8 29 03					53.6		1			
		C8 29 04					39.4	1				
		C8 29 05					53		1			
		C8 29 06					74.9			1		
		C8 29 07					74.8			1		
		C8 29 08					76.7			1		
		C8 29 09					76.8			1		
	Level	30		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 30 01					77.8			1		
		C8 30 02					77.8			1		
		C8 30 03					53.6		1			
		C8 30 04					39.4	1				
		C8 30 05					53		1			
		C8 30 06					74.9			1		
		C8 30 07					74.8			1		
		C8 30 08					76.7			1		
		C8 30 09					76.8			1		
	Level	31		9	799.6	776.7	604.8	1	2	6	0	0
	Typical Plan 1C	C8 31 01					77.8			1		
		C8 31 02					77.8			1		
		C8 31 03					53.6		1			
		C8 31 04					39.4	1				
		C8 31 05					53		1			
		C8 31 06					74.9			1		

Tyf	C8	31	07						74.8			1		
	C8	31	08						76.7			1		
	C8	31	09						76.8			1		
	Level	32		9	799.6	776.7	604.8	1	2	6	0	0		
	Typical Plan 1C	C8	32	01					77.8			1		
		C8	32	02					77.8			1		
		C8	32	03					53.6		1			
		C8	32	04					39.4	1				
		C8	32	05					53		1			
		C8	32	06					74.9			1		
		C8	32	07					74.8			1		
		C8	32	08					76.7			1		
		C8	32	09					76.8			1		
Level	33			9	799.6	776.7	604.8	1	2	6	0	0		
Typical Plan 1C	C8	33	01						77.8			1		
	C8	33	02						77.8			1		
	C8	33	03						53.6		1			
	C8	33	04						39.4	1				
	C8	33	05						53		1			
	C8	33	06						74.9			1		
	C8	33	07						74.8			1		
	C8	33	08						76.7			1		
	C8	33	09						76.8			1		
Level	34			9	799.6	776.7	604.8	1	2	6	0	0		
Typical Plan 1C	C8	34	01						77.8			1		
	C8	34	02						77.8			1		
	C8	34	03						53.6		1			
	C8	34	04						39.4	1				
	C8	34	05						53		1			
	C8	34	06						74.9			1		
	C8	34	07						74.8			1		
	C8	34	08						76.7			1		
	C8	34	09						76.8			1		
Level	35			9	799.6	776.7	604.8	1	2	6	0	0		
Typical Plan 1C	C8	35	01						77.8			1		
	C8	35	02						77.8			1		
	C8	35	03						53.6		1			
	C8	35	04						39.4	1				
	C8	35	05						53		1			
	C8	35	06						74.9			1		
	C8	35	07						74.8			1		
	C8	35	08						76.7			1		
	C8	35	09						76.8			1		
Level	36			9	799.6	776.7	604.8	1	2	6	0	0		
Typical Plan 1C	C8	36	01						77.8			1		
	C8	36	02						77.8			1		
	C8	36	03						53.6		1			
	C8	36	04						39.4	1				
	C8	36	05						53		1			
	C8	36	06						74.9			1		
	C8	36	07						74.8			1		
	C8	36	08						76.7			1		
	C8	36	09						76.8			1		
Level	37			9	799.6	776.7	613.9	1	2	6	0	0		
Typical Plan 1D	C8	37	01						78.5			1		
	C8	37	02						78.5			1		
	C8	37	03						55.5		1			
	C8	37	04						39.5	1				
	C8	37	05						55.3		1			
	C8	37	06						75.3			1		
	C8	37	07						75.3			1		
	C8	37	08						78			1		
	C8	37	09						78			1		
Level	38			9	799.6	776.7	613.9	1	2	6	0	0		
Typical Plan 1D	C8	38	01						78.5			1		
	C8	38	02						78.5			1		
	C8	38	03						55.5		1			
	C8	38	04						39.5	1				
	C8	38	05						55.3		1			
	C8	38	06						75.3			1		
	C8	38	07						75.3			1		
	C8	38	08						78.0			1		
	C8	38	09						78.0			1		
Level	39			9	799.6	776.7	613.9	1	2	6	0	0		
Typical Plan 1D	C8	39	01						78.5			1		
	C8	39	02						78.5			1		
	C8	39	03						55.5		1			
	C8	39	04						39.5	1				
	C8	39	05						55.3		1			
	C8	39	06						75.3			1		
	C8	39	07						75.3			1		
	C8	39	08						78.0			1		
	C8	39	09						78.0			1		
Level	40			9	799.6	776.7	616.8	1	2	6	0	0		
Typical Plan 1E	C8	40	01						79.1			1		
	C8	40	02						79.2			1		
	C8	40	03						55.4		1			
	C8	40	04						39.5	1				
	C8	40	05						55.1		1			
	C8	40	06						76.0			1		
	C8	40	07						76.0			1		
	C8	40	08						78.2			1		
	C8	40	09						78.3			1		
Level	41			9	799.6	776.7	616.8	1	2	6	0	0		
1E	C8	41	01						79.1			1		
	C8	41	02						79.2			1		
	C8	41	03						55.4		1			

Floorplate Type 2	Typical Plan	C8 41 04					39.5	1				
		C8 41 05					55.1		1			
		C8 41 06					76.0			1		
		C8 41 07					76.0			1		
		C8 41 08					78.2			1		
		C8 41 09					78.3			1		
	Level	42		9	799.6	776.7	616.8	1	2	6	0	0
	Typical Plan 1E	C8 42 01					79.1			1		
		C8 42 02					79.2			1		
		C8 42 03					55.4		1			
		C8 42 04					39.5	1				
		C8 42 05					55.1		1			
		C8 42 06					76.0			1		
		C8 42 07					76.0			1		
		C8 42 08					78.2			1		
		C8 42 09					78.3			1		
Floorplate Type 2	Level	43		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 43 01					79.1			1		
		C8 43 02					79.2			1		
		C8 43 03					97.1					1
		C8 43 04					55.4		1			
		C8 43 05					76.0			1		
		C8 43 06					76.0			1		
		C8 43 07					56.9		1			
		C8 43 08					98.0					1
	Level	44		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 44 01					79.1			1		
		C8 44 02					79.2			1		
		C8 44 03					97.1					1
		C8 44 04					55.4		1			
		C8 44 05					76.0			1		
		C8 44 06					76.0			1		
		C8 44 07					56.9		1			
		C8 44 08					98.0					1
	Level	45		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 45 01					79.1			1		
		C8 45 02					79.2			1		
		C8 45 03					97.1					1
		C8 45 04					55.4		1			
		C8 45 05					76.0			1		
		C8 45 06					76.0			1		
		C8 45 07					56.9		1			
		C8 45 08					98.0					1
	Level	46		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 46 01					79.1			1		
		C8 46 02					79.2			1		
		C8 46 03					97.1					1
		C8 46 04					55.4		1			
		C8 46 05					76.0			1		
		C8 46 06					76.0			1		
		C8 46 07					56.9		1			
		C8 46 08					98.0					1
	Level	47		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 47 01					79.1			1		
		C8 47 02					79.2			1		
		C8 47 03					97.1					1
		C8 47 04					55.4		1			
		C8 47 05					76.0			1		
		C8 47 06					76.0			1		
		C8 47 07					56.9		1			
		C8 47 08					98.0					1
	Level	48		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 48 01					79.1			1		
		C8 48 02					79.2			1		
		C8 48 03					97.1					1
		C8 48 04					55.4		1			
		C8 48 05					76.0			1		
		C8 48 06					76.0			1		
		C8 48 07					56.9		1			
		C8 48 08					98.0					1
	Level	49		8	799.6	776.7	617.7	0	2	4	0	2
	Typical Plan 2	C8 49 01					79.1			1		
		C8 49 02					79.2			1		
		C8 49 03					97.1					1
		C8 49 04					55.4		1			
		C8 49 05					76.0			1		
		C8 49 06					76.0			1		
		C8 49 07					56.9		1			
		C8 49 08					98.0					1
Penthouse	Level	50		6	799.6	776.7	624.0	0	0	2	2	2
		C8 50 01					80.1			1		
		C8 50 02					80.2			1		
		C8 50 03					107.2				1	
		C8 50 04					124.3					1
		C8 50 05					124.4					1
		C8 50 06					107.8				1	

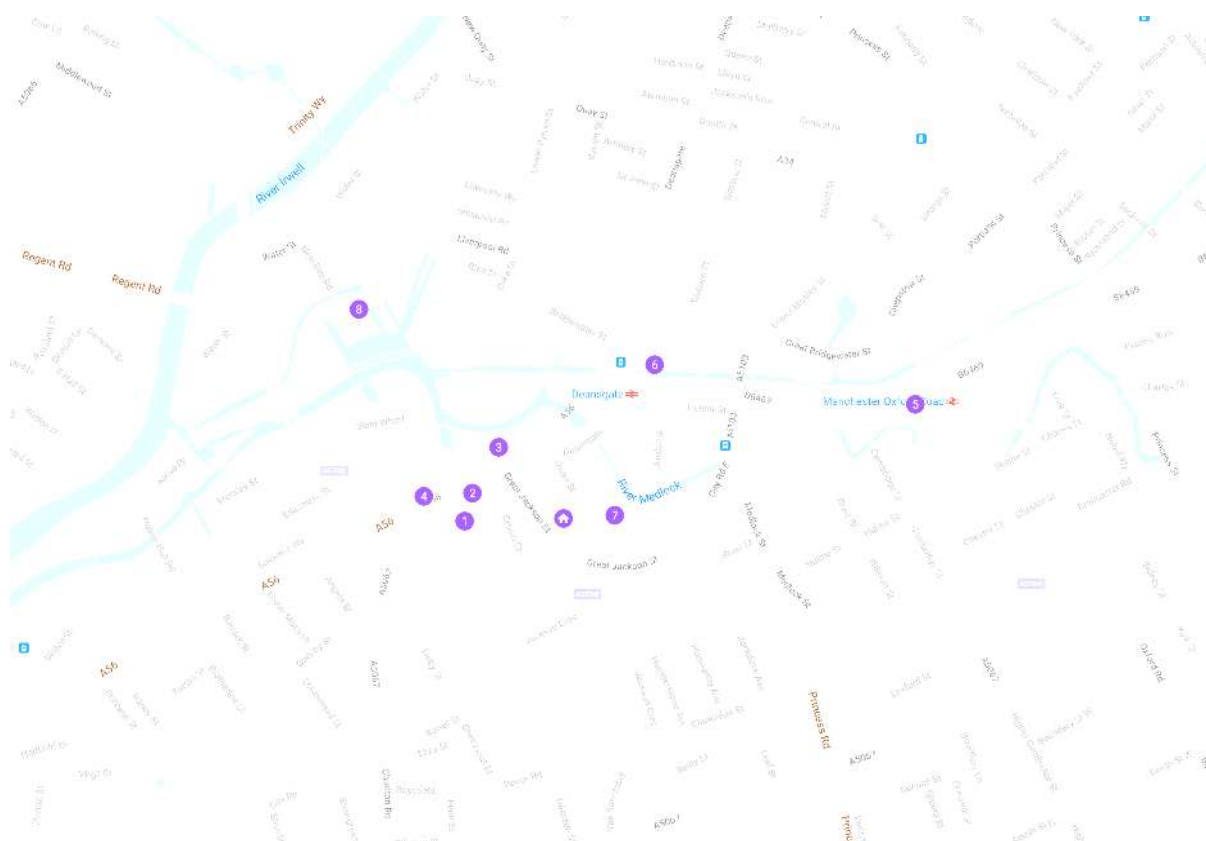
					Studio	1B	2B	2B Lux	3B
TOTAL	422	28,792	40	94	270	2	16		

APPENDIX 2

Market Research

Market Research

New Build Availability



New Build Available Overview

Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
Crown Street	Renaker	M15 4ZD	521	1, 2, 3	Apartments	0%
Three60	Renaker	M15 4ZB	663	1, 2, 3	Apartments	0%
Castle Wharf	Renaker	M15 4QG	188	1, 2, 3	Apartments	0%
Elizabeth Tower	Renaker	M15 4ZF	663	1, 2, 3	Apartments	0%
Alliance Investments	Vision	M1 5WW	327	1, 2, 3	Apartments	0%
Viadux	Salboy	M15LG	375	1, 2	Apartments	0%
Deansgate Square	Renaker	M15 4TQ	1,508	1, 2, 3	Apartments	0%
Potato Wharf	Lend Lease Residential	M3 4BD	191	1, 2	Apartments	0%

1. Crown Street Victoria Residence, Silvercroft Street, Manchester M15 4ZD

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type A	Flat	2	1117	1	£595,000	£533
Type C	Flat	2	794	1	£385,000	£485
						£513

2. Renaker - Three60, Silvercroft Street, Manchester M15 4ZB

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type A	Flat	2	955	1	£485,000	£508
Type B	Flat	2	860	1	£440,000	£512
Type C	Flat	2	951	1	£420,000	£442
Type D	Flat	2	858	1	£407,000	£474
						£483

3. Castle Wharf, Chester Road, Manchester M15 4QG

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
18.03	Flat	2	888	1	£570,000	£642
						£642

4. Renaker - Elizabeth Tower, 141 Chester Road, Manchester M15 4ZF

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type C	Flat	1	612	1	£330,000	£539
						£539

5. Vision, Whitworth Street West, Manchester M1 5WW

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type A	Flat	2	633	1	£428,440	£677
Type A	Flat	2	633	1	£427,763	£676
Type B	Flat	1	572	1	£375,118	£656
						£670

6. Salboy - Viadux, Trafford Street, Manchester M1 5LG

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type 4	Flat	2	797	1	£410,000	£514
Type B	Flat	2	803	1	£395,000	£492
						£503

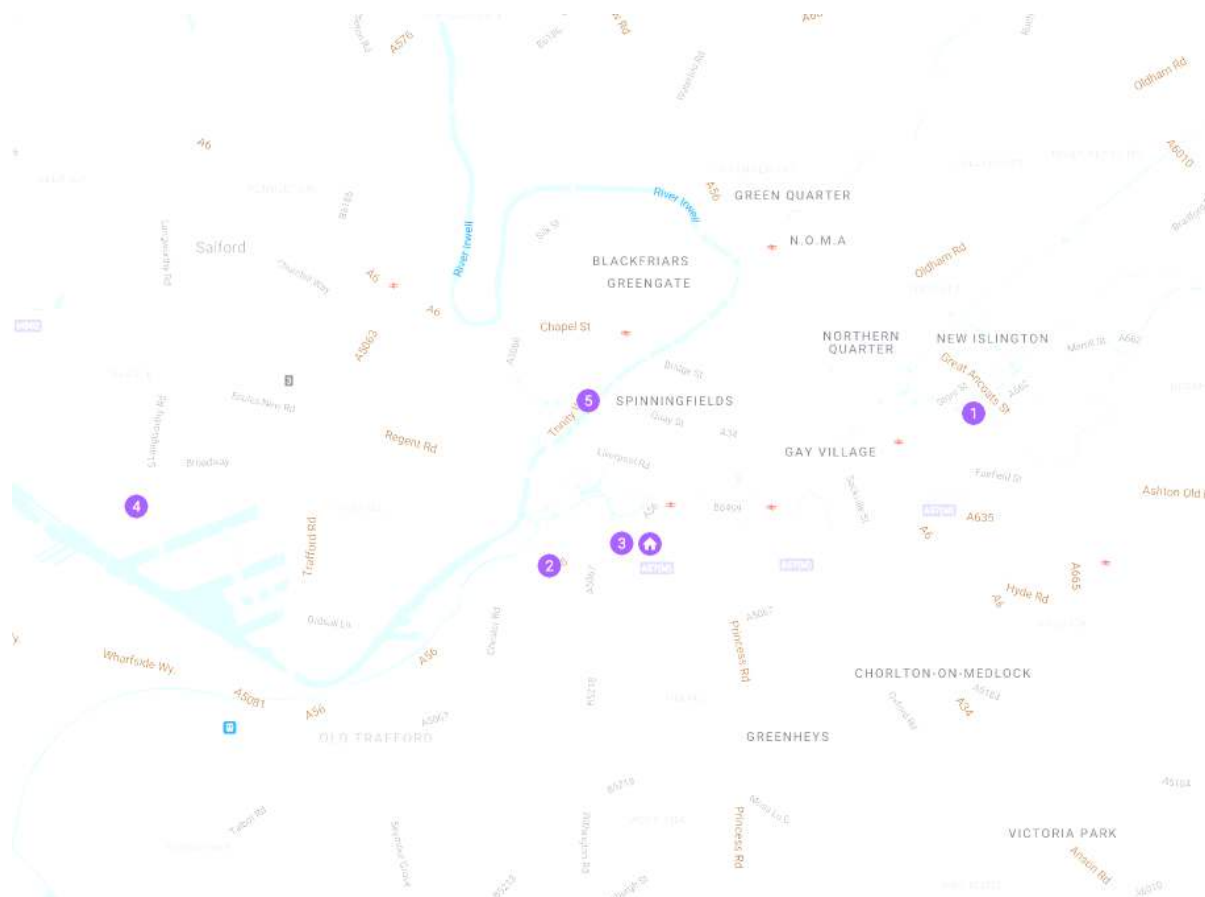
7. Deansgate Square, East Tower, Owen Street, Manchester M15 4TQ

House Name	Type	Bedrooms	Size (ft²)	Storeys	Asking Price	Gross Asking Price (ft²)
Type A	Flat	1	527	1	£330,000	£626
Type B	Flat	0	430	1	£315,000	£733
						£674

8. Potato Wharf, Manchester M3 4BD

House Name	Type	Bedrooms	Size (ft ²)	Storeys	Asking Price	Gross Asking Price (ft ²)
Type A	Flat	2	675	1	£347,500	£515
Type B	Flat	2	725	1	£345,000	£476
Type B	Flat	2	725	1	£340,000	£469
Type B	Flat	2	722	1	£337,500	£467
Type C	Flat	2	713	1	£321,000	£450
						£475

New Build Sold



New Build Sold Overview

Development	Developer	Postcode	No. Units	Bedroom Mix	Type Mix	Affordable %
Crusader Works	Capital & Centric	M1 2EY	201	1, 2, 3	Apartments	0%
Church Gate	Detrafford Estates	M15 4UU	176	1, 2, 3	Apartments	0%
Elizabeth Tower	Renakerr	M15 4ZB	663	1, 2, 3	Apartments	0%
Plot D3 Media City UK	Latimer (Clarion Housing Group)	M50 2EQ	280	1,2	Apartments	0%
Novella	Muse	M3 5FY	211	1,2	Apartments	0%

1. Capital & Centric - Crusader Works, Manchester M1 2EY

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Flat 903, 72, Chapeltown Street M1 2EY	Type A	Flat	2	763	1	£350,000	£459	Aug-22
Flat 601, 72, Chapeltown Street M1 2EY	Type A	Flat	2	763	1	£310,000	£406	Jan-23
Flat 205, 72, Chapeltown Street M1 2EY	Type A	Flat	2	763	1	£310,000	£406	Sep-22
Flat 303, 72, Chapeltown Street M1 2EY	Type A	Flat	2	763	1	£300,000	£393	Sep-22
Flat 305, 72, Chapeltown Street M1 2EY	Type A	Flat	2	763	1	£295,000	£387	Sep-22
							£410	

2. DeTrafford - Church Gate, Manchester M15 4UZ

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Flat 701, 1f, Spinners Way M15 4UZ	2G	Flat	2	704	1	£346,000	£491	Sep-22
Flat 316, 7, Spinners Way M15 4UU	2C	Flat	2	567	1	£250,000	£441	Aug-22
Flat 104, 7, Spinners Way M15 4UU	2X	Flat	2	678	1	£250,000	£369	Oct-22
Flat 313, 7, Spinners Way M15 4UU	2C	Flat	2	567	1	£245,000	£432	Oct-22
Flat 124, 7, Spinners Way M15 4UU	2H	Flat	2	625	1	£234,600	£375	Nov-22
Flat 604, 1f, Spinners Way M15 4UZ	1C	Flat	1	401	1	£227,500	£567	Sep-22
							£438	

3. Renaker - Elizabeth Tower, Manchester M15 4ZB

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Flat 4803, 141, Chester Road M15 4ZN	Type K	Flat		2293		£1,495,000	£652	Oct-22
Flat 4107, 141, Chester Road M15 4ZN	Type G	Flat		1227		£496,452	£405	Sep-22
Flat 4102, 141, Chester Road M15 4ZN	Type G	Flat		1227		£492,046	£401	Oct-22
Flat 1008, 141, Chester Road M15 4ZF	Type D	Flat		926		£379,152	£410	Aug-22
Flat 1402, 141, Chester Road M15 4ZG	Type D	Flat		926		£329,685	£356	Jul-22
Flat 1711, 141, Chester Road M15 4ZG	Type D	Flat		926		£322,526	£348	Jul-22
Flat 1708, 141, Chester Road M15 4ZG	Type D	Flat		926		£321,468	£347	Jul-22
Flat 1701, 141, Chester Road M15 4ZG	Type C	Flat		797		£307,981	£387	Jul-22
Flat 1712, 141, Chester Road M15 4ZG	Type C	Flat		797		£303,037	£380	Jul-22
Flat 1704, 141, Chester Road M15 4ZG	Type B	Flat		614		£256,484	£418	Jul-22
Flat 1403, 141, Chester Road M15 4ZG	Type B	Flat		614		£253,696	£413	Jul-22
Flat 1709, 141, Chester Road M15 4ZG	Type A	Flat		603		£237,458	£394	Jul-22
Flat 1710, 141, Chester Road M15 4ZG	Type B	Flat		614		£237,458	£387	Jul-22
							£435	

4. Latimer - Plot D3, Media City M50 2EQ

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 1604, Block A, 5, Red M50 2AN	Type E	Flat		990		£455,000	£459	Dec-22
Apt 1501, Block A, 5, Red M50 2AN	Type A	Flat		495		£218,500	£441	Dec-22
Apt 1401, Block A, 5, Red M50 2AN	Type A	Flat		495		£215,500	£435	Dec-22
Apt 1510, Block A, 5, Red M50 2AN	Type B	Flat		506		£215,000	£425	Dec-22
Apt 1506, Block A, 5, Red M50 2AN	Type C	Flat		517		£215,000	£416	Dec-22
Apt 1010, Block A, 5, Red M50 2AN	Type B	Flat		506		£209,500	£414	Dec-22
Apt 1303, Block A, 5, Red M50 2AN	Type A	Flat		495		£205,800	£416	Dec-22
Apt 1003, Block A, 5, Red M50 2AN	Type A	Flat		495		£197,880	£400	Dec-22
Apt 606, Block A, 5, Red M50 2AL	Type C	Flat		517		£196,000	£379	Dec-22
							£424	

5. Muse -Novella, Stanley Street, Salford M3 5FY

Address	House Name	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 1206	Type K	Flat	2	775	1	£378,000	£488	Oct-22
Apt 806	Type K	Flat	2	775	1	£362,000	£467	Feb-23
Apt 1006	Type K	Flat	2	775	1	£360,000	£465	Sep-22
Apt 906	Type K	Flat	2	775	1	£356,004	£459	Sep-22
Apt 606	Type J	Flat	2	721	1	£350,502	£486	Oct-22
Apt 213	Type J	Flat	2	721	1	£350,400	£486	Dec-22
Apt 413	Type J	Flat	2	721	1	£350,000	£485	Sep-22
Apt 1605	Type G	Flat	2	656	1	£346,702	£529	Nov-22
Apt 313	Type J	Flat	2	721	1	£346,000	£480	Oct-22
Apt 1505	Type G	Flat	2	656	1	£340,052	£518	Oct-22
Apt 803	Type I	Flat	2	699	1	£340,000	£486	Sep-22
Apt 904	Type G	Flat	2	656	1	£338,950	£517	Mar-23
Apt 1004	Type G	Flat	2	656	1	£335,000	£511	Dec-22
Apt 903	Type I	Flat	2	699	1	£332,000	£475	Feb-23
Apt 705	Type G	Flat	2	656	1	£331,950	£506	Jan-23
Apt 604	Type G	Flat	2	656	1	£321,950	£491	Sep-22
Apt 905	Type G	Flat	2	656	1	£321,000	£489	Jan-23
Apt 512	Type G	Flat	2	656	1	£318,451	£485	Nov-22
Apt 607	Type H	Flat	2	678	1	£315,201	£465	Oct-22
Apt 804	Type G	Flat	2	656	1	£315,000	£480	Oct-22
Apt 503	Type J	Flat	2	721	1	£315,000	£437	Sep-22
Apt 410	Type F	Flat	2	635	1	£313,261	£493	Sep-22
Apt 312	Type G	Flat	2	656	1	£309,950	£472	Oct-22
Apt 211	Type G	Flat	2	656	1	£307,442	£469	Sep-22
Apt 112	Type G	Flat	2	656	1	£304,000	£463	Oct-22
Apt 311	Type G	Flat	2	656	1	£302,352	£461	Sep-22
Apt 210	Type F	Flat	2	635	1	£300,000	£472	Sep-22
Apt 212	Type G	Flat	2	656	1	£300,000	£457	Sep-22
Apt 107	Type D	Flat	1	484	1	£248,000	£512	Sep-23
Apt 2208	Type B	Flat	1	452	1	£235,950	£522	Oct-22
Apt 2101	Type A	Flat	1	441	1	£230,950	£524	Sep-22
Apt 602	Type C	Flat	1	473	1	£230,300	£487	Sep-22
Apt 409	Type E	Flat	1	581	1	£229,271	£395	Sep-22
Apt 509	Type E	Flat	1	581	1	£228,871	£394	Sep-22
Apt 2102	Type C	Flat	1	473	1	£227,125	£480	Sep-22
Apt 309	Type E	Flat	1	581	1	£225,351	£388	Sep-22
Apt 209	Type E	Flat	1	581	1	£225,351	£388	Oct-22
Apt 2002	Type C	Flat	1	473	1	£225,000	£476	Sep-22
Apt 2001	Type A	Flat	1	441	1	£224,400	£509	Dec-22
Apt 2008	Type B	Flat	1	452	1	£224,400	£496	Nov-22
Apt 1408	Type B	Flat	1	452	1	£222,950	£493	Nov-22
Apt 1708	Type B	Flat	1	452	1	£221,000	£489	Oct-22
Apt 1308	Type B	Flat	1	452	1	£220,950	£489	Sep-22
Apt 1208	Type B	Flat	1	452	1	£218,950	£484	Oct-22
Apt 1301	Type A	Flat	1	441	1	£218,740	£496	Nov-22
Apt 108	Type B	Flat	1	452	1	£215,551	£477	Sep-22
Apt 407	Type D	Flat	1	484	1	£214,571	£443	Oct-22
Apt 207	Type D	Flat	1	484	1	£212,611	£439	Sep-22
Apt 307	Type D	Flat	1	484	1	£212,611	£439	Sep-22
Apt 107	Type D	Flat	1	484	1	£210,000	£434	Sep-22
Apt 1202	Type C	Flat	1	473	1	£209,671	£443	Sep-22
Apt 701	Type A	Flat	1	441	1	£208,950	£474	Oct-22
Apt 1201	Type A	Flat	1	441	1	£207,000	£469	Oct-22
Apt 901	Type A	Flat	1	441	1	£204,950	£465	Sep-22
Apt 501	Type A	Flat	1	441	1	£204,950	£465	Dec-22
Apt 415	Type A	Flat	1	441	1	£201,950	£458	Nov-22
Apt 315	Type A	Flat	1	441	1	£201,950	£458	Dec-22
Apt 404	Type B	Flat	1	452	1	£201,950	£447	Sep-22
Apt 802	Type C	Flat	1	473	1	£200,000	£423	Sep-22
Apt 301	Type A	Flat	1	441	1	£199,950	£453	Sep-22
Apt 908	Type A	Flat	1	441	1	£197,000	£447	Nov-22
Apt 801	Type A	Flat	1	441	1	£195,000	£442	Nov-22
Apt 504	Type B	Flat	1	452	1	£193,000	£427	Nov-22
Apt 502	Type C	Flat	1	473	1	£193,000	£408	Sep-22
Apt 202	Type C	Flat	1	473	1	£191,050	£404	Oct-22
Apt 201	Type A	Flat	1	441	1	£189,950	£431	Sep-22
Apt 401	Type A	Flat	1	441	1	£189,000	£429	Sep-22
Apt 204	Type B	Flat	1	452	1	£188,050	£416	Sep-22
							£468	

Resales

1. Renaker - Elizabeth Tower, Manchester M15 4ZB

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
FLAT 4006 Elizabeth Tower	Flat	2	1022	1	£500,000	£489	Jul-23
FLAT 2711 Elizabeth Tower	Flat	2	925	1	£420,000	£454	Dec-22
FLAT 1512 Elizabeth Tower	Flat	2	796	1	£385,000	£484	Oct-23
FLAT 1912 Elizabeth Tower	Flat	2	796	1	£385,000	£484	Nov-22
FLAT 3601 Elizabeth Tower	Flat	2	796	1	£380,000	£477	Feb-23
FLAT 708 Elizabeth Tower	Flat	2	904	1	£335,000	£371	Nov-22
FLAT 3804 Elizabeth Tower	Flat	2	613	1	£318,000	£519	May-23
FLAT 3709 Elizabeth Tower	Flat	2	602	1	£310,000	£515	Nov-23
FLAT 603 Elizabeth Tower	Flat	2	613	1	£305,000	£498	Feb-23
FLAT 1609 Elizabeth Tower	Flat	2	602	1	£269,000	£447	Sep-23
FLAT 1603 Elizabeth Tower	Flat	2	613	1	£263,900	£431	May-23
FLAT 1303 Elizabeth Tower	Flat	2	613	1	£257,950	£421	Feb-22
FLAT 803 Elizabeth Tower	Flat	2	613	1	£249,950	£408	Feb-22
£461							

2. Renaker - Victoria Residence, Manchester M15 4ZB

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
FLAT 1604 Victoria Residence	Flat	2	1216	1	£570,000	£469	Jan-23
FLAT 902 Victoria Residence	Flat	2	925	1	£400,000	£432	Dec-23
FLAT 411 Victoria Residence	Flat	2	925	1	£388,000	£419	Sep-23
FLAT 905 Victoria Residence	Flat	2	925	1	£388,000	£419	Jan-23
FLAT 909 Victoria Residence	Flat	2	785	1	£340,000	£433	Oct-22
FLAT 404 Victoria Residence	Flat	2	785	1	£320,000	£408	Mar-22
FLAT 806 Victoria Residence	Flat	2	635	1	£295,000	£465	Jan-23
FLAT 1506 Victoria Residence	Flat	2	635	1	£282,915	£446	Dec-22
FLAT 403 Victoria Residence	Flat	2	785	1	£250,000	£318	Oct-23
£425							

3. Renaker - Deansgate Square, Manchester M15 4TT

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
FLAT A3401 Deansgate Square	Flat	2	968	1	£472,000	£488	Apr-23
FLAT B1603 Deansgate Square	Flat	2	753	1	£374,000	£497	Aug-23
FLAT A1401 Deansgate Square	Flat	2	957	1	£414,000	£433	Aug-22
FLAT B1409 Deansgate Square	Flat	1	527	1	£283,500	£538	May-23
FLAT A1407 Deansgate Square	Flat	1	538	1	£310,000	£576	Oct-23
FLAT B3504 Deansgate Square	Flat	2	957	1	£440,625	£460	Apr-22
FLAT A4607 Deansgate Square	Flat	2	753	1	£375,000	£498	Jun-23
FLAT A2402 Deansgate Square	Flat	2	753	1	£380,000	£505	Nov-22
FLAT A3302 Deansgate Square	Flat	2	753	1	£370,000	£491	Aug-22
FLAT A1401 Deansgate Square	Flat	2	957	1	£414,000	£433	Aug-22
FLAT B1110 Deansgate Square	Flat	2	968	1	£399,950	£413	May-22
FLAT A2504 Deansgate Square	Flat	2	968	1	£415,000	£429	Oct-22
FLAT A1101 Deansgate Square	Flat	1	581	1	£295,000	£508	Dec-22
FLAT B1008 Deansgate Square	Flat	1	430	1	£280,000	£651	Sep-22
FLAT A1703 Deansgate Square	Flat	1	452	1	£213,000	£471	May-22
FLAT B1804 Deansgate Square	Flat	2	957	1	£395,270	£413	Aug-22
FLAT A4606 Deansgate Square	Flat	2	753	1	£381,000	£506	Nov-22
FLAT A5303 Deansgate Square	Flat	2	753	1	£430,000	£571	Nov-22
FLAT A2308 Deansgate Square	Flat	2	968	1	£418,150	£432	Feb-23
FLAT B1503 Deansgate Square	Flat	1	430	1	£288,000	£670	Mar-23
FLAT A3401 Deansgate Square	Flat	2	968	1	£472,000	£488	Apr-23
FLAT A204 Deansgate Square	Flat	1	581	1	£297,000	£511	Dec-22
FLAT B1008 Deansgate Square	Flat	1	430	1	£280,000	£651	Sep-22
FLAT A1208 Deansgate Square	Flat	1	452	1	£278,000	£615	May-23
FLAT B1108 Deansgate Square	Flat	1	430	1	£270,000	£628	May-23
£496							

4. Former St Georges Church, Manchester M15 4JZ

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 112 Former St. Georges Church	Apt	3	1367	1	£337,500	£247	Jan-23
Apt 102 Former St. Georges Church	Apt	2	1184	1	£265,000	£224	Aug-22
Apt 111 Former St. Georges Church	Apt	2	807	1	£239,950	£297	Jan-22
£251							

5. Middle Warehouse, Manchester M15 4NT

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 509 Middle Warehouse	Apt	2	1184	1	£430,000	£363	Jan-23
Apt 403 Middle Warehouse	Apt	2	1054	1	£401,000	£380	Mar-22
Apt 403 Middle Warehouse	Apt	2	1054	1	£401,000	£380	Mar-22
Apt 205 Middle Warehouse	Apt	1	592	1	£202,500	£342	Feb-22
£369							

6. Beetham Tower, Manchester M3 4LT

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 4009 Beetham Tower	Apt	2	914	1	£310,000	£339	Nov-23
Apt 3410 Beetham Tower	Apt	2	818	1	£285,000	£348	Sep-23
Apt 2506 Beetham Tower	Apt	2	602	1	£265,000	£440	Dec-22
Apt 3605 Beetham Tower	Apt	1	548	1	£186,000	£339	Sep-22
Apt 3605 Beetham Tower	Apt	1	548	1	£186,000	£339	Sep-22
Apt 3507 Beetham Tower	Apt	1	538	1	£181,000	£336	Nov-22
Apt 3401 Beetham Tower	Apt	-00	312	1	£160,000	£513	Dec-22
Apt 4201 Beetham Tower	Apt	-00	312	1	£140,500	£450	May-22
£373							

7. The Ropeworks, Manchester M15 4QH

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 55 The Ropeworks	Apt	2	699	1	£250,000	£358	Aug-23
Apt 43 The Ropeworks	Apt	2	871	1	£247,000	£284	Jun-22
Apt 43 The Ropeworks	Apt	2	871	1	£247,000	£284	Jun-22
Apt 30 The Ropeworks	Apt	1	559	1	£182,000	£326	Aug-23
Apt 62 The Ropeworks	Apt	1	613	1	£160,000	£261	May-22
Apt 14 The Ropeworks	Apt	1	570	1	£138,000	£242	Feb-23
£293							

8. Potato Wharf, Manchester M3 4NU

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 714 Potato Wharf	Apt	2	667	1	£342,000	£513	May-22
Apt 301 Potato Wharf	Apt	2	667	1	£325,000	£487	May-23
Apt 602 Potato Wharf	Apt	2	721	1	£325,000	£451	Oct-23
Apt 613 Potato Wharf	Apt	2	667	1	£307,100	£460	Jun-22
Apt 613 Potato Wharf	Apt	2	667	1	£299,950	£450	Aug-23
Apt 602 Potato Wharf	Apt	2	721	1	£295,275	£410	Jul-22
Apt 601 Potato Wharf	Apt	2	721	1	£295,275	£410	Jul-22
Apt 111 Potato Wharf	Apt	2	667	1	£274,620	£412	Nov-22
Apt 111 Potato Wharf	Apt	2	667	1	£270,000	£405	Jul-23
Apt 704 Potato Wharf	Apt	1	462	1	£225,000	£487	Oct-23
Apt 612 Potato Wharf	Apt	1	462	1	£204,480	£443	May-22
Apt 413 Potato Wharf	Apt	1	473	1	£160,800	£340	Sep-23
Apt 413 Potato Wharf	Apt	1	473	1	£160,800	£340	Sep-23
£434							

9. Axis Tower, Manchester M1 5JB

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 2 Axis Tower	Apt	2	914	1	£320,000	£350	Feb-22
Apt 2 Axis Tower	Apt	2	914	1	£290,000	£317	Aug-22
Apt 150 Axis Tower	Apt	1	484	1	£267,000	£552	Dec-22
Apt 150 Axis Tower	Apt	1	484	1	£267,000	£552	Dec-22
Apt 87 Axis Tower	Apt	2	624	1	£250,000	£401	May-22
£408							

10. Timber Wharf, Manchester M15 4NZ

Address	Type	Bedrooms	Size (ft ²)	Storeys	Sale Price	Gross Sale Price (ft ²)	Sale Date
Apt 711 Timber Wharf	Apt	2	947	1	£399,000	£421	Jan-22
Apt 711 Timber Wharf	Apt	2	947	1	£399,000	£421	Jan-22
Apt 711 Timber Wharf	Apt	2	947	1	£399,000	£421	Jan-22
Apt 712 Timber Wharf	Apt	2	1001	1	£378,000	£378	Nov-23
Apt 321 Timber Wharf	Apt	-00	387	1	£175,000	£452	Oct-22
Apt 321 Timber Wharf	Apt	-00	387	1	£175,000	£452	Oct-22
Apt 322 Timber Wharf	Apt	-00	376	1	£175,000	£465	Mar-23
Apt 210 Timber Wharf	Apt	-00	355	1	£170,000	£479	Aug-22
Apt 611 Timber Wharf	Apt	-00	365	1	£154,000	£422	Mar-23
Apt 611 Timber Wharf	Apt	-00	365	1	£154,000	£422	Mar-23
£424							

APPENDIX 3

Cost Plan

Crown Street, Phase 3

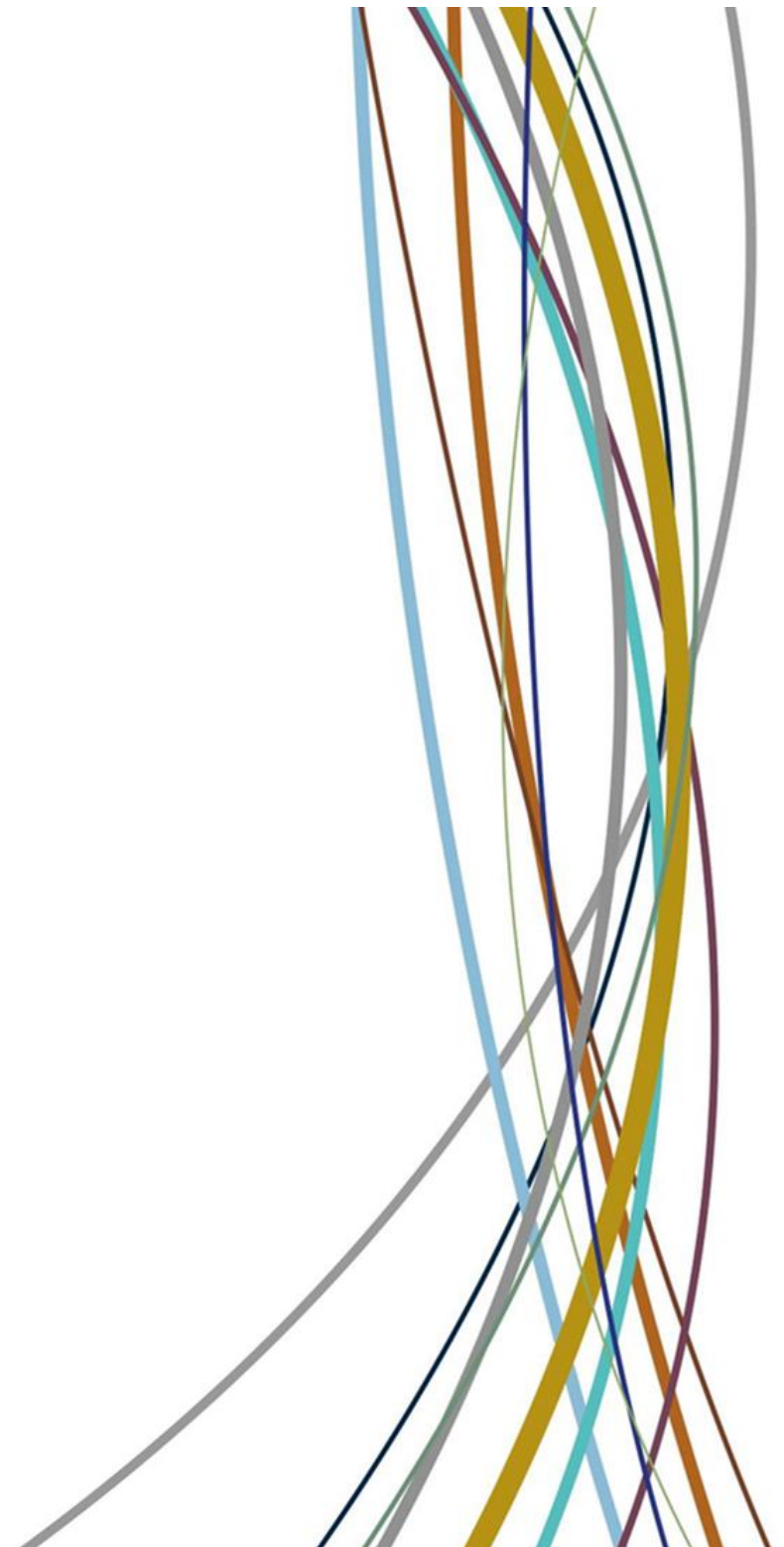
Cost Plan Nr 1

prepared for:

Renaker Ltd

Date: March 2024

a business based on
people, personalities and performance



Document Verification

Project Title		Crown Street, Phase 3				
Document Title		Cost Plan Nr 1				
Job Nr		MR61004				
Version	Date	Author		Checked		Change/Description
0.00	05/03/24	JGM	Associate Director	KL	Director	

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Project : Crown Street, Phase 3
ES Ref : MR61004

PROJECT INFORMATION

PROJECT DETAILS	
Type of work	New build
Building function	Flats
Project	Construction of 1,746 Nr flats in four blocks together with support accommodation and external works
Accommodation and design	2 Nr 51 storey, plus 3 basement floors, blocks of 422 flats; 2 Nr 47 storey, plus 3 basement floors, blocks of 451 flats
Market conditions	Competitive
Base date for estimate	Jan-2024
Location	Manchester
Site description	Level brownfield site with unrestricted access and working space
Site Area	TBA
Estimated contract duration	TBA
Cost fluctuations	Fixed
Client type	Private
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (1Q 2024)	389 (Forecast)
BCIS Location Factor (1Q 2024)	101

PROJECT DATA					
	Block C7	Block C8	Block E1	Block E2	Total
GIFA	44,891 m²	45,025 m²	49,482 m²	48,590 m²	187,988 m²
Vertical envelope	19,375 m²	19,180 m²	18,710 m²	18,490 m²	75,755 m²
Primary number of storeys bgl	3	3	3	3	12
Primary number of storeys agl	51	51	47	47	196
Gross area					
Basement	5,148 m²	5,457 m²	6,648 m²	6,078 m²	23,331 m²
Ground	1,008 m²	944 m²	1,291 m²	1,125 m²	4,368 m²
Upper floors	38,735 m²	38,624 m²	41,543 m²	41,387 m²	160,289 m²
Storey height					
Basement floors	TBA	TBA	TBA	TBA	TBA
Ground floor & 1st floor	4.0 m:	4.0 m:	4.0 m:	4.0 m:	4.0 m:
2nd floor	3.75 m:	3.75 m:	3.75 m:	3.75 m:	3.75 m:
Upper floors	2.85 m:	2.85 m:	2.85 m:	2.85 m:	2.85 m:
Accommodation Schedule					
Net Internal area	28,528 m²	28,374 m²	31,148 m²	31,167 m²	119,217 m²
Circulation/Ancillary/Internal divisions	16,362 m²	16,650 m²	18,335 m²	17,423 m²	68,770 m²
NIA : GIA	63.6%	63.0%	62.9%	64.1%	63.4%
No of Apartments	422	422	451	451	1746

MAIN SUMMARY

Project : Crown Street, Phase 3 ES Ref : MR61004				Cost Plan Date: 1Q 2024		
MAIN SUMMARY				GIFA: 187,988 m ²		
REF	ELEMENT	GIFA	UNIT	COST	£/m ²	£/ft ²
	BUILDING WORKS					
1	Block C7	44,891	m ²	134,217,000	£2,990/m ²	£278/ft ²
2	Block C8	45,025	m ²	133,119,000	£2,957/m ²	£275/ft ²
3	Block E1	49,482	m ²	143,849,000	£2,907/m ²	£270/ft ²
4	Block E2	48,590	m ²	141,834,000	£2,919/m ²	£271/ft ²
	SUB-TOTAL: BUILDING WORKS			553,019,000	£2,942/m²	£273/ft²
5	Facilitating and External Works			9,613,000		
	SUB-TOTAL: BUILDING WORKS, FACILITATING AND EXTERNAL WORKS			562,632,000	£2,993/m²	£278/ft²
9	Main Contractor's Preliminaries	20.0%		Included		
	SUB-TOTAL: BUILDING WORKS (Including Main Contractor's Preliminaries)			562,632,000	£2,993/m²	£278/ft²
10	Main Contractor's Overheads and Profit			Included		
	TOTAL BUILDING WORKS ESTIMATE			562,632,000	£2,993/m²	£278/ft²
11	Project/Design Team Fees	0.0%		Excluded		
12	Other Development/Project Costs			Excluded		
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)			562,632,000		
13	Risks					
13.01	Design Development Risks (say)	5.0%		Included		
13.02	Construction Risks - Contingencies	Excluded				
13.03	Employer change risks - Contingencies	Excluded				
13.04	Employer other risks - Contingencies	Excluded				
	COST LIMIT (Excluding Inflation)			562,632,000	£2,993/m²	£278/ft²
14	Inflation			Excluded		
	COST LIMIT (Excluding VAT)			562,632,000	£2,993/m²	£278/ft²

ELEMENTAL SUMMARIES

Project : Crown Street, Phase 3 ES Ref : MR61004						Cost Plan Date: 1Q 2024			
ELEMENTAL SUMMARY : BLOCK C7						GIFA: 44,891 m²			
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m²	£/ft²	MEASUREMENT	UNIT RATE SOURCE
	BUILDING WORKS								
1	Substructure	44,891	m²		5,008,494	£112/m²	£10/ft²		
1.01	Substructure	1,716	m²	2,918.70	5,008,494	£112/m²	£10/ft²	Lowest floor area	Element Unit Rate - Estimate
2	Superstructure	44,891	m²		63,692,079	£1,419/m²	£132/ft²		
2.01	Frame	44,891	m²	150.00	6,732,096	£150/m²	£14/ft²	Frame area	Element Unit Rate - Estimate
2.02	Upper Floors	43,175	m²	255.30	11,022,627	£246/m²	£23/ft²	Upper floor area	Element Unit Rate - Estimate
2.03	Roof	1,716	m²	1,038.30	1,781,657	£40/m²	£4/ft²	Roof area	Element Unit Rate - Estimate
2.04	Stairs & Ramps	106	Nr	14,475.20	1,534,373	£34/m²	£3/ft²	Storey flight Nr	Element Unit Rate - Estimate
2.05	External Walls	19,375	m²	1,754.00	33,984,510	£757/m²	£70/ft²	External envelope less openings	Element Unit Rate - Estimate
2.06	Windows & External Doors	23	Nr	4,516.10	103,870	£2/m²		Window & external doors	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	40,405	m²	89.60	3,622,156	£81/m²	£8/ft²	Internal wall area	Element Unit Rate - Estimate
2.08	Internal Doors	3,505	Nr	1,401.10	4,910,790	£109/m²	£10/ft²	Internal door Nr	Element Unit Rate - Estimate
3	Internal Finishes	44,891	m²		8,481,870	£189/m²	£18/ft²		
3.01	Wall Finishes	97,755	m²	35.70	3,486,180	£78/m²	£7/ft²	Wall finish area	Element Unit Rate - Estimate
3.02	Floor Finishes	31,715	m²	100.80	3,198,355	£71/m²	£7/ft²	Floor finish area	Element Unit Rate - Estimate
3.03	Ceiling Finishes	31,715	m²	56.70	1,797,335	£40/m²	£4/ft²	Ceiling finish area	Element Unit Rate - Estimate
4	Fittings, Furnishings & Equipment	44,891	m²		3,690,750	£82/m²	£8/ft²		
4.01	Fittings, Furnishings & Equipment	422	Nr	8,745.90	3,690,750	£82/m²	£8/ft²	Apartment Nr	Element Unit Rate - Estimate
5	MEP Services	44,891	m²		25,648,625	£571/m²	£53/ft²		
5.01	Sanitary Appliances	2,158	Nr	967.70	2,088,225	£47/m²	£4/ft²	Sanitary appliance Nr	Element Unit Rate - Estimate
5.02	Service Equipment	44,891	m²	19.37	869,500	£19/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.03	Disposal Installations	44,891	m²	13.80	619,500	£14/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.04	Water Installations	44,891	m²	33.56	1,506,500	£34/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.05	Heat Source	44,891	m²	60.65	2,722,600	£61/m²	£6/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.06	Space Heating & Air Conditioning	44,891	m²	114.36	5,133,700	£114/m²	£11/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.07	Ventilation	44,891	m²	27.48	1,233,600	£27/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.08	Electrical Installations	44,891	m²	88.67	3,980,500	£89/m²	£8/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.09	Fuel Installations	44,891	m²	7.62	342,100	£8/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.10	Lift & Conveyor Installations	5	Nr	580,000.00	2,900,000	£65/m²	£6/ft²	Lift installation Nr	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	44,891	m²	21.30	956,200	£21/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.12	Communication, Security & Control Systems	44,891	m²	24.75	1,111,100	£25/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.13	Special Installations	44,891	m²	35.22	1,581,100	£35/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.14	Builder's Work in Connection with Services	44,891	m²	13.45	604,000	£13/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
	SUB-TOTAL: BUILDING WORKS				106,521,818	£2,373/m²	£220/ft²		
9	Main Contractor's Preliminaries	20.0%			21,304,182	£475/m²	£44/ft²	% of Construction Works	
	SUB-TOTAL: BUILDING WORKS (Including Main Contractor's Preliminaries)				127,826,000	£2,847/m²	£264/ft²		
10	Main Contractor's Overheads and Profit				Included				
	TOTAL BUILDING WORKS ESTIMATE				127,826,000	£2,847/m²	£264/ft²		
13	Contractors Risks	5%			6,391,000	£142/m²	£13/ft²		
13.01	Design Development Risks (say)	5%							
13.02	Construction Risks - Contingencies	Excluded							
13.03	Employer change risks - Contingencies	Excluded							
13.04	Employer other risks - Contingencies	Excluded							
	COST LIMIT (Excluding Inflation)				134,217,000	£2,990/m²	£278/ft²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				134,217,000	£2,990/m²	£278/ft²		

Project : Crown Street, Phase 3 ES Ref : MR61004						Cost Plan Date: 1Q 2024			
ELEMENTAL SUMMARY : BLOCK C8						GIFA: 45,025 m²			
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m²	£/ft²	MEASUREMENT	UNIT RATE SOURCE
	BUILDING WORKS								
1	Substructure	45,025	m²		4,739,542	£105/m²	£10/ft²		
1.01	Substructure	1,819	m²	2,605.60	4,739,542	£105/m²	£10/ft²	Lowest floor area	Element Unit Rate - Estimate
2	Superstructure	45,025	m²		63,224,166	£1,404/m²	£130/ft²		
2.01	Frame	45,025	m²	168.90	7,604,787	£169/m²	£16/ft²	Frame area	Element Unit Rate - Estimate
2.02	Upper Floors	43,206	m²	249.00	10,758,366	£239/m²	£22/ft²	Upper floor area	Element Unit Rate - Estimate
2.03	Roof	1,819	m²	709.90	1,291,342	£29/m²	£3/ft²	Roof area	Element Unit Rate - Estimate
2.04	Stairs & Ramps	106	Nr	14,031.50	1,487,341	£33/m²	£3/ft²	Storey flight Nr	Element Unit Rate - Estimate
2.05	External Walls	19,180	m²	1,754.50	33,651,455	£747/m²	£69/ft²	External envelope less openings	Element Unit Rate - Estimate
2.06	Windows & External Doors	22	Nr	4,698.60	103,370	£2/m²		Window & external doors	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	38,090	m²	86.10	3,280,845	£73/m²	£7/ft²	Internal wall area	Element Unit Rate - Estimate
2.08	Internal Doors	3,522	Nr	1,432.90	5,046,660	£112/m²	£10/ft²	Internal door Nr	Element Unit Rate - Estimate
3	Internal Finishes	45,025	m²		8,364,915	£186/m²	£17/ft²		
3.01	Wall Finishes	95,765	m²	35.90	3,438,280	£76/m²	£7/ft²	Wall finish area	Element Unit Rate - Estimate
3.02	Floor Finishes	31,815	m²	99.00	3,150,150	£70/m²	£7/ft²	Floor finish area	Element Unit Rate - Estimate
3.03	Ceiling Finishes	31,815	m²	55.80	1,776,485	£39/m²	£4/ft²	Ceiling finish area	Element Unit Rate - Estimate
4	Fittings, Furnishings & Equipment	45,025	m²		3,661,100	£81/m²	£8/ft²		
4.01	Fittings, Furnishings & Equipment	422	Nr	8,675.60	3,661,100	£81/m²	£8/ft²	Apartment Nr	Element Unit Rate - Estimate
5	MEP Services	45,025	m²		25,660,575	£570/m²	£53/ft²		
5.01	Sanitary Appliances	2,182	Nr	967.30	2,110,575	£47/m²	£4/ft²	Sanitary appliance Nr	Element Unit Rate - Estimate
5.02	Service Equipment	45,025	m²	19.31	869,400	£19/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.03	Disposal Installations	45,025	m²	13.76	619,500	£14/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.04	Water Installations	45,025	m²	33.44	1,505,600	£33/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.05	Heat Source	45,025	m²	60.44	2,721,300	£60/m²	£6/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.06	Space Heating & Air Conditioning	45,025	m²	113.96	5,131,000	£114/m²	£11/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.07	Ventilation	45,025	m²	27.39	1,233,200	£27/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.08	Electrical Installations	45,025	m²	88.36	3,978,400	£88/m²	£8/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.09	Fuel Installations	45,025	m²	7.59	341,700	£8/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.10	Lift & Conveyor Installations	5	Nr	580,000.00	2,900,000	£64/m²	£6/ft²	Lift installation Nr	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	45,025	m²	21.22	955,400	£21/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.12	Communication, Security & Control Systems	45,025	m²	24.67	1,110,800	£25/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.13	Special Installations	45,025	m²	35.10	1,580,400	£35/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.14	Builder's Work in Connection with Services	45,025	m²	13.40	603,300	£13/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
	SUB-TOTAL: BUILDING WORKS				105,650,298	£2,346/m²	£218/ft²		
9	Main Contractor's Preliminaries	20.0%			21,129,702	£469/m²	£44/ft²	% of Construction Works	
	SUB-TOTAL: BUILDING WORKS (Including Main Contractor's Preliminaries)				126,780,000	£2,816/m²	£262/ft²		
10	Main Contractor's Overheads and Profit				Included				
	TOTAL BUILDING WORKS ESTIMATE				126,780,000	£2,816/m²	£262/ft²		
13	Contractors Risks	5%			6,339,000	£141/m²	£13/ft²		
13.01	Design Development Risks (say)	5%							
13.02	Construction Risks - Contingencies	Excluded							
13.03	Employer change risks - Contingencies	Excluded							
13.04	Employer other risks - Contingencies	Excluded							
	COST LIMIT (Excluding Inflation)				133,119,000	£2,957/m²	£275/ft²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				133,119,000	£2,957/m²	£275/ft²		

Project : Crown Street, Phase 3 ES Ref : MR61004							Cost Plan Date: 1Q 2024		
ELEMENTAL SUMMARY : BLOCK E1							GIFA: 49,482 m²		
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m²	£/ft²	MEASUREMENT	UNIT RATE SOURCE
	BUILDING WORKS								
1	Substructure	49,482	m²		6,240,507	£126/m²	£12/ft²		
1.01	Substructure	2,216	m²	2,816.10	6,240,507	£126/m²	£12/ft²	Lowest floor area	Element Unit Rate - Estimate
2	Superstructure	49,482	m²		67,407,317	£1,362/m²	£127/ft²		
2.01	Frame	49,482	m²	122.20	6,045,619	£122/m²	£11/ft²	Frame area	Element Unit Rate - Estimate
2.02	Upper Floors	47,266	m²	264.60	12,507,959	£253/m²	£24/ft²	Upper floor area	Element Unit Rate - Estimate
2.03	Roof	2,216	m²	733.10	1,624,618	£33/m²	£3/ft²	Roof area	Element Unit Rate - Estimate
2.04	Stairs & Ramps	101	Nr	14,218.00	1,436,013	£29/m²	£3/ft²	Storey flight Nr	Element Unit Rate - Estimate
2.05	External Walls	18,710	m²	1,879.10	35,158,685	£711/m²	£66/ft²	External envelope less openings	Element Unit Rate - Estimate
2.06	Windows & External Doors				104,870	£2/m²		Window & external doors	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	41,925	m²	97.70	4,094,323	£83/m²	£8/ft²	Internal wall area	Element Unit Rate - Estimate
2.08	Internal Doors	3,891	Nr	1,653.90	6,435,230	£130/m²	£12/ft²	Internal door Nr	Element Unit Rate - Estimate
3	Internal Finishes	49,482	m²		9,126,160	£184/m²	£17/ft²		
3.01	Wall Finishes	101,015	m²	35.80	3,620,170	£73/m²	£7/ft²	Wall finish area	Element Unit Rate - Estimate
3.02	Floor Finishes	35,270	m²	99.50	3,509,040	£71/m²	£7/ft²	Floor finish area	Element Unit Rate - Estimate
3.03	Ceiling Finishes	35,270	m²	56.60	1,996,950	£40/m²	£4/ft²	Ceiling finish area	Element Unit Rate - Estimate
4	Fittings, Furnishings & Equipment	49,482	m²		3,951,850	£80/m²	£7/ft²		
4.01	Fittings, Furnishings & Equipment	451	Nr	8,762.40	3,951,850	£80/m²	£7/ft²	Apartment Nr	Element Unit Rate - Estimate
5	MEP Services	49,482	m²		27,439,625	£555/m²	£52/ft²		
5.01	Sanitary Appliances	2,310	Nr	969.80	2,240,325	£45/m²	£4/ft²	Sanitary appliance Nr	Element Unit Rate - Estimate
5.02	Service Equipment	49,482	m²	19.14	947,100	£19/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.03	Disposal Installations	49,482	m²	13.64	675,000	£14/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.04	Water Installations	49,482	m²	33.15	1,640,300	£33/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.05	Heat Source	49,482	m²	59.92	2,965,000	£60/m²	£6/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.06	Space Heating & Air Conditioning	49,482	m²	112.99	5,591,000	£113/m²	£10/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.07	Ventilation	49,482	m²	27.15	1,343,500	£27/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.08	Electrical Installations	49,482	m²	87.60	4,334,600	£88/m²	£8/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.09	Fuel Installations	49,482	m²	7.52	372,100	£8/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.10	Lift & Conveyor Installations	5	Nr	540,000.00	2,700,000	£55/m²	£5/ft²	Lift installation Nr	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	49,482	m²	21.04	1,041,100	£21/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.12	Communication, Security & Control Systems	49,482	m²	24.45	1,210,000	£24/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.13	Special Installations	49,482	m²	34.80	1,722,000	£35/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.14	Builder's Work in Connection with Services	49,482	m²	13.29	657,600	£13/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
	SUB-TOTAL: BUILDING WORKS				114,165,459	£2,307/m²	£214/ft²		
9	Main Contractor's Preliminaries	20.0%			22,833,541	£461/m²	£43/ft²	% of Construction Works	
	SUB-TOTAL: BUILDING WORKS (Including Main Contractor's Preliminaries)				136,999,000	£2,769/m²	£257/ft²		
10	Main Contractor's Overheads and Profit				Included				
	TOTAL BUILDING WORKS ESTIMATE				136,999,000	£2,769/m²	£257/ft²		
13	Contractors Risks	5%			6,850,000	£138/m²	£13/ft²		
13.01	Design Development Risks (say)	5%							
13.02	Construction Risks - Contingencies	Excluded							
13.03	Employer change risks - Contingencies	Excluded							
13.04	Employer other risks - Contingencies	Excluded							
	COST LIMIT (Excluding Inflation)				143,849,000	£2,907/m²	£270/ft²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				143,849,000	£2,907/m²	£270/ft²		

Project : Crown Street, Phase 3 ES Ref : MR61004						Cost Plan Date: 1Q 2024			
ELEMENTAL SUMMARY : BLOCK E2						GIFA: 48,590 m²			
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m²	£/ft²	MEASUREMENT	UNIT RATE SOURCE
	BUILDING WORKS								
1	Substructure	48,590	m²		5,850,694	£120/m²	£11/ft²		
1.01	Substructure	2,026	m²	2,887.80	5,850,694	£120/m²	£11/ft²	Lowest floor area	Element Unit Rate - Estimate
2	Superstructure	48,590	m²		66,625,303	£1,371/m²	£127/ft²		
2.01	Frame	48,590	m²	146.10	7,101,368	£146/m²	£14/ft²	Frame area	Element Unit Rate - Estimate
2.02	Upper Floors	46,564	m²	261.80	12,190,923	£251/m²	£23/ft²	Upper floor area	Element Unit Rate - Estimate
2.03	Roof	2,026	m²	729.10	1,477,179	£30/m²	£3/ft²	Roof area	Element Unit Rate - Estimate
2.04	Stairs & Ramps	101	Nr	14,240.20	1,438,258	£30/m²	£3/ft²	Storey flight Nr	Element Unit Rate - Estimate
2.05	External Walls	18,490	m²	1,875.60	34,680,455	£714/m²	£66/ft²	External envelope less openings	Element Unit Rate - Estimate
2.06	Windows & External Doors		Nr	103,370		£2/m²		Window & external doors	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	40,920	m²	96.80	3,960,950	£82/m²	£8/ft²	Internal wall area	Element Unit Rate - Estimate
2.08	Internal Doors	3,870	Nr	1,465.80	5,672,800	£117/m²	£11/ft²	Internal door Nr	Element Unit Rate - Estimate
3	Internal Finishes	48,590	m²		9,002,045	£185/m²	£17/ft²		
3.01	Wall Finishes	99,680	m²	35.20	3,505,235	£72/m²	£7/ft²	Wall finish area	Element Unit Rate - Estimate
3.02	Floor Finishes	35,065	m²	100.00	3,505,890	£72/m²	£7/ft²	Floor finish area	Element Unit Rate - Estimate
3.03	Ceiling Finishes	35,065	m²	56.80	1,990,920	£41/m²	£4/ft²	Ceiling finish area	Element Unit Rate - Estimate
4	Fittings, Furnishings & Equipment	48,590	m²		3,942,500	£81/m²	£8/ft²		
4.01	Fittings, Furnishings & Equipment	451	Nr	8,741.70	3,942,500	£81/m²	£8/ft²	Apartment Nr	Element Unit Rate - Estimate
5	MEP Services	48,590	m²		27,145,930	£559/m²	£52/ft²		
5.01	Sanitary Appliances	2,292	Nr	971.90	2,227,530	£46/m²	£4/ft²	Sanitary appliance Nr	Element Unit Rate - Estimate
5.02	Service Equipment	48,590	m²	19.25	935,400	£19/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.03	Disposal Installations	48,590	m²	13.71	666,200	£14/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.04	Water Installations	48,590	m²	33.34	1,620,000	£33/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.05	Heat Source	48,590	m²	60.26	2,928,000	£60/m²	£6/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.06	Space Heating & Air Conditioning	48,590	m²	113.62	5,520,800	£114/m²	£11/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.07	Ventilation	48,590	m²	27.31	1,327,000	£27/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.08	Electrical Installations	48,590	m²	88.09	4,280,300	£88/m²	£8/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.09	Fuel Installations	48,590	m²	7.57	367,800	£8/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.10	Lift & Conveyor Installations	5	Nr	540,000.00	2,700,000	£56/m²	£5/ft²	Lift installation Nr	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	48,590	m²	21.16	1,028,200	£21/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.12	Communication, Security & Control Systems	48,590	m²	24.59	1,194,800	£25/m²	£2/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.13	Special Installations	48,590	m²	35.00	1,700,700	£35/m²	£3/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
5.14	Builder's Work in Connection with Services	48,590	m²	13.36	649,200	£13/m²	£1/ft²	GIFA	Notional BCIS Element Cost per m² - Mean
	SUB-TOTAL: BUILDING WORKS				112,566,472	£2,317/m²	£215/ft²		
9	Main Contractor's Preliminaries	20.0%			22,513,528	£463/m²	£43/ft²	% of Construction Works	
	SUB-TOTAL: BUILDING WORKS (Including Main Contractor's Preliminaries)				135,080,000	£2,780/m²	£258/ft²		
10	Main Contractor's Overheads and Profit				Included				
	TOTAL BUILDING WORKS ESTIMATE				135,080,000	£2,780/m²	£258/ft²		
13	Contractors Risks	5%			6,754,000	£139/m²	£13/ft²		
13.01	Design Development Risks (say)	5%							
13.02	Construction Risks - Contingencies	Excluded							
13.03	Employer change risks - Contingencies	Excluded							
13.04	Employer other risks - Contingencies	Excluded							
	COST LIMIT (Excluding Inflation)				141,834,000	£2,919/m²	£271/ft²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				141,834,000	£2,919/m²	£271/ft²		

Project : Crown Street, Phase 3 ES Ref : MR61004			Cost Plan Date: 4Q 2024		
ELEMENTAL COST PLAN SUMMARY : EXTERNAL WORKS					
COST CENTRE	GROUP ELEMENT/ELEMENT	EUQ	UNIT	RATE	TOTAL
	FACILITATING WORKS AND BUILDING WORKS				
0	Facilitating Works				643,910
0.02	Major demolition works		Item		293,910
0.05	Temporary diversion works		Item		350,000
8	External Works		m²		6,985,846
8.02	Roads, Paths, Pavings and Surfacing		Item		2,147,272
8.03	Soft Landscaping, Planting and Irrigation Systems		Item		145,304
8.05	External Fixtures & Fittings		Item		576,365
8.06	External Drainage		Item		532,830
8.07	External Services		Item		3,584,075
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				7,629,756
9	Preliminaries	20.0%			1,525,944
9.01	Sub Contractor's Preliminaries	0.0%			
9.02	Main Contractor's Preliminaries	20.0%			
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				9,155,700
10	Main Contractor's Overheads and Profit	0.0%			Included
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				9,155,700
11	Project/Design Team Fees	0.0%			Excluded
12	Other Development/Project Costs				Excluded
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				9,155,700
13	Contractors Risks	5.0%			457,300
13.01	Design Development Risks (say)	5.0%			
13.02	Construction Risks	Excluded			-
13.03	Employer change risks	Excluded			
13.04	Employer other risks	Excluded			
	COST LIMIT (Excluding Inflation)				9,613,000
14	Inflation				Excluded
	COST LIMIT (Excluding VAT)				9,613,000

ESTIMATES

Project : Crown Street, Phase 3
ES Ref : MR61004

ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
1.01	SUBSTRUCTURE	1,716 m²	2,918.70		5,008,494
	Assumed level & flat site				
	Assumed no active waste or contaminated material present				
	Minimal substructure specification or details of construction; assume the following:				
1.01.03	<u>Isolated pad foundations; 3,000 x 3,000 x 750; 17 Nr</u>				
1.01.03.01	Excavate pits; maximum depth not exceeding 1.00m	145 m³	10.00	1,450	
1.01.03.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	195 m²	2.00	390	
1.01.03.03	Level & compact bottoms of excavations	155 m²	1.00	155	
1.01.03.04	Excavate for working space to pits	155 m²	7.00	1,085	
1.01.03.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	145 m³	41.00	5,945	
1.01.03.06	Imported filling; granular fill type 1, not exceeding 500 thick	25 m³	64.00	1,600	
1.01.03.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10 m³	157.00	1,570	
1.01.03.08	Reinforced concrete grade C75/85; isolated foundations	115 m³	192.00	22,080	
1.01.03.09	Formwork; sides of foundations; not exceeding 1.00 m high	205 m	41.00	8,405	
1.01.03.10	Reinforcement; high yield steel bars; 220 kg/m³	25.30 T	2,342.00	59,253	
1.01.05	<u>Isolated pad foundations; 4,250 x 2,200 x 750; 6 Nr</u>				
1.01.05.01	Excavate pits; maximum depth not exceeding 1.00m	55 m³	10.00	550	
1.01.05.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	75 m²	2.00	150	
1.01.05.03	Level & compact bottoms of excavations	55 m²	1.00	55	
1.01.05.04	Excavate for working space to pits	60 m²	7.00	420	
1.01.05.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55 m³	41.00	2,255	
1.01.05.06	Imported filling; granular fill type 1, not exceeding 500 thick	10 m³	64.00	640	
1.01.05.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m³	157.00	785	
1.01.05.08	Reinforced concrete grade C75/85; isolated foundations	40 m³	192.00	7,680	
1.01.05.09	Formwork; sides of foundations; not exceeding 1.00 m high	75 m	41.00	3,075	
1.01.05.10	Reinforcement; high yield steel bars; 220 kg/m³	8.80 T	2,342.00	20,610	

Project : Crown Street, Phase 3
ES Ref : MR61004

ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.07	<u>Isolated pad foundations; 19,350 x 4,000 x 750; 1 Nr</u>				
1.01.07.01	Excavate pits; maximum depth not exceeding 1.00m	75 m ³	10.00	750	
1.01.07.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	45 m ²	2.00	90	
1.01.07.03	Level & compact bottoms of excavations	75 m ²	1.00	75	
1.01.07.04	Excavate for working space to pits	35 m ²	7.00	245	
1.01.07.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	75 m ³	41.00	3,075	
1.01.07.06	Imported filling; granular fill type 1, not exceeding 500 thick	10 m ³	64.00	640	
1.01.07.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m ³	157.00	785	
1.01.07.08	Reinforced concrete grade C75/85; isolated foundations	60 m ³	192.00	11,520	
1.01.07.09	Formwork; sides of foundations; not exceeding 1.00 m high	45 m	41.00	1,845	
1.01.07.10	Reinforcement; high yield steel bars; 220 kg/m ³	13.20 T	2,342.00	30,914	
1.01.08	<u>Isolated pad foundations to colonnade columns; no detail provided</u>				
1.01.08.01	Allowance for pad foundations to colonnade columns	23 Nr	750.00	17,250	
1.01.09	<u>Raft foundations; 2,500 deep; 570 m²</u>				
1.01.09.01	Excavate pits; maximum depth not exceeding 6.00m	2,455 m ³	14.00	34,370	
1.01.09.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	450 m ²	3.00	1,350	
1.01.09.03	Level & compact bottoms of excavations	570 m ²	1.00	570	
1.01.09.04	Excavate for working space to pits	425 m ²	7.00	2,975	
1.01.09.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	2,455 m ³	41.00	100,655	
1.01.09.06	Imported filling; granular fill type 1, not exceeding 500 thick	85 m ³	64.00	5,440	
1.01.09.07	Imported filling; granular fill type 1, exceeding 500 thick	915 m ³	62.00	56,730	
1.01.09.08	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	30 m ³	157.00	4,710	
1.01.09.09	Reinforced concrete grade C75/85; isolated foundations	1,425 m ³	192.00	273,600	
1.01.09.10	Formwork; sides of foundations; exceeding 1.00 m high	260 m ²	47.00	12,220	
1.01.09.11	Reinforcement; high yield steel bars; 220 kg/m ³	313.50 T	2,342.00	734,217	

Project : Crown Street, Phase 3
ES Ref : MR61004

ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.10	<u>Specialist foundations; piling mat construction; 1,980 m²</u>				
1.01.10.01	Excavate to reduce levels; maximum depth not exceeding 1.00m	595 m³	3.00	1,785	
1.01.10.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	55 m²	2.00	110	
1.01.10.03	Level & compact bottoms of excavations	1,980 m²	1.00	1,980	
1.01.10.04	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	595 m³	41.00	24,395	
1.01.10.05	Imported filling; granular fill type 1, not exceeding 500 thick	595 m³	64.00	38,080	
1.01.10.06	Level & compact surfaces of filling	1,980 m²	1.00	1,980	
1.01.11	<u>Specialist foundations; bored cast in place piles; 115 Nr</u>				
1.01.11.01	Provision of plant; erecting & dismantling at each pile position - allowance	Item		25,300	
1.01.11.02	Piles; 900 diameter, 20 m deep	115 Nr	3,750.00	431,250	
1.01.11.03	Pile tests - load - (assume 25%)	30 Nr	14,550.00	436,500	
1.01.11.04	Pile tests - integrity - (assume 100%)	115 Nr	20.00	2,300	
1.01.11.05	Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	115 Nr	45.00	5,175	
1.01.12	<u>Lowest floor construction; 1,715 m²</u>				
1.01.12.01	Imported filling; granular fill type 1, not exceeding 500 thick	255 m³	64.00	16,320	
1.01.12.02	Level & compact surfaces of filling; sand blinding 50 thick	1,715 m²	4.00	6,860	
1.01.12.03	Visqueen dpm; gas resistant	1,715 m²	18.00	30,870	
1.01.12.04	Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	85 m³	156.00	13,260	
1.01.12.05	Reinforced concrete grade C32/40; beds exceeding 300 thick	685 m³	182.00	124,670	
1.01.12.06	Extra over for waterproof concrete	685 m³	79.00	54,115	
1.01.12.07	Formwork to edges of beds; not exceeding 500 high	50 m³	30.00	1,500	
1.01.12.08	Reinforcement; high yield steel bars; 200 kg/m³	137.00 T	2,342.00	320,854	
1.01.12.09	Powerfloat finish	1,715 m²	4.00	6,860	
1.01.12.10	Rigid urethane floor Insulation; 150 thick	1,715 m²	40.00	68,600	
1.01.12.11	Horizontal sheet tanking; bituthene	1,715 m²	33.00	56,595	
1.01.12.12	Extra over ground slabs; forming lift pits	Item		Inlcuded	
1.01.12.13	Designed joints allowance; (assumed @ 10% of construction cost)	Item		70,000	

Project : Crown Street, Phase 3
ES Ref : MR61004

ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.13	<u>Basement excavation; 1,980 m²</u>				
1.01.13.01	Excavate basements; maximum depth exceeding 8.00m	18,095 m³	5.00	90,475	
1.01.13.02	Extra over excavation for breaking out hard pavings 150 thick; macadam	1,980 m²	5.00	9,900	
1.01.13.03	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	450 m²	5.00	2,250	
1.01.13.04	Level & compact bottoms of excavations	1,980 m²	1.00	1,980	
1.01.13.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	18,095 m³	41.00	741,895	
1.01.13.06	Disposal of surface water/ground water allowance	Item		Included	
1.01.14	<u>Basement retaining walls; 2,080 m²</u>				
1.01.14.01	Concrete grade C40/50 not exceeding 300 thick; infilling between piles	140 m³	219.00	30,660	
1.01.14.02	Reinforced concrete grade C40/50; walls not exceeding 300 thick	625 m³	219.00	136,875	
1.01.14.03	Extra over for waterproof concrete	765 m³	79.00	60,435	
1.01.14.04	Formwork to walls; vertical to one side only	2,080 m²	87.00	180,960	
1.01.14.05	Reinforcement; high yield steel bars; 200 kg/m³	125.00 T	2,342.00	292,750	
1.01.14.06	Vertical sheet piling; bituthene	1,040 m²	35.00	36,400	
1.01.15	<u>Capping beam; 1,200 x 1,000; 100 m</u>				
1.01.15.01	Excavate trenches; maximum depth no exceeding 2.00m	20 m³	12.00	240	
1.01.15.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	120 m²	2.00	240	
1.01.15.03	Level & compact bottoms of excavations	15 m²	1.00	15	
1.01.15.04	Excavate for working space to trenches	100 m²	6.00	600	
1.01.15.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	20 m³	41.00	820	
1.01.15.06	Imported filling; granular fill type 1, not exceeding 500 thick	2 m³	64.00	128	
1.01.15.07	Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1 m³	156.00	156	
1.01.15.08	Reinforced concrete grade C75/85; ground beams	120 m³	217.00	26,040	
1.01.15.09	Extra over for waterproof concrete	120 m³	79.00	9,480	
1.01.15.10	Formwork; sides of ground beams not exceeding 1.00 m high	200 m	47.00	9,400	
1.01.15.11	Formwork; soffits of beams	15 m²	67.00	1,005	
1.01.15.12	Reinforcement; high yield steel bars; 220 kg/m³	26.40 T	2,342.00	61,829	

Project : Crown Street, Phase 3
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ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.16	<u>Capping beam; 1,700 x 4,000; 25 m</u>				
1.01.16.01	Excavate trenches; maximum depth no exceeding 6.00m	40 m ³	13.00	520	
1.01.16.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 6.00m	100 m ²	3.00	300	
1.01.16.03	Level & compact bottoms of excavations	10 m ²	1.00	10	
1.01.16.04	Excavate for working space to trenches	95 m ²	6.00	570	
1.01.16.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	40 m ³	41.00	1,640	
1.01.16.06	Imported filling; granular fill type 1, not exceeding 500 thick	1 m ³	64.00	64	
1.01.16.07	Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1 m ³	156.00	156	
1.01.16.08	Reinforced concrete grade C75/85; ground beams	160 m ³	217.00	34,720	
1.01.16.09	Extra over for waterproof concrete	160 m ³	79.00	12,640	
1.01.16.10	Formwork; sides of ground beams exceeding 1.00 m high	185 m	47.00	8,695	
1.01.16.11	Formwork; soffits of beams	10 m ²	67.00	670	
1.01.16.12	Reinforcement; high yield steel bars; 220 kg/m ³	35.20 T	2,342.00	82,438	
1.01.17	<u>Contaminated material & obstructions (PROVISIONAL)</u>				
1.01.17.01	Extra over any excavation for breaking out obstructions	Item		Excluded	
1.01.17.02	Extra over any excavation for breaking out rock	Item		Excluded	
1.01.17.03	Breaking though obstruction encountered in piling operations - allowance	Item		Excluded	
1.01.17.04	Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax	Item		Excluded	

Project : Crown Street, Phase 3
ES Ref : MR61004

ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
2.01	FRAME	44,891 m²	150.00		6,732,096
	Minimal frame specification or details of construction; assume the following:				
	<u>CORE WALLS & SLAB</u>				
2.01.01	<u>Reinforced concrete core walls; 200 thick; 215 m²</u>				
2.01.01.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	35 m³	216.00	7,560	
2.01.01.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	435 m²	61.00	26,535	
2.01.01.03	Formwork; openings in walls; width not exceeding 250	105 m	17.00	1,785	
2.01.01.04	Reinforcement; high yield steel bars; 125 kg/m³	4.38 T	2,342.00	10,258	
2.01.02	<u>Reinforced concrete core walls; 300 thick; 6,020 m²</u>				
2.01.02.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,610 m³	216.00	347,760	
2.01.02.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	12,040 m²	61.00	734,440	
2.01.02.03	Formwork; openings in walls; width not exceeding 500	1,565 m	31.00	48,515	
2.01.02.04	Reinforcement; high yield steel bars; 125 kg/m³	201.25 T	2,342.00	471,328	
2.01.03	<u>Reinforced concrete core walls; 400 thick; 1,370 m²</u>				
2.01.03.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	550 m³	210.00	115,500	
2.01.03.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	2,740 m²	61.00	167,140	
2.01.03.03	Reinforcement; high yield steel bars; 125 kg/m³	68.75 T	2,342.00	161,013	
2.01.04	<u>Reinforced concrete core walls; 500 thick; 2,280 m²</u>				
2.01.04.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	1,140 m³	210.00	239,400	
2.01.04.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	4,565 m²	61.00	278,465	
2.01.04.03	Reinforcement; high yield steel bars; 125 kg/m³	142.50 T	2,342.00	333,735	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.05	<u>Reinforced concrete core walls; 600 thick; 665 m²</u>				
2.01.05.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	390 m³	210.00	81,900	
2.01.05.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	1,330 m²	61.00	81,130	
2.01.05.03	Formwork; openings in walls; width not exceeding 1.00 m	20 m	52.00	1,040	
2.01.05.04	Reinforcement; high yield steel bars; 125 kg/m³	48.75 T	2,342.00	114,173	
2.01.09	<u>Extra over all walls</u>				
2.01.09.01	Formwork; extra over for fine formed finish; walls	6,325 m²	6.00	37,950	
2.01.10	<u>Reinforced concrete core slab; 240 thick; 1,115 m²</u>				
2.01.10.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	270 m³	190.00	51,300	
2.01.10.02	Formwork; edges of suspended slabs; height not exceeding 250	215 m	19.00	4,085	
2.01.10.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	1,115 m²	53.00	59,095	
2.01.10.04	Reinforcement; high yield steel bars; 220 kg/m³	59.40 T	2,342.00	139,115	
2.01.10.05	Powerfloat finish	1,115 m²	4.00	4,460	
2.01.11	<u>Reinforced concrete core slab; 250 thick; 155 m²</u>				
2.01.11.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	40 m³	190.00	7,600	
2.01.11.02	Formwork; edges of suspended slabs; height not exceeding 250	25 m	19.00	475	
2.01.11.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	80 m²	53.00	4,240	
2.01.11.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	75 m²	60.00	4,500	
2.01.11.05	Reinforcement; high yield steel bars; 220 kg/m³	8.80 T	2,342.00	20,610	
2.01.11.06	Powerfloat finish	154 m²	4.00	616	
2.01.12	<u>Extra over basic rates for slip form construction</u>				
2.01.12.01	Reinforced concrete allowance; @ 0% of total reinforced concrete cost	Item			
2.01.12.02	Formwork allowance; @ 0% of total formwork cost	Item			
2.01.12.03	Reinforcement allowance; @ 0% of total reinforcement cost	Item			

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Ref	Description	Quantity	Rate	Sub-Total	£
	COLUMNS				
2.01.13	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 400; 130 m</u>				
2.01.13.01	Reinforced concrete grade C50/60; columns	20 m ³	244.00	4,880	
2.01.13.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	m ²	58.00		
2.01.13.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	205 m ²	65.00	13,325	
2.01.13.04	Reinforcement; high yield steel bars; 310 kg/m ³	6.20 T	2,342.00	14,520	
2.01.14	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 900; 220 m</u>				
2.01.14.01	Reinforced concrete grade C50/60; columns	80 m ³	244.00	19,520	
2.01.14.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	475 m ²	58.00	27,550	
2.01.14.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	100 m ²	65.00	6,500	
2.01.14.04	Reinforcement; high yield steel bars; 310 kg/m ³	24.80 T	2,342.00	58,082	
2.01.15	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 600; 175 m</u>				
2.01.15.01	Reinforced concrete grade C70/85; columns	40 m ³	248.00	9,920	
2.01.15.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	355 m ²	58.00	20,590	
2.01.15.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.15.04	Reinforcement; high yield steel bars; 310 kg/m ³	12.40 T	2,342.00	29,041	
2.01.16	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 520 m</u>				
2.01.16.01	Reinforced concrete grade C70/85; columns	190 m ³	248.00	47,120	
2.01.16.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,355 m ²	58.00	78,590	
2.01.16.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.16.04	Reinforcement; high yield steel bars; 310 kg/m ³	58.90 T	2,342.00	137,944	
2.01.17	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 485 m</u>				
2.01.17.01	Reinforced concrete grade C70/85; columns	235 m ³	248.00	58,280	
2.01.17.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,550 m ²	58.00	89,900	
2.01.17.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.17.04	Reinforcement; high yield steel bars; 310 kg/m ³	72.85 T	2,342.00	170,615	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.18	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 575 m</u>				
2.01.18.01	Reinforced concrete grade C70/85; columns	345 m ³	248.00	85,560	
2.01.18.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,180 m ²	58.00	126,440	
2.01.18.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.18.04	Reinforcement; high yield steel bars; 310 kg/m ³	106.95 T	2,342.00	250,477	
2.01.21	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 365 m</u>				
2.01.21.01	Reinforced concrete grade C70/85; columns	270 m ³	248.00	66,960	
2.01.21.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,315 m ²	58.00	76,270	
2.01.21.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	135 m ²	65.00	8,775	
2.01.21.04	Reinforcement; high yield steel bars; 310 kg/m ³	83.70 T	2,342.00	196,025	
2.01.22	<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 900; 40 m</u>				
2.01.22.01	Reinforced concrete grade C70/85; columns	20 m ³	248.00	4,960	
2.01.22.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	35 m ²	58.00	2,030	
2.01.22.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	90 m ²	65.00	5,850	
2.01.22.04	Reinforcement; high yield steel bars; 310 kg/m ³	6.20 T	2,342.00	14,520	
2.01.23	<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 1,500; 40 m</u>				
2.01.23.01	Reinforced concrete grade C70/85; columns	35 m ³	248.00	8,680	
2.01.23.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	165 m ²	58.00	9,570	
2.01.23.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.23.04	Reinforcement; high yield steel bars; 310 kg/m ³	10.85 T	2,342.00	25,411	
2.01.26	<u>Reinforced concrete grade C70/85; regular shaped columns; 950 x 950; 65 m</u>				
2.01.26.01	Reinforced concrete grade C70/85; columns	60 m ³	248.00	14,880	
2.01.26.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	70 m ²	58.00	4,060	
2.01.26.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	170 m ²	65.00	11,050	
2.01.26.04	Reinforcement; high yield steel bars; 310 kg/m ³	18.60 T	2,342.00	43,561	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.27	<u>Reinforced concrete grade C70/85; regular shaped columns; 950 x 1,285; 10 m</u>				
2.01.27.01	Reinforced concrete grade C70/85; columns	15 m ³	248.00	3,720	
2.01.27.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	m ²	58.00		
2.01.27.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	50 m ²	65.00	3,250	
2.01.27.04	Reinforcement; high yield steel bars; 310 kg/m ³	4.65 T	2,342.00	10,890	
2.01.29	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>				
2.01.29.01	Reinforced concrete grade C70/85; columns	5 m ³	248.00	1,240	
2.01.29.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35 m ²	58.00	2,030	
2.01.29.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.29.04	Reinforcement; high yield steel bars; 310 kg/m ³	1.55 T	2,342.00	3,630	
2.01.31	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,800 x 450/900; 10 m</u>				
2.01.31.01	Reinforced concrete grade C70/85; columns	10 m ³	248.00	2,480	
2.01.31.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45 m ²	58.00	2,610	
2.01.31.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.31.04	Reinforcement; high yield steel bars; 310 kg/m ³	3.10 T	2,342.00	7,260	

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Ref	Description	Quantity	Rate	Sub-Total	£
	WALLS				
2.01.32	<u>Reinforced concrete walls; 200 thick; 35 m²</u>				
2.01.32.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	5 m ³	216.00	1,080	
2.01.32.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	35 m ²	49.00	1,715	
2.01.32.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	30 m ²	61.00	1,830	
2.01.32.04	Formwork; walls kickers, suspended; height 150	10 m	16.00	160	
2.01.32.05	Formwork; openings in walls; width not exceeding 250	45 m	17.00	765	
2.01.32.06	Reinforcement; high yield steel bars; 125 kg/m ³	0.63 T	2,342.00	1,475	
2.01.33	<u>Reinforced concrete walls; 250 thick; 200 m²</u>				
2.01.33.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	50 m ³	216.00	10,800	
2.01.33.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	400 m ²	49.00	19,600	
2.01.33.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.33.04	Formwork; walls kickers, suspended; height 150	75 m	16.00	1,200	
2.01.33.06	Reinforcement; high yield steel bars; 125 kg/m ³	6.25 T	2,342.00	14,638	
2.01.34	<u>Reinforced concrete walls; 275 thick; 110 m²</u>				
2.01.34.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	30 m ³	216.00	6,480	
2.01.34.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	115 m ²	49.00	5,635	
2.01.34.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	110 m ²	61.00	6,710	
2.01.34.04	Formwork; walls kickers, suspended; height 150	35 m	16.00	560	
2.01.34.06	Reinforcement; high yield steel bars; 125 kg/m ³	3.75 T	2,342.00	8,783	
2.01.35	<u>Reinforced concrete walls; 300 thick; 845 m²</u>				
2.01.35.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	255 m ³	216.00	55,080	
2.01.35.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,280 m ²	49.00	62,720	
2.01.35.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	410 m ²	61.00	25,010	
2.01.35.04	Formwork; walls kickers, suspended; height 150	300 m	16.00	4,800	
2.01.35.05	Formwork; wall ends; width not exceeding 500	355 m	28.00	9,940	
2.01.35.07	Reinforcement; high yield steel bars; 125 kg/m ³	31.88 T	2,342.00	74,663	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.36	<u>Reinforced concrete walls; 400 thick; 1,560 m²</u>				
2.01.36.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	625 m ³	210.00	131,250	
2.01.36.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,030 m ²	49.00	148,470	
2.01.36.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	90 m ²	61.00	5,490	
2.01.36.04	Formwork; walls kickers, suspended; height 150	585 m	16.00	9,360	
2.01.36.05	Formwork; wall ends; width not exceeding 500	720 m	28.00	20,160	
2.01.36.07	Reinforcement; high yield steel bars; 125 kg/m ³	78.13 T	2,342.00	182,980	
2.01.38	<u>Reinforced concrete walls; 600 thick; 1,180 m²</u>				
2.01.38.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	705 m ³	210.00	148,050	
2.01.38.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,120 m ²	49.00	103,880	
2.01.38.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	240 m ²	61.00	14,640	
2.01.38.04	Formwork; walls kickers, suspended; height 150	440 m	16.00	7,040	
2.01.38.05	Formwork; wall ends; width not exceeding 1.00 m	480 m	49.00	23,520	
2.01.38.07	Reinforcement; high yield steel bars; 125 kg/m ³	88.13 T	2,342.00	206,400	
2.01.40	<u>Reinforced concrete walls; 700 thick; 45 m²</u>				
2.01.40.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	35 m ³	210.00	7,350	
2.01.40.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	95 m ²	49.00	4,655	
2.01.40.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.40.04	Formwork; walls kickers, suspended; height 150	20 m	16.00	320	
2.01.40.06	Reinforcement; high yield steel bars; 125 kg/m ³	4.38 T	2,342.00	10,258	
2.01.42	<u>Reinforced concrete walls; 950 thick; 30 m²</u>				
2.01.42.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	25 m ³	210.00	5,250	
2.01.42.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	60 m ²	49.00	2,940	
2.01.42.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.42.04	Formwork; walls kickers, suspended; height 150	10 m	16.00	160	
2.01.42.05	Reinforcement; high yield steel bars; 125 kg/m ³	3.13 T	2,342.00	7,330	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.43	<u>Extra over all walls & columns</u>				
2.01.43.01	Formwork; extra over for fine formed finish; walls	165 m ²	6.00	990	
2.01.43.02	Formwork; extra over for fine formed finish; columns	215 m ²	6.00	1,290	
	COLONNADE				
2.01.44	<u>Structural steel frame to colonnade</u>				
2.01.44.01	Allowance for steelwork to colonnade	13.00 T	3,260.00	42,380	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.02	UPPER FLOORS	43,175 m²	255.30		11,022,627
	No upper floors specification or details of construction; assume the following:				
2.02.01	<u>Reinforced concrete floor slab; 240 thick; 32,055 m²</u>				
2.02.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	8,430 m³	190.00	1,601,700	
2.02.01.02	Formwork; edges of suspended slabs; height not exceeding 250	1,480 m	19.00	28,120	
2.02.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	32,055 m²	53.00	1,698,915	
2.02.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	7,870 m²	60.00	472,200	
2.02.01.05	Reinforcement; high yield steel bars; 220 kg/m³	1,854.60 T	2,342.00	4,343,473	
2.02.01.06	Powerfloat finish	32,055 m²	4.00	128,220	
2.02.01.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		825,000	
2.02.02	<u>Reinforced concrete floor slab; 250 thick; 4,405 m²</u>				
2.02.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,100 m³	190.00	209,000	
2.02.02.02	Formwork; edges of suspended slabs; height not exceeding 250	240 m	19.00	4,560	
2.02.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	3,200 m²	53.00	169,600	
2.02.02.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,205 m²	60.00	72,300	
2.02.02.05	Reinforcement; high yield steel bars; 220 kg/m³	242.00 T	2,342.00	566,764	
2.02.02.06	Powerfloat finish	4,406 m²	4.00	17,624	
2.02.02.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		105,000	
2.02.03	<u>Reinforced concrete floor slab; 300 thick; 885 m²</u>				
2.02.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	285 m³	190.00	54,150	
2.02.03.02	Formwork; edges of suspended slabs; height not exceeding 250	10 m	19.00	190	
2.02.03.03	Formwork; edges of suspended slabs; height not exceeding 500	165 m	30.00	4,950	
2.02.03.04	Formwork; steps in slabs; height not exceeding 1.00 m	170 m	46.00	7,820	
2.02.03.05	Formwork; steps in slabs; height exceeding 1.00 m	10 m²	50.00	500	
2.02.03.06	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	910 m²	60.00	54,600	
2.02.03.07	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	25 m²	62.00	1,550	
2.02.03.08	Reinforcement; high yield steel bars; 220 kg/m³	62.70 T	2,342.00	146,843	
2.02.03.09	Powerfloat finish	885 m²	4.00	3,540	
2.02.03.10	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		25,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.02.04	<u>Reinforced concrete floor slab; 400 thick; 830 m²</u>				
2.02.04.01	Reinforced concrete grade C50/60; slabs exceeding 300 thick	330 m ³	189.00	62,370	
2.02.04.02	Formwork; edges of suspended slabs; height not exceeding 250	45 m	19.00	855	
2.02.04.03	Formwork; edges of suspended slabs; height not exceeding 500	190 m ²	30.00	5,700	
2.02.04.04	Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	830 m ²	63.00	52,290	
2.02.04.05	Reinforcement; high yield steel bars; 220 kg/m ³	72.60 T	2,342.00	170,029	
2.02.04.06	Powerfloat finish	830 m ²	4.00	3,320	
2.02.04.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		30,000	
2.02.06	<u>Mesh flooring</u>				
2.02.06.01	Open mesh flooring; bolted to steel supports; 8 thick	285 m ²	346.00	98,610	
2.02.06.02	Allowance for steel supports to mesh flooring	918 m	63.00	57,834	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.03	ROOF	1,716 m²	1,038.30		1,781,657
	No roof specification or details of construction; assume the following:				
2.03.01	<u>Reinforced concrete roof slab; 240 thick; 800 m²</u>				
2.03.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215 m³	190.00	40,850	
2.03.01.02	Formwork; edges of suspended slabs; height not exceeding 250	160 m	19.00	3,040	
2.03.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	800 m²	53.00	42,400	
2.03.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	190 m²	60.00	11,400	
2.03.01.05	Reinforcement; high yield steel bars; 220 kg/m³	47.30 T	2,342.00	110,777	
2.03.01.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		20,000	
2.03.02	<u>Reinforced concrete roof slab; 250 thick; 85 m²</u>				
2.03.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	20 m³	190.00	3,800	
2.03.02.02	Formwork; edges of suspended slabs; height not exceeding 250	5 m	19.00	95	
2.03.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	85 m²	60.00	5,100	
2.03.02.04	Reinforcement; high yield steel bars; 220 kg/m³	4.40 T	2,342.00	10,305	
2.03.02.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		2,000	
2.03.03	<u>Reinforced concrete roof slab; 300 thick; 700 m²</u>				
2.03.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215 m³	190.00	40,850	
2.03.03.02	Formwork; edges of suspended slabs; height not exceeding 500	115 m	30.00	3,450	
2.03.03.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	40 m²	60.00	2,400	
2.03.03.04	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	700 m²	62.00	43,400	
2.03.03.05	Reinforcement; high yield steel bars; 220 kg/m³	47.30 T	2,342.00	110,777	
2.03.03.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		20,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.03.04	<u>Reinforced concrete roof slab; 400 thick</u>				
2.03.04.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	265 m ³	190.00	50,350	
2.03.04.02	Formwork; edges of suspended slabs; height not exceeding 500	170 m	30.00	5,100	
2.03.04.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	264 m ²	60.00	15,840	
2.03.04.04	Reinforcement; high yield steel bars	264 T	2,342.00	618,288	
2.03.04.05	Allowance for designed joints	Item		69,000	
2.03.05	<u>Roof structure to Colonnade</u>				
2.03.05.01	Primary steel included in section 2.01 Frame	Item		Included	
2.03.05.02	Precast concrete decking	155 m ²	91.00	14,105	
2.03.06	<u>Roof coverings</u>				
2.03.06.01	Roof screed; cement & sand; 50 thick	2,330 m ²	23.00	53,590	
2.03.06.02	High performance polymer modified bitumen membrane; insulation	2,050 m ²	161.00	330,050	
2.03.06.03	Low maintenance landscaped roof	280 m ²	222.00	62,160	
2.03.06.04	Residential terrace; 50 thick precast concrete slabs on support system	355 m ²	74.00	26,270	
2.03.06.05	Edge treatment to membrane roof covering	430 m	70.00	30,100	
2.03.06.06	Edge treatment to landscaped roofs	90 m	85.00	7,650	
2.03.07	<u>Roof drainage</u>				
2.03.07.01	Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations	Item		Included	
2.03.07.02	Rainwater outlets; assumed 1 per 25 m ² of roof area	95 Nr	260.00	24,700	
2.03.07.03	Rainwater pipes to colonnade; aluminium, 100 diameter	40 m	89.00	3,560	
2.03.07.04	Rainwater pipes to colonnade; shoes or connections to drains	5 Nr	50.00	250	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.04	STAIRS & RAMPS	106 Nr	14,475.20		1,534,373
	No stairs & ramps specification or details of construction; assume the following:				
2.04.01	<u>Reinforced concrete landings; 250 thick; 985 m²</u>				
2.04.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245 m ³	190.00	46,550	
2.04.01.02	Formwork; edges of suspended slabs; height not exceeding 250	595 m	19.00	11,305	
2.04.01.03	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	960 m ²	57.00	54,720	
2.04.01.04	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25 m ²	70.00	1,750	
2.04.01.05	Reinforcement; high yield steel bars; 220 kg/m ³	53.90 T	2,342.00	126,234	
2.04.01.06	Powerfloat finish	985 m ²	4.00	3,940	
2.04.02	<u>Reinforced concrete staircases; 1,200 wide x 2,000 long x 1,350 rise; 98 Nr</u>				
2.04.02.01	Reinforced concrete grade C50/60; staircases	100 m ³	263.00	26,300	
2.04.02.02	Formwork; stairflights; 1,200 wide	235 m	160.00	37,600	
2.04.02.03	Formwork; extra over for fine formed finish	675 m ²	6.00	4,050	
2.04.02.04	Reinforcement; high yield steel bars; 170 kg/m ³	17.00 T	2,342.00	39,814	
2.04.02.05	Trowelled finish; treads	235 m ²	6.00	1,410	
2.04.03	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 100 Nr</u>				
2.04.03.01	Reinforced concrete grade C50/60; staircases	115 m ³	263.00	30,245	
2.04.03.02	Formwork; stairflights; 1,200 wide	270 m	160.00	43,200	
2.04.03.03	Formwork; extra over for fine formed finish	775 m ²	6.00	4,650	
2.04.03.04	Reinforcement; high yield steel bars; 170 kg/m ³	19.60 T	2,342.00	45,903	
2.04.03.05	Trowelled finish; treads	270 m ²	6.00	1,620	
2.04.04	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 1 Nr</u>				
2.04.04.01	Reinforced concrete grade C50/60; staircases	1 m ³	263.00	263	
2.04.04.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.04.03	Formwork; extra over for fine formed finish	10 m ²	6.00	60	
2.04.04.04	Reinforcement; high yield steel bars; 170 kg/m ³	0.20 T	2,342.00	468	
2.04.04.05	Trowelled finish; treads	5 m ²	6.00	30	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.04.05	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>				
2.04.05.01	Reinforced concrete grade C50/60; staircases	1 m ³	263.00	263	
2.04.05.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.05.03	Formwork; extra over for fine formed finish	10 m ²	6.00	60	
2.04.05.04	Reinforcement; high yield steel bars; 170 kg/m ³	0.20 T	2,342.00	468	
2.04.05.05	Trowelled finish; treads	5 m ²	6.00	30	
2.04.06	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 12 Nr</u>				
2.04.06.01	Reinforced concrete grade C50/60; staircases	15 m ³	263.00	3,945	
2.04.06.02	Formwork; stairflights; 1,200 wide	40 m	160.00	6,400	
2.04.06.03	Formwork; extra over for fine formed finish	110 m ²	6.00	660	
2.04.06.04	Reinforcement; high yield steel bars; 170 kg/m ³	2.60 T	2,342.00	6,089	
2.04.06.05	Trowelled finish; treads	35 m ²	6.00	210	
2.04.07	<u>Handrails & balustrades</u>				
2.04.07.01	Wall handrails; mild steel, polyester powder coated	685 m	200.00	137,000	
2.04.07.02	Balustrades & handrails; mild steel, polyester powder coated	765 m	395.00	302,175	
2.04.08	<u>Staircase & landing finishes</u>				
2.04.08.01	Heavy domestic duty carpet (PC £43/m ²); to landings	985 m ²	110.00	108,350	
2.04.08.02	Heavy domestic duty carpet (PC £43/m ²); to treads	2,185 m	80.00	174,800	
2.04.08.03	Heavy domestic duty carpet (PC £43/m ²); risers	2,445 m	80.00	195,600	
2.04.08.04	Aluminium nosings; heavy duty	2,445 m	30.00	73,350	
2.04.08.05	Painted softwood skirting to landings	1,280 m	12.00	15,360	
2.04.08.06	Painted softwood string to stairs	685 m	22.00	15,070	
2.04.09	<u>Reinforced concrete ramps; extra over upper floors</u>				
2.04.09.01	Extra over formwork to soffits of slabs; sloping	273 m ²	7.00	1,911	
2.04.09.02	Top formwork; sloping	273 m ²	40.00	10,920	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.05	EXTERNAL WALLS	19,375 m²	1,754.00		33,984,510
	No external walls specification or details of construction; assume the following:				
2.05.01	<u>External enclosing walls above ground level</u>				
2.05.01.01	Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	17,835 m²	1,650.00	29,427,750	
2.05.01.02	Precast concrete cladding allowance; external façade; columns & beams	990 m²	1,100.00	1,089,000	
2.05.01.03	Precast concrete cladding allowance; colonnade; columns & beams	365 m²	1,100.00	401,500	
2.05.01.04	LMR cladding allowance; metal cladding on steel frame	135 m²	610.00	82,350	
2.05.01.05	Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	6,715 m²	180.00	1,208,700	
2.05.01.06	Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	5,780 m	12.00	69,360	
2.05.01.07	Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	425 m²	119.00	50,575	
2.05.01.08	Parapet wall capping; 775 wide	275 m	205.00	56,375	
2.05.01.09	Open state cavity fire barriers	7,030 m	95.00	667,850	
2.05.04	<u>External soffits</u>				
2.05.04.01	External soffit allowance; metal cladding on steel frame	595 m²	610.00	362,950	
2.05.05	<u>Subsidiary walls, balustrades and proprietary balconies</u>				
2.05.05.01	Roof balustrade; stainless steel and structural glass allowance	60 m	1,135.00	68,100	
2.05.06	<u>Façade access/cleaning systems</u>				
2.05.06.01	Building Maintenance Unit allowance; 49 storeys	Item		500,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.06	WINDOWS & EXTERNAL DOORS	23 Nr	4,516.10		103,870
	No windows & external doors specification or details of construction; assume the following:				
2.06.02	<u>External doors</u>				
2.06.02.01	Extra over curtain walling; single doors	15 Nr	500.00	7,500	
2.06.02.02	Extra over curtain walling; double doors	5 Nr	1,000.00	5,000	
2.06.02.03	Steel external doors; single	1 Nr	1,370.00	1,370	
2.06.02.04	Roller shutter door; 6,000 x 3,000 allowance	1 Nr	25,000.00	25,000	
2.06.02.05	Revolving door; 3,000 diameter; allowance	1 Nr	65,000.00	65,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07	INTERNAL WALLS & PARTITIONS	40,405 m²	89.60		3,622,156
	No internal walls & partitions specification or details of construction; assume the following:				
2.07.01	<u>Blockwork walls</u>				
2.07.01.01	100 block walls	40 m²	53.00	2,120	
2.07.01.02	Head restraints	15 m	38.00	570	
2.07.01.03	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	10 m	27.00	270	
2.07.01.04	PCC lintols; 1,200 long	Nr	20.00		
2.07.01.05	PCC lintols; 2,100 long	7 Nr	35.00	245	
2.07.01.06	150 block walls	755 m²	66.00	49,830	
2.07.01.07	Head restraints	285 m	38.00	10,830	
2.07.01.08	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	145 m	36.00	5,220	
2.07.01.09	PCC lintols; 1,200 long	34 Nr	30.00	1,020	
2.07.01.10	PCC lintols; 2,100 long	2 Nr	53.00	106	
2.07.01.11	200 block walls	185 m²	83.00	15,355	
2.07.01.12	Head restraints	70 m	38.00	2,660	
2.07.01.13	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	35 m	44.00	1,540	
2.07.01.14	PCC lintols; 1,200 long	16 Nr	40.00	640	
2.07.01.15	PCC lintols; 2,100 long	2 Nr	70.00	140	
2.07.02	<u>Metal stud partitions</u>				
2.07.02.01	100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	450 m²	110.00	49,500	
2.07.02.02	Extra over forming openings; 900 x 2,100	208 Nr	60.00	12,480	
2.07.02.03	Extra over forming openings; 1,800 x 2,100	240 Nr	70.00	16,800	
2.07.02.04	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		7,425	
2.07.02.09	200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,060 m²	140.00	1,548,400	
2.07.02.10	Forming openings; 900 x 2,100	454 Nr	195.00	88,530	
2.07.02.11	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.12	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		232,260	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02.13	300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	90 m ²	145.00	13,050	
2.07.02.14	Forming openings; 900 x 2,100	Nr	255.00		
2.07.02.15	Forming openings; 1,800 x 2,100	Nr	300.00		
2.07.02.16	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		1,960	
2.07.02.17	100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	520 m ²	75.00	39,000	
2.07.02.18	Forming openings; 900 x 2,100	21 Nr	60.00	1,260	
2.07.02.19	Forming openings; 1,800 x 2,100	14 Nr	70.00	980	
2.07.02.20	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		5,850	
2.07.02.21	150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	215 m ²	90.00	19,350	
2.07.02.22	Forming openings; 900 x 2,100	11 Nr	125.00	1,375	
2.07.02.23	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.24	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		2,905	
2.07.02.25	200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	730 m ²	100.00	73,000	
2.07.02.26	Forming openings; 900 x 2,100	25 Nr	195.00	4,875	
2.07.02.27	Forming openings; 1,800 x 2,100	3 Nr	230.00	690	
2.07.02.28	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		10,950	
2.07.02.29	100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	20,780 m ²	44.00	914,320	
2.07.02.30	Forming openings; 900 x 2,100	2,102 Nr	60.00	126,120	
2.07.02.31	Forming openings; 1,800 x 2,100	Nr	70.00		
2.07.02.32	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		137,150	
2.07.02.33	200 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	80 m ²	87.00	6,960	
2.07.02.34	Forming openings; 900 x 2,100	Nr	195.00		
2.07.02.35	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.36	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		1,045	
2.07.02.37	Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,475 m ²	27.00	147,825	
2.07.02.38	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		22,175	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07.03	<u>Glazed screens</u>				
2.07.03.01	Glazed screen allowance	25 m²	1,135.00	28,375	
2.07.04	<u>Cubicles</u>				
2.07.04.01	Allowance for cubicles to toilet and changing areas	Item		17,000	
2.08	INTERNAL DOORS	3,505 Nr	1,401.10		4,910,790
	No internal doors specification or details of construction; assume the following:				
2.08.01	Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6 Nr	2,285.00	13,710	
2.08.02	Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	416 Nr	2,285.00	950,560	
2.08.03	Single doors, frame, architraves & ironmongery allowance; 120 mins FR	348 Nr	2,285.00	795,180	
2.08.04	Single doors, frame, architraves & ironmongery allowance; 60 mins FR	107 Nr	1,320.00	141,240	
2.08.05	Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	38 Nr	1,550.00	58,900	
2.08.06	Single doors, frame, architraves & ironmongery allowance	2,064 Nr	775.00	1,599,600	
2.08.07	Double doors, frame, architraves & ironmongery allowance; 120 mins FR	240 Nr	3,255.00	781,200	
2.08.08	Double doors, frame, architraves & ironmongery allowance; 60 mins FR	28 Nr	2,480.00	69,440	
2.08.09	Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	8 Nr	3,780.00	30,240	
2.08.10	Double doors, frame, architraves & ironmongery allowance	248 Nr	1,890.00	468,720	
2.08.11	Extra over glazed screen; double doors	2 Nr	1,000.00	2,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.01	WALL FINISHES	97,755 m²	35.70		3,486,180
	No wall finishes specification or details of construction; assume the following:				
3.01.01	<u>Wall finishes generally</u>				
3.01.01.01	Dry lining; 12.5 thick wallboard; on dabs	8,990 m²	11.00	98,890	
3.01.01.02	Dry lining; 12.5 thick wallboard; on metal studs	16,460 m²	23.00	378,580	
3.01.01.03	Public wc's; tiling allowance	155 m²	75.00	11,625	
3.01.01.04	Circulation areas; skim & emulsion	9,075 m²	15.00	136,125	
3.01.01.05	Back of house & Amenity areas; skim & emulsion	1,035 m²	15.00	15,525	
3.01.01.06	Gym & Studio areas; skim & emulsion	495 m²	15.00	7,425	
3.01.01.07	Stairwells; skim & emulsion	4,795 m²	15.00	71,925	
3.01.01.08	Plant & storage areas; emulsion	2,550 m²	5.00	12,750	
3.01.01.09	Retail areas - assumed by tenant	Item		Excluded	
3.01.02	<u>Apartment wall finishes</u>				
3.01.02.01	Bathroom, en-suites & worktop splashback; wall tiling allowance	14,755 m²	100.00	1,475,500	
3.01.02.02	Skim & emulsion to walls	63,290 m²	15.00	949,350	
3.01.03	<u>Luxury apartment wall finishes</u>				
3.01.03.01	Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	290 m²	200.00	58,000	
3.01.03.02	Skim & quality emulsion to walls	1,315 m²	19.00	24,985	
3.01.03.03	Allowance for feature wall	6 Nr	1,000.00	6,000	
3.01.04	<u>Wall finishes sundries</u>				
3.01.04.01	Allowance for ends, angles & beading on dry lining; (assumed @ 15% of construction cost)	Item		71,500	
3.01.04.02	Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)	Item		90,500	
3.01.04.03	Allowance for tiling trims; (assumed @ 5% of construction cost)	Item		77,500	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.02	FLOOR FINISHES	31,715 m²	100.80		3,198,355
	No floor finishes specification or details of construction; assume the following:				
3.02.01	<u>Floor finishes generally</u>				
3.02.01.01	Acoustic mat; residential areas	26,680 m²	20.00	533,600	
3.02.01.02	Circulation; heavy domestic duty carpet (PC £43/m²)	2,430 m²	110.00	267,300	
3.02.01.03	Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m²)	710 m²	110.00	78,100	
3.02.01.04	Basement circulation; heavy duty vinyl	220 m²	75.00	16,500	
3.02.01.05	Gym & Studio areas; heavy vinyl	420 m²	75.00	31,500	
3.02.01.06	Public wc's; heavy vinyl	25 m²	75.00	1,875	
3.02.01.07	Plant & storage areas; concrete sealer	1,230 m²	4.00	4,920	
3.02.01.08	Retail areas - assumed by tenant	Item		Excluded	
3.02.01.09	Basement circulation areas; painted softwood skirting	315 m	12.00	3,780	
3.02.01.10	Circulation areas; painted softwood skirting	3,340 m	12.00	40,080	
3.02.01.11	Back of house & Amenity areas; painted softwood skirting	355 m	12.00	4,260	
3.02.01.12	Gym & Studio; painted softwood skirting	165 m	12.00	1,980	
3.02.01.13	Public wc skirtings - included in wall tiling	Item		Included	
3.02.01.14	Plant & storage areas - assumed no skirtings	Item		Excluded	
3.02.01.15	Retail area skirtings - assumed by tenant	Item		Excluded	
3.02.02	<u>Apartment floor finishes</u>				
3.02.02.01	Bathrooms & en-suites; floor tiling allowance	2,605 m²	100.00	260,500	
3.02.02.02	Living rooms; laminated flooring allowance	14,630 m²	75.00	1,097,250	
3.02.02.03	Bedroom; carpets allowance	8,875 m²	50.00	443,750	
3.02.02.04	Painted softwood skirting	26,925 m	12.00	323,100	
3.02.03	<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>				
3.02.03.01	Bathrooms & en-suites; floor tiling allowance	50 m²	200.00	10,000	
3.02.03.02	Living rooms; laminated flooring allowance	310 m²	150.00	46,500	
3.02.03.03	Bedroom; carpets allowance	210 m²	100.00	21,000	
3.02.03.04	Hardwood skirtings, lacquered	515 m	24.00	12,360	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.03	CEILING FINISHES	31,715 m²	56.70		1,797,335
	No ceiling finishes specification or details of construction; assume the following:				
3.03.01	<u>Ceiling finishes generally</u>				
3.03.01.01	Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,430 m²	86.00	208,980	
3.03.01.02	Back of house & Amenity areas; suspended ceiling allowance	710 m²	86.00	61,060	
3.03.01.03	Gym & Studio; suspended ceiling allowance	420 m²	86.00	36,120	
3.03.01.04	Public wc's; suspended ceiling allowance	25 m²	86.00	2,150	
3.03.01.05	Basement circulation; painted soffit	220 m²	6.00	1,320	
3.03.01.06	Plant & storage areas; painted soffit	1,230 m²	6.00	7,380	
3.03.02	<u>Apartment ceiling finishes</u>				
3.03.02.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,605 m²	58.00	151,090	
3.03.02.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	23,505 m²	55.00	1,292,775	
3.03.03	<u>Luxury apartment ceiling finishes</u>				
3.03.03.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	50 m²	58.00	2,900	
3.03.03.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	520 m²	55.00	28,600	
3.03.03.03	Perimeter shadow gap	620 m	8.00	4,960	

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ESTIMATE : C7

Ref	Description	Quantity	Rate	Sub-Total	£
4.01	FITTINGS, FURNISHINGS & EQUIPMENT	422 Nr	8,745.90		3,690,750
	No fittings, furnishings & equipment specification or details of construction; assume the following:				
4.01.01	<u>General fixed fittings, furnishings and equipment (excludes loose furniture and equipment)</u>				
	Allowances for fitted wardrobes to standard apartments				
4.01.01.01	Studio	40 Nr	1,000.00	40,000	
4.01.01.02	1 bed apartment	100 Nr	1,000.00	100,000	
4.01.01.03	2 bed apartment	256 Nr	2,000.00	512,000	
4.01.01.04	3 bed apartment	20 Nr	3,000.00	60,000	
	Allowances for fitted wardrobes to to luxury apartments (assumed 100% increase on standard)				
4.01.01.05	2 bed apartment	4 Nr	4,000.00	16,000	
4.01.01.06	3 bed apartment	2 Nr	6,000.00	12,000	
	Allowances for bathroom fittings to standard apartments				
4.01.01.07	Studio	40 Nr	500.00	20,000	
4.01.01.08	1 bed apartment	100 Nr	500.00	50,000	
4.01.01.09	2 bed apartment	256 Nr	1,000.00	256,000	
4.01.01.10	3 bed apartment	20 Nr	1,000.00	20,000	
	Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)				
4.01.01.11	2 bed apartment	4 Nr	2,000.00	8,000	
4.01.01.12	3 bed apartment	2 Nr	2,000.00	4,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
	Allowances for fittings to non-residential areas				
4.01.01.13	Reception desk	1 Nr	5,000.00	5,000	
4.01.01.14	Cycle racks	422 Nr	200.00	84,400	
4.01.01.15	Post boxes	422 Nr	50.00	21,100	
4.01.01.16	Storage area - shelving/lockers	850 m	250.00	212,500	
4.01.01.17	Parcel room - shelving/lockers	25 m	250.00	6,250	
4.01.01.18	Toilet & changing areas - vanity units	6 Nr	1,500.00	9,000	
4.01.01.19	Staff room - lockers	10 Nr	250.00	2,500	
4.01.01.20	Manager's office - shelving	20 Nr	500.00	10,000	
4.01.01.21	Treatment rooms - shelving	28 Nr	500.00	14,000	
4.01.01.22	Amenity rooms general allowance	440 m ²	25.00	11,000	
4.01.01.23	Studios general allowance	160 m ²	25.00	4,000	
4.01.01.24	Gym - assumed by tenant	Item		Excluded	
4.01.01.25	Retail areas - assumed by tenant	Item		Excluded	

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Ref	Description	Quantity	Rate	Sub-Total	£
4.01.02	<u>Domestic kitchen fittings and equipment</u>				
	Allowance for kitchen fittings (excl. white goods) to standard apartments				
4.01.02.01	Studio	40 Nr	3,750.00	150,000	
4.01.02.02	1 bed apartment	100 Nr	4,750.00	475,000	
4.01.02.03	2 bed apartment	256 Nr	5,250.00	1,344,000	
4.01.02.04	3 bed apartment	20 Nr	7,750.00	155,000	
	Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)				
4.01.02.05	2 bed apartment	4 Nr	7,750.00	31,000	
4.01.02.06	3 bed apartment	2 Nr	11,500.00	23,000	
4.01.03	<u>Signs/notices</u>				
4.01.03.01	5 storey podium & 49 storey tower signage & notice board allowance	Item		35,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
5.00	MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	44,891 m²	460.20		20,660,400
	No MEP Services specification or details of construction; assume BCIS elemental rates:				
	Notional BCIS Element Cost per m² - Mean				
5.02.03	Service Equipment	44,891 m²	19.37	869,500	
5.03.03	Disposal Installations	44,891 m²	13.80	619,500	
5.04.03	Water Installations	44,891 m²	33.56	1,506,500	
5.05.03	Heat Source	44,891 m²	60.65	2,722,600	
5.06.03	Space Heating & Air Conditioning	44,891 m²	114.36	5,133,700	
5.07.03	Ventilation	44,891 m²	27.48	1,233,600	
5.08.03	Electrical Installations	44,891 m²	88.67	3,980,500	
5.09.03	Fuel Installations	44,891 m²	7.62	342,100	
5.11.03	Fire & Lightning Protection	44,891 m²	21.30	956,200	
5.12.03	Communication, Security & Control Systems	44,891 m²	24.75	1,111,100	
5.13.03	Special Installations	44,891 m²	35.22	1,581,100	
5.14.03	Builder's Work in Connection with Services	44,891 m²	13.45	604,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
5.01	SANITARY APPLIANCES	2,158 Nr	967.70		2,088,225
	No sanitary appliances specification or details of construction; assume the following:				
5.01.01	<u>Apartment sanitary appliances</u>				
5.01.01.01	whb	692 Nr	400.00	276,800	
5.01.01.02	wc	692 Nr	585.00	404,820	
5.01.01.03	bath; mixer taps, shower rose & screen	416 Nr	1,750.00	728,000	
5.01.01.04	shower tray; riser pipe, rose & mixing valve; shower screen	276 Nr	2,200.00	607,200	
5.01.02	<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>				
5.01.02.01	whb	12 Nr	600.00	7,200	
5.01.02.02	wc	12 Nr	880.00	10,560	
5.01.02.03	bath; mixer taps, shower rose & screen	6 Nr	1,915.00	11,490	
5.01.02.04	shower tray; riser pipe, rose & mixing valve; shower screen	6 Nr	3,290.00	19,740	
5.01.03	<u>Toilet and changing areas sanitary appliances</u>				
5.01.03.01	whb allowance	18 Nr	400.00	7,200	
5.01.03.02	wc allowance	15 Nr	585.00	8,775	
5.01.03.03	urinal allowance	3 Nr	680.00	2,040	
5.01.03.04	shower tray; riser pipe, rose & mixing valve allowance	4 Nr	1,100.00	4,400	

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Ref	Description	Quantity	Rate	Sub-Total	£
5.10	LIFT & CONVEYOR INSTALLATIONS	5 Nr	580,000.00		2,900,000
	No lift & conveyor installations specification or details of construction; assume the following:				
5.1.01	<u>Lift Installations</u>				
5.1.01.01	Lift; 10 person, serving 4 levels; speed 1.0 m/s	1 Nr	100,000.00	100,000	
5.1.01.03	Lift; 26 person, serving 54 levels; speed 1.6 m/s	4 Nr	700,000.00	2,800,000	
9.00	BUILDING WORKS TOTAL (excluding preliminaries)			£	106,521,818
	Main Contractor's Preliminaries	20 %		£	21,304,182
	BUILDING WORKS TOTAL (including preliminaries)			£	127,826,000

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Ref	Description	Quantity	Rate	Sub-Total	£
1.01	SUBSTRUCTURE	1,819 m²	2,605.60		4,739,542
	Assumed level & flat site				
	Assumed no active waste or contaminated material present				
	Minimal substructure specification or details of construction; assume the following:				
1.01.03	<u>Isolated pad foundations; 3,000 x 3,000 x 750; 14 Nr</u>				
1.01.03.01	Excavate pits; maximum depth not exceeding 1.00m	120 m³	10.00	1,200	
1.01.03.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	160 m²	2.00	320	
1.01.03.03	Level & compact bottoms of excavations	125 m²	1.00	125	
1.01.03.04	Excavate for working space to pits	125 m²	7.00	875	
1.01.03.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	120 m³	41.00	4,920	
1.01.03.06	Imported filling; granular fill type 1, not exceeding 500 thick	20 m³	64.00	1,280	
1.01.03.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m³	157.00	785	
1.01.03.08	Reinforced concrete grade C75/85; isolated foundations	95 m³	192.00	18,240	
1.01.03.09	Formwork; sides of foundations; not exceeding 1.00 m high	170 m	41.00	6,970	
1.01.03.10	Reinforcement; high yield steel bars; 220 kg/m³	20.90 T	2,342.00	48,948	
1.01.04	<u>Isolated pad foundations; 4,200 x 2,200 x 750; 6 Nr</u>				
1.01.04.01	Excavate pits; maximum depth not exceeding 1.00m	55 m³	10.00	550	
1.01.04.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	75 m²	2.00	150	
1.01.04.03	Level & compact bottoms of excavations	55 m²	1.00	55	
1.01.04.04	Excavate for working space to pits	60 m²	7.00	420	
1.01.04.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55 m³	41.00	2,255	
1.01.04.06	Imported filling; granular fill type 1, not exceeding 500 thick	10 m³	64.00	640	
1.01.04.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m³	157.00	785	
1.01.04.08	Reinforced concrete grade C75/85; isolated foundations	40 m³	192.00	7,680	
1.01.04.09	Formwork; sides of foundations; not exceeding 1.00 m high	75 m	41.00	3,075	
1.01.04.10	Reinforcement; high yield steel bars; 220 kg/m³	8.80 T	2,342.00	20,610	

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Ref	Description	Quantity	Rate	Sub-Total	£
1.01.06	<u>Isolated pad foundations; 8,950 x 3,000 x 750; 1 Nr</u>				
1.01.06.01	Excavate pits; maximum depth not exceeding 1.00m	25 m ³	10.00	250	
1.01.06.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	25 m ²	2.00	50	
1.01.06.03	Level & compact bottoms of excavations	25 m ²	1.00	25	
1.01.06.04	Excavate for working space to pits	20 m ²	7.00	140	
1.01.06.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25 m ³	41.00	1,025	
1.01.06.06	Imported filling; granular fill type 1, not exceeding 500 thick	5 m ³	64.00	320	
1.01.06.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	m ³	157.00		
1.01.06.08	Reinforced concrete grade C75/85; isolated foundations	20 m ³	192.00	3,840	
1.01.06.09	Formwork; sides of foundations; not exceeding 1.00 m high	25 m	41.00	1,025	
1.01.06.10	Reinforcement; high yield steel bars; 220 kg/m ³	4.40 T	2,342.00	10,305	
1.01.08	<u>Isolated pad foundations to colonnade columns; no detail provided</u>				
1.01.08.01	Allowance for pad foundations to colonnade columns	23 Nr	750.00	17,250	
1.01.09	<u>Raft foundations; 2,500 deep; 770 m²</u>				
1.01.09.01	Excavate pits; maximum depth not exceeding 6.00m	3,315 m ³	14.00	46,410	
1.01.09.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	525 m ²	3.00	1,575	
1.01.09.03	Level & compact bottoms of excavations	770 m ²	1.00	770	
1.01.09.04	Excavate for working space to pits	500 m ²	7.00	3,500	
1.01.09.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,315 m ³	41.00	135,915	
1.01.09.06	Imported filling; granular fill type 1, not exceeding 500 thick	115 m ³	64.00	7,360	
1.01.09.07	Imported filling; granular fill type 1, exceeding 500 thick	1,235 m ³	62.00	76,570	
1.01.09.08	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	40 m ³	157.00	6,280	
1.01.09.09	Reinforced concrete grade C75/85; isolated foundations	1,925 m ³	192.00	369,600	
1.01.09.10	Formwork; sides of foundations; exceeding 1.00 m high	305 m ²	47.00	14,335	
1.01.09.11	Reinforcement; high yield steel bars; 220 kg/m ³	423.50 T	2,342.00	991,837	

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Ref	Description	Quantity	Rate	Sub-Total	£
1.01.10	<u>Specialist foundations; piling mat construction; 1,960 m²</u>				
1.01.10.01	Excavate to reduce levels; maximum depth not exceeding 1.00m	590 m³	3.00	1,770	
1.01.10.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	40 m²	2.00	80	
1.01.10.03	Level & compact bottoms of excavations	1,960 m²	1.00	1,960	
1.01.10.04	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	590 m³	41.00	24,190	
1.01.10.05	Imported filling; granular fill type 1, not exceeding 500 thick	590 m³	64.00	37,760	
1.01.10.06	Level & compact surfaces of filling	1,960 m²	1.00	1,960	
1.01.11	<u>Specialist foundations; bored cast in place piles; 81 Nr</u>				
1.01.11.01	Provision of plant; erecting & dismantling at each pile position - allowance	Item		17,820	
1.01.11.02	Piles; 900 diameter, 20 m deep	81 Nr	3,750.00	303,750	
1.01.11.03	Pile tests - load - (assume 25%)	20 Nr	14,550.00	291,000	
1.01.11.04	Pile tests - integrity - (assume 100%)	81 Nr	20.00	1,620	
1.01.11.05	Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	81 Nr	45.00	3,645	
1.01.12	<u>Lowest floor construction; 1,800 m²</u>				
1.01.12.01	Imported filling; granular fill type 1, not exceeding 500 thick	270 m³	64.00	17,280	
1.01.12.02	Level & compact surfaces of filling; sand blinding 50 thick	1,800 m²	4.00	7,200	
1.01.12.03	Visqueen dpm; gas resistant	1,800 m²	18.00	32,400	
1.01.12.04	Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	90 m³	156.00	14,040	
1.01.12.05	Reinforced concrete grade C32/40; beds exceeding 300 thick	720 m³	182.00	131,040	
1.01.12.06	Extra over for waterproof concrete	720 m³	79.00	56,880	
1.01.12.07	Formwork to edges of beds; not exceeding 500 high	50 m³	30.00	1,500	
1.01.12.08	Reinforcement; high yield steel bars; 200 kg/m³	144.00 T	2,342.00	337,248	
1.01.12.09	Powerfloat finish	1,800 m²	4.00	7,200	
1.01.12.10	Rigid urethane floor Insulation; 150 thick	1,800 m²	40.00	72,000	
1.01.12.11	Horizontal sheet tanking; bituthene	1,800 m²	33.00	59,400	
1.01.12.12	Extra over ground slabs; forming lift pits	Item		Inlcuded	
1.01.12.13	Designed joints allowance; (assumed @ 10% of construction cost)	Item		75,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
1.01.13	<u>Basement excavation; 1,960 m²</u>				
1.01.13.01	Excavate basements; maximum depth exceeding 8.00m	17,895 m³	5.00	89,475	
1.01.13.02	Extra over excavation for breaking out hard pavings 150 thick; macadam	1,960 m²	5.00	9,800	
1.01.13.03	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	450 m²	5.00	2,250	
1.01.13.04	Level & compact bottoms of excavations	1,960 m²	1.00	1,960	
1.01.13.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	17,895 m³	41.00	733,695	
1.01.13.06	Disposal of surface water/ground water allowance	Item		Included	
1.01.14	<u>Basement retaining walls; 1,425 m²</u>				
1.01.14.01	Concrete grade C40/50 not exceeding 300 thick; infilling between piles	90 m³	219.00	19,710	
1.01.14.02	Reinforced concrete grade C40/50; walls not exceeding 300 thick	425 m³	219.00	93,075	
1.01.14.03	Extra over for waterproof concrete	515 m³	79.00	40,685	
1.01.14.04	Formwork to walls; vertical to one side only	1,425 m²	87.00	123,975	
1.01.14.05	Reinforcement; high yield steel bars; 200 kg/m³	85.00 T	2,342.00	199,070	
1.01.14.06	Vertical sheet piling; bituthene	710 m²	35.00	24,850	
1.01.15	<u>Capping beam; 1,200 x 1,000; 85 m</u>				
1.01.15.01	Excavate trenches; maximum depth no exceeding 2.00m	15 m³	12.00	180	
1.01.15.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	105 m²	2.00	210	
1.01.15.03	Level & compact bottoms of excavations	15 m²	1.00	15	
1.01.15.04	Excavate for working space to trenches	85 m²	6.00	510	
1.01.15.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	15 m³	41.00	615	
1.01.15.06	Imported filling; granular fill type 1, not exceeding 500 thick	2 m³	64.00	128	
1.01.15.07	Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1 m³	156.00	156	
1.01.15.08	Reinforced concrete grade C75/85; ground beams	105 m³	217.00	22,785	
1.01.15.09	Extra over for waterproof concrete	105 m³	79.00	8,295	
1.01.15.10	Formwork; sides of ground beams not exceeding 1.00 m high	170 m	47.00	7,990	
1.01.15.11	Formwork; soffits of beams	15 m²	67.00	1,005	
1.01.15.12	Reinforcement; high yield steel bars; 220 kg/m³	23.10 T	2,342.00	54,100	

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Ref	Description	Quantity	Rate	Sub-Total	£
1.01.17	<u>Contaminated material & obstructions (PROVISIONAL)</u>				
1.01.17.01	Extra over any excavation for breaking out obstructions	Item		Excluded	
1.01.17.02	Extra over any excavation for breaking out rock	Item		Excluded	
1.01.17.03	Breaking though obstruction encountered in piling operations - allowance	Item		Excluded	
1.01.17.04	Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax	Item		Excluded	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01	FRAME	45,025 m²	168.90		7,604,787
	Minimal frame specification or details of construction; assume the following:				
	<u>CORE WALLS & SLAB</u>				
2.01.02	<u>Reinforced concrete core walls; 300 thick; 7,330 m²</u>				
2.01.02.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	2,095 m³	216.00	452,520	
2.01.02.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	14,660 m²	61.00	894,260	
2.01.02.03	Formwork; openings in walls; width not exceeding 500	820 m	31.00	25,420	
2.01.02.04	Reinforcement; high yield steel bars; 125 kg/m³	261.88 T	2,342.00	613,323	
2.01.04	<u>Reinforced concrete core walls; 500 thick; 435 m²</u>				
2.01.04.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	215 m³	210.00	45,150	
2.01.04.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	865 m²	61.00	52,765	
2.01.04.03	Reinforcement; high yield steel bars; 125 kg/m³	26.88 T	2,342.00	62,953	
2.01.05	<u>Reinforced concrete core walls; 600 thick; 1,000 m²</u>				
2.01.05.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	600 m³	210.00	126,000	
2.01.05.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	2,000 m²	61.00	122,000	
2.01.05.04	Reinforcement; high yield steel bars; 125 kg/m³	75.00 T	2,342.00	175,650	
2.01.06	<u>Reinforced concrete core walls; 650 thick; 1,005 m²</u>				
2.01.06.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	655 m³	210.00	137,550	
2.01.06.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	2,010 m²	61.00	122,610	
2.01.06.03	Reinforcement; high yield steel bars; 125 kg/m³	81.88 T	2,342.00	191,763	
2.01.07	<u>Reinforced concrete core walls; 700 thick; 810 m²</u>				
2.01.07.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	610 m³	210.00	128,100	
2.01.07.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	1,620 m²	61.00	98,820	
2.01.07.03	Reinforcement; high yield steel bars; 125 kg/m³	76.30 T	2,342.00	178,695	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.09	<u>Extra over all walls</u>				
2.01.09.01	Formwork; extra over for fine formed finish; walls	6,325 m ²	6.00	37,950	
2.01.10	<u>Reinforced concrete core slab; 240 thick; 1,020 m²</u>				
2.01.10.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245 m ³	190.00	46,550	
2.01.10.02	Formwork; edges of suspended slabs; height not exceeding 250	195 m	19.00	3,705	
2.01.10.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	1,020 m ²	53.00	54,060	
2.01.10.04	Reinforcement; high yield steel bars; 220 kg/m ³	53.90 T	2,342.00	126,234	
2.01.10.05	Powerfloat finish	1,020 m ²	4.00	4,080	
2.01.11	<u>Reinforced concrete core slab; 250 thick; 145 m²</u>				
2.01.11.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	35 m ³	190.00	6,650	
2.01.11.02	Formwork; edges of suspended slabs; height not exceeding 250	20 m	19.00	380	
2.01.11.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	75 m ²	53.00	3,975	
2.01.11.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	70 m ²	60.00	4,200	
2.01.11.05	Reinforcement; high yield steel bars; 220 kg/m ³	7.70 T	2,342.00	18,033	
2.01.11.06	Powerfloat finish	147 m ²	4.00	588	

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Ref	Description	Quantity	Rate	Sub-Total	£
	COLUMNS				
2.01.13	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 400; 5 m</u>				
2.01.13.01	Reinforced concrete grade C50/60; columns	1 m ³	244.00	244	
2.01.13.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	10 m ²	58.00	580	
2.01.13.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.13.04	Reinforcement; high yield steel bars; 310 kg/m ³	0.31 T	2,342.00	726	
2.01.14	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 900; 195 m</u>				
2.01.14.01	Reinforced concrete grade C50/60; columns	70 m ³	244.00	17,080	
2.01.14.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	445 m ²	58.00	25,810	
2.01.14.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	60 m ²	65.00	3,900	
2.01.14.04	Reinforcement; high yield steel bars; 310 kg/m ³	21.70 T	2,342.00	50,821	
2.01.15	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 600; 280 m</u>				
2.01.15.01	Reinforced concrete grade C70/85; columns	70 m ³	248.00	17,360	
2.01.15.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	565 m ²	58.00	32,770	
2.01.15.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.15.04	Reinforcement; high yield steel bars; 310 kg/m ³	21.70 T	2,342.00	50,821	
2.01.16	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 380 m</u>				
2.01.16.01	Reinforced concrete grade C70/85; columns	135 m ³	248.00	33,480	
2.01.16.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	990 m ²	58.00	57,420	
2.01.16.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.16.04	Reinforcement; high yield steel bars; 310 kg/m ³	41.85 T	2,342.00	98,013	
2.01.17	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 385 m</u>				
2.01.17.01	Reinforced concrete grade C70/85; columns	185 m ³	248.00	45,880	
2.01.17.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,235 m ²	58.00	71,630	
2.01.17.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.17.04	Reinforcement; high yield steel bars; 310 kg/m ³	57.35 T	2,342.00	134,314	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.18	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 325 m</u>				
2.01.18.01	Reinforced concrete grade C70/85; columns	195 m ³	248.00	48,360	
2.01.18.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,230 m ²	58.00	71,340	
2.01.18.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.18.04	Reinforcement; high yield steel bars; 310 kg/m ³	60.45 T	2,342.00	141,574	
2.01.21	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 270 m</u>				
2.01.21.01	Reinforced concrete grade C70/85; columns	205 m ³	248.00	50,840	
2.01.21.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	960 m ²	58.00	55,680	
2.01.21.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	120 m ²	65.00	7,800	
2.01.21.04	Reinforcement; high yield steel bars; 310 kg/m ³	63.55 T	2,342.00	148,834	
2.01.22	<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 900; 235 m</u>				
2.01.22.01	Reinforced concrete grade C70/85; columns	125 m ³	248.00	31,000	
2.01.22.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	95 m ²	58.00	5,510	
2.01.22.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	610 m ²	65.00	39,650	
2.01.22.04	Reinforcement; high yield steel bars; 310 kg/m ³	38.75 T	2,342.00	90,753	
2.01.23	<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 1,500; 15 m</u>				
2.01.23.01	Reinforced concrete grade C70/85; columns	15 m ³	248.00	3,720	
2.01.23.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	65 m ²	58.00	3,770	
2.01.23.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.23.04	Reinforcement; high yield steel bars; 310 kg/m ³	4.65 T	2,342.00	10,890	
2.01.26	<u>Reinforced concrete grade C70/85; regular shaped columns; 950 x 950; 55 m</u>				
2.01.26.01	Reinforced concrete grade C70/85; columns	50 m ³	248.00	12,400	
2.01.26.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	55 m ²	58.00	3,190	
2.01.26.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	145 m ²	65.00	9,425	
2.01.26.04	Reinforcement; high yield steel bars; 310 kg/m ³	15.50 T	2,342.00	36,301	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.29	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>				
2.01.29.01	Reinforced concrete grade C70/85; columns	5 m ³	248.00	1,240	
2.01.29.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35 m ²	58.00	2,030	
2.01.29.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.29.04	Reinforcement; high yield steel bars; 310 kg/m ³	1.55 T	2,342.00	3,630	
2.01.31	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,800 x 450/900; 15 m</u>				
2.01.31.01	Reinforced concrete grade C70/85; columns	20 m ³	248.00	4,960	
2.01.31.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	75 m ²	58.00	4,350	
2.01.31.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.31.04	Reinforcement; high yield steel bars; 310 kg/m ³	6.20 T	2,342.00	14,520	

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Ref	Description	Quantity	Rate	Sub-Total	£
	WALLS				
2.01.32	<u>Reinforced concrete walls; 200 thick; 550 m²</u>				
2.01.32.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	110 m ³	216.00	23,760	
2.01.32.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,025 m ²	49.00	50,225	
2.01.32.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	80 m ²	61.00	4,880	
2.01.32.04	Formwork; walls kickers, suspended; height 150	15 m	16.00	240	
2.01.32.05	Formwork; openings in walls; width not exceeding 250	20 m	17.00	340	
2.01.32.06	Reinforcement; high yield steel bars; 125 kg/m ³	13.75 T	2,342.00	32,203	
2.01.33	<u>Reinforced concrete walls; 250 thick; 60 m²</u>				
2.01.33.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	15 m ³	216.00	3,240	
2.01.33.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	m ²	49.00		
2.01.33.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	120 m ²	61.00	7,320	
2.01.33.04	Formwork; walls kickers, suspended; height 150	205 m	16.00	3,280	
2.01.33.05	Formwork; openings in walls; width not exceeding 250	m	17.00		
2.01.33.06	Reinforcement; high yield steel bars; 125 kg/m ³	1.88 T	2,342.00	4,403	
2.01.34	<u>Reinforced concrete walls; 275 thick; 0 m²</u>				
2.01.34.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	m ³	216.00		
2.01.34.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	m ²	49.00		
2.01.34.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.34.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.34.05	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.34.06	Reinforcement; high yield steel bars; 125 kg/m ³	T	2,342.00		

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.35	<u>Reinforced concrete walls; 300 thick; 1,720 m²</u>				
2.01.35.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	515 m³	216.00	111,240	
2.01.35.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,350 m²	49.00	164,150	
2.01.35.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	85 m²	61.00	5,185	
2.01.35.04	Formwork; walls kickers, suspended; height 150	655 m	16.00	10,480	
2.01.35.05	Formwork; wall ends; width not exceeding 500	155 m	28.00	4,340	
2.01.35.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.35.07	Reinforcement; high yield steel bars; 125 kg/m³	64.38 T	2,342.00	150,778	
2.01.36	<u>Reinforced concrete walls; 400 thick; 870 m²</u>				
2.01.36.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	350 m³	210.00	73,500	
2.01.36.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,740 m²	49.00	85,260	
2.01.36.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m²	61.00		
2.01.36.04	Formwork; walls kickers, suspended; height 150	335 m	16.00	5,360	
2.01.36.05	Formwork; wall ends; width not exceeding 500	385 m	28.00	10,780	
2.01.36.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.36.07	Reinforcement; high yield steel bars; 125 kg/m³	43.75 T	2,342.00	102,463	
2.01.37	<u>Reinforced concrete walls; 500 thick; 100 m²</u>				
2.01.37.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	40 m³	210.00	8,400	
2.01.37.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	15 m²	49.00	735	
2.01.37.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	85 m²	61.00	5,185	
2.01.37.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.37.05	Formwork; wall ends; width not exceeding 500	m	28.00		
2.01.37.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.37.07	Reinforcement; high yield steel bars; 125 kg/m³	5.00 T	2,342.00	11,710	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.38	<u>Reinforced concrete walls; 600 thick; 965 m²</u>				
2.01.38.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	580 m ³	210.00	121,800	
2.01.38.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,930 m ²	49.00	94,570	
2.01.38.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.38.04	Formwork; walls kickers, suspended; height 150	370 m	16.00	5,920	
2.01.38.05	Formwork; wall ends; width not exceeding 1.00 m	105 m	49.00	5,145	
2.01.38.06	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.38.07	Reinforcement; high yield steel bars; 125 kg/m ³	72.50 T	2,342.00	169,795	
2.01.39	<u>Reinforced concrete walls; 650 thick; 1,159 m²</u>				
2.01.39.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	1,160 m ³	210.00	243,600	
2.01.39.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	1,930 m ²	49.00	94,570	
2.01.39.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.39.04	Formwork; walls kickers, suspended; height 150	445 m	16.00	7,120	
2.01.39.05	Formwork; wall ends; width not exceeding 1.00 m	125 m	49.00	6,125	
2.01.39.06	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.39.07	Reinforcement; high yield steel bars; 125 kg/m ³	145.00 T	2,342.00	339,590	
2.01.40	<u>Reinforced concrete walls; 700 thick; 0 m²</u>				
2.01.40.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	m ³	210.00		
2.01.40.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	m ²	49.00		
2.01.40.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.40.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.40.05	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.40.06	Reinforcement; high yield steel bars; 125 kg/m ³	T	2,342.00		

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.41	<u>Reinforced concrete walls; 750 thick; 739 m²</u>				
2.01.41.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	740 m³	210.00	155,400	
2.01.41.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	440 m²	49.00	21,560	
2.01.41.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	300 m²	61.00	18,300	
2.01.41.04	Formwork; walls kickers, suspended; height 150	250 m	16.00	4,000	
2.01.41.05	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.41.06	Reinforcement; high yield steel bars; 125 kg/m³	92.50 T	2,342.00	216,635	
2.01.42	<u>Reinforced concrete walls; 950 thick; 0 m²</u>				
2.01.42.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	m³	210.00		
2.01.42.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	m²	49.00		
2.01.42.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m²	61.00		
2.01.42.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.42.05	Reinforcement; high yield steel bars; 125 kg/m³	T	2,342.00		
2.01.43	<u>Extra over all walls & columns</u>				
2.01.43.01	Formwork; extra over for fine formed finish; walls	125 m²	6.00	750	
2.01.43.02	Formwork; extra over for fine formed finish; columns	245 m²	6.00	1,470	
	COLONNADE				
2.01.44	<u>Structural steel frame to colonnade</u>				
2.01.44.01	Allowance for steelwork to colonnade	13.00 T	3,260.00	42,380	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.02	UPPER FLOORS	43,206 m²	249.00		10,758,366
	No upper floors specification or details of construction; assume the following:				
2.02.01	<u>Reinforced concrete floor slab; 240 thick; 32,055 m²</u>				
2.02.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	8,430 m³	190.00	1,601,700	
2.02.01.02	Formwork; edges of suspended slabs; height not exceeding 250	1,480 m	19.00	28,120	
2.02.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	32,055 m²	53.00	1,698,915	
2.02.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	7,870 m²	60.00	472,200	
2.02.01.05	Reinforcement; high yield steel bars; 220 kg/m³	1,854.60 T	2,342.00	4,343,473	
2.02.01.06	Powerfloat finish	32,055 m²	4.00	128,220	
2.02.01.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		825,000	
2.02.02	<u>Reinforced concrete floor slab; 250 thick; 4,410 m²</u>				
2.02.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,105 m³	190.00	209,950	
2.02.02.02	Formwork; edges of suspended slabs; height not exceeding 250	225 m	19.00	4,275	
2.02.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	3,350 m²	53.00	177,550	
2.02.02.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,060 m²	60.00	63,600	
2.02.02.05	Reinforcement; high yield steel bars; 220 kg/m³	243.10 T	2,342.00	569,340	
2.02.02.06	Powerfloat finish	4,410 m²	4.00	17,640	
2.02.02.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		105,000	
2.02.03	<u>Reinforced concrete floor slab; 300 thick; 555 m²</u>				
2.02.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	165 m³	190.00	31,350	
2.02.03.02	Formwork; edges of suspended slabs; height not exceeding 250	m	19.00		
2.02.03.03	Formwork; edges of suspended slabs; height not exceeding 500	225 m	30.00	6,750	
2.02.03.04	Formwork; steps in slabs; height not exceeding 1.00 m	m	46.00		
2.02.03.05	Formwork; steps in slabs; height exceeding 1.00 m	m²	50.00		
2.02.03.06	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	555 m²	60.00	33,300	
2.02.03.07	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	m²	62.00		
2.02.03.08	Reinforcement; high yield steel bars; 220 kg/m³	36.30 T	2,342.00	85,015	
2.02.03.09	Powerfloat finish	557 m²	4.00	2,228	
2.02.03.10	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		15,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.02.04	<u>Reinforced concrete floor slab; 400 thick; 470 m²</u>				
2.02.04.01	Reinforced concrete grade C50/60; slabs exceeding 300 thick	190 m ³	189.00	35,910	
2.02.04.02	Formwork; edges of suspended slabs; height not exceeding 250	m	19.00		
2.02.04.03	Formwork; edges of suspended slabs; height not exceeding 500	100 m	30.00	3,000	
2.02.04.04	Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	470 m ²	63.00	29,610	
2.02.04.05	Reinforcement; high yield steel bars; 220 kg/m ³	41.80 T	2,342.00	97,896	
2.02.04.06	Powerfloat finish	470 m ²	4.00	1,880	
2.02.04.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		15,000	
2.02.06	<u>Mesh flooring</u>				
2.02.06.01	Open mesh flooring; bolted to steel supports; 8 thick	285 m ²	346.00	98,610	
2.02.06.02	Allowance for steel supports to mesh flooring	918 m	63.00	57,834	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.03	ROOF	1,819 m²	709.90		1,291,342
	No roof specification or details of construction; assume the following:				
2.03.01	<u>Reinforced concrete roof slab; 240 thick; 800 m²</u>				
2.03.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	215 m³	190.00	40,850	
2.03.01.02	Formwork; edges of suspended slabs; height not exceeding 250	160 m	19.00	3,040	
2.03.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	800 m²	53.00	42,400	
2.03.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	190 m²	60.00	11,400	
2.03.01.05	Reinforcement; high yield steel bars; 220 kg/m³	47.30 T	2,342.00	110,777	
2.03.01.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		20,000	
2.03.02	<u>Reinforced concrete roof slab; 250 thick; 0 m²</u>				
2.03.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	m³	190.00		
2.03.02.02	Formwork; edges of suspended slabs; height not exceeding 250	m	19.00		
2.03.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	m²	60.00		
2.03.02.04	Reinforcement; high yield steel bars; 220 kg/m³	T	2,342.00		
2.03.02.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item			
2.03.03	<u>Reinforced concrete roof slab; 300 thick; 655 m²</u>				
2.03.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	200 m³	190.00	38,000	
2.03.03.02	Formwork; edges of suspended slabs; height not exceeding 500	135 m	30.00	4,050	
2.03.03.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	40 m²	60.00	2,400	
2.03.03.04	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	655 m²	62.00	40,610	
2.03.03.05	Reinforcement; high yield steel bars; 220 kg/m³	44.00 T	2,342.00	103,048	
2.03.03.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		20,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.03.04	<u>Reinforced concrete roof slab; 400 thick; 800 m²</u>				
2.03.04.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	320 m³	190.00	60,800	
2.03.04.02	Formwork; edges of suspended slabs; height not exceeding 500	195 m	30.00	5,850	
2.03.04.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	800 m²	60.00	48,000	
2.03.04.04	Reinforcement; high yield steel bars; 220 kg/m³	70.40 T	2,342.00	164,877	
2.03.04.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		28,000	
2.03.05	<u>Roof structure to Colonnade</u>				
2.03.05.01	Primary steel included in section 2.01 Frame	Item		Included	
2.03.05.02	Precast concrete decking	145 m²	91.00	13,195	
2.03.06	<u>Roof coverings</u>				
2.03.06.01	Roof screed; cement & sand; 50 thick	2,365 m²	23.00	54,395	
2.03.06.02	High performance polymer modified bitumen membrane; insulation	2,115 m²	161.00	340,515	
2.03.06.03	Low maintenance landscaped roof	250 m²	222.00	55,500	
2.03.06.04	Residential terrace; 50 thick precast concrete slabs on support system	300 m²	74.00	22,200	
2.03.06.05	Edge treatment to membrane roof covering	355 m	70.00	24,850	
2.03.06.06	Edge treatment to landscaped roofs	95 m	85.00	8,075	
2.03.07	<u>Roof drainage</u>				
2.03.07.01	Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations	Item		Included	
2.03.07.02	Rainwater outlets; assumed 1 per 25 m² of roof area	95 Nr	260.00	24,700	
2.03.07.03	Rainwater pipes to colonnade; aluminium, 100 diameter	40 m	89.00	3,560	
2.03.07.04	Rainwater pipes to colonnade; shoes or connections to drains	5 Nr	50.00	250	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.04	STAIRS & RAMPS	106 Nr	14,031.50		1,487,341
	No stairs & ramps specification or details of construction; assume the following:				
2.04.01	<u>Reinforced concrete landings; 250 thick; 985 m²</u>				
2.04.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245 m³	190.00	46,550	
2.04.01.02	Formwork; edges of suspended slabs; height not exceeding 250	595 m	19.00	11,305	
2.04.01.03	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	960 m²	57.00	54,720	
2.04.01.04	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25 m²	70.00	1,750	
2.04.01.05	Reinforcement; high yield steel bars; 220 kg/m³	53.90 T	2,342.00	126,234	
2.04.01.06	Powerfloat finish	985 m²	4.00	3,940	
2.04.02	<u>Reinforced concrete staircases; 1,200 wide x 2,000 long x 1,350 rise; 98 Nr</u>				
2.04.02.01	Reinforced concrete grade C50/60; staircases	100 m³	263.00	26,300	
2.04.02.02	Formwork; stairflights; 1,200 wide	235 m	160.00	37,600	
2.04.02.03	Formwork; extra over for fine formed finish	675 m²	6.00	4,050	
2.04.02.04	Reinforcement; high yield steel bars; 170 kg/m³	17.00 T	2,342.00	39,814	
2.04.02.05	Trowelled finish; treads	235 m²	6.00	1,410	
2.04.03	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 100 Nr</u>				
2.04.03.01	Reinforced concrete grade C50/60; staircases	45 m³	263.00	11,835	
2.04.03.02	Formwork; stairflights; 1,200 wide	270 m	160.00	43,200	
2.04.03.03	Formwork; extra over for fine formed finish	775 m²	6.00	4,650	
2.04.03.04	Reinforcement; high yield steel bars; 170 kg/m³	7.70 T	2,342.00	18,033	
2.04.03.05	Trowelled finish; treads	270 m²	6.00	1,620	
2.04.04	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 1 Nr</u>				
2.04.04.01	Reinforced concrete grade C50/60; staircases	1 m³	263.00	263	
2.04.04.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.04.03	Formwork; extra over for fine formed finish	10 m²	6.00	60	
2.04.04.04	Reinforcement; high yield steel bars; 170 kg/m³	0.20 T	2,342.00	468	
2.04.04.05	Trowelled finish; treads	5 m²	6.00	30	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.04.05	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>				
2.04.05.01	Reinforced concrete grade C50/60; staircases	1 m ³	263.00	263	
2.04.05.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.05.03	Formwork; extra over for fine formed finish	10 m ²	6.00	60	
2.04.05.04	Reinforcement; high yield steel bars; 170 kg/m ³	0.20 T	2,342.00	468	
2.04.05.05	Trowelled finish; treads	5 m ²	6.00	30	
2.04.06	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 12 Nr</u>				
2.04.06.01	Reinforced concrete grade C50/60; staircases	15 m ³	263.00	3,945	
2.04.06.02	Formwork; stairflights; 1,200 wide	40 m	160.00	6,400	
2.04.06.03	Formwork; extra over for fine formed finish	110 m ²	6.00	660	
2.04.06.04	Reinforcement; high yield steel bars; 170 kg/m ³	2.60 T	2,342.00	6,089	
2.04.06.05	Trowelled finish; treads	35 m ²	6.00	210	
2.04.07	<u>Handrails & balustrades</u>				
2.04.07.01	Wall handrails; mild steel, polyester powder coated	685 m	200.00	137,000	
2.04.07.02	Balustrades & handrails; mild steel, polyester powder coated	765 m	395.00	302,175	
2.04.08	<u>Staircase & landing finishes</u>				
2.04.08.01	Heavy domestic duty carpet (PC £43/m ²); to landings	985 m ²	110.00	108,350	
2.04.08.02	Heavy domestic duty carpet (PC £43/m ²); to treads	2,185 m	80.00	174,800	
2.04.08.03	Heavy domestic duty carpet (PC £43/m ²); risers	2,445 m	80.00	195,600	
2.04.08.04	Aluminium nosings; heavy duty	2,445 m	30.00	73,350	
2.04.08.05	Painted softwood skirting to landings	1,280 m	12.00	15,360	
2.04.08.06	Painted softwood string to stairs	685 m	22.00	15,070	
2.04.09	<u>Reinforced concrete ramps; extra over upper floors</u>				
2.04.09.01	Extra over formwork to soffits of slabs; sloping	257 m ²	7.00	1,799	
2.04.09.02	Top formwork; sloping	257 m ²	40.00	10,280	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.05	EXTERNAL WALLS	19,180 m²	1,754.50		33,651,455
	No external walls specification or details of construction; assume the following:				
2.05.01	<u>External enclosing walls above ground level</u>				
2.05.01.01	Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	17,720 m²	1,650.00	29,238,000	
2.05.01.02	Precast concrete cladding allowance; external façade; columns & beams	910 m²	1,100.00	1,001,000	
2.05.01.03	Precast concrete cladding allowance; colonnade; columns & beams	350 m²	1,100.00	385,000	
2.05.01.04	LMR cladding allowance; metal cladding on steel frame	135 m²	610.00	82,350	
2.05.01.05	Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	6,470 m²	180.00	1,164,600	
2.05.01.06	Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	5,755 m	12.00	69,060	
2.05.01.07	Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	430 m²	119.00	51,170	
2.05.01.08	Parapet wall capping; 775 wide	290 m	205.00	59,450	
2.05.01.09	Open state cavity fire barriers	6,995 m	95.00	664,525	
2.05.04	<u>External soffits</u>				
2.05.04.01	External soffit allowance; metal cladding on steel frame	585 m²	610.00	356,850	
2.05.05	<u>Subsidiary walls, balustrades and proprietary balconies</u>				
2.05.05.01	Roof balustrade; stainless steel and structural glass allowance	70 m	1,135.00	79,450	
2.05.06	<u>Façade access/cleaning systems</u>				
2.05.06.01	Building Maintenance Unit allowance; 49 storeys	Item		500,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.06	WINDOWS & EXTERNAL DOORS	22 Nr	4,698.60		103,370
	No windows & external doors specification or details of construction; assume the following:				
2.06.02	<u>External doors</u>				
2.06.02.01	Extra over curtain walling; single doors	14 Nr	500.00	7,000	
2.06.02.02	Extra over curtain walling; double doors	5 Nr	1,000.00	5,000	
2.06.02.03	Steel external doors; single	1 Nr	1,370.00	1,370	
2.06.02.04	Roller shutter door; 6,000 x 3,000 allowance	1 Nr	25,000.00	25,000	
2.06.02.05	Revolving door; 3,000 diameter; allowance	1 Nr	65,000.00	65,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07	INTERNAL WALLS & PARTITIONS	38,090 m²	86.10		3,280,845
	No internal walls & partitions specification or details of construction; assume the following:				
2.07.01	<u>Blockwork walls</u>				
2.07.01.01	100 block walls	290 m²	53.00	15,370	
2.07.01.02	Head restraints	110 m	38.00	4,180	
2.07.01.03	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	55 m	27.00	1,485	
2.07.01.04	PCC lintols; 1,200 long	Nr	20.00		
2.07.01.05	PCC lintols; 2,100 long	3 Nr	35.00	105	
2.07.01.06	150 block walls	640 m²	66.00	42,240	
2.07.01.07	Head restraints	240 m	38.00	9,120	
2.07.01.08	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	120 m	36.00	4,320	
2.07.01.09	PCC lintols; 1,200 long	42 Nr	30.00	1,260	
2.07.01.10	PCC lintols; 2,100 long	Nr	53.00		
2.07.01.11	200 block walls	370 m²	83.00	30,710	
2.07.01.12	Head restraints	140 m	38.00	5,320	
2.07.01.13	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	70 m	44.00	3,080	
2.07.01.14	PCC lintols; 1,200 long	8 Nr	40.00	320	
2.07.01.15	PCC lintols; 2,100 long	10 Nr	70.00	700	
2.07.01.16	300 block walls	345 m²	131.00	45,195	
2.07.01.17	Head restraints	125 m	38.00	4,750	
2.07.01.18	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	60 m	62.00	3,720	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02	<u>Metal stud partitions</u>				
2.07.02.01	100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	830 m ²	110.00	91,300	
2.07.02.02	Extra over forming openings; 900 x 2,100	60 Nr	60.00	3,600	
2.07.02.03	Extra over forming openings; 1,800 x 2,100	127 Nr	70.00	8,890	
2.07.02.04	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		13,695	
2.07.02.05	150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	1,015 m ²	130.00	131,950	
2.07.02.06	Forming openings; 900 x 2,100	171 Nr	125.00	21,375	
2.07.02.07	Forming openings; 1,800 x 2,100	97 Nr	145.00	14,065	
2.07.02.08	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		19,795	
2.07.02.09	200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	7,120 m ²	140.00	996,800	
2.07.02.10	Forming openings; 900 x 2,100	422 Nr	195.00	82,290	
2.07.02.11	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.12	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		149,520	
2.07.02.13	300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	125 m ²	145.00	18,125	
2.07.02.14	Forming openings; 900 x 2,100	Nr	255.00		
2.07.02.15	Forming openings; 1,800 x 2,100	Nr	300.00		
2.07.02.16	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		2,720	
2.07.02.17	100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	555 m ²	75.00	41,625	
2.07.02.18	Forming openings; 900 x 2,100	29 Nr	60.00	1,740	
2.07.02.19	Forming openings; 1,800 x 2,100	10 Nr	70.00	700	
2.07.02.20	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		6,245	
2.07.02.21	150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	360 m ²	90.00	32,400	
2.07.02.22	Forming openings; 900 x 2,100	24 Nr	125.00	3,000	
2.07.02.23	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.24	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		4,860	
2.07.02.25	200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	610 m ²	100.00	61,000	
2.07.02.26	Forming openings; 900 x 2,100	4 Nr	195.00	780	
2.07.02.27	Forming openings; 1,800 x 2,100	3 Nr	230.00	690	
2.07.02.28	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		9,150	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02.29	100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	20,450 m ²	44.00	899,800	
2.07.02.30	Forming openings; 900 x 2,100	1,983 Nr	60.00	118,980	
2.07.02.31	Forming openings; 1,800 x 2,100	Nr	70.00		
2.07.02.32	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		134,970	
2.07.02.33	200 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	475 m ²	87.00	41,325	
2.07.02.34	Forming openings; 900 x 2,100	Nr	195.00		
2.07.02.35	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.36	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		6,200	
2.07.02.37	Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	4,885 m ²	27.00	131,895	
2.07.02.38	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		19,785	
2.07.03	<u>Glazed screens</u>				
2.07.03.01	Glazed screen allowance	20 m ²	1,135.00	22,700	
2.07.04	<u>Cubicles</u>				
2.07.04.01	Allowance for cubicles to toilet and changing areas	Item		17,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.08	INTERNAL DOORS	3,522 Nr	1,432.90		5,046,660
	No internal doors specification or details of construction; assume the following:				
2.08.01	Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6 Nr	2,285.00	13,710	
2.08.02	Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	416 Nr	2,285.00	950,560	
2.08.03	Single doors, frame, architraves & ironmongery allowance; 120 mins FR	329 Nr	2,285.00	751,765	
2.08.04	Single doors, frame, architraves & ironmongery allowance; 60 mins FR	107 Nr	1,320.00	141,240	
2.08.05	Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	36 Nr	1,550.00	55,800	
2.08.06	Single doors, frame, architraves & ironmongery allowance	1,947 Nr	775.00	1,508,925	
2.08.07	Double doors, frame, architraves & ironmongery allowance; 120 mins FR	224 Nr	3,255.00	729,120	
2.08.08	Double doors, frame, architraves & ironmongery allowance; 60 mins FR	33 Nr	2,480.00	81,840	
2.08.09	Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	7 Nr	3,780.00	26,460	
2.08.10	Double doors, frame, architraves & ironmongery allowance	416 Nr	1,890.00	786,240	
2.08.11	Extra over glazed screen; double doors	1 Nr	1,000.00	1,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.01	WALL FINISHES	95,765 m²	35.90		3,438,280
	No wall finishes specification or details of construction; assume the following:				
3.01.01	<u>Wall finishes generally</u>				
3.01.01.01	Dry lining; 12.5 thick wallboard; on dabs	8,840 m²	11.00	97,240	
3.01.01.02	Dry lining; 12.5 thick wallboard; on metal studs	17,100 m²	23.00	393,300	
3.01.01.03	Public wc's; tiling allowance	155 m²	75.00	11,625	
3.01.01.04	Circulation areas; skim & emulsion	8,395 m²	15.00	125,925	
3.01.01.05	Back of house & Amenity areas; skim & emulsion	1,045 m²	15.00	15,675	
3.01.01.06	Gym & Studio areas; skim & emulsion	490 m²	15.00	7,350	
3.01.01.07	Stairwells; skim & emulsion	4,710 m²	15.00	70,650	
3.01.01.08	Plant & storage areas; emulsion	3,170 m²	5.00	15,850	
3.01.01.09	Retail areas - assumed by tenant	Item		Excluded	
3.01.02	<u>Apartment wall finishes</u>				
3.01.02.01	Bathroom, en-suites & worktop splashback; wall tiling allowance	14,430 m²	100.00	1,443,000	
3.01.02.02	Skim & emulsion to walls	61,720 m²	15.00	925,800	
3.01.03	<u>Luxury apartment wall finishes</u>				
3.01.03.01	Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	315 m²	200.00	63,000	
3.01.03.02	Skim & quality emulsion to walls	1,335 m²	19.00	25,365	
3.01.03.03	Allowance for feature wall	6 Nr	1,000.00	6,000	
3.01.04	<u>Wall finishes sundries</u>				
3.01.04.01	Allowance for ends, angles & beading on dry lining; (assumed @ 15% of construction cost)	Item		73,500	
3.01.04.02	Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)	Item		88,000	
3.01.04.03	Allowance for tiling trims; (assumed @ 5% of construction cost)	Item		76,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.02	FLOOR FINISHES	31,815 m²	99.00		3,150,150
	No floor finishes specification or details of construction; assume the following:				
3.02.01	<u>Floor finishes generally</u>				
3.02.01.01	Acoustic mat; residential areas	26,615 m²	20.00	532,300	
3.02.01.02	Circulation; heavy domestic duty carpet (PC £43/m²)	2,270 m²	110.00	249,700	
3.02.01.03	Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m²)	690 m²	110.00	75,900	
3.02.01.04	Basement circulation; heavy duty vinyl	145 m²	75.00	10,875	
3.02.01.05	Gym & Studio areas; heavy vinyl	365 m²	75.00	27,375	
3.02.01.06	Public wc's; heavy vinyl	30 m²	75.00	2,250	
3.02.01.07	Plant & storage areas; concrete sealer	1,700 m²	4.00	6,800	
3.02.01.08	Retail areas - assumed by tenant	Item		Excluded	
3.02.01.09	Basement circulation areas; painted softwood skirting	170 m	12.00	2,040	
3.02.01.10	Circulation areas; painted softwood skirting	3,230 m	12.00	38,760	
3.02.01.11	Back of house & Amenity areas; painted softwood skirting	355 m	12.00	4,260	
3.02.01.12	Gym & Studio; painted softwood skirting	165 m	12.00	1,980	
3.02.01.13	Public wc skirtings - included in wall tiling	Item		Included	
3.02.01.14	Plant & storage areas - assumed no skirtings	Item		Excluded	
3.02.01.15	Retail area skirtings - assumed by tenant	Item		Excluded	
3.02.02	<u>Apartment floor finishes</u>				
3.02.02.01	Bathrooms & en-suites; floor tiling allowance	2,600 m²	100.00	260,000	
3.02.02.02	Living rooms; laminated flooring allowance	14,400 m²	75.00	1,080,000	
3.02.02.03	Bedroom; carpets allowance	9,030 m²	50.00	451,500	
3.02.02.04	Painted softwood skirting	26,140 m	12.00	313,680	
3.02.03	<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>				
3.02.03.01	Bathrooms & en-suites; floor tiling allowance	60 m²	200.00	12,000	
3.02.03.02	Living rooms; laminated flooring allowance	315 m²	150.00	47,250	
3.02.03.03	Bedroom; carpets allowance	210 m²	100.00	21,000	
3.02.03.04	Hardwood skirtings, lacquered	520 m	24.00	12,480	

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Ref	Description	Quantity	Rate	Sub-Total	£
3.03	CEILING FINISHES	31,815 m²	55.80		1,776,485
	No ceiling finishes specification or details of construction; assume the following:				
3.03.01	<u>Ceiling finishes generally</u>				
3.03.01.01	Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,270 m²	86.00	195,220	
3.03.01.02	Back of house & Amenity areas; suspended ceiling allowance	690 m²	86.00	59,340	
3.03.01.03	Gym & Studio; suspended ceiling allowance	365 m²	86.00	31,390	
3.03.01.04	Public wc's; suspended ceiling allowance	30 m²	86.00	2,580	
3.03.01.05	Basement circulation; painted soffit	145 m²	6.00	870	
3.03.01.06	Plant & storage areas; painted soffit	1,700 m²	6.00	10,200	
3.03.02	<u>Apartment ceiling finishes</u>				
3.03.02.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,600 m²	58.00	150,800	
3.03.02.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	23,430 m²	55.00	1,288,650	
3.03.03	<u>Luxury apartment ceiling finishes</u>				
3.03.03.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	60 m²	58.00	3,480	
3.03.03.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	525 m²	55.00	28,875	
3.03.03.03	Perimeter shadow gap	635 m	8.00	5,080	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
4.01	FITTINGS, FURNISHINGS & EQUIPMENT	422 Nr	8,675.60		3,661,100
	No fittings, furnishings & equipment specification or details of construction; assume the following:				
4.01.01	<u>General fixed fittings, furnishings and equipment (excludes loose furniture and equipment)</u>				
	Allowances for fitted wardrobes to standard apartments				
4.01.01.01	Studio	40 Nr	1,000.00	40,000	
4.01.01.02	1 bed apartment	94 Nr	1,000.00	94,000	
4.01.01.03	2 bed apartment	268 Nr	2,000.00	536,000	
4.01.01.04	3 bed apartment	14 Nr	3,000.00	42,000	
	Allowances for fitted wardrobes to to luxury apartments (assumed 100% increase on standard)				
4.01.01.05	2 bed apartment	4 Nr	4,000.00	16,000	
4.01.01.06	3 bed apartment	2 Nr	6,000.00	12,000	
	Allowances for bathroom fittings to standard apartments				
4.01.01.07	Studio	40 Nr	500.00	20,000	
4.01.01.08	1 bed apartment	94 Nr	500.00	47,000	
4.01.01.09	2 bed apartment	268 Nr	1,000.00	268,000	
4.01.01.10	3 bed apartment	14 Nr	1,000.00	14,000	
	Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)				
4.01.01.11	2 bed apartment	4 Nr	2,000.00	8,000	
4.01.01.12	3 bed apartment	2 Nr	2,000.00	4,000	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
	Allowances for fittings to non-residential areas				
4.01.01.13	Reception desk	1 Nr	5,000.00	5,000	
4.01.01.14	Cycle racks	422 Nr	200.00	84,400	
4.01.01.15	Post boxes	422 Nr	50.00	21,100	
4.01.01.16	Storage area - shelving/lockers	775 m	250.00	193,750	
4.01.01.17	Parcel room - shelving/lockers	25 m	250.00	6,250	
4.01.01.18	Toilet & changing areas - vanity units	6 Nr	1,500.00	9,000	
4.01.01.19	Staff room - lockers	15 Nr	250.00	3,750	
4.01.01.20	Manager's office - shelving	17 Nr	500.00	8,500	
4.01.01.21	Treatment rooms - shelving	25 Nr	500.00	12,500	
4.01.01.22	Amenity rooms general allowance	459 m ²	25.00	11,475	
4.01.01.23	Studios general allowance	135 m ²	25.00	3,375	
4.01.01.24	Gym - assumed by tenant	Item		Excluded	
4.01.01.25	Retail areas - assumed by tenant	Item		Excluded	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
4.01.02	<u>Domestic kitchen fittings and equipment</u>				
	Allowance for kitchen fittings (excl. white goods) to standard apartments				
4.01.02.01	Studio	40 Nr	3,750.00	150,000	
4.01.02.02	1 bed apartment	94 Nr	4,750.00	446,500	
4.01.02.03	2 bed apartment	268 Nr	5,250.00	1,407,000	
4.01.02.04	3 bed apartment	14 Nr	7,750.00	108,500	
	Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)				
4.01.02.05	2 bed apartment	4 Nr	7,750.00	31,000	
4.01.02.06	3 bed apartment	2 Nr	11,500.00	23,000	
4.01.03	<u>Signs/notices</u>				
4.01.03.01	5 storey podium & 49 storey tower signage & notice board allowance	Item		35,000	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
5.00	MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	45,025 m²	458.60		20,650,000
	No MEP Services specification or details of construction; assume BCIS elemental rates:				
	Notional BCIS Element Cost per m² - Mean				
5.02.04	Service Equipment	45,025 m²	19.31	869,400	
5.03.04	Disposal Installations	45,025 m²	13.76	619,500	
5.04.04	Water Installations	45,025 m²	33.44	1,505,600	
5.05.04	Heat Source	45,025 m²	60.44	2,721,300	
5.06.04	Space Heating & Air Conditioning	45,025 m²	113.96	5,131,000	
5.07.04	Ventilation	45,025 m²	27.39	1,233,200	
5.08.04	Electrical Installations	45,025 m²	88.36	3,978,400	
5.09.04	Fuel Installations	45,025 m²	7.59	341,700	
5.11.04	Fire & Lightning Protection	45,025 m²	21.22	955,400	
5.12.04	Communication, Security & Control Systems	45,025 m²	24.67	1,110,800	
5.13.04	Special Installations	45,025 m²	35.10	1,580,400	
5.14.04	Builder's Work in Connection with Services	45,025 m²	13.40	603,300	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
5.01	SANITARY APPLIANCES	2,182 Nr	967.30		2,110,575
	No sanitary appliances specification or details of construction; assume the following:				
5.01.01	<u>Apartment sanitary appliances</u>				
5.01.01.01	whb	698 Nr	400.00	279,200	
5.01.01.02	wc	698 Nr	585.00	408,330	
5.01.01.03	bath; mixer taps, shower rose & screen	416 Nr	1,750.00	728,000	
5.01.01.04	shower tray; riser pipe, rose & mixing valve; shower screen	282 Nr	2,200.00	620,400	
5.01.02	<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>				
5.01.02.01	whb	12 Nr	600.00	7,200	
5.01.02.02	wc	12 Nr	880.00	10,560	
5.01.02.03	bath; mixer taps, shower rose & screen	6 Nr	1,915.00	11,490	
5.01.02.04	shower tray; riser pipe, rose & mixing valve; shower screen	6 Nr	3,290.00	19,740	
5.01.03	<u>Toilet and changing areas sanitary appliances</u>				
5.01.03.01	whb allowance	21 Nr	400.00	8,400	
5.01.03.02	wc allowance	15 Nr	585.00	8,775	
5.01.03.03	urinal allowance	6 Nr	680.00	4,080	
5.01.03.04	shower tray; riser pipe, rose & mixing valve allowance	4 Nr	1,100.00	4,400	

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ESTIMATE : C8

Ref	Description	Quantity	Rate	Sub-Total	£
5.10	LIFT & CONVEYOR INSTALLATIONS No lift & conveyor installations specification or details of construction; assume the following:	5 Nr	580,000.00		2,900,000
5.1.01	<u>Lift Installations</u>				
5.1.01.01	Lift; 10 person, serving 4 levels; speed 1.0 m/s	1 Nr	100,000.00	100,000	
5.1.01.03	Lift; 26 person, serving 54 levels; speed 1.6 m/s	4 Nr	700,000.00	2,800,000	
	BUILDING WORKS TOTAL (excluding preliminaries)			£	105,650,298
9.00	Main Contractor's Preliminaries	20 %		£	21,129,702
	BUILDING WORKS TOTAL (including preliminaries)			£	126,780,000

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
1.01	SUBSTRUCTURE	2,216 m²	2,816.10		6,240,507
	Assumed level & flat site				
	Assumed no active waste or contaminated material present				
	Minimal substructure specification or details of construction; assume the following:				
1.01.02	<u>Isolated pad foundations; 3,650 x 2,200 x 750; 7 Nr</u>				
1.01.02.01	Excavate pits; maximum depth not exceeding 1.00m	55 m³	10.00	550	
1.01.02.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	80 m²	2.00	160	
1.01.02.03	Level & compact bottoms of excavations	55 m²	1.00	55	
1.01.02.04	Excavate for working space to pits	60 m²	7.00	420	
1.01.02.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55 m³	41.00	2,255	
1.01.02.06	Imported filling; granular fill type 1, not exceeding 500 thick	10 m³	64.00	640	
1.01.02.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m³	157.00	785	
1.01.02.08	Reinforced concrete grade C75/85; isolated foundations	40 m³	192.00	7,680	
1.01.02.09	Formwork; sides of foundations; not exceeding 1.00 m high	80 m	41.00	3,280	
1.01.02.10	Reinforcement; high yield steel bars; 220 kg/m³	8.80 T	2,342.00	20,610	
1.01.03	<u>Isolated pad foundations; 3,000 x 3,000 x 750; 24 Nr</u>				
1.01.03.01	Excavate pits; maximum depth not exceeding 1.00m	235 m³	10.00	2,350	
1.01.03.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	305 m²	2.00	610	
1.01.03.03	Level & compact bottoms of excavations	245 m²	1.00	245	
1.01.03.04	Excavate for working space to pits	240 m²	7.00	1,680	
1.01.03.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	235 m³	41.00	9,635	
1.01.03.06	Imported filling; granular fill type 1, not exceeding 500 thick	35 m³	64.00	2,240	
1.01.03.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10 m³	157.00	1,570	
1.01.03.08	Reinforced concrete grade C75/85; isolated foundations	185 m³	192.00	35,520	
1.01.03.09	Formwork; sides of foundations; not exceeding 1.00 m high	320 m	41.00	13,120	
1.01.03.10	Reinforcement; high yield steel bars; 220 kg/m³	40.70 T	2,342.00	95,319	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.08	<u>Isolated pad foundations to colonnade columns; no detail provided</u>				
1.01.08.01	Allowance for pad foundations to colonnade columns	21 Nr	750.00	15,750	
1.01.09	<u>Raft foundations; 2,500 deep; 895 m²</u>				
1.01.09.01	Excavate pits; maximum depth not exceeding 6.00m	3,850 m³	14.00	53,900	
1.01.09.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	285 m²	3.00	855	
1.01.09.03	Level & compact bottoms of excavations	895 m²	1.00	895	
1.01.09.04	Excavate for working space to pits	270 m²	7.00	1,890	
1.01.09.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,850 m³	41.00	157,850	
1.01.09.06	Imported filling; granular fill type 1, not exceeding 500 thick	135 m³	64.00	8,640	
1.01.09.07	Imported filling; granular fill type 1, exceeding 500 thick	1,435 m³	62.00	88,970	
1.01.09.08	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	45 m³	157.00	7,065	
1.01.09.09	Reinforced concrete grade C75/85; isolated foundations	2,240 m³	192.00	430,080	
1.01.09.10	Formwork; sides of foundations; exceeding 1.00 m high	165 m²	47.00	7,755	
1.01.09.11	Reinforcement; high yield steel bars; 220 kg/m³	492.80 T	2,342.00	1,154,138	
1.01.10	<u>Specialist foundations; piling mat construction; 2,415 m²</u>				
1.01.10.01	Excavate to reduce levels; maximum depth not exceeding 1.00m	725 m³	3.00	2,175	
1.01.10.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	45 m²	2.00	90	
1.01.10.03	Level & compact bottoms of excavations	2,415 m²	1.00	2,415	
1.01.10.04	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	725 m³	41.00	29,725	
1.01.10.05	Imported filling; granular fill type 1, not exceeding 500 thick	725 m³	64.00	46,400	
1.01.10.06	Level & compact surfaces of filling	2,415 m²	1.00	2,415	
1.01.11	<u>Specialist foundations; bored cast in place piles; 130 Nr</u>				
1.01.11.01	Provision of plant; erecting & dismantling at each pile position - allowance	Item		28,600	
1.01.11.02	Piles; 900 diameter, 20 m deep	130 Nr	3,750.00	487,500	
1.01.11.03	Pile tests - load - (assume 25%)	35 Nr	14,550.00	509,250	
1.01.11.04	Pile tests - integrity - (assume 100%)	130 Nr	20.00	2,600	
1.01.11.05	Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	130 Nr	45.00	5,850	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.12	<u>Lowest floor construction; 2,205 m²</u>				
1.01.12.01	Imported filling; granular fill type 1, not exceeding 500 thick	330 m³	64.00	21,120	
1.01.12.02	Level & compact surfaces of filling; sand blinding 50 thick	2,205 m²	4.00	8,820	
1.01.12.03	Visqueen dpm; gas resistant	2,205 m²	18.00	39,690	
1.01.12.04	Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	110 m³	156.00	17,160	
1.01.12.05	Reinforced concrete grade C32/40; beds exceeding 300 thick	885 m³	182.00	161,070	
1.01.12.06	Extra over for waterproof concrete	885 m³	79.00	69,915	
1.01.12.07	Formwork to edges of beds; not exceeding 500 high	60 m³	30.00	1,800	
1.01.12.08	Reinforcement; high yield steel bars; 200 kg/m³	177.00 T	2,342.00	414,534	
1.01.12.09	Powerfloat finish	2,205 m²	4.00	8,820	
1.01.12.10	Rigid urethane floor Insulation; 150 thick	2,205 m²	40.00	88,200	
1.01.12.11	Horizontal sheet tanking; bituthene	2,205 m²	33.00	72,765	
1.01.12.12	Extra over ground slabs; forming lift pits	Item		Inlcuded	
1.01.12.13	Designed joints allowance; (assumed @ 10% of construction cost)	Item		90,000	
1.01.13	<u>Basement excavation; 2,415 m²</u>				
1.01.13.01	Excavate basements; maximum depth exceeding 8.00m	22,070 m³	5.00	110,350	
1.01.13.02	Extra over excavation for breaking out hard pavings 150 thick; macadam	2,415 m²	5.00	12,075	
1.01.13.03	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	560 m²	5.00	2,800	
1.01.13.04	Level & compact bottoms of excavations	2,415 m²	1.00	2,415	
1.01.13.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	22,070 m³	41.00	904,870	
1.01.13.06	Disposal of surface water/ground water allowance	Item		Included	
1.01.14	<u>Basement retaining walls; 2,315 m²</u>				
1.01.14.01	Concrete grade C40/50 not exceeding 300 thick; infilling between piles	150 m³	219.00	32,850	
1.01.14.02	Reinforced concrete grade C40/50; walls not exceeding 300 thick	695 m³	219.00	152,205	
1.01.14.03	Extra over for waterproof concrete	845 m³	79.00	66,755	
1.01.14.04	Formwork to walls; vertical to one side only	2,315 m²	87.00	201,405	
1.01.14.05	Reinforcement; high yield steel bars; 200 kg/m³	139.00 T	2,342.00	325,538	
1.01.14.06	Vertical sheet tanking; bituthene	1,160 m²	35.00	40,600	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.15	<u>Capping beam; 1,200 x 1,000; 140 m</u>				
1.01.15.01	Excavate trenches; maximum depth no exceeding 2.00m	25 m ³	12.00	300	
1.01.15.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	165 m ²	2.00	330	
1.01.15.03	Level & compact bottoms of excavations	20 m ²	1.00	20	
1.01.15.04	Excavate for working space to trenches	140 m ²	6.00	840	
1.01.15.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25 m ³	41.00	1,025	
1.01.15.06	Imported filling; granular fill type 1, not exceeding 500 thick	3 m ³	64.00	192	
1.01.15.07	Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1 m ³	156.00	156	
1.01.15.08	Reinforced concrete grade C75/85; ground beams	165 m ³	217.00	35,805	
1.01.15.09	Extra over for waterproof concrete	165 m ³	79.00	13,035	
1.01.15.10	Formwork; sides of ground beams not exceeding 1.00 m high	280 m	47.00	13,160	
1.01.15.11	Formwork; soffits of beams	20 m ²	67.00	1,340	
1.01.15.12	Reinforcement; high yield steel bars; 220 kg/m ³	36.30 T	2,342.00	85,015	
1.01.17	<u>Contaminated material & obstructions (PROVISIONAL)</u>				
1.01.17.01	Extra over any excavation for breaking out obstructions	Item		Excluded	
1.01.17.02	Extra over any excavation for breaking out rock	Item		Excluded	
1.01.17.03	Breaking though obstruction encountered in piling operations - allowance	Item		Excluded	
1.01.17.04	Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax	Item		Excluded	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.01	FRAME	49,482 m²	122.20		6,045,619
	Minimal frame specification or details of construction; assume the following:				
	<u>CORE WALLS & SLAB</u>				
2.01.02	<u>Reinforced concrete core walls; 300 thick; 5,190 m²</u>				
2.01.02.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,490 m³	216.00	321,840	
2.01.02.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	10,380 m²	61.00	633,180	
2.01.02.03	Formwork; openings in walls; width not exceeding 500	525 m	31.00	16,275	
2.01.02.04	Reinforcement; high yield steel bars; 125 kg/m³	186.25 T	2,342.00	436,198	
2.01.04	<u>Reinforced concrete core walls; 500 thick; 230 m²</u>				
2.01.04.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	115 m³	210.00	24,150	
2.01.04.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	465 m²	61.00	28,365	
2.01.04.03	Reinforcement; high yield steel bars; 125 kg/m³	14.38 T	2,342.00	33,678	
2.01.05	<u>Reinforced concrete core walls; 600 thick; 2,210 m²</u>				
2.01.05.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	1,325 m³	210.00	278,250	
2.01.05.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	4,420 m²	61.00	269,620	
2.01.05.03	Formwork; openings in walls; width not exceeding 1.00 m; 125 kg/m³	165.63 T	52.00	8,613	
2.01.09	<u>Extra over all walls</u>				
2.01.09.01	Formwork; extra over for fine formed finish; walls	5,875 m²	6.00	35,250	
2.01.10	<u>Reinforced concrete core slab; 240 thick; 1,005 m²</u>				
2.01.10.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	240 m³	190.00	45,600	
2.01.10.02	Formwork; edges of suspended slabs; height not exceeding 250	195 m	19.00	3,705	
2.01.10.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	1,005 m²	53.00	53,265	
2.01.10.04	Reinforcement; high yield steel bars; 220 kg/m³	52.80 T	2,342.00	123,658	
2.01.10.05	Powerfloat finish	1,005 m²	4.00	4,020	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.11	<u>Reinforced concrete core slab; 250 thick; 145 m²</u>				
2.01.11.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	35 m³	190.00	6,650	
2.01.11.02	Formwork; edges of suspended slabs; height not exceeding 250	20 m	19.00	380	
2.01.11.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	75 m²	53.00	3,975	
2.01.11.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	70 m²	60.00	4,200	
2.01.11.05	Reinforcement; high yield steel bars; 220 kg/m³	7.70 T	2,342.00	18,033	
2.01.11.06	Powerfloat finish	146 m²	4.00	584	
	COLUMNS				
2.01.16	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 845 m</u>				
2.01.16.01	Reinforced concrete grade C70/85; columns	305 m³	248.00	75,640	
2.01.16.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,190 m²	58.00	127,020	
2.01.16.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m²	65.00		
2.01.16.04	Reinforcement; high yield steel bars; 310 kg/m³	94.55 T	2,342.00	221,436	
2.01.17	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 290 m</u>				
2.01.17.01	Reinforced concrete grade C70/85; columns	140 m³	248.00	34,720	
2.01.17.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	900 m²	58.00	52,200	
2.01.17.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	25 m²	65.00	1,625	
2.01.17.04	Reinforcement; high yield steel bars; 310 kg/m³	43.40 T	2,342.00	101,643	
2.01.18	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 195 m</u>				
2.01.18.01	Reinforced concrete grade C70/85; columns	120 m³	248.00	29,760	
2.01.18.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	745 m²	58.00	43,210	
2.01.18.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m²	65.00		
2.01.18.04	Reinforcement; high yield steel bars; 310 kg/m³	37.20 T	2,342.00	87,122	

Project : Crown Street, Phase 3

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.19	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 2,500; 515 m</u>				
2.01.19.01	Reinforced concrete grade C70/85; columns	515 m ³	248.00	127,720	
2.01.19.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,765 m ²	58.00	160,370	
2.01.19.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	220 m ²	65.00	14,300	
2.01.19.04	Reinforcement; high yield steel bars; 310 kg/m ³	159.65 T	2,342.00	373,900	
2.01.20	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,000; 125 m</u>				
2.01.20.01	Reinforced concrete grade C70/85; columns	65 m ³	248.00	16,120	
2.01.20.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	375 m ²	58.00	21,750	
2.01.20.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.20.04	Reinforcement; high yield steel bars; 310 kg/m ³	20.15 T	2,342.00	47,191	
2.01.21	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 180 m</u>				
2.01.21.01	Reinforced concrete grade C70/85; columns	135 m ³	248.00	33,480	
2.01.21.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	690 m ²	58.00	40,020	
2.01.21.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	30 m ²	65.00	1,950	
2.01.21.04	Reinforcement; high yield steel bars; 310 kg/m ³	41.85 T	2,342.00	98,013	
2.01.24	<u>Reinforced concrete grade C70/85; regular shaped columns; 750 x 750; 45 m</u>				
2.01.24.01	Reinforced concrete grade C70/85; columns	25 m ³	248.00	6,200	
2.01.24.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	70 m ²	58.00	4,060	
2.01.24.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	70 m ²	65.00	4,550	
2.01.24.04	Reinforcement; high yield steel bars; 310 kg/m ³	7.75 T	2,342.00	18,151	
2.01.26	<u>Reinforced concrete grade C70/85; regular shaped columns; 950 x 950; 105 m</u>				
2.01.26.01	Reinforced concrete grade C70/85; columns	95 m ³	248.00	23,560	
2.01.26.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	205 m ²	58.00	11,890	
2.01.26.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	200 m ²	65.00	13,000	
2.01.26.04	Reinforcement; high yield steel bars; 310 kg/m ³	29.45 T	2,342.00	68,972	

Project : Crown Street, Phase 3

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.29	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>				
2.01.29.01	Reinforced concrete grade C70/85; columns	5 m ³	248.00	1,240	
2.01.29.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35 m ²	58.00	2,030	
2.01.29.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.29.04	Reinforcement; high yield steel bars; 310 kg/m ³	1.55 T	2,342.00	3,630	
2.01.31	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,800 x 450/900; 10 m</u>				
2.01.31.01	Reinforced concrete grade C70/85; columns	10 m ³	248.00	2,480	
2.01.31.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45 m ²	58.00	2,610	
2.01.31.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.31.04	Reinforcement; high yield steel bars; 310 kg/m ³	3.10 T	2,342.00	7,260	
	WALLS				
2.01.32	<u>Reinforced concrete walls; 200 thick; 1,215 m²</u>				
2.01.32.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	245 m ³	216.00	52,920	
2.01.32.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,435 m ²	49.00	119,315	
2.01.32.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.32.04	Formwork; walls kickers, suspended; height 150	465 m	16.00	7,440	
2.01.32.05	Formwork; openings in walls; width not exceeding 250	m	17.00		
2.01.32.06	Reinforcement; high yield steel bars; 125 kg/m ³	30.63 T	2,342.00	71,735	
2.01.33	<u>Reinforced concrete walls; 250 thick; 450 m²</u>				
2.01.33.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	110 m ³	216.00	23,760	
2.01.33.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	460 m ²	49.00	22,540	
2.01.33.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	435 m ²	61.00	26,535	
2.01.33.04	Formwork; walls kickers, suspended; height 150	185 m	16.00	2,960	
2.01.33.05	Formwork; openings in walls; width not exceeding 250	m	17.00		
2.01.33.06	Reinforcement; high yield steel bars; 125 kg/m ³	13.75 T	2,342.00	32,203	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.35	<u>Reinforced concrete walls; 300 thick; 1,850 m²</u>				
2.01.35.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	555 m ³	216.00	119,880	
2.01.35.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,695 m ²	49.00	181,055	
2.01.35.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.35.04	Formwork; walls kickers, suspended; height 150	710 m	16.00	11,360	
2.01.35.05	Formwork; wall ends; width not exceeding 500	315 m	28.00	8,820	
2.01.35.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.35.07	Reinforcement; high yield steel bars; 125 kg/m ³	69.38 T	2,342.00	162,488	
2.01.36	<u>Reinforced concrete walls; 400 thick; 285 m²</u>				
2.01.36.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	115 m ³	210.00	24,150	
2.01.36.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	575 m ²	49.00	28,175	
2.01.36.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.36.04	Formwork; walls kickers, suspended; height 150	110 m	16.00	1,760	
2.01.36.05	Formwork; wall ends; width not exceeding 500	135 m	28.00	3,780	
2.01.36.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.36.07	Reinforcement; high yield steel bars; 125 kg/m ³	14.38 T	2,342.00	33,678	
2.01.38	<u>Reinforced concrete walls; 600 thick; 1,120 m²</u>				
2.01.38.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	675 m ³	210.00	141,750	
2.01.38.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,240 m ²	49.00	109,760	
2.01.38.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.38.04	Formwork; walls kickers, suspended; height 150	430 m	16.00	6,880	
2.01.38.05	Formwork; wall ends; width not exceeding 1.00 m	125 m	49.00	6,125	
2.01.38.06	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.38.07	Reinforcement; high yield steel bars; 125 kg/m ³	84.38 T	2,342.00	197,618	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.40	<u>Reinforced concrete walls; 700 thick; 600 m²</u>				
2.01.40.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	420 m ³	210.00	88,200	
2.01.40.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	730 m ²	49.00	35,770	
2.01.40.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	475 m ²	61.00	28,975	
2.01.40.04	Formwork; walls kickers, suspended; height 150	205 m	16.00	3,280	
2.01.40.05	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.40.06	Reinforcement; high yield steel bars; 125 kg/m ³	52.50 T	2,342.00	122,955	
2.01.43	<u>Extra over all walls & columns</u>				
2.01.43.01	Formwork; extra over for fine formed finish; walls	130 m ²	6.00	780	
2.01.43.02	Formwork; extra over for fine formed finish; columns	80 m ²	6.00	480	
	COLONNADE				
2.01.44	<u>Structural steel frame to colonnade</u>				
2.01.44.01	Allowance for steelwork to colonnade	43.00 T	3,260.00	140,180	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.02	UPPER FLOORS	47,266 m²	264.60		12,507,959
	No upper floors specification or details of construction; assume the following:				
2.02.01	<u>Reinforced concrete floor slab; 240 thick; 34,795 m²</u>				
2.02.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	9,235 m³	190.00	1,754,650	
2.02.01.02	Formwork; edges of suspended slabs; height not exceeding 250	7,380 m	19.00	140,220	
2.02.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	34,795 m²	53.00	1,844,135	
2.02.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	9,410 m²	60.00	564,600	
2.02.01.05	Reinforcement; high yield steel bars; 220 kg/m³	2,031.70 T	2,342.00	4,758,241	
2.02.01.06	Powerfloat finish	34,795 m²	4.00	139,180	
2.02.01.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		920,000	
2.02.02	<u>Reinforced concrete floor slab; 250 thick; 5,775 m²</u>				
2.02.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,445 m³	190.00	274,550	
2.02.02.02	Formwork; edges of suspended slabs; height not exceeding 250	465 m	19.00	8,835	
2.02.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	4,690 m²	53.00	248,570	
2.02.02.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,085 m²	60.00	65,100	
2.02.02.05	Reinforcement; high yield steel bars; 220 kg/m³	317.90 T	2,342.00	744,522	
2.02.02.06	Powerfloat finish	5,777 m²	4.00	23,108	
2.02.02.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		135,000	
2.02.03	<u>Reinforced concrete floor slab; 300 thick; 430 m²</u>				
2.02.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	375 m³	190.00	71,250	
2.02.03.02	Formwork; edges of suspended slabs; height not exceeding 250	35 m	19.00	665	
2.02.03.03	Formwork; edges of suspended slabs; height not exceeding 500	155 m	30.00	4,650	
2.02.03.04	Formwork; steps in slabs; height not exceeding 1.00 m	25 m	46.00	1,150	
2.02.03.05	Formwork; steps in slabs; height exceeding 1.00 m	m²	50.00		
2.02.03.06	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,245 m²	60.00	74,700	
2.02.03.07	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	m²	62.00		
2.02.03.08	Reinforcement; high yield steel bars; 220 kg/m³	82.50 T	2,342.00	193,215	
2.02.03.09	Powerfloat finish	430 m²	4.00	1,720	
2.02.03.10	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		35,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.02.04	<u>Reinforced concrete floor slab; 400 thick; 840 m²</u>				
2.02.04.01	Reinforced concrete grade C50/60; slabs exceeding 300 thick	335 m ³	189.00	63,315	
2.02.04.02	Formwork; edges of suspended slabs; height not exceeding 250	195 m	19.00	3,705	
2.02.04.03	Formwork; edges of suspended slabs; height not exceeding 500	10 m	30.00	300	
2.02.04.04	Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	840 m ²	63.00	52,920	
2.02.04.05	Reinforcement; high yield steel bars; 220 kg/m ³	73.70 T	2,342.00	172,605	
2.02.04.06	Powerfloat finish	840 m ²	4.00	3,360	
2.02.04.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		30,000	
2.02.05	<u>Reinforced concrete floor slab; 500 thick; 70 m²</u>				
2.02.05.01	Reinforced concrete grade C50/60; slabs exceeding 300 thick	35 m ³	189.00	6,615	
2.02.05.02	Formwork; edges of suspended slabs; height not exceeding 500	20 m	30.00	600	
2.02.05.03	Formwork; soffits of slabs; slabs not exceeding 600; height to soffit not exceeding 3.00 m	m ²	63.00		
2.02.05.04	Formwork; soffits of slabs; slabs not exceeding 600; height to soffit not exceeding 4.50 m	70 m ²	71.00	4,970	
2.02.05.05	Reinforcement; high yield steel bars; 220 kg/m ³	7.70 T	2,342.00	18,033	
2.02.05.06	Powerfloat finish	70 m ²	4.00	280	
2.02.05.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		5,000	
2.02.06	<u>Mesh flooring</u>				
2.02.06.01	Open mesh flooring; bolted to steel supports; 8 thick	260 m ²	346.00	89,960	
2.02.06.02	Allowance for steel supports to mesh flooring	845 m	63.00	53,235	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.03	ROOF	2,216 m²	733.10		1,624,618
	No roof specification or details of construction; assume the following:				
2.03.01	<u>Reinforced concrete roof slab; 240 thick; 925 m²</u>				
2.03.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245 m³	190.00	46,550	
2.03.01.02	Formwork; edges of suspended slabs; height not exceeding 250	175 m	19.00	3,325	
2.03.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	925 m²	53.00	49,025	
2.03.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	205 m²	60.00	12,300	
2.03.01.05	Reinforcement; high yield steel bars; 220 kg/m³	53.90 T	2,342.00	126,234	
2.03.01.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		25,000	
2.03.02	<u>Reinforced concrete roof slab; 250 thick; 580 m²</u>				
2.03.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	145 m³	190.00	27,550	
2.03.02.02	Formwork; edges of suspended slabs; height not exceeding 250	65 m	19.00	1,235	
2.03.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	580 m²	60.00	34,800	
2.03.02.04	Reinforcement; high yield steel bars; 220 kg/m³	31.90 T	2,342.00	74,710	
2.03.02.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		14,000	
2.03.03	<u>Reinforced concrete roof slab; 300 thick; 810 m²</u>				
2.03.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	245 m³	190.00	46,550	
2.03.03.02	Formwork; edges of suspended slabs; height not exceeding 500	135 m	30.00	4,050	
2.03.03.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	810 m²	60.00	48,600	
2.03.03.04	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	m²	62.00		
2.03.03.05	Reinforcement; high yield steel bars; 220 kg/m³	53.90 T	2,342.00	126,234	
2.03.03.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		25,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.03.04	<u>Reinforced concrete roof slab; 400 thick; 835 m²</u>				
2.03.04.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	335 m³	190.00	63,650	
2.03.04.02	Formwork; edges of suspended slabs; height not exceeding 500	290 m	30.00	8,700	
2.03.04.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	835 m²	60.00	50,100	
2.03.04.04	Reinforcement; high yield steel bars; 220 kg/m³	73.70 T	2,342.00	172,605	
2.03.04.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		30,000	
2.03.05	<u>Roof structure to Colonnade</u>				
2.03.05.01	Primary steel included in section 2.01 Frame	Item		Included	
2.03.05.02	Precast concrete decking	160 m²	91.00	14,560	
2.03.06	<u>Roof coverings</u>				
2.03.06.01	Roof screed; cement & sand; 50 thick	2,745 m²	23.00	63,135	
2.03.06.02	High performance polymer modified bitumen membrane; insulation	2,500 m²	161.00	402,500	
2.03.06.03	Low maintenance landscaped roof	245 m²	222.00	54,390	
2.03.06.04	Residential terrace; 50 thick precast concrete slabs on support system	345 m²	74.00	25,530	
2.03.06.05	Edge treatment to membrane roof covering	495 m	70.00	34,650	
2.03.06.06	Edge treatment to landscaped roofs	85 m	85.00	7,225	
2.03.07	<u>Roof drainage</u>				
2.03.07.01	Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations	Item		Included	
2.03.07.02	Rainwater outlets; assumed 1 per 25 m² of roof area	110 Nr	260.00	28,600	
2.03.07.03	Rainwater pipes to colonnade; aluminium, 100 diameter	40 m	89.00	3,560	
2.03.07.04	Rainwater pipes to colonnade; shoes or connections to drains	5 Nr	50.00	250	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.04	STAIRS & RAMPS	101 Nr	14,218.00		1,436,013
	No stairs & ramps specification or details of construction; assume the following:				
2.04.01	<u>Reinforced concrete landings; 250 thick; 925 m²</u>				
2.04.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	230 m ³	190.00	43,700	
2.04.01.02	Formwork; edges of suspended slabs; height not exceeding 250	555 m	19.00	10,545	
2.04.01.03	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	900 m ²	57.00	51,300	
2.04.01.04	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25 m ²	70.00	1,750	
2.04.01.05	Reinforcement; high yield steel bars; 220 kg/m ³	50.60 T	2,342.00	118,505	
2.04.01.06	Powerfloat finish	925 m ²	4.00	3,700	
2.04.02	<u>Reinforced concrete staircases; 1,200 wide x 2,000 long x 1,350 rise; 94 Nr</u>				
2.04.02.01	Reinforced concrete grade C50/60; staircases	95 m ³	263.00	24,985	
2.04.02.02	Formwork; stairflights; 1,200 wide	225 m	160.00	36,000	
2.04.02.03	Formwork; extra over for fine formed finish	650 m ²	6.00	3,900	
2.04.02.04	Reinforcement; high yield steel bars; 170 kg/m ³	16.15 T	2,342.00	37,823	
2.04.02.05	Trowelled finish; treads	225 m ²	6.00	1,350	
2.04.03	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 96 Nr</u>				
2.04.03.01	Reinforced concrete grade C50/60; staircases	110 m ³	263.00	28,930	
2.04.03.02	Formwork; stairflights; 1,200 wide	260 m	160.00	41,600	
2.04.03.03	Formwork; extra over for fine formed finish	745 m ²	6.00	4,470	
2.04.03.04	Reinforcement; high yield steel bars; 170 kg/m ³	18.70 T	2,342.00	43,795	
2.04.03.05	Trowelled finish; treads	260 m ²	6.00	1,560	
2.04.04	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 0 Nr</u>				
2.04.04.01	Reinforced concrete grade C50/60; staircases	m ³	263.00		
2.04.04.02	Formwork; stairflights; 1,200 wide	m	160.00		
2.04.04.03	Formwork; extra over for fine formed finish	m ²	6.00		
2.04.04.04	Reinforcement; high yield steel bars; 170 kg/m ³	T	2,342.00		
2.04.04.05	Trowelled finish; treads	m ²	6.00		

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.04.05	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>				
2.04.05.01	Reinforced concrete grade C50/60; staircases	1 m ³	263.00	263	
2.04.05.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.05.03	Formwork; extra over for fine formed finish	10 m ²	6.00	60	
2.04.05.04	Reinforcement; high yield steel bars; 170 kg/m ³	0.20 T	2,342.00	468	
2.04.05.05	Trowelled finish; treads	5 m ²	6.00	30	
2.04.06	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 10 Nr</u>				
2.04.06.01	Reinforced concrete grade C50/60; staircases	15 m ³	263.00	3,945	
2.04.06.02	Formwork; stairflights; 1,200 wide	30 m	160.00	4,800	
2.04.06.03	Formwork; extra over for fine formed finish	90 m ²	6.00	540	
2.04.06.04	Reinforcement; high yield steel bars; 170 kg/m ³	2.60 T	2,342.00	6,089	
2.04.06.05	Trowelled finish; treads	30 m ²	6.00	180	
2.04.07	<u>Handrails & balustrades</u>				
2.04.07.01	Wall handrails; mild steel, polyester powder coated	640 m	200.00	128,000	
2.04.07.02	Balustrades & handrails; mild steel, polyester powder coated	705 m	395.00	278,475	
2.04.08	<u>Staircase & landing finishes</u>				
2.04.08.01	Heavy domestic duty carpet (PC £43/m ²); to landings	925 m ²	110.00	101,750	
2.04.08.02	Heavy domestic duty carpet (PC £43/m ²); to treads	2,065 m	80.00	165,200	
2.04.08.03	Heavy domestic duty carpet (PC £43/m ²); risers	2,310 m	80.00	184,800	
2.04.08.04	Aluminium nosings; heavy duty	2,310 m	30.00	69,300	
2.04.08.05	Painted softwood skirting to landings	1,210 m	12.00	14,520	
2.04.08.06	Painted softwood string to stairs	640 m	22.00	14,080	
2.04.09	<u>Reinforced concrete ramps; extra over upper floors</u>				
2.04.09.01	Extra over formwork to soffits of slabs; sloping	m ²	7.00		
2.04.09.02	Top formwork; sloping	220 m ²	40.00	8,800	
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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.05	EXTERNAL WALLS	18,710 m²	1,879.10		35,158,685
	No external walls specification or details of construction; assume the following:				
2.05.01	<u>External enclosing walls above ground level</u>				
2.05.01.01	Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	18,655 m²	1,650.00	30,780,750	
2.05.01.02	Precast concrete cladding allowance; external façade; columns & beams	1,090 m²	1,100.00	1,199,000	
2.05.01.03	Precast concrete cladding allowance; colonnade; columns & beams	340 m²	1,100.00	374,000	
2.05.01.04	LMR cladding allowance; metal cladding on steel frame	135 m²	610.00	82,350	
2.05.01.05	Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	5,420 m²	180.00	975,600	
2.05.01.06	Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	6,090 m	12.00	73,080	
2.05.01.07	Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	495 m²	119.00	58,905	
2.05.01.08	Parapet wall capping; 775 wide	350 m	205.00	71,750	
2.05.01.09	Open state cavity fire barriers	7,420 m	95.00	704,900	
2.05.04	<u>External soffits</u>				
2.05.04.01	External soffit allowance; metal cladding on steel frame	525 m²	610.00	320,250	
2.05.05	<u>Subsidiary walls, balustrades and proprietary balconies</u>				
2.05.05.01	Roof balustrade; stainless steel and structural glass allowance	60 m	1,135.00	68,100	
2.05.06	<u>Façade access/cleaning systems</u>				
2.05.06.02	Building Maintenance Unit allowance; 45 storeys	Item		450,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.06	WINDOWS & EXTERNAL DOORS	Nr			104,870
	No windows & external doors specification or details of construction; assume the following:				
2.06.02	<u>External doors</u>				
2.06.02.01	Extra over curtain walling; single doors	19 Nr	500.00	9,500	
2.06.02.02	Extra over curtain walling; double doors	4 Nr	1,000.00	4,000	
2.06.02.03	Steel external doors; single	1 Nr	1,370.00	1,370	
2.06.02.04	Roller shutter door; 6,000 x 3,000 allowance	1 Nr	25,000.00	25,000	
2.06.02.05	Revolving door; 3,000 daimeter; allowance	1 Nr	65,000.00	65,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.07	INTERNAL WALLS & PARTITIONS	41,925 m²	97.70		4,094,323
	No internal walls & partitions specification or details of construction; assume the following:				
2.07.01	<u>Blockwork walls</u>				
2.07.01.01	100 block walls	215 m²	53.00	11,395	
2.07.01.02	Head restraints	80 m	38.00	3,040	
2.07.01.03	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	40 m	27.00	1,080	
2.07.01.04	PCC lintols; 1,200 long	Nr	20.00		
2.07.01.05	PCC lintols; 2,100 long	Nr	35.00		
2.07.01.06	150 block walls	370 m²	66.00	24,420	
2.07.01.07	Head restraints	145 m	38.00	5,510	
2.07.01.08	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	75 m	36.00	2,700	
2.07.01.09	PCC lintols; 1,200 long	45 Nr	30.00	1,350	
2.07.01.10	PCC lintols; 2,100 long	1 Nr	53.00	53	
2.07.01.11	200 block walls	470 m²	83.00	39,010	
2.07.01.12	Head restraints	180 m	38.00	6,840	
2.07.01.13	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	90 m	44.00	3,960	
2.07.01.14	PCC lintols; 1,200 long	17 Nr	40.00	680	
2.07.01.15	PCC lintols; 2,100 long	11 Nr	70.00	770	
2.07.01.16	300 block walls	320 m²	131.00	41,920	
2.07.01.17	Head restraints	125 m	38.00	4,750	
2.07.01.18	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	60 m	62.00	3,720	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02	<u>Metal stud partitions</u>				
2.07.02.01	100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	2,715 m²	110.00	298,650	
2.07.02.02	Extra over forming openings; 900 x 2,100	246 Nr	60.00	14,760	
2.07.02.03	Extra over forming openings; 1,800 x 2,100	250 Nr	70.00	17,500	
2.07.02.04	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		44,800	
2.07.02.05	150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	365 m²	130.00	47,450	
2.07.02.06	Forming openings; 900 x 2,100	74 Nr	125.00	9,250	
2.07.02.07	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.08	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		7,120	
2.07.02.09	200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,830 m²	140.00	1,656,200	
2.07.02.10	Forming openings; 900 x 2,100	546 Nr	195.00	106,470	
2.07.02.11	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.12	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		248,430	
2.07.02.13	300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	105 m²	145.00	15,225	
2.07.02.14	Forming openings; 900 x 2,100	Nr	255.00		
2.07.02.15	Forming openings; 1,800 x 2,100	Nr	300.00		
2.07.02.16	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		2,285	
2.07.02.17	100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	615 m²	75.00	46,125	
2.07.02.18	Forming openings; 900 x 2,100	22 Nr	60.00	1,320	
2.07.02.19	Forming openings; 1,800 x 2,100	4 Nr	70.00	280	
2.07.02.20	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		6,920	
2.07.02.21	150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	105 m²	90.00	9,450	
2.07.02.22	Forming openings; 900 x 2,100	2 Nr	125.00	250	
2.07.02.23	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.24	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		1,420	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02.25	200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	1,215 m ²	100.00	121,500	
2.07.02.26	Forming openings; 900 x 2,100	25 Nr	195.00	4,875	
2.07.02.27	Forming openings; 1,800 x 2,100	9 Nr	230.00	2,070	
2.07.02.28	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		18,225	
2.07.02.29	100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	18,550 m ²	44.00	816,200	
2.07.02.30	Forming openings; 900 x 2,100	2,134 Nr	60.00	128,040	
2.07.02.31	Forming openings; 1,800 x 2,100	Nr	70.00		
2.07.02.32	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		122,430	
2.07.02.37	Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,030 m ²	27.00	135,810	
2.07.02.38	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		20,370	
2.07.03	<u>Glazed screens</u>				
2.07.03.01	Glazed screen allowance	20 m ²	1,135.00	22,700	
2.07.04	<u>Cubicles</u>				
2.07.04.01	Allowance for cubicles to toilet and changing areas	Item		17,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
2.08	INTERNAL DOORS	3,891 Nr	1,653.90		6,435,230
	No internal doors specification or details of construction; assume the following:				
2.08.01	Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6 Nr	2,285.00	13,710	
2.08.02	Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	445 Nr	2,285.00	1,016,825	
2.08.03	Single doors, frame, architraves & ironmongery allowance; 120 mins FR	505 Nr	2,285.00	1,153,925	
2.08.04	Single doors, frame, architraves & ironmongery allowance; 60 mins FR	111 Nr	1,320.00	146,520	
2.08.05	Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	44 Nr	1,550.00	68,200	
2.08.06	Single doors, frame, architraves & ironmongery allowance	2,090 Nr	775.00	1,619,750	
2.08.07	Double doors, frame, architraves & ironmongery allowance; 120 mins FR	250 Nr	3,255.00	813,750	
2.08.08	Double doors, frame, architraves & ironmongery allowance; 60 mins FR	25 Nr	2,480.00	62,000	
2.08.09	Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	10 Nr	3,780.00	37,800	
2.08.10	Double doors, frame, architraves & ironmongery allowance	404 Nr	1,890.00	763,560	
2.08.11	Extra over glazed screen; double doors	1 Nr	1,000.00	1,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
3.01	WALL FINISHES	101,015 m²	35.80		3,620,170
	No wall finishes specification or details of construction; assume the following:				
3.01.01	<u>Wall finishes generally</u>				
3.01.01.01	Dry lining; 12.5 thick wallboard; on dabs	9,125 m²	11.00	100,375	
3.01.01.02	Dry lining; 12.5 thick wallboard; on metal studs	16,780 m²	23.00	385,940	
3.01.01.03	Public wc's; tiling allowance	170 m²	75.00	12,750	
3.01.01.04	Circulation areas; skim & emulsion	8,905 m²	15.00	133,575	
3.01.01.05	Back of house & Amenity areas; skim & emulsion	1,110 m²	15.00	16,650	
3.01.01.06	Gym & Studio areas; skim & emulsion	485 m²	15.00	7,275	
3.01.01.07	Stairwells; skim & emulsion	4,230 m²	15.00	63,450	
3.01.01.08	Plant & storage areas; emulsion	3,635 m²	5.00	18,175	
3.01.01.09	Retail areas - assumed by tenant	Item		Excluded	
3.01.02	<u>Apartment wall finishes</u>				
3.01.02.01	Bathroom, en-suites & worktop splashback; wall tiling allowance	15,520 m²	100.00	1,552,000	
3.01.02.02	Skim & emulsion to walls	65,105 m²	15.00	976,575	
3.01.03	<u>Luxury apartment wall finishes</u>				
3.01.03.01	Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	360 m²	200.00	72,000	
3.01.03.02	Skim & quality emulsion to walls	1,495 m²	19.00	28,405	
3.01.03.03	Allowance for feature wall	6 Nr	1,000.00	6,000	
3.01.04	<u>Wall finishes sundries</u>				
3.01.04.01	Allowance for ends, angles & beading on dry lining; (assumed @ 15% of construction cost)	Item		73,000	
3.01.04.02	Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)	Item		92,000	
3.01.04.03	Allowance for tiling trims; (assumed @ 5% of construction cost)	Item		82,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
3.02	FLOOR FINISHES	35,270 m²	99.50		3,509,040
	No floor finishes specification or details of construction; assume the following:				
3.02.01	<u>Floor finishes generally</u>				
3.02.01.01	Acoustic mat; residential areas	29,435 m²	20.00	588,700	
3.02.01.02	Circulation; heavy domestic duty carpet (PC £43/m²)	2,865 m²	110.00	315,150	
3.02.01.03	Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m²)	730 m²	110.00	80,300	
3.02.01.04	Basement circulation; heavy duty vinyl	215 m²	75.00	16,125	
3.02.01.05	Gym & Studio areas; heavy vinyl	480 m²	75.00	36,000	
3.02.01.06	Public wc's; heavy vinyl	35 m²	75.00	2,625	
3.02.01.07	Plant & storage areas; concrete sealer	1,510 m²	4.00	6,040	
3.02.01.08	Retail areas - assumed by tenant	Item		Excluded	
3.02.01.09	Basement circulation areas; painted softwood skirting	210 m	12.00	2,520	
3.02.01.10	Circulation areas; painted softwood skirting	3,390 m	12.00	40,680	
3.02.01.11	Back of house & Amenity areas; painted softwood skirting	375 m	12.00	4,500	
3.02.01.12	Gym & Studio; painted softwood skirting	160 m	12.00	1,920	
3.02.01.13	Public wc skirtings - included in wall tiling	Item		Included	
3.02.01.14	Plant & storage areas - assumed no skirtings	Item		Excluded	
3.02.01.15	Retail area skirtings - assumed by tenant	Item		Excluded	
3.02.02	<u>Apartment floor finishes</u>				
3.02.02.01	Bathrooms & en-suites; floor tiling allowance	2,775 m²	100.00	277,500	
3.02.02.02	Living rooms; laminated flooring allowance	16,000 m²	75.00	1,200,000	
3.02.02.03	Bedroom; carpets allowance	9,975 m²	50.00	498,750	
3.02.02.04	Painted softwood skirting	27,630 m	12.00	331,560	
3.02.03	<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>				
3.02.03.01	Bathrooms & en-suites; floor tiling allowance	70 m²	200.00	14,000	
3.02.03.02	Living rooms; laminated flooring allowance	345 m²	150.00	51,750	
3.02.03.03	Bedroom; carpets allowance	270 m²	100.00	27,000	
3.02.03.04	Hardwood skirtings, lacquered	580 m	24.00	13,920	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
3.03	CEILING FINISHES	35,270 m²	56.60		1,996,950
	No ceiling finishes specification or details of construction; assume the following:				
3.03.01	<u>Ceiling finishes generally</u>				
3.03.01.01	Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,865 m²	86.00	246,390	
3.03.01.02	Back of house & Amenity areas; suspended ceiling allowance	730 m²	86.00	62,780	
3.03.01.03	Gym & Studio; suspended ceiling allowance	480 m²	86.00	41,280	
3.03.01.04	Public wc's; suspended ceiling allowance	35 m²	86.00	3,010	
3.03.01.05	Basement circulation; painted soffit	215 m²	6.00	1,290	
3.03.01.06	Plant & storage areas; painted soffit	1,510 m²	6.00	9,060	
3.03.02	<u>Apartment ceiling finishes</u>				
3.03.02.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,775 m²	58.00	160,950	
3.03.02.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	25,975 m²	55.00	1,428,625	
3.03.03	<u>Luxury apartment ceiling finishes</u>				
3.03.03.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	70 m²	58.00	4,060	
3.03.03.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	615 m²	55.00	33,825	
3.03.03.03	Perimeter shadow gap	710 m	8.00	5,680	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
4.01	FITTINGS, FURNISHINGS & EQUIPMENT	451 Nr	8,762.40		3,951,850
	No fittings, furnishings & equipment specification or details of construction; assume the following:				
4.01.01	<u>General fixed fittings, furnishings and equipment (excludes loose furniture and equipment)</u>				
	Allowances for fitted wardrobes to standard apartments				
4.01.01.01	Studio	14 Nr	1,000.00	14,000	
4.01.01.02	1 bed apartment	132 Nr	1,000.00	132,000	
4.01.01.03	2 bed apartment	279 Nr	2,000.00	558,000	
4.01.01.04	3 bed apartment	20 Nr	3,000.00	60,000	
	Allowances for fitted wardrobes to to luxury apartments (assumed 100% increase on standard)				
4.01.01.05	2 bed apartment	2 Nr	4,000.00	8,000	
4.01.01.06	3 bed apartment	4 Nr	6,000.00	24,000	
	Allowances for bathroom fittings to standard apartments				
4.01.01.07	Studio	14 Nr	500.00	7,000	
4.01.01.08	1 bed apartment	132 Nr	500.00	66,000	
4.01.01.09	2 bed apartment	279 Nr	1,000.00	279,000	
4.01.01.10	3 bed apartment	20 Nr	1,000.00	20,000	
	Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)				
4.01.01.11	2 bed apartment	2 Nr	2,000.00	4,000	
4.01.01.12	3 bed apartment	4 Nr	2,000.00	8,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
	Allowances for fittings to non-residential areas				
4.01.01.13	Reception desk	1 Nr	5,000.00	5,000	
4.01.01.14	Cycle racks	451 Nr	200.00	90,200	
4.01.01.15	Post boxes	451 Nr	50.00	22,550	
4.01.01.16	Storage area - shelving/lockers	875 m	250.00	218,750	
4.01.01.17	Parcel room - shelving/lockers	m	250.00		
4.01.01.18	Toilet & changing areas - vanity units	Nr	1,500.00		
4.01.01.19	Staff room - lockers	25 Nr	250.00	6,250	
4.01.01.20	Manager's office - shelving	39 Nr	500.00	19,500	
4.01.01.21	Treatment rooms - shelving	Nr	500.00		
4.01.01.22	Amenity rooms general allowance	479 m²	25.00	11,975	
4.01.01.23	Studios general allowance	155 m²	25.00	3,875	
4.01.01.24	Gym - assumed by tenant	Item		Excluded	
4.01.01.25	Retail areas - assumed by tenant	Item		Excluded	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
4.01.02	<u>Domestic kitchen fittings and equipment</u>				
	Allowance for kitchen fittings (excl. white goods) to standard apartments				
4.01.02.01	Studio	14 Nr	3,750.00	52,500	
4.01.02.02	1 bed apartment	132 Nr	4,750.00	627,000	
4.01.02.03	2 bed apartment	279 Nr	5,250.00	1,464,750	
4.01.02.04	3 bed apartment	20 Nr	7,750.00	155,000	
	Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)				
4.01.02.05	2 bed apartment	2 Nr	7,750.00	15,500	
4.01.02.06	3 bed apartment	4 Nr	11,500.00	46,000	
4.01.03	<u>Signs/notices</u>				
4.01.03.02	5 storey podium & 45 storey tower signage & notice board allowance	Item		33,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
5.00	MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	49,482 m²	454.70		22,499,300
	No MEP Services specification or details of construction; assume BCIS elemental rates:				
	Notional BCIS Element Cost per m² - Mean				
5.02.05	Service Equipment	49,482 m²	19.14	947,100	
5.03.05	Disposal Installations	49,482 m²	13.64	674,900	
5.04.05	Water Installations	49,482 m²	33.15	1,640,300	
5.05.05	Heat Source	49,482 m²	59.92	2,965,000	
5.06.05	Space Heating & Air Conditioning	49,482 m²	112.99	5,591,000	
5.07.05	Ventilation	49,482 m²	27.15	1,343,400	
5.08.05	Electrical Installations	49,482 m²	87.60	4,334,600	
5.09.05	Fuel Installations	49,482 m²	7.52	372,100	
5.11.05	Fire & Lightning Protection	49,482 m²	21.04	1,041,100	
5.12.05	Communication, Security & Control Systems	49,482 m²	24.45	1,209,800	
5.13.05	Special Installations	49,482 m²	34.80	1,722,000	
5.14.05	Builder's Work in Connection with Services	49,482 m²	13.29	658,000	

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ESTIMATE : E1

Ref	Description	Quantity	Rate	Sub-Total	£
5.01	SANITARY APPLIANCES	2,310 Nr	969.80		2,240,325
	No sanitary appliances specification or details of construction; assume the following:				
5.01.01	<u>Apartment sanitary appliances</u>				
5.01.01.01	whb	744 Nr	400.00	297,600	
5.01.01.02	wc	744 Nr	585.00	435,240	
5.01.01.03	bath; mixer taps, shower rose & screen	445 Nr	1,750.00	778,750	
5.01.01.04	shower tray; riser pipe, rose & mixing valve; shower screen	299 Nr	2,200.00	657,800	
5.01.02	<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>				
5.01.02.01	whb	12 Nr	600.00	7,200	
5.01.02.02	wc	12 Nr	880.00	10,560	
5.01.02.03	bath; mixer taps, shower rose & screen	6 Nr	1,915.00	11,490	
5.01.02.04	shower tray; riser pipe, rose & mixing valve; shower screen	6 Nr	3,290.00	19,740	
5.01.03	<u>Toilet and changing areas sanitary appliances</u>				
5.01.03.01	whb allowance	15 Nr	400.00	6,000	
5.01.03.02	wc allowance	9 Nr	585.00	5,265	
5.01.03.03	urinal allowance	6 Nr	680.00	4,080	
5.01.03.04	shower tray; riser pipe, rose & mixing valve allowance	6 Nr	1,100.00	6,600	

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ESTIMATE : E1

[illegible]

Project : Crown Street, Phase 3

ES Ref : MR61004

ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
1.01	SUBSTRUCTURE	2,026 m²	2,887.80		5,850,694
	Assumed level & flat site				
	Assumed no active waste or contaminated material present				
	Minimal substructure specification or details of construction; assume the following:				
1.01.01	<u>Isolated pad foundations; 3,000 x 1,280 x 750; 2 Nr</u>				
1.01.01.01	Excavate pits; maximum depth not exceeding 1.00m	5 m³	10.00	50	
1.01.01.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	15 m²	2.00	30	
1.01.01.03	Level & compact bottoms of excavations	10 m²	1.00	10	
1.01.01.04	Excavate for working space to pits	15 m²	7.00	105	
1.01.01.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	5 m³	41.00	205	
1.01.01.06	Imported filling; granular fill type 1, not exceeding 500 thick	m³	64.00		
1.01.01.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	m³	157.00		
1.01.01.08	Reinforced concrete grade C75/85; isolated foundations	5 m³	192.00	960	
1.01.01.09	Formwork; sides of foundations; not exceeding 1.00 m high	15 m	41.00	615	
1.01.01.10	Reinforcement; high yield steel bars; 220 kg/m³	1.10 T	2,342.00	2,576	
1.01.02	<u>Isolated pad foundations; 3,650 x 2,200 x 750; 7 Nr</u>				
1.01.02.01	Excavate pits; maximum depth not exceeding 1.00m	55 m³	10.00	550	
1.01.02.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	80 m²	2.00	160	
1.01.02.03	Level & compact bottoms of excavations	55 m²	1.00	55	
1.01.02.04	Excavate for working space to pits	60 m²	7.00	420	
1.01.02.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	55 m³	41.00	2,255	
1.01.02.06	Imported filling; granular fill type 1, not exceeding 500 thick	10 m³	64.00	640	
1.01.02.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	5 m³	157.00	785	
1.01.02.08	Reinforced concrete grade C75/85; isolated foundations	40 m³	192.00	7,680	
1.01.02.09	Formwork; sides of foundations; not exceeding 1.00 m high	80 m	41.00	3,280	
1.01.02.10	Reinforcement; high yield steel bars; 220 kg/m³	8.80 T	2,342.00	20,610	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.03	<u>Isolated pad foundations; 3,000 x 3,000 x 750; 19 Nr</u>				
1.01.03.01	Excavate pits; maximum depth not exceeding 1.00m	160 m ³	10.00	1,600	
1.01.03.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 1.00m	215 m ²	2.00	430	
1.01.03.03	Level & compact bottoms of excavations	170 m ²	1.00	170	
1.01.03.04	Excavate for working space to pits	170 m ²	7.00	1,190	
1.01.03.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	160 m ³	41.00	6,560	
1.01.03.06	Imported filling; granular fill type 1, not exceeding 500 thick	25 m ³	64.00	1,600	
1.01.03.07	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	10 m ³	157.00	1,570	
1.01.03.08	Reinforced concrete grade C75/85; isolated foundations	130 m ³	192.00	24,960	
1.01.03.09	Formwork; sides of foundations; not exceeding 1.00 m high	230 m	41.00	9,430	
1.01.03.10	Reinforcement; high yield steel bars; 220 kg/m ³	28.60 T	2,342.00	66,981	
1.01.08	<u>Isolated pad foundations to colonnade columns; no detail provided</u>				
1.01.08.01	Allowance for pad foundations to colonnade columns	18 Nr	750.00	13,500	
1.01.09	<u>Raft foundations; 2,500 deep; 855 m²</u>				
1.01.09.01	Excavate pits; maximum depth not exceeding 6.00m	3,675 m ³	14.00	51,450	
1.01.09.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 6.00m	555 m ²	3.00	1,665	
1.01.09.03	Level & compact bottoms of excavations	855 m ²	1.00	855	
1.01.09.04	Excavate for working space to pits	525 m ²	7.00	3,675	
1.01.09.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	3,675 m ³	41.00	150,675	
1.01.09.06	Imported filling; granular fill type 1, not exceeding 500 thick	130 m ³	64.00	8,320	
1.01.09.07	Imported filling; granular fill type 1, exceeding 500 thick	1,365 m ³	62.00	84,630	
1.01.09.08	Plain concrete blinding C10/40; poured on earth or unblinded hardcore	45 m ³	157.00	7,065	
1.01.09.09	Reinforced concrete grade C75/85; isolated foundations	2,135 m ³	192.00	409,920	
1.01.09.10	Formwork; sides of foundations; exceeding 1.00 m high	320 m ²	47.00	15,040	
1.01.09.11	Reinforcement; high yield steel bars; 220 kg/m ³	469.70 T	2,342.00	1,100,037	

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ES Ref : MR61004

ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.10	<u>Specialist foundations; piling mat construction; 2,215 m²</u>				
1.01.10.01	Excavate to reduce levels; maximum depth not exceeding 1.00m	665 m³	3.00	1,995	
1.01.10.02	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth ne 1.00m	40 m²	2.00	80	
1.01.10.03	Level & compact bottoms of excavations	2,215 m²	1.00	2,215	
1.01.10.04	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	665 m³	41.00	27,265	
1.01.10.05	Imported filling; granular fill type 1, not exceeding 500 thick	665 m³	64.00	42,560	
1.01.10.06	Level & compact surfaces of filling	2,215 m²	1.00	2,215	
1.01.11	<u>Specialist foundations; bored cast in place piles; 120 Nr</u>				
1.01.11.01	Provision of plant; erecting & dismantling at each pile position - allowance	Item		26,400	
1.01.11.02	Piles; 900 diameter, 20 m deep	120 Nr	3,750.00	450,000	
1.01.11.03	Pile tests - load - (assume 25%)	30 Nr	14,550.00	436,500	
1.01.11.04	Pile tests - integrity - (assume 100%)	120 Nr	20.00	2,400	
1.01.11.05	Cut off tops of piles; 900 diameter (assume average 1.00 m per pile)	120 Nr	45.00	5,400	
1.01.12	<u>Lowest floor construction; 2,205 m²</u>				
1.01.12.01	Imported filling; granular fill type 1, not exceeding 500 thick	330 m³	64.00	21,120	
1.01.12.02	Level & compact surfaces of filling; sand blinding 50 thick	2,205 m²	4.00	8,820	
1.01.12.03	Visqueen dpm; gas resistant	2,205 m²	18.00	39,690	
1.01.12.04	Plain concrete blinding C10/40; beds ne 300 thick; poured on earth or unblinded hardcore	110 m³	156.00	17,160	
1.01.12.05	Reinforced concrete grade C32/40; beds exceeding 300 thick	885 m³	182.00	161,070	
1.01.12.06	Extra over for waterproof concrete	885 m³	79.00	69,915	
1.01.12.07	Formwork to edges of beds; not exceeding 500 high	60 m³	30.00	1,800	
1.01.12.08	Reinforcement; high yield steel bars; 200 kg/m³	177.00 T	2,342.00	414,534	
1.01.12.09	Powerfloat finish	2,205 m²	4.00	8,820	
1.01.12.10	Rigid urethane floor Insulation; 150 thick	2,205 m²	40.00	88,200	
1.01.12.11	Horizontal sheet tanking; bituthene	2,205 m²	33.00	72,765	
1.01.12.12	Extra over ground slabs; forming lift pits	Item			
1.01.12.13	Designed joints allowance; (assumed @ 10% of construction cost)	Item		90,000	

Project : Crown Street, Phase 3

ES Ref : MR61004

ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.13	<u>Basement excavation; 2,215 m²</u>				
1.01.13.01	Excavate basements; maximum depth exceeding 8.00m	20,205 m³	5.00	101,025	
1.01.13.02	Extra over excavation for breaking out hard pavings 150 thick; macadam	2,215 m²	5.00	11,075	
1.01.13.03	Earthwork support; average risk; distance between opposing faces exc 4.00m; depth exc 8.00m	560 m²	5.00	2,800	
1.01.13.04	Level & compact bottoms of excavations	2,215 m²	1.00	2,215	
1.01.13.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	20,205 m³	41.00	828,405	
1.01.13.06	Disposal of surface water/ground water allowance	Item			
1.01.14	<u>Basement retaining walls; 2,150 m²</u>				
1.01.14.01	Concrete grade C40/50 not exceeding 300 thick; infilling between piles	140 m³	219.00	30,660	
1.01.14.02	Reinforced concrete grade C40/50; walls not exceeding 300 thick	645 m³	219.00	141,255	
1.01.14.03	Extra over for waterproof concrete	785 m³	79.00	62,015	
1.01.14.04	Formwork to walls; vertical to one side only	2,150 m²	87.00	187,050	
1.01.14.05	Reinforcement; high yield steel bars; 200 kg/m³	129.00 T	2,342.00	302,118	
1.01.14.06	Vertical sheet piling; bituthene	1,075 m²	35.00	37,625	
1.01.15	<u>Capping beam; 1,200 x 1,000; 140 m</u>				
1.01.15.01	Excavate trenches; maximum depth no exceeding 2.00m	25 m³	12.00	300	
1.01.15.02	Earthwork support; average risk; distance between opposing faces ne 4.00m; depth ne 2.00m	165 m²	2.00	330	
1.01.15.03	Level & compact bottoms of excavations	20 m²	1.00	20	
1.01.15.04	Excavate for working space to trenches	140 m²	6.00	840	
1.01.15.05	Disposal of excavated material off site; inactive waste, lower rate of landfill tax	25 m³	41.00	1,025	
1.01.15.06	Imported filling; granular fill type 1, not exceeding 500 thick	3 m³	64.00	192	
1.01.15.07	Plain concrete blinding C10/40; foundations; poured on earth or unblinded hardcore	1 m³	156.00	156	
1.01.15.08	Reinforced concrete grade C75/85; ground beams	165 m³	217.00	35,805	
1.01.15.09	Extra over for waterproof concrete	165 m³	79.00	13,035	
1.01.15.10	Formwork; sides of ground beams not exceeding 1.00 m high	280 m	47.00	13,160	
1.01.15.11	Formwork; soffits of beams	20 m²	67.00	1,340	
1.01.15.12	Reinforcement; high yield steel bars; 220 kg/m³	36.30 T	2,342.00	85,015	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
1.01.17	<u>Contaminated material & obstructions (PROVISIONAL)</u>				
1.01.17.01	Extra over any excavation for breaking out obstructions	Item			
1.01.17.02	Extra over any excavation for breaking out rock	Item			
1.01.17.03	Breaking through obstruction encountered in piling operations - allowance	Item			
1.01.17.04	Extra disposal of excavated material off site; active non hazardous waste, standard rate of landfill tax	Item			

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01	FRAME	48,590 m²	146.10		7,101,368
	Minimal frame specification or details of construction; assume the following:				
	<u>CORE WALLS & SLAB</u>				
2.01.02	<u>Reinforced concrete core walls; 300 thick; 6,790 m²</u>				
2.01.02.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	1,925 m³	216.00	415,800	
2.01.02.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	13,575 m²	61.00	828,075	
2.01.02.03	Formwork; openings in walls; width not exceeding 500	880 m	31.00	27,280	
2.01.02.04	Reinforcement; high yield steel bars; 125 kg/m³	240.63 T	2,342.00	563,555	
2.01.04	<u>Reinforced concrete core walls; 500 thick; 155 m²</u>				
2.01.04.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	75 m³	210.00	15,750	
2.01.04.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	310 m²	61.00	18,910	
2.01.04.03	Reinforcement; high yield steel bars; 125 kg/m³	9.38 T	2,342.00	21,968	
2.01.05	<u>Reinforced concrete core walls; 600 thick; 1,210 m²</u>				
2.01.05.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	725 m³	210.00	152,250	
2.01.05.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	2,415 m²	61.00	147,315	
2.01.05.04	Reinforcement; high yield steel bars; 125 kg/m³	90.63 T	2,342.00	212,255	
2.01.07	<u>Reinforced concrete core walls; 700 thick; 818 m²</u>				
2.01.07.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	615 m³	210.00	129,150	
2.01.07.02	Formwork; walls, vertical; height above floor exceeding 3.00 m	1,635 m²	61.00	99,735	
2.01.07.03	Reinforcement; high yield steel bars; 125 kg/m³	76.90 T	2,342.00	180,100	
2.01.09	<u>Extra over all walls</u>				
2.01.09.01	Formwork; extra over for fine formed finish; walls	5,875 m²	6.00	35,250	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.10	<u>Reinforced concrete core slab; 240 thick; 980 m²</u>				
2.01.10.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	235 m³	190.00	44,650	
2.01.10.02	Formwork; edges of suspended slabs; height not exceeding 250	55 m	19.00	1,045	
2.01.10.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	980 m²	53.00	51,940	
2.01.10.04	Reinforcement; high yield steel bars; 220 kg/m³	51.70 T	2,342.00	121,081	
2.01.10.05	Powerfloat finish	980 m²	4.00	3,920	
2.01.11	<u>Reinforced concrete core slab; 250 thick; 140 m²</u>				
2.01.11.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	35 m³	190.00	6,650	
2.01.11.02	Formwork; edges of suspended slabs; height not exceeding 250	20 m	19.00	380	
2.01.11.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	70 m²	53.00	3,710	
2.01.11.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	70 m²	60.00	4,200	
2.01.11.05	Reinforcement; high yield steel bars; 220 kg/m³	7.70 T	2,342.00	18,033	
2.01.11.06	Powerfloat finish	142 m²	4.00	568	
	COLUMNS				
2.01.13	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 400; 230 m</u>				
2.01.13.01	Reinforced concrete grade C50/60; columns	35 m³	244.00	8,540	
2.01.13.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	m²	58.00		
2.01.13.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	365 m²	65.00	23,725	
2.01.13.04	Reinforcement; high yield steel bars; 310 kg/m³	10.85 T	2,342.00	25,411	
2.01.14	<u>Reinforced concrete grade C50/60; regular shaped columns; 400 x 900; 215 m</u>				
2.01.14.01	Reinforced concrete grade C50/60; columns	80 m³	244.00	19,520	
2.01.14.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	560 m²	58.00	32,480	
2.01.14.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m²	65.00		
2.01.14.04	Reinforcement; high yield steel bars; 310 kg/m³	24.80 T	2,342.00	58,082	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.16	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 900; 745 m</u>				
2.01.16.01	Reinforced concrete grade C70/85; columns	270 m ³	248.00	66,960	
2.01.16.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,940 m ²	58.00	112,520	
2.01.16.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.16.04	Reinforcement; high yield steel bars; 310 kg/m ³	83.70 T	2,342.00	196,025	
2.01.17	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,200; 365 m</u>				
2.01.17.01	Reinforced concrete grade C70/85; columns	175 m ³	248.00	43,400	
2.01.17.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	1,125 m ²	58.00	65,250	
2.01.17.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	50 m ²	65.00	3,250	
2.01.17.04	Reinforcement; high yield steel bars; 310 kg/m ³	54.25 T	2,342.00	127,054	
2.01.18	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 1,500; 220 m</u>				
2.01.18.01	Reinforced concrete grade C70/85; columns	135 m ³	248.00	33,480	
2.01.18.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	845 m ²	58.00	49,010	
2.01.18.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.18.04	Reinforcement; high yield steel bars; 310 kg/m ³	41.85 T	2,342.00	98,013	
2.01.19	<u>Reinforced concrete grade C70/85; regular shaped columns; 400 x 2,500; 530 m</u>				
2.01.19.01	Reinforced concrete grade C70/85; columns	530 m ³	248.00	131,440	
2.01.19.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	2,815 m ²	58.00	163,270	
2.01.19.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	260 m ²	65.00	16,900	
2.01.19.04	Reinforcement; high yield steel bars; 310 kg/m ³	164.30 T	2,342.00	384,791	
2.01.20	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,000; 125 m</u>				
2.01.20.01	Reinforced concrete grade C70/85; columns	65 m ³	248.00	16,120	
2.01.20.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	375 m ²	58.00	21,750	
2.01.20.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.20.04	Reinforcement; high yield steel bars; 310 kg/m ³	20.15 T	2,342.00	47,191	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.21	<u>Reinforced concrete grade C70/85; regular shaped columns; 500 x 1,500; 245 m</u>				
2.01.21.01	Reinforced concrete grade C70/85; columns	185 m ³	248.00	45,880	
2.01.21.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	825 m ²	58.00	47,850	
2.01.21.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	150 m ²	65.00	9,750	
2.01.21.04	Reinforcement; high yield steel bars; 310 kg/m ³	57.35 T	2,342.00	134,314	
2.01.22	<u>Reinforced concrete grade C70/85; regular shaped columns; 600 x 900; 45 m</u>				
2.01.22.01	Reinforced concrete grade C70/85; columns	25 m ³	248.00	6,200	
2.01.22.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	95 m ²	58.00	5,510	
2.01.22.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	45 m ²	65.00	2,925	
2.01.22.04	Reinforcement; high yield steel bars; 310 kg/m ³	7.75 T	2,342.00	18,151	
2.01.28	<u>Reinforced concrete grade C70/85; regular shaped columns; 1,000 x 1,000; 10 m</u>				
2.01.28.01	Reinforced concrete grade C70/85; columns	10 m ³	248.00	2,480	
2.01.28.02	Formwork columns; square or rectangular; height to soffit not exceeding 3.00 m	30 m ²	58.00	1,740	
2.01.28.03	Formwork columns; square or rectangular; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.28.04	Reinforcement; high yield steel bars; 310 kg/m ³	3.10 T	2,342.00	7,260	
2.01.29	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,500 x 300/600; 10 m</u>				
2.01.29.01	Reinforced concrete grade C70/85; columns	5 m ³	248.00	1,240	
2.01.29.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	35 m ²	58.00	2,030	
2.01.29.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.29.04	Reinforcement; high yield steel bars; 310 kg/m ³	1.55 T	2,342.00	3,630	
2.01.30	<u>Reinforced concrete grade C70/85; irregular shaped columns; 1,600 x 400/800; 10 m</u>				
2.01.30.01	Reinforced concrete grade C70/85; columns	10 m ³	248.00	2,480	
2.01.30.02	Formwork columns; irregular shaped; height to soffit not exceeding 3.00 m	45 m ²	58.00	2,610	
2.01.30.03	Formwork columns; irregular shaped; height to soffit not exceeding 4.50 m	m ²	65.00		
2.01.30.04	Reinforcement; high yield steel bars; 310 kg/m ³	3.10 T	2,342.00	7,260	

Project : Crown Street, Phase 3

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
	WALLS				
2.01.32	<u>Reinforced concrete walls; 200 thick; 1,215 m²</u>				
2.01.32.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	245 m ³	216.00	52,920	
2.01.32.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,435 m ²	49.00	119,315	
2.01.32.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.32.04	Formwork; walls kickers, suspended; height 150	465 m	16.00	7,440	
2.01.32.05	Formwork; openings in walls; width not exceeding 250	m	17.00		
2.01.32.06	Reinforcement; high yield steel bars; 125 kg/m ³	30.63 T	2,342.00	71,735	
2.01.33	<u>Reinforced concrete walls; 250 thick; 240 m²</u>				
2.01.33.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	60 m ³	216.00	12,960	
2.01.33.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	275 m ²	49.00	13,475	
2.01.33.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	210 m ²	61.00	12,810	
2.01.33.04	Formwork; walls kickers, suspended; height 150	105 m	16.00	1,680	
2.01.33.05	Formwork; openings in walls; width not exceeding 250	m	17.00		
2.01.33.06	Reinforcement; high yield steel bars; 125 kg/m ³	7.50 T	2,342.00	17,565	
2.01.34	<u>Reinforced concrete walls; 275 thick; 90 m²</u>				
2.01.34.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	25 m ³	216.00	5,400	
2.01.34.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	120 m ²	49.00	5,880	
2.01.34.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	60 m ²	61.00	3,660	
2.01.34.04	Formwork; walls kickers, suspended; height 150	30 m	16.00	480	
2.01.34.05	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.34.06	Reinforcement; high yield steel bars; 125 kg/m ³	3.13 T	2,342.00	7,330	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.01.35	<u>Reinforced concrete walls; 300 thick; 1,430 m²</u>				
2.01.35.01	Reinforced concrete grade C50/60; walls not exceeding 300 thick	430 m ³	216.00	92,880	
2.01.35.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	2,865 m ²	49.00	140,385	
2.01.35.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.35.04	Formwork; walls kickers, suspended; height 150	550 m	16.00	8,800	
2.01.35.05	Formwork; wall ends; width not exceeding 500	m	28.00		
2.01.35.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.35.07	Reinforcement; high yield steel bars; 125 kg/m ³	53.75 T	2,342.00	125,883	
2.01.36	<u>Reinforced concrete walls; 400 thick; 315 m²</u>				
2.01.36.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	125 m ³	210.00	26,250	
2.01.36.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	615 m ²	49.00	30,135	
2.01.36.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	20 m ²	61.00	1,220	
2.01.36.04	Formwork; walls kickers, suspended; height 150	120 m	16.00	1,920	
2.01.36.05	Formwork; wall ends; width not exceeding 500	135 m	28.00	3,780	
2.01.36.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.36.07	Reinforcement; high yield steel bars; 125 kg/m ³	15.63 T	2,342.00	36,605	
2.01.37	<u>Reinforced concrete walls; 500 thick; 65 m²</u>				
2.01.37.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	25 m ³	210.00	5,250	
2.01.37.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	35 m ²	49.00	1,715	
2.01.37.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	35 m ²	61.00	2,135	
2.01.37.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.37.05	Formwork; wall ends; width not exceeding 500	m	28.00		
2.01.37.06	Formwork; openings in walls; width not exceeding 500	m	31.00		
2.01.37.07	Reinforcement; high yield steel bars; 125 kg/m ³	3.13 T	2,342.00	7,330	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.38	<u>Reinforced concrete walls; 600 thick; 1,590 m²</u>				
2.01.38.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	955 m ³	210.00	200,550	
2.01.38.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	3,175 m ²	49.00	155,575	
2.01.38.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.38.04	Formwork; walls kickers, suspended; height 150	610 m	16.00	9,760	
2.01.38.05	Formwork; wall ends; width not exceeding 1.00 m	175 m	49.00	8,575	
2.01.38.06	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.38.07	Reinforcement; high yield steel bars; 125 kg/m ³	119.38 T	2,342.00	279,588	
2.01.41	<u>Reinforced concrete walls; 750 thick; 642 m²</u>				
2.01.41.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	640 m ³	210.00	134,400	
2.01.41.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	375 m ²	49.00	18,375	
2.01.41.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	265 m ²	61.00	16,165	
2.01.41.04	Formwork; walls kickers, suspended; height 150	215 m	16.00	3,440	
2.01.41.05	Formwork; openings in walls; width not exceeding 1.00 m	m	52.00		
2.01.41.06	Reinforcement; high yield steel bars; 125 kg/m ³	80.00 T	2,342.00	187,360	
2.01.42	<u>Reinforced concrete walls; 950 thick; 0 m²</u>				
2.01.42.01	Reinforced concrete grade C50/60; walls exceeding 300 thick	m ³	210.00		
2.01.42.02	Formwork; walls, vertical; height above floor not exceeding 3.00 m	m ²	49.00		
2.01.42.03	Formwork; walls, vertical; height above floor not exceeding 4.50 m	m ²	61.00		
2.01.42.04	Formwork; walls kickers, suspended; height 150	m	16.00		
2.01.42.05	Reinforcement; high yield steel bars; 125 kg/m ³	T	2,342.00		
2.01.43	<u>Extra over all walls & columns</u>				
2.01.43.01	Formwork; extra over for fine formed finish; walls	125 m ²	6.00	750	
2.01.43.02	Formwork; extra over for fine formed finish; columns	35 m ²	6.00	210	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.01.44	COLONNADE <u>Structural steel frame to colonnade</u>				
2.01.44.01	Allowance for steelwork to colonnade	37.00 T	3,260.00	120,620	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.02	UPPER FLOORS	46,564 m²	261.80		12,190,923
	No upper floors specification or details of construction; assume the following:				
2.02.01	<u>Reinforced concrete floor slab; 240 thick; 34,935 m²</u>				
2.02.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	9,270 m³	190.00	1,761,300	
2.02.01.02	Formwork; edges of suspended slabs; height not exceeding 250	7,420 m	19.00	140,980	
2.02.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	34,935 m²	53.00	1,851,555	
2.02.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	9,465 m²	60.00	567,900	
2.02.01.05	Reinforcement; high yield steel bars; 220 kg/m³	2,039.40 T	2,342.00	4,776,275	
2.02.01.06	Powerfloat finish	34,935 m²	4.00	139,740	
2.02.01.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		925,000	
2.02.02	<u>Reinforced concrete floor slab; 250 thick; 5,415 m²</u>				
2.02.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	1,355 m³	190.00	257,450	
2.02.02.02	Formwork; edges of suspended slabs; height not exceeding 250	675 m	19.00	12,825	
2.02.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	4,475 m²	53.00	237,175	
2.02.02.04	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	940 m²	60.00	56,400	
2.02.02.05	Reinforcement; high yield steel bars; 220 kg/m³	298.10 T	2,342.00	698,150	
2.02.02.06	Powerfloat finish	5,414 m²	4.00	21,656	
2.02.02.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		130,000	
2.02.03	<u>Reinforced concrete floor slab; 300 thick; 850 m²</u>				
2.02.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	280 m³	190.00	53,200	
2.02.03.02	Formwork; edges of suspended slabs; height not exceeding 250	85 m	19.00	1,615	
2.02.03.03	Formwork; edges of suspended slabs; height not exceeding 500	175 m	30.00	5,250	
2.02.03.04	Formwork; steps in slabs; height not exceeding 1.00 m	45 m	46.00	2,070	
2.02.03.05	Formwork; steps in slabs; height exceeding 1.00 m	m²	50.00		
2.02.03.06	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	1,260 m²	60.00	75,600	
2.02.03.07	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	m²	62.00		
2.02.03.08	Reinforcement; high yield steel bars; 220 kg/m³	61.60 T	2,342.00	144,267	
2.02.03.09	Powerfloat finish	848 m²	4.00	3,392	
2.02.03.10	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		30,000	

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Ref	Description	Quantity	Rate	Sub-Total	£
2.02.04	<u>Reinforced concrete floor slab; 400 thick; 395 m²</u>				
2.02.04.01	Reinforced concrete grade C50/60; slabs exceeding 300 thick	160 m ³	189.00	30,240	
2.02.04.02	Formwork; edges of suspended slabs; height not exceeding 250	15 m	19.00	285	
2.02.04.03	Formwork; edges of suspended slabs; height not exceeding 500	50 m	30.00	1,500	
2.02.04.04	Formwork; soffits of slabs; slabs not exceeding 400; height to soffit not exceeding 4.50 m	395 m ²	63.00	24,885	
2.02.04.05	Reinforcement; high yield steel bars; 220 kg/m ³	35.20 T	2,342.00	82,438	
2.02.04.06	Powerfloat finish	395 m ²	4.00	1,580	
2.02.04.07	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		15,000	
2.02.06	<u>Mesh flooring</u>				
2.02.06.01	Open mesh flooring; bolted to steel supports; 8 thick	260 m ²	346.00	89,960	
2.02.06.02	Allowance for steel supports to mesh flooring	845 m	63.00	53,235	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.03	ROOF	2,026 m²	729.10		1,477,179
	No roof specification or details of construction; assume the following:				
2.03.01	<u>Reinforced concrete roof slab; 240 thick; 925 m²</u>				
2.03.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	220 m³	190.00	41,800	
2.03.01.02	Formwork; edges of suspended slabs; height not exceeding 250	175 m	19.00	3,325	
2.03.01.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 3.00 m	925 m²	53.00	49,025	
2.03.01.04	Formwork; beams attached to slabs; height to soffit not exceeding 3.00 m	205 m²	60.00	12,300	
2.03.01.05	Reinforcement; high yield steel bars; 220 kg/m³	48.40 T	2,342.00	113,353	
2.03.01.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		20,000	
2.03.02	<u>Reinforced concrete roof slab; 250 thick; 580 m²</u>				
2.03.02.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	145 m³	190.00	27,550	
2.03.02.02	Formwork; edges of suspended slabs; height not exceeding 250	65 m	19.00	1,235	
2.03.02.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	580 m²	60.00	34,800	
2.03.02.04	Reinforcement; high yield steel bars; 220 kg/m³	31.90 T	2,342.00	74,710	
2.03.02.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		14,000	
2.03.03	<u>Reinforced concrete roof slab; 300 thick; 810 m²</u>				
2.03.03.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	255 m³	190.00	48,450	
2.03.03.02	Formwork; edges of suspended slabs; height not exceeding 500	135 m	30.00	4,050	
2.03.03.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	810 m²	60.00	48,600	
2.03.03.04	Formwork; beams attached to slabs; height to soffit not exceeding 4.50 m	15 m²	62.00	930	
2.03.03.05	Reinforcement; high yield steel bars; 220 kg/m³	56.10 T	2,342.00	131,386	
2.03.03.06	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		25,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.03.04	<u>Reinforced concrete roof slab; 400 thick; 680 m²</u>				
2.03.04.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	270 m ³	190.00	51,300	
2.03.04.02	Formwork; edges of suspended slabs; height not exceeding 500	80 m	30.00	2,400	
2.03.04.03	Formwork; soffits of slabs; slabs not exceeding 300; height to soffit not exceeding 4.50 m	680 m ²	60.00	40,800	
2.03.04.04	Reinforcement; high yield steel bars; 220 kg/m ³	59.40 T	2,342.00	139,115	
2.03.04.05	Allowance for designed joints; (assumed @ 10% of construction cost)	Item		23,000	
2.03.05	<u>Roof structure to Colonnade</u>				
2.03.05.01	Primary steel included in section 2.01 Frame	Item		Included	
2.03.05.02	Precast concrete decking	145 m ²	91.00	13,195	
2.03.06	<u>Roof coverings</u>				
2.03.06.01	Roof screed; cement & sand; 50 thick	2,465 m ²	23.00	56,695	
2.03.06.02	High performance polymer modified bitumen membrane; insulation	2,255 m ²	161.00	363,055	
2.03.06.03	Low maintenance landscaped roof	210 m ²	222.00	46,620	
2.03.06.04	Residential terrace; 50 thick precast concrete slabs on support system	300 m ²	74.00	22,200	
2.03.06.05	Edge treatment to membrane roof covering	495 m	70.00	34,650	
2.03.06.06	Edge treatment to landscaped roofs	45 m	85.00	3,825	
2.03.07	<u>Roof drainage</u>				
2.03.07.01	Rainwater pipes to main building assumed to be included in section 5.03 Disposal installations	Item		Included	
2.03.07.02	Rainwater outlets; assumed 1 per 25 m ² of roof area	100 Nr	260.00	26,000	
2.03.07.03	Rainwater pipes to colonnade; aluminium, 100 diameter	40 m	89.00	3,560	
2.03.07.04	Rainwater pipes to colonnade; shoes or connections to drains	5 Nr	50.00	250	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.04	STAIRS & RAMPS	101 Nr	14,240.20		1,438,258
	No stairs & ramps specification or details of construction; assume the following:				
2.04.01	<u>Reinforced concrete landings; 250 thick; 925 m²</u>				
2.04.01.01	Reinforced concrete grade C50/60; slabs not exceeding 300 thick	230 m ³	190.00	43,700	
2.04.01.02	Formwork; edges of suspended slabs; height not exceeding 250	555 m	19.00	10,545	
2.04.01.03	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 3.00 m	900 m ²	57.00	51,300	
2.04.01.04	Formwork; soffits of landings; height not exceeding 300; height to soffit not exceeding 4.50 m	25 m ²	70.00	1,750	
2.04.01.05	Reinforcement; high yield steel bars; 220 kg/m ³	50.60 T	2,342.00	118,505	
2.04.01.06	Powerfloat finish	925 m ²	4.00	3,700	
2.04.02	<u>Reinforced concrete staircases; 1,200 wide x 2,000 long x 1,350 rise; 94 Nr</u>				
2.04.02.01	Reinforced concrete grade C50/60; staircases	95 m ³	263.00	24,985	
2.04.02.02	Formwork; stairflights; 1,200 wide	225 m	160.00	36,000	
2.04.02.03	Formwork; extra over for fine formed finish	650 m ²	6.00	3,900	
2.04.02.04	Reinforcement; high yield steel bars; 170 kg/m ³	16.15 T	2,342.00	37,823	
2.04.02.05	Trowelled finish; treads	225 m ²	6.00	1,350	
2.04.03	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,500 rise; 96 Nr</u>				
2.04.03.01	Reinforced concrete grade C50/60; staircases	110 m ³	263.00	28,930	
2.04.03.02	Formwork; stairflights; 1,200 wide	260 m	160.00	41,600	
2.04.03.03	Formwork; extra over for fine formed finish	745 m ²	6.00	4,470	
2.04.03.04	Reinforcement; high yield steel bars; 170 kg/m ³	18.70 T	2,342.00	43,795	
2.04.03.05	Trowelled finish; treads	260 m ²	6.00	1,560	
2.04.04	<u>Reinforced concrete staircases; 1,200 wide x 2,250 long x 1,550 rise; 0 Nr</u>				
2.04.04.01	Reinforced concrete grade C50/60; staircases	m ³	263.00		
2.04.04.02	Formwork; stairflights; 1,200 wide	m	160.00		
2.04.04.03	Formwork; extra over for fine formed finish	m ²	6.00		
2.04.04.04	Reinforcement; high yield steel bars; 170 kg/m ³	T	2,342.00		
2.04.04.05	Trowelled finish; treads	m ²	6.00		

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Ref	Description	Quantity	Rate	Sub-Total	£
2.04.05	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 1,700 rise; 1 Nr</u>				
2.04.05.01	Reinforced concrete grade C50/60; staircases	1 m ³	263.00	263	
2.04.05.02	Formwork; stairflights; 1,200 wide	5 m	160.00	800	
2.04.05.03	Formwork; extra over for fine formed finish	10 m ²	6.00	60	
2.04.05.04	Reinforcement; high yield steel bars; 170 kg/m ³	0.20 T	2,342.00	468	
2.04.05.05	Trowelled finish; treads	5 m ²	6.00	30	
2.04.06	<u>Reinforced concrete staircases; 1,200 wide x 2,500 long x 2,000 rise; 10 Nr</u>				
2.04.06.01	Reinforced concrete grade C50/60; staircases	15 m ³	263.00	3,945	
2.04.06.02	Formwork; stairflights; 1,200 wide	30 m	160.00	4,800	
2.04.06.03	Formwork; extra over for fine formed finish	90 m ²	6.00	540	
2.04.06.04	Reinforcement; high yield steel bars; 170 kg/m ³	2.60 T	2,342.00	6,089	
2.04.06.05	Trowelled finish; treads	30 m ²	6.00	180	
2.04.07	<u>Handrails & balustrades</u>				
2.04.07.01	Wall handrails; mild steel, polyester powder coated	640 m	200.00	128,000	
2.04.07.02	Balustrades & handrails; mild steel, polyester powder coated	705 m	395.00	278,475	
2.04.08	<u>Staircase & landing finishes</u>				
2.04.08.01	Heavy domestic duty carpet (PC £43/m ²); to landings	925 m ²	110.00	101,750	
2.04.08.02	Heavy domestic duty carpet (PC £43/m ²); to treads	2,065 m	80.00	165,200	
2.04.08.03	Heavy domestic duty carpet (PC £43/m ²); risers	2,310 m	80.00	184,800	
2.04.08.04	Aluminium nosings; heavy duty	2,310 m	30.00	69,300	
2.04.08.05	Painted softwood skirting to landings	1,210 m	12.00	14,520	
2.04.08.06	Painted softwood string to stairs	640 m	22.00	14,080	
2.04.09	<u>Reinforced concrete ramps; extra over upper floors</u>				
2.04.09.01	Extra over formwork to soffits of slabs; sloping	235 m ²	7.00	1,645	
2.04.09.02	Top formwork; sloping	235 m ²	40.00	9,400	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.05	EXTERNAL WALLS	18,490 m²	1,875.60		34,680,455
	No external walls specification or details of construction; assume the following:				
2.05.01	<u>External enclosing walls above ground level</u>				
2.05.01.01	Unitised curtain walling; double glazed units; aluminium framing & spandrel panels; powder coated	18,440 m²	1,650.00	30,426,000	
2.05.01.02	Precast concrete cladding allowance; external façade; columns & beams	1,055 m²	1,100.00	1,160,500	
2.05.01.03	Precast concrete cladding allowance; colonnade; columns & beams	330 m²	1,100.00	363,000	
2.05.01.04	LMR cladding allowance; metal cladding on steel frame	135 m²	610.00	82,350	
2.05.01.05	Internal skin; SFS frame, plasterboard, insulation, Pyroc sheathing board; 200 wide	5,375 m²	180.00	967,500	
2.05.01.06	Pyroc sheathing board and insulation to slab perimeter not exceeding 300 wide	6,075 m	12.00	72,900	
2.05.01.07	Parapet wall internal skin; SFS frame, metal cladding, cement particle board; 200 wide	395 m²	119.00	47,005	
2.05.01.08	Parapet wall capping; 775 wide	125 m	205.00	25,625	
2.05.01.09	Open state cavity fire barriers	7,555 m	95.00	717,725	
2.05.04	<u>External soffits</u>				
2.05.04.01	External soffit allowance; metal cladding on steel frame	510 m²	610.00	311,100	
2.05.05	<u>Subsidiary walls, balustrades and proprietary balconies</u>				
2.05.05.01	Roof balustrade; stainless steel and structural glass allowance	50 m	1,135.00	56,750	
2.05.06	<u>Façade access/cleaning systems</u>				
2.05.06.02	Building Maintenance Unit allowance; 45 storeys	Item		450,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.06	WINDOWS & EXTERNAL DOORS	Nr			103,370
	No windows & external doors specification or details of construction; assume the following:				
2.06.02	<u>External doors</u>				
2.06.02.01	Extra over curtain walling; single doors	16 Nr	500.00	8,000	
2.06.02.02	Extra over curtain walling; double doors	4 Nr	1,000.00	4,000	
2.06.02.03	Steel external doors; single	1 Nr	1,370.00	1,370	
2.06.02.04	Roller shutter door; 6,000 x 3,000 allowance	1 Nr	25,000.00	25,000	
2.06.02.05	Revolving door; 3,000 daimeter; allowance	1 Nr	65,000.00	65,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.07	INTERNAL WALLS & PARTITIONS	40,920 m²	96.80		3,960,950
	No internal walls & partitions specification or details of construction; assume the following:				
2.07.01	<u>Blockwork walls</u>				
2.07.01.01	100 block walls	195 m²	53.00	10,335	
2.07.01.02	Head restraints	75 m	38.00	2,850	
2.07.01.03	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	35 m	27.00	945	
2.07.01.04	PCC lintols; 1,200 long	Nr	20.00		
2.07.01.05	PCC lintols; 2,100 long	Nr	35.00		
2.07.01.06	150 block walls	710 m²	66.00	46,860	
2.07.01.07	Head restraints	265 m	38.00	10,070	
2.07.01.08	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	130 m	36.00	4,680	
2.07.01.09	PCC lintols; 1,200 long	24 Nr	30.00	720	
2.07.01.10	PCC lintols; 2,100 long	5 Nr	53.00	265	
2.07.01.11	200 block walls	345 m²	83.00	28,635	
2.07.01.12	Head restraints	135 m	38.00	5,130	
2.07.01.13	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	65 m	44.00	2,860	
2.07.01.14	PCC lintols; 1,200 long	16 Nr	40.00	640	
2.07.01.15	PCC lintols; 2,100 long	10 Nr	70.00	700	
2.07.01.16	300 block walls	m²	131.00		
2.07.01.17	Head restraints	m	38.00		
2.07.01.18	Fire stops to heads, 75 thick ; intumescent sealant both sides; (say 50% block area to be FR)	m	62.00		

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02	<u>Metal stud partitions</u>				
2.07.02.01	100 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	2,715 m²	110.00	298,650	
2.07.02.02	Extra over forming openings; 900 x 2,100	246 Nr	60.00	14,760	
2.07.02.03	Extra over forming openings; 1,800 x 2,100	250 Nr	70.00	17,500	
2.07.02.04	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		44,800	
2.07.02.05	150 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	365 m²	130.00	47,450	
2.07.02.06	Forming openings; 900 x 2,100	74 Nr	125.00	9,250	
2.07.02.07	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.08	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		7,120	
2.07.02.09	200 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides; acoustic insulation	11,830 m²	140.00	1,656,200	
2.07.02.10	Forming openings; 900 x 2,100	546 Nr	195.00	106,470	
2.07.02.11	Forming openings; 1,800 x 2,100	Nr	230.00		
2.07.02.12	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		248,430	
2.07.02.13	300 stud walls, 120 mins FR; 3 layers 15 thick fireline board both sides	50 m²	145.00	7,250	
2.07.02.14	Forming openings; 900 x 2,100	Nr	255.00		
2.07.02.15	Forming openings; 1,800 x 2,100	Nr	300.00		
2.07.02.16	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		1,090	
2.07.02.17	100 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	320 m²	75.00	24,000	
2.07.02.18	Forming openings; 900 x 2,100	14 Nr	60.00	840	
2.07.02.19	Forming openings; 1,800 x 2,100	2 Nr	70.00	140	
2.07.02.20	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		3,600	
2.07.02.21	150 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	245 m²	90.00	22,050	
2.07.02.22	Forming openings; 900 x 2,100	12 Nr	125.00	1,500	
2.07.02.23	Forming openings; 1,800 x 2,100	Nr	145.00		
2.07.02.24	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		3,310	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.07.02.25	200 stud walls, 60 mins FR; 2 layers 15 thick fireline board both sides	545 m ²	100.00	54,500	
2.07.02.26	Forming openings; 900 x 2,100	21 Nr	195.00	4,095	
2.07.02.27	Forming openings; 1,800 x 2,100	11 Nr	230.00	2,530	
2.07.02.28	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		8,175	
2.07.02.29	100 stud walls to apartments; 1 layer 15 thick wallboard both sides; acoustic insulation	18,550 m ²	44.00	816,200	
2.07.02.30	Forming openings; 900 x 2,100	2,134 Nr	60.00	128,040	
2.07.02.31	Forming openings; 1,800 x 2,100	Nr	70.00		
2.07.02.32	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		122,430	
2.07.02.37	Wall linings to ducts; 1 layer of 12.5 thick wallboard one side; acoustic insulation	5,030 m ²	27.00	135,810	
2.07.02.38	Allowance for ends, angles, junctions & beading; (assumed @ 15% of construction cost)	Item		20,370	
2.07.03	<u>Glazed screens</u>				
2.07.03.01	Glazed screen allowance	20 m ²	1,135.00	22,700	
2.07.04	<u>Cubicles</u>				
2.07.04.01	Allowance for cubicles to toilet and changing areas	Item		17,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
2.08	INTERNAL DOORS	3,870 Nr	1,465.80		5,672,800
	No internal doors specification or details of construction; assume the following:				
2.08.01	Apartment entrance doors, frame, architraves & ironmongery allowance, luxury; 120 mins FR	6 Nr	2,285.00	13,710	
2.08.02	Apartment entrance doors, frame, architraves & ironmongery allowance; 120 mins FR	445 Nr	2,285.00	1,016,825	
2.08.03	Single doors, frame, architraves & ironmongery allowance; 120 mins FR	505 Nr	2,285.00	1,153,925	
2.08.04	Single doors, frame, architraves & ironmongery allowance; 60 mins FR	87 Nr	1,320.00	114,840	
2.08.05	Single doors, frame, architraves & ironmongery allowance; luxury; (assumed 100% increase on standard)	44 Nr	1,550.00	68,200	
2.08.06	Single doors, frame, architraves & ironmongery allowance	2,090 Nr	775.00	1,619,750	
2.08.07	Double doors, frame, architraves & ironmongery allowance; 120 mins FR	250 Nr	3,255.00	813,750	
2.08.08	Double doors, frame, architraves & ironmongery allowance; 60 mins FR	28 Nr	2,480.00	69,440	
2.08.09	Double doors, frame, architraves & ironmongery allowance; luxury; (assumed 0% increase on standard)	10 Nr	3,780.00	37,800	
2.08.10	Double doors, frame, architraves & ironmongery allowance	404 Nr	1,890.00	763,560	
2.08.11	Extra over glazed screen; double doors	1 Nr	1,000.00	1,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
3.01	WALL FINISHES	99,680 m²	35.20		3,505,235
	No wall finishes specification or details of construction; assume the following:				
3.01.01	<u>Wall finishes generally</u>				
3.01.01.01	Dry lining; 12.5 thick wallboard; on dabs	8,245 m²	11.00	90,695	
3.01.01.02	Dry lining; 12.5 thick wallboard; on metal studs	16,270 m²	23.00	374,210	
3.01.01.03	Public wc's; tiling allowance	70 m²	75.00	5,250	
3.01.01.04	Circulation areas; skim & emulsion	9,155 m²	15.00	137,325	
3.01.01.05	Back of house & Amenity areas; skim & emulsion	1,160 m²	15.00	17,400	
3.01.01.06	Gym & Studio areas; skim & emulsion	480 m²	15.00	7,200	
3.01.01.07	Stairwells; skim & emulsion	3,350 m²	15.00	50,250	
3.01.01.08	Plant & storage areas; emulsion	2,985 m²	5.00	14,925	
3.01.01.09	Retail areas - assumed by tenant	Item		Excluded	
3.01.02	<u>Apartment wall finishes</u>				
3.01.02.01	Bathroom, en-suites & worktop splashback; wall tiling allowance	15,520 m²	100.00	1,552,000	
3.01.02.02	Skim & emulsion to walls	65,105 m²	15.00	976,575	
3.01.03	<u>Luxury apartment wall finishes</u>				
3.01.03.01	Bathroom, en-suites & worktop splashback; wall tiling allowance; (assumed 100% increase on standard)	360 m²	200.00	72,000	
3.01.03.02	Skim & quality emulsion to walls	1,495 m²	19.00	28,405	
3.01.03.03	Allowance for feature wall	6 Nr	1,000.00	6,000	
3.01.04	<u>Wall finishes sundries</u>				
3.01.04.01	Allowance for ends, angles & beading on dry lining; (assumed @ 0% of construction cost)	Item			
3.01.04.02	Allowance for beading on skim coat; (assumed @ 7.5% of construction cost)	Item		91,500	
3.01.04.03	Allowance for tiling trims; (assumed @ 5% of construction cost)	Item		81,500	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
3.02	FLOOR FINISHES	35,065 m²	100.00		3,505,890
	No floor finishes specification or details of construction; assume the following:				
3.02.01	<u>Floor finishes generally</u>				
3.02.01.01	Acoustic mat; residential areas	29,435 m²	20.00	588,700	
3.02.01.02	Circulation; heavy domestic duty carpet (PC £43/m²)	2,865 m²	110.00	315,150	
3.02.01.03	Back of house & Amenity areas; heavy domestic duty carpet (PC £43/m²)	730 m²	110.00	80,300	
3.02.01.04	Basement circulation; heavy duty vinyl	205 m²	75.00	15,375	
3.02.01.05	Gym & Studio areas; heavy vinyl	445 m²	75.00	33,375	
3.02.01.06	Public wc's; heavy vinyl	10 m²	75.00	750	
3.02.01.07	Plant & storage areas; concrete sealer	1,375 m²	4.00	5,500	
3.02.01.08	Retail areas - assumed by tenant	Item		Excluded	
3.02.01.09	Basement circulation areas; painted softwood skirting	305 m	12.00	3,660	
3.02.01.10	Circulation areas; painted softwood skirting	3,380 m	12.00	40,560	
3.02.01.11	Back of house & Amenity areas; painted softwood skirting	395 m	12.00	4,740	
3.02.01.12	Gym & Studio; painted softwood skirting	160 m	12.00	1,920	
3.02.01.13	Public wc skirtings - included in wall tiling	Item		Included	
3.02.01.14	Plant & storage areas - assumed no skirtings	Item		Excluded	
3.02.01.15	Retail area skirtings - assumed by tenant	Item		Excluded	
3.02.02	<u>Apartment floor finishes</u>				
3.02.02.01	Bathrooms & en-suites; floor tiling allowance	2,775 m²	100.00	277,500	
3.02.02.02	Living rooms; laminated flooring allowance	16,000 m²	75.00	1,200,000	
3.02.02.03	Bedroom; carpets allowance	9,975 m²	50.00	498,750	
3.02.02.04	Painted softwood skirting	27,745 m	12.00	332,940	
3.02.03	<u>Luxury apartment floor finishes; (assumed 100% increase on standard)</u>				
3.02.03.01	Bathrooms & en-suites; floor tiling allowance	70 m²	200.00	14,000	
3.02.03.02	Living rooms; laminated flooring allowance	345 m²	150.00	51,750	
3.02.03.03	Bedroom; carpets allowance	270 m²	100.00	27,000	
3.02.03.04	Hardwood skirtings, lacquered	580 m	24.00	13,920	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
3.03	CEILING FINISHES	35,065 m²	56.80		1,990,920
	No ceiling finishes specification or details of construction; assume the following:				
3.03.01	<u>Ceiling finishes generally</u>				
3.03.01.01	Circulation areas; suspended ceiling allowance; medium quality, silhouette grid	2,865 m²	86.00	246,390	
3.03.01.02	Back of house & Amenity areas; suspended ceiling allowance	730 m²	86.00	62,780	
3.03.01.03	Gym & Studio; suspended ceiling allowance	445 m²	86.00	38,270	
3.03.01.04	Public wc's; suspended ceiling allowance	10 m²	86.00	860	
3.03.01.05	Basement circulation; painted soffit	205 m²	6.00	1,230	
3.03.01.06	Plant & storage areas; painted soffit	1,375 m²	6.00	8,250	
3.03.02	<u>Apartment ceiling finishes</u>				
3.03.02.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	2,775 m²	58.00	160,950	
3.03.02.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	25,975 m²	55.00	1,428,625	
3.03.03	<u>Luxury apartment ceiling finishes</u>				
3.03.03.01	Gyproc M/F suspended ceiling; moisture resistant plasterboard skim and emulsion	70 m²	58.00	4,060	
3.03.03.02	Gyproc M/F suspended ceiling; plasterboard skim and emulsion	615 m²	55.00	33,825	
3.03.03.03	Perimeter shadow gap	710 m	8.00	5,680	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
4.01	FITTINGS, FURNISHINGS & EQUIPMENT	451 Nr	8,741.70		3,942,500
	No fittings, furnishings & equipment specification or details of construction; assume the following:				
4.01.01	<u>General fixed fittings, furnishings and equipment (excludes loose furniture and equipment)</u>				
	Allowances for fitted wardrobes to standard apartments				
4.01.01.01	Studio	14 Nr	1,000.00	14,000	
4.01.01.02	1 bed apartment	132 Nr	1,000.00	132,000	
4.01.01.03	2 bed apartment	279 Nr	2,000.00	558,000	
4.01.01.04	3 bed apartment	20 Nr	3,000.00	60,000	
	Allowances for fitted wardrobes to to luxury apartments (assumed 100% increase on standard)				
4.01.01.05	2 bed apartment	2 Nr	4,000.00	8,000	
4.01.01.06	3 bed apartment	4 Nr	6,000.00	24,000	
	Allowances for bathroom fittings to standard apartments				
4.01.01.07	Studio	14 Nr	500.00	7,000	
4.01.01.08	1 bed apartment	132 Nr	500.00	66,000	
4.01.01.09	2 bed apartment	279 Nr	1,000.00	279,000	
4.01.01.10	3 bed apartment	20 Nr	1,000.00	20,000	
	Allowances for bathroom fittings to to luxury apartments (assumed 100% increase on standard)				
4.01.01.11	2 bed apartment	2 Nr	2,000.00	4,000	
4.01.01.12	3 bed apartment	4 Nr	2,000.00	8,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
	Allowances for fittings to non-residential areas				
4.01.01.13	Reception desk	1 Nr	5,000.00	5,000	
4.01.01.14	Cycle racks	451 Nr	200.00	90,200	
4.01.01.15	Post boxes	451 Nr	50.00	22,550	
4.01.01.16	Storage area - shelving/lockers	850 m	250.00	212,500	
4.01.01.17	Parcel room - shelving/lockers	20 m	250.00	5,000	
4.01.01.18	Toilet & changing areas - vanity units	Nr	1,500.00		
4.01.01.19	Staff room - lockers	25 Nr	250.00	6,250	
4.01.01.20	Manager's office - shelving	Nr	500.00		
4.01.01.21	Treatment rooms - shelving	22 Nr	500.00	11,000	
4.01.01.22	Amenity rooms general allowance	525 m²	25.00	13,125	
4.01.01.23	Studios general allowance	125 m²	25.00	3,125	
4.01.01.24	Gym - assumed by tenant	Item		Excluded	
4.01.01.25	Retail areas - assumed by tenant	Item		Excluded	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
4.01.02	<u>Domestic kitchen fittings and equipment</u>				
	Allowance for kitchen fittings (excl. white goods) to standard apartments				
4.01.02.01	Studio	14 Nr	3,750.00	52,500	
4.01.02.02	1 bed apartment	132 Nr	4,750.00	627,000	
4.01.02.03	2 bed apartment	279 Nr	5,250.00	1,464,750	
4.01.02.04	3 bed apartment	20 Nr	7,750.00	155,000	
	Allowance for kitchen fittings (excl white goods) to luxury apartments (assumed 50% increase on standard)				
4.01.02.05	2 bed apartment	2 Nr	7,750.00	15,500	
4.01.02.06	3 bed apartment	4 Nr	11,500.00	46,000	
4.01.03	<u>Signs/notices</u>				
4.01.03.02	5 storey podium & 45 storey tower signage & notice board allowance	Item		33,000	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
5.00	MEP SERVICES (excluding Sanitary Appliances and Lift & Conveyor Installations)	48,590 m²	457.30		22,218,400
	No MEP Services specification or details of construction; assume BCIS elemental rates:				
	Notional BCIS Element Cost per m² - Mean				
5.02.06	Service Equipment	48,590 m²	19.25	935,400	
5.03.06	Disposal Installations	48,590 m²	13.71	666,200	
5.04.06	Water Installations	48,590 m²	33.34	1,620,000	
5.05.06	Heat Source	48,590 m²	60.26	2,928,000	
5.06.06	Space Heating & Air Conditioning	48,590 m²	113.62	5,520,800	
5.07.06	Ventilation	48,590 m²	27.31	1,327,000	
5.08.06	Electrical Installations	48,590 m²	88.09	4,280,300	
5.09.06	Fuel Installations	48,590 m²	7.57	367,800	
5.11.06	Fire & Lightning Protection	48,590 m²	21.16	1,028,200	
5.12.06	Communication, Security & Control Systems	48,590 m²	24.59	1,194,800	
5.13.06	Special Installations	48,590 m²	35.00	1,700,700	
5.14.06	Builder's Work in Connection with Services	48,590 m²	13.36	649,200	

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ESTIMATE : E2

Ref	Description	Quantity	Rate	Sub-Total	£
5.01	SANITARY APPLIANCES	2,292	Nr	971.90	2,227,530
	No sanitary appliances specification or details of construction; assume the following:				
5.01.01	<u>Apartment sanitary appliances</u>				
5.01.01.01	whb	744	Nr	400.00	297,600
5.01.01.02	wc	744	Nr	585.00	435,240
5.01.01.03	bath; mixer taps, shower rose & screen	445	Nr	1,750.00	778,750
5.01.01.04	shower tray; riser pipe, rose & mixing valve; shower screen	299	Nr	2,200.00	657,800
5.01.02	<u>Luxury apartment sanitary appliances; (Assumed 50 % increase on standard apartment appliances)</u>				
5.01.02.01	whb	12	Nr	600.00	7,200
5.01.02.02	wc	12	Nr	880.00	10,560
5.01.02.03	bath; mixer taps, shower rose & screen	6	Nr	1,915.00	11,490
5.01.02.04	shower tray; riser pipe, rose & mixing valve; shower screen	6	Nr	3,290.00	19,740
5.01.03	<u>Toilet and changing areas sanitary appliances</u>				
5.01.03.01	whb allowance	9	Nr	400.00	3,600
5.01.03.02	wc allowance	6	Nr	585.00	3,510
5.01.03.03	urinal allowance	3	Nr	680.00	2,040
5.01.03.04	shower tray; riser pipe, rose & mixing valve allowance		Nr	1,100.00	

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ESTIMATE : E2

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
0.01	TOXIC OR HAZARDOUS MATERIAL TREATMENT				
	No toxic or hazardous material treatment specification or details provided; assume none required			Excluded	
0.02	MAJOR DEMOLITION WORKS				293,910
	No major demolition works specification or details provided; assume the following:			Excluded	
0.02.01	<u>Existing buildings</u>				
0.02.01.01	Demolishing down to ground level; disposal off site	4,120 m ³	68.00	280,160	
0.02.01.02	Grubbing up shallow foundations; disposal off site	550 m ²	25.00	13,750	
0.03	TEMPORARY SUPPORT TO ADJACENT STRUCTURES				
	No temporary support to adjacent structures specification or details provided; assume none required				
0.04	SPECIALIST GROUNDWORKS				
	No specialist groundworks specification or details provided; assume none required			Excluded	
0.05	TEMPORARY DIVERSION WORKS				350,000
	No temporary diversion works specification or details provided; assume the following:			Excluded	
0.05.01	<u>Diversion and stopping up of existing services allowances</u>				
0.05.01.01	Electric, Gas, Communications services	Item		250,000	
0.05.01.02	Water	Item		50,000	
0.05.01.03	Sewer	Item		50,000	
0.06	EXTRAORDINARY SITE INVESTIGATION WORKS				
	No extraordinary site investigation works specification or details provided; assume none required			Excluded	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.01	SITE PREPARATION WORKS				
	No site preparation works specification or details provided; assume none required			Excluded	
8.02	ROADS, PATHS, PAVINGS AND SURFACING				2,147,272
	No roads, paths, pavings and surfacing specification or details provided; assume the following :				
8.02.01	<u>Surface type 1: Yorkstone paving flags; 50 thick, on 25 cement and sand bed; sub-base 250 thick</u>				
8.02.01.01	Excavation ne 1m deep	490 m ³	4.10	2,009	
8.02.01.02	Disposal off site; broken out compacted materials, inactive waste	490 m ³	63.70	31,213	
8.02.01.03	Extra over for breaking up existing surfacing allowance	1,305 m ²	6.20	8,091	
8.02.01.04	Level & compact bottoms of excavations	1,305 m ²	0.70	913	
8.02.01.05	MOT type 1 filling over 250 thick	325 m ³	86.80	28,210	
8.02.01.06	Sand blinding; 50 thick	1,305 m ²	4.10	5,350	
8.02.01.07	Yorkstone paving flags; 50 thick, on 25 cement and sand bed	1,305 m ²	193.70	252,778	
8.02.02	<u>Surface type 2: Natural stone paving flags; 50 thick, on 25 cement and sand bed; sub-base 250 thick</u>				
8.02.02.01	Excavation ne 1m deep	630 m ³	4.10	2,583	
8.02.02.02	Disposal off site; broken out compacted materials, inactive waste	630 m ³	63.70	40,131	
8.02.02.03	Extra over for breaking up existing surfacing allowance	1,680 m ²	6.20	10,416	
8.02.02.04	Level & compact bottoms of excavations	1,680 m ²	0.70	1,176	
8.02.02.05	MOT type 1 filling over 250 thick	420 m ³	86.80	36,456	
8.02.02.06	Sand blinding; 50 thick	1,680 m ²	4.10	6,888	
8.02.02.07	Natural stone paving flags; 50 thick, on 25 cement and sand bed	1,680 m ²	265.50	446,040	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.02.03	<u>Surface type 3; High quality natural stone paving flags; bespoke shape; 50 thick, on 25 cement and sand bed; sub-ba</u>				
8.02.03.01	Excavation ne 1m deep	225 m ³	4.10	922	
8.02.03.02	Disposal off site; broken out compacted materials, inactive waste	225 m ³	63.70	14,333	
8.02.03.03	Extra over for breaking up existing surfacing allowance	600 m ²	6.20	3,720	
8.02.03.04	Level & compact bottoms of excavations	600 m ²	0.70	420	
8.02.03.05	MOT type 1 filling over 250 thick	150 m ³	86.80	13,020	
8.02.03.06	Sand blinding; 50 thick	600 m ²	4.10	2,460	
8.02.03.07	High quality natural stone paving flags; bespoke shape; 50 thick, on 25 cement and sand bed	600 m ²	324.30	194,580	
8.02.04	<u>Surface type 4; Stone cubes; 100 thick, on 30 cement and sand bed; sub-base 250 thick</u>				
8.02.04.01	Excavation ne 1m deep	135 m ³	4.10	554	
8.02.04.02	Disposal off site; broken out compacted materials, inactive waste	135 m ³	63.70	8,600	
8.02.04.03	Extra over for breaking up existing surfacing allowance	310 m ²	6.20	1,922	
8.02.04.04	Level & compact bottoms of excavations	310 m ²	0.70	217	
8.02.04.05	MOT type 1 filling over 250 thick	75 m ³	86.80	6,510	
8.02.04.06	Sand blinding; 50 thick	310 m ²	4.10	1,271	
8.02.04.07	Stone cubes; 100 thick, on 30 cement and sand bed	310 m ²	249.40	77,314	
8.02.05	<u>Surface type 5; Natural stone cubes; 100 thick, on 30 cement and sand bed; sub-base 250 thick</u>				
8.02.05.01	Excavation ne 1m deep	160 m ³	4.10	656	
8.02.05.02	Disposal off site; broken out compacted materials, inactive waste	160 m ³	63.70	10,192	
8.02.05.03	Extra over for breaking up existing surfacing allowance	370 m ²	6.20	2,294	
8.02.05.04	Level & compact bottoms of excavations	370 m ²	0.70	259	
8.02.05.05	MOT type 1 filling over 250 thick	95 m ³	86.80	8,246	
8.02.05.06	Sand blinding; 50 thick	370 m ²	4.10	1,517	
8.02.05.07	Natural stone cubes; 100 thick, on 30 cement and sand bed	370 m ²	249.40	92,278	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.02.06	<u>Surface type 6; Stone setts; 100 thick, on 30 cement and sand bed; sub-base 250 thick</u>				
8.02.06.01	Excavation ne 1m deep	190 m ³	4.10	779	
8.02.06.02	Disposal off site; broken out compacted materials, inactive waste	190 m ³	63.70	12,103	
8.02.06.03	Extra over for breaking up existing surfacing allowance	445 m ²	6.20	2,759	
8.02.06.04	Level & compact bottoms of excavations	445 m ²	0.70	312	
8.02.06.05	MOT type 1 filling over 250 thick	110 m ³	86.80	9,548	
8.02.06.06	Sand blinding; 50 thick	445 m ²	4.10	1,824	
8.02.06.07	Stone setts; 100 thick, on 30 cement and sand bed	445 m ²	231.20	102,884	
8.02.07	<u>Surface type 7; Macadam; 175 thick; 75 base, 60 binder, 40 surface; sub-base 250 thick</u>				
8.02.07.01	Excavation ne 1m deep	80 m ³	4.10	328	
8.02.07.02	Disposal off site; broken out compacted materials, inactive waste	80 m ³	63.70	5,096	
8.02.07.03	Extra over for breaking up existing surfacing allowance	165 m ²	6.20	1,023	
8.02.07.04	Level & compact bottoms of excavations	165 m ²	0.70	115	
8.02.07.05	MOT type 1 filling over 250 thick	40 m ³	86.80	3,472	
8.02.07.06	Sand blinding; 50 thick	165 m ²	4.10	676	
8.02.07.07	Macadam; 175 thick; 75 base, 60 binder, 40 surface	165 m ²	45.50	7,508	
8.02.08	<u>Surface type 8; Tactile pavings; 65 thick, on 25 cement and sand bed; sub-base 250 thick</u>				
8.02.08.01	Excavation ne 1m deep	20 m ³	4.10	82	
8.02.08.02	Disposal off site; broken out compacted materials, inactive waste	20 m ³	63.70	1,274	
8.02.08.03	Extra over for breaking up existing surfacing allowance	45 m ²	6.20	279	
8.02.08.04	Level & compact bottoms of excavations	45 m ²	0.70	32	
8.02.08.05	MOT type 1 filling over 250 thick	10 m ³	86.80	868	
8.02.08.06	Sand blinding; 50 thick	45 m ²	4.10	184	
8.02.08.07	Tactile pavings; 65 thick, on 25 cement and sand bed	45 m ²	86.00	3,870	
8.02.09	<u>Resurface existing asphalt</u>				
8.02.09.01	Macadam; 40 thick surface	1,155 m ²	14.00	16,170	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.02.10					
8.02.10.01	Excavate trench for kerb & disposal; 300 wide x 300 deep	240 m	8.40	2,016	
8.02.10.02	Kerb foundation; 300 wide x 150 deep	240 m	15.90	3,816	
8.02.10.03	Formwork; 150 high both sides	240 m	1.90	456	
8.02.10.04	High quality stone kerbs; 200 wide x 150 deep	240 m	327.00	78,480	
8.02.11	<u>Stone kerbs; 200 wide x 300 deep; raised</u>				
8.02.11.01	Excavate trench for kerb & disposal; 300 wide x 300 deep	555 m	8.40	4,662	
8.02.11.02	Kerb foundation; 300 wide x 150 deep	555 m	15.90	8,825	
8.02.11.03	Formwork; 150 high both sides	555 m	1.90	1,055	
8.02.11.04	High quality stone kerbs; 200 wide x 300 deep	555 m	654.00	362,970	
8.02.12	<u>Stone steps; 300 wide x 200 deep; (cost per tier)</u>				
8.02.12.01	Excavate trench for step base & disposal; 300 wide x 350 deep	10 m	9.20	92	
8.02.12.02	Stone base foundation; 300 wide x 150 deep	10 m	15.90	159	
8.02.12.03	Formwork; 150 high both sides	10 m	1.90	19	
8.02.12.04	High quality stone steps; 300 wide x 200 deep	10 m	654.00	6,540	
8.02.13	<u>Stone steps; 450 wide x 200 deep; (cost per tier)</u>				
8.02.13.01	Excavate trench for step base & disposal; 450 wide x 350 deep	190 m	12.50	2,375	
8.02.13.02	Stone base foundation; 300 wide x 150 deep	190 m	15.90	3,021	
8.02.13.03	Formwork; 150 high both sides	190 m	1.90	361	
8.02.13.04	High quality stone steps; 450 wide x 200 deep	190 m	980.00	186,200	
8.02.14	<u>Road markings</u>				
8.02.14.01	Allowance for road markings	Item		1,500	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.03	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS				145,304
	No soft landscaping, planting and irrigation systems specification or details provided; assume the following :				
8.03.01	<u>Grassed areas; topsoil; 300 deep</u>				
8.03.01.01	Excavation ne 1m deep	255 m ³	4.10	1,046	
8.03.01.02	Disposal off site; broken out compacted materials, inactive waste	255 m ³	63.70	16,244	
8.03.01.03	Extra over for breaking up existing surfacing allowance	850 m ²	6.20	5,270	
8.03.01.04	Level & compact bottoms of excavations	850 m ²	0.70	595	
8.03.01.05	Supply of imported topsoil	255 m ³	58.90	15,020	
8.03.01.06	Spread and lightly consolidate topsoil; 300 thick	850 m ²	3.70	3,145	
8.03.01.07	Turf	850 m ²	12.60	10,710	
8.03.01.08	12 months maintenance during defects liability period	850 m ²	4.90	4,165	
8.03.02	<u>Amenity planted areas, to planters; topsoil; 1000 deep</u>				
8.03.02.01	Supply of imported topsoil	30 m ³	58.90	1,767	
8.03.02.02	Spread and lightly consolidate topsoil; 1000 thick	30 m ²	12.30	369	
8.03.02.03	Planting shrubs (PC supply £3.40); 5/m ² ; mulch	30 m ²	25.50	765	
8.03.02.04	12 months maintenance during defects liability period	30 m ²	5.50	165	
8.03.03	<u>Planted areas, to planters; topsoil; 600 deep</u>				
8.03.03.01	Supply of imported topsoil	54 m ³	58.90	3,181	
8.03.03.02	Spread and lightly consolidate topsoil; 600 thick	90 m ²	7.40	666	
8.03.03.03	Hedges; 800/1000 high allowance	35 m	90.00	3,150	
8.03.03.04	Planting shrubs (PC supply £3.40); 5/m ² ; mulch	90 m ²	25.50	2,295	
8.03.03.05	12 months maintenance during defects liability period	90 m ²	5.50	495	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.03.04	<u>Planting trees in soft landscaping; 4 - 5 m high; 40 - 45 cm girth</u>				
8.03.04.01	Excavating tree pits; 2500 x 2500 x 1500 deep	10 Nr	368.10	3,681	
8.03.04.02	Excavated material; disposal off site	10 Nr	597.30	5,973	
8.03.04.03	Backfill with topsoil, fertilizer & compost	10 Nr	971.50	9,715	
8.03.04.04	Guyed fixing and irrigation ring allowance	10 Nr	133.80	1,338	
8.03.04.05	Tree (PC £1,250 supply £); 4 - 5 m high; 40 - 45 cm girth	10 Nr	1,826.00	18,260	
8.03.05	<u>Planting trees in hard landscaping; 5.5 - 6 m high; 30 - 35 cm girth</u>				
8.03.05.01	Excavating tree pits; 2000 x 2000 x 1500 deep	10 Nr	235.50	2,355	
8.03.05.02	Excavated material; disposal off site	10 Nr	382.10	3,821	
8.03.05.03	Backfill with topsoil, fertilizer & compost	10 Nr	621.40	6,214	
8.03.05.04	Guyed fixing and irrigation ring allowance	10 Nr	133.80	1,338	
8.03.05.05	Tree (PC £700 supply £); 5.5 - 6 m high; 30 - 35 cm girth	10 Nr	1,235.40	12,354	
8.03.06	<u>Planting trees in planters; 5.5 - 6 m high; 25 - 30 cm girth</u>				
8.03.06.01	Fill planter with topsoil, fertilizer & compost	9 Nr	233.10	2,098	
8.03.06.02	Guyed fixing and irrigation ring allowance	9 Nr	133.80	1,204	
8.03.06.03	Tree (PC £550 supply £); 5.5 - 6 m high; 25 - 30 cm girth	9 Nr	878.30	7,905	
8.04	FENCING, RAILINGS AND WALLS				
	No fencing, railings and walls specification or details provided; assume none required				

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.05	EXTERNAL FIXTURES & FITTINGS				576,365
	No external fixtures & fittings specification or details provided; assume the following :				
8.05.01	<u>Planters; acid etched concrete</u>				
8.05.01.01	Fixed planters for trees; 2300 wide x 1000 high	10 m	1,480.00	14,800	
8.05.01.02	Fixed planters for trees; 1500 wide x 1000 high; curved	6 m	1,190.00	7,140	
8.05.01.03	Fixed planters for trees; 1200 x 1200 x 1000	9 Nr	920.00	8,280	
8.05.01.04	Moveable planters; 2750 x 1500 x 600	22 Nr	1,590.00	34,980	
8.05.02	<u>Seats</u>				
8.05.02.01	Natural stone; 900 wide x 450 high; allowance	80 m	4,450.00	356,000	
8.05.02.02	Extra timber seat with backrest an armrests allowance	10 m	630.00	6,300	
8.05.02.03	Concrete; 900 wide x 450 high; moveable; allowance	25 m	560.00	14,000	
8.05.03	<u>Baffles; perforated metal allowances</u>				
8.05.03.01	Fixed to façade	75 m ²	500.00	37,500	
8.05.03.02	Fixed to moveable planters	45 m ²	500.00	22,500	
8.05.03.03	Fixed to moveable seats	15 m ²	500.00	7,500	
8.05.03.04	Within landscape	60 m ²	500.00	30,000	
8.05.04	<u>Street furniture; stainless steel</u>				
8.05.04.01	Tree grilles; 1200 x 1200	10 Nr	2,600.00	26,000	
8.05.04.02	Demountable bollards	8 Nr	430.00	3,440	
8.05.04.03	Bins	5 Nr	385.00	1,925	
8.05.04.04	Cycle stands	16 Nr	375.00	6,000	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.06	EXTERNAL DRAINAGE				532,830
	Assume no land drainage required to planted areas				
	No external drainage specification or details provided; assume the following :				
8.06.01	<u>Surface water drainage</u>				
8.06.01.01	Allowance for surface water drainage	11,210 m²	34.00	381,140	
8.06.02	<u>Foul water drainage</u>				
8.06.02.01	Connection to existing sewer allowance	4 Nr	10,000.00	40,000	
8.06.02.02	300 diameter drain runs, vitrified clay pipes ; ne 3.00 deep	220 m	417.00	91,740	
8.06.02.03	1050 diameter concrete manhole; ne 3.0 deep	14 Nr	1,425.00	19,950	
8.07	EXTERNAL SERVICES				3,584,075
	No external services specification or details provided; assume the following :				
8.07.01	<u>Statutory Authorities mains supply</u>				
8.07.01.01	Connections to statutory undertakers water main allowance	Item		244,000	
8.07.01.02	Water & foul infrastructure charges allowance	Item		1,414,000	
8.07.01.03	Connections to statutory undertakers electricity main allowance	Item		1,240,000	
8.07.02	<u>Telecommunications and other communication systems connections</u>				
8.07.02.01	Telecommunications connections; assumed fibre allowance	Item		437,000	
8.07.02.02	Cable television connections - assume none required	Item		Excluded	
8.07.03	<u>External lighting</u>				
8.07.03.01	Allowance for external lighting	6,075 m²	37.00	224,775	

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EXTERNAL WORKS ESTIMATE

Ref	Description	Quantity	Rate	Sub-Total	£
8.07.04	<u>External lighting; BWIC</u>				
8.07.04.01	Allowance for BWIC	6,075 m²	4.00	24,300	
8.08	MINOR BUILDING WORKS AND ANCILLARY BUILDINGS				
	No minor building works and ancillary buildings specification or details provided; assume none required				
9.00	BUILDING WORKS TOTAL (excl preliminaries)			£	7,629,756
	Main Contractor's Preliminaries	20 %		£	1,525,944
	BUILDING WORKS TOTAL			£	9,155,700

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NOTES

1. Basis of Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 1Q 2024

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating and/or the application of provisional allowances.

Notwithstanding NRM1 measurement rule 2.5.C1 deductions for openings have been made

The Estimate/Cost Plan is based on the following information:

Architects Information:

 C7-SHP-G200-EL-XX-B5D801_Ver1.pdf	 C7-SHP-G200-PL-XX-B5D812_Ver1.pdf	 C8-SHP-G200-PL-GRD-B5D801_Ver1.pdf	 E1-SHP-G200-PL-46-B5D801_Ver1.pdf
 C7-SHP-G200-EL-XX-B5D802_Ver1.pdf	 C7-SHP-G200-PL-XX-B5D821_Ver1.pdf	 C8-SHP-G200-PL-RF-B5D801_Ver1.pdf	 E1-SHP-G200-PL-47-B5D801_Ver1.pdf
 C7-SHP-G200-PL-01-001_Ver3.pdf	 C7-SHP-G200-PL-XX-B5D822_Ver1.pdf	 C8-SHP-G200-PL-XX-1010_Ver1.pdf	 E1-SHP-G200-PL-B1-001_Ver6.pdf
 C7-SHP-G200-PL-01-B5D801_Ver1.pdf	 C7-SHP-G200-PL-XX-B5D823_Ver1.pdf	 C8-SHP-G200-PL-XX-1020_Ver1.pdf	 E1-SHP-G200-PL-B1-B5D801_Ver1.pdf
 C7-SHP-G200-PL-02-001_Ver3.pdf	 C7-SHP-G200-PL-XX-B5D830_Ver1.pdf	 C8-SHP-G200-PL-XX-1030_Ver1.pdf	 E1-SHP-G200-PL-B2-001_Ver6.pdf
 C7-SHP-G200-PL-02-B5D801_Ver1.pdf	 C7-SHP-G200-SE-XX-001_Ver2.pdf	 C8-SHP-G200-PL-XX-1040_Ver1.pdf	 E1-SHP-G200-PL-B2-B5D801_Ver1.pdf
 C7-SHP-G200-PL-50-0010_Ver1.pdf	 C7-SHP-G200-SE-XX-002_Ver2.pdf	 C8-SHP-G200-PL-XX-1050_Ver1.pdf	 E1-SHP-G200-PL-B3-001_Ver6.pdf
 C7-SHP-G200-PL-50-B5D801_Ver1.pdf	 C7-SHP-G200-SE-XX-003_Ver1.pdf	 C8-SHP-G200-PL-XX-2010_Ver1.pdf	 E1-SHP-G200-PL-B3-B5D801_Ver1.pdf
 C7-SHP-G200-PL-51-B5D801_Ver1.pdf	 C7-SHP-Z330-SC-XX-B5D801_Ver1.pdf	 C8-SHP-G200-PL-XX-B5D811_Ver1.pdf	 E1-SHP-G200-PL-GRD-001_Ver5.pdf
 C7-SHP-G200-PL-B1-001_Ver5.pdf	 C8-SHP-G200-EL-XX-B5D801_Ver1.pdf	 C8-SHP-G200-PL-XX-B5D812_Ver1.pdf	 E1-SHP-G200-PL-GRD-B5D801_Ver1.pdf
 C7-SHP-G200-PL-B1-B5D801_Ver1.pdf	 C8-SHP-G200-EL-XX-B5D802_Ver1.pdf	 C8-SHP-G200-PL-XX-B5D813_Ver1.pdf	 E1-SHP-G200-PL-RF-B5D801_Ver1.pdf
 C7-SHP-G200-PL-B2-001_Ver5.pdf	 C8-SHP-G200-PL-01-001_Ver3.pdf	 C8-SHP-G200-PL-XX-B5D814_Ver1.pdf	 E1-SHP-G200-PL-XX-1011_Ver1.pdf
 C7-SHP-G200-PL-B2-B5D801_Ver1.pdf	 C8-SHP-G200-PL-01-B5D801_Ver1.pdf	 C8-SHP-G200-PL-XX-B5D815_Ver1.pdf	 E1-SHP-G200-PL-XX-1012_Ver1.pdf
 C7-SHP-G200-PL-B3-001_Ver5.pdf	 C8-SHP-G200-PL-02-001_Ver3.pdf	 C8-SHP-G200-PL-XX-B5D820_Ver1.pdf	 E1-SHP-G200-PL-XX-1021_Ver1.pdf
 C7-SHP-G200-PL-B3-B5D801_Ver1.pdf	 C8-SHP-G200-PL-02-B5D801_Ver1.pdf	 C8-SHP-G200-SE-XX-001_Ver1.pdf	 E1-SHP-G200-PL-XX-1022_Ver1.pdf
 C7-SHP-G200-PL-GRD-001_Ver4.pdf	 C8-SHP-G200-PL-50-1010_Ver1.pdf	 C8-SHP-G200-SE-XX-002_Ver2.pdf	 E1-SHP-G200-PL-XX-2011_Ver1.pdf
 C7-SHP-G200-PL-GRD-B5D801_Ver1.pdf	 C8-SHP-G200-PL-50-B5D801_Ver1.pdf	 C8-SHP-Z330-SC-XX-B5D801_Ver1.pdf	 E1-SHP-G200-PL-XX-2012_Ver1.pdf
 C7-SHP-G200-PL-RF-B5D801_Ver1.pdf	 C8-SHP-G200-PL-51-B5D801_Ver1.pdf	 E1-SHP-G200-EL-XX-B5D801_Ver1.pdf	 E1-SHP-G200-PL-XX-2021_Ver1.pdf
 C7-SHP-G200-PL-XX-1010_Ver1.pdf	 C8-SHP-G200-PL-B1-001_Ver5.pdf	 E1-SHP-G200-EL-XX-B5D802_Ver1.pdf	 E1-SHP-G200-PL-XX-2022_Ver1.pdf
 C7-SHP-G200-PL-XX-1020_Ver1.pdf	 C8-SHP-G200-PL-B1-B5D801_Ver1.pdf	 E1-SHP-G200-PL-01-001_Ver3.pdf	 E1-SHP-G200-PL-XX-3011_Ver1.pdf
 C7-SHP-G200-PL-XX-2010_Ver1.pdf	 C8-SHP-G200-PL-B2-001_Ver5.pdf	 E1-SHP-G200-PL-01-B5D801_Ver1.pdf	 E1-SHP-G200-PL-XX-3012_Ver1.pdf
 C7-SHP-G200-PL-XX-2020_Ver1.pdf	 C8-SHP-G200-PL-B2-B5D801_Ver1.pdf	 E1-SHP-G200-PL-02-001_Ver3.pdf	 E1-SHP-G200-PL-XX-3021_Ver1.pdf
 C7-SHP-G200-PL-XX-2030_Ver1.pdf	 C8-SHP-G200-PL-B3-001_Ver5.pdf	 E1-SHP-G200-PL-02-B5D801_Ver2.pdf	 E1-SHP-G200-PL-XX-3022_Ver1.pdf
 C7-SHP-G200-PL-XX-3010_Ver1.pdf	 C8-SHP-G200-PL-B3-B5D801_Ver1.pdf	 E1-SHP-G200-PL-46-0011_Ver1.pdf	 E1-SHP-G200-PL-XX-3031_Ver1.pdf
 C7-SHP-G200-PL-XX-B5D811_Ver1.pdf	 C8-SHP-G200-PL-GRD-001_Ver4.pdf	 E1-SHP-G200-PL-46-0012_Ver1.pdf	 E1-SHP-G200-PL-XX-3032_Ver1.pdf

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|  E1-SHP-G200-PL-XX-3041_Ver1.pdf |  E2-SHP-G200-PL-XX-1021_Ver1.pdf |
|  E1-SHP-G200-PL-XX-3042_Ver1.pdf |  E2-SHP-G200-PL-XX-1022_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D811_Ver1.pdf |  E2-SHP-G200-PL-XX-2011_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D812_Ver1.pdf |  E2-SHP-G200-PL-XX-2012_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D821_Ver1.pdf |  E2-SHP-G200-PL-XX-2021_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D822_Ver1.pdf |  E2-SHP-G200-PL-XX-2022_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D831_Ver1.pdf |  E2-SHP-G200-PL-XX-3011_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D832_Ver1.pdf |  E2-SHP-G200-PL-XX-3012_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D833_Ver1.pdf |  E2-SHP-G200-PL-XX-3021_Ver1.pdf |
|  E1-SHP-G200-PL-XX-B5D834_Ver1.pdf |  E2-SHP-G200-PL-XX-3022_Ver1.pdf |
|  E1-SHP-G200-SE-XX-001_Ver2.pdf |  E2-SHP-G200-PL-XX-3031_Ver1.pdf |
|  E1-SHP-G200-SE-XX-002_Ver3.pdf |  E2-SHP-G200-PL-XX-3032_Ver1.pdf |
|  E1-SHP-Z330-SC-XX-B5D801_Ver1.pdf |  E2-SHP-G200-PL-XX-3041_Ver1.pdf |
|  E2-SHP-G200-EL-XX-B5D801_Ver1.pdf |  E2-SHP-G200-PL-XX-3042_Ver1.pdf |
|  E2-SHP-G200-EL-XX-B5D802_Ver1.pdf |  E2-SHP-G200-PL-XX-B5D811_Ver1.pdf |
|  E2-SHP-G200-PL-01-001_Ver4.pdf |  E2-SHP-G200-PL-XX-B5D812_Ver1.pdf |
|  E2-SHP-G200-PL-01-B5D801_Ver1.pdf |  E2-SHP-G200-PL-XX-B5D821_Ver1.pdf |
|  E2-SHP-G200-PL-02-001_Ver3.pdf |  E2-SHP-G200-PL-XX-B5D822_Ver1.pdf |
|  E2-SHP-G200-PL-02-B5D801_Ver2.pdf |  E2-SHP-G200-PL-XX-B5D831_Ver1.pdf |
|  E2-SHP-G200-PL-46-0011_Ver1.pdf |  E2-SHP-G200-PL-XX-B5D832_Ver1.pdf |
|  E2-SHP-G200-PL-46-0012_Ver1.pdf |  E2-SHP-G200-PL-XX-B5D833_Ver1.pdf |
|  E2-SHP-G200-PL-46-B5D801_Ver1.pdf |  E2-SHP-G200-PL-XX-B5D834_Ver1.pdf |
|  E2-SHP-G200-PL-47-B5D801_Ver1.pdf |  PR-TPM-G710-PL-GRD-4156-101_General Arrangement_Ver1.pdf |
|  E2-SHP-G200-PL-B1-001_Ver7.pdf |  Z1-SHP-Z330-Sc-XX-0001.pdf |
|  E2-SHP-G200-PL-B1-B5D801_Ver1.pdf | |
|  E2-SHP-G200-PL-B2-001_Ver6.pdf | |
|  E2-SHP-G200-PL-B2-B5D801_Ver1.pdf | |
|  E2-SHP-G200-PL-B3-001_Ver6.pdf | |
|  E2-SHP-G200-PL-B3-B5D801_Ver1.pdf | |
|  E2-SHP-G200-PL-GRD-001_Ver4.pdf | |
|  E2-SHP-G200-PL-GRD-B5D801_Ver1.pdf | |
|  E2-SHP-G200-PL-RF-B5D801_Ver1.pdf | |
|  E2-SHP-G200-PL-XX-1011_Ver1.pdf | |
|  E2-SHP-G200-PL-XX-1012_Ver1.pdf | |

Project : Crown Street, Phase 3
ES Ref : MR61004

NOTES

Structural Engineer's Drawings :

 1925-C7-DP2-G200-3D-XX-0200_Ver3.pdf	 1925-E1-DP2-G200-PL-10-0110_Ver2.pdf	 1925-Z3C8-DP2-G200-PL-B1-0090_Ver3.pdf
 1925-C7-DP2-G200-3D-XX-0201_Ver3.pdf	 1925-E1-DP2-G200-PL-15-0115_Ver3.pdf	 1925-Z3C8-DP2-G200-PL-B2-0080_Ver3.pdf
 1925-C7-DP2-G200-PL-01-0101_Ver4.pdf	 1925-E1-DP2-G200-PL-20-0120_Ver3.pdf	 1925-Z3C8-DP2-G200-PL-B3-0060_Ver2.pdf
 1925-C7-DP2-G200-PL-02-0102_Ver4.pdf	 1925-E1-DP2-G200-PL-25-0125_Ver3.pdf	 1925-Z3C8-DP2-G200-PL-B3-0070_Ver3.pdf
 1925-C7-DP2-G200-PL-03-0103_Ver4.pdf	 1925-E1-DP2-G200-PL-30-0130_Ver3.pdf	 1925-Z3E1-DP2-G200-PL-B1-0090_Ver4.pdf
 1925-C7-DP2-G200-PL-04-0104_Ver4.pdf	 1925-E1-DP2-G200-PL-35-0135_Ver3.pdf	 1925-Z3E1-DP2-G200-PL-B2-0080_Ver4.pdf
 1925-C7-DP2-G200-PL-10-0110_Ver2.pdf	 1925-E1-DP2-G200-PL-37-0137_Ver2.pdf	 1925-Z3E1-DP2-G200-PL-B3-0060_Ver2.pdf
 1925-C7-DP2-G200-PL-15-0115_Ver3.pdf	 1925-E1-DP2-G200-PL-40-0140_Ver3.pdf	 1925-Z3E1-DP2-G200-PL-B3-0070_Ver4.pdf
 1925-C7-DP2-G200-PL-20-0120_Ver3.pdf	 1925-E1-DP2-G200-PL-45-0145_Ver2.pdf	 1925-Z3E2-DP2-G200-PL-B1-0090_Ver3.pdf
 1925-C7-DP2-G200-PL-23-0330 - LEVEL 23 rev P01_Ver1.pdf	 1925-E2-DP2-G200-3D-XX-0200_Ver4.pdf	 1925-Z3E2-DP2-G200-PL-B2-0080_Ver3.pdf
 1925-C7-DP2-G200-PL-25-0125_Ver3.pdf	 1925-E2-DP2-G200-3D-XX-0201_Ver3.pdf	 1925-Z3E2-DP2-G200-PL-B3-0060_Ver2.pdf
 1925-C7-DP2-G200-PL-30-0130_Ver3.pdf	 1925-E2-DP2-G200-PL-01-0101_Ver3.pdf	 1925-Z3E2-DP2-G200-PL-B3-0070_Ver3.pdf
 1925-C7-DP2-G200-PL-35-0135_Ver3.pdf	 1925-E2-DP2-G200-PL-02-0102_Ver4.pdf	
 1925-C7-DP2-G200-PL-40-0140_Ver4.pdf	 1925-E2-DP2-G200-PL-03-0103_Ver4.pdf	
 1925-C8-DP2-G200-3D-XX-0200_Ver3.pdf	 1925-E2-DP2-G200-PL-04-0104_Ver4.pdf	
 1925-C8-DP2-G200-3D-XX-0201_Ver3.pdf	 1925-E2-DP2-G200-PL-10-0110_Ver2.pdf	
 1925-C8-DP2-G200-PL-01-0101_Ver3.pdf	 1925-E2-DP2-G200-PL-15-0115_Ver3.pdf	
 1925-C8-DP2-G200-PL-02-0102_Ver3.pdf	 1925-E2-DP2-G200-PL-20-0120_Ver3.pdf	
 1925-C8-DP2-G200-PL-03-0103_Ver3.pdf	 1925-E2-DP2-G200-PL-25-0125_Ver3.pdf	
 1925-C8-DP2-G200-PL-04-0104_Ver3.pdf	 1925-E2-DP2-G200-PL-30-0130_Ver3.pdf	
 1925-C8-DP2-G200-PL-10-0110_Ver2.pdf	 1925-E2-DP2-G200-PL-35-0135_Ver3.pdf	
 1925-C8-DP2-G200-PL-15-0115_Ver3.pdf	 1925-E2-DP2-G200-PL-40-0140_Ver3.pdf	
 1925-C8-DP2-G200-PL-20-0120_Ver3.pdf	 1925-E2-DP2-G200-PL-45-0145_Ver2.pdf	
 1925-C8-DP2-G200-PL-25-0125_Ver3.pdf	 1925-Z1-DP2-G200-PL-00-0100_Ver1.pdf	
 1925-C8-DP2-G200-PL-30-0130_Ver3.pdf	 1925-Z1-DP2-G200-PL-00-0200_Ver1.pdf	
 1925-C8-DP2-G200-PL-35-0135_Ver3.pdf	 1925-Z2C7-DP2-G200-PL-00-0100_Ver4.pdf	
 1925-C8-DP2-G200-PL-40-0140_Ver3.pdf	 1925-Z2C8-DP2-G200-PL-00-0100_Ver3.pdf	
 1925-E1-DP2-G200-3D-XX-0200 - X01_Ver3.pdf	 1925-Z2E1-DP2-G200-PL-00-0100_Ver4.pdf	
 1925-E1-DP2-G200-3D-XX-0201_Ver3.pdf	 1925-Z2E2-DP2-G200-PL-00-0100_Ver3.pdf	
 1925-E1-DP2-G200-PL-01-0101_Ver4.pdf	 1925-Z3C7-DP2-G200-PL-B1-0090_Ver4.pdf	
 1925-E1-DP2-G200-PL-02-0102 - X01_Ver4.pdf	 1925-Z3C7-DP2-G200-PL-B2-0080_Ver4.pdf	
 1925-E1-DP2-G200-PL-03-0103 - X01_Ver3.pdf	 1925-Z3C7-DP2-G200-PL-B3-0060_Ver2.pdf	
 1925-E1-DP2-G200-PL-04-0104 - X01_Ver3.pdf	 1925-Z3C7-DP2-G200-PL-B3-0070_Ver4.pdf	

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NOTES

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Indicative accuracy of cost prediction

The project information completeness is considered only sufficient for the production of an International Construction Measurement Standards (ICMS) level 1 estimate.
 We consider the cost prediction inaccuracy to be no greater/no less than 20 - 25%.

3. Pricing data sources & level of pricing

Building Cost Information Service (BCIS), Spon's Architects' and Builders Price Book 2023, Spon's Mechanical and Electrical Services Price Book 2022, Spon's External Works and Landscape Price Book 2022

The BCIS rates used have been the average (mean) rates at 1Q 2024 (389) and adjusted for location (101)

Spon's 2023 prices have been assumed to be priced at the mid point of 2023 (BCIS Index 383) and outer London location (BCIS Index 119) and adjusted to 1Q2024 and Manchester location.
 Spon's 2022 prices have been assumed to be priced at the mid point of 2022 (BCIS Index 356) and outer London location (BCIS Index 119) and adjusted to 1Q2024 and Manchester location.

4. Inflation

No allowance has been made in the Cost Plan for

1. Inflation up to the start on site date
2. Inflation during the construction period

We have excluded inflation from the estimate/cost plan. However the BCIS are forecasting tenders to rise by an annual 3 - 4% over the next three years.

5. Assumptions

See Elemental Estimates for assumptions

6. Exclusions

- Inflation
- VAT
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- Contaminated land
- Service diversions on/off the site other than those stated
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Professional Fees & disbursements
- Project Contingencies

APPENDIX 4

Appraisal Summary - 20% affordable housing residual

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Apartments	1,746	1,299,986	527.01	392,389	685,112,000
Car parking	467	0	0.00	25,000	11,675,000
Totals	2,213	1,299,986			696,787,000

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	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 @	7.0000%	14.2857	3,708,571
Rent Free	(259,600)	YP 9mths @	7.0000%	0.7068	
		PV 5yrs @	7.0000%	0.7130	(130,828)
					3,577,744

GROSS DEVELOPMENT VALUE

700,364,744

Legal and agent	1.50%	(53,666)
SDLT		(168,387)
Effective Purchaser's Costs Rate	1.50%	(222,053)

NET DEVELOPMENT VALUE

700,142,690

NET REALISATION

700,142,690

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(80,029,045)	(80,029,045)
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CONSTRUCTION COSTS

Construction

	ft ²	Build Rate ft ²	Cost
Apartments	2,023,503	274.59	555,637,154
Public realm			6,985,846
			6,985,846

PROFESSIONAL FEES

Fees	8.00%	44,450,972	44,450,972
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MARKETING & LETTING

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

DISPOSAL FEES

Sales & Marketing		3.00%	21,004,281	
Sales Legal Fee	1,746 un	650.00 /un	1,134,900	
				22,139,181

TOTAL COSTS BEFORE FINANCE

549,223,048

FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Land	(16,492,097)

APPRAISAL SUMMARY**ARGUS SOFTWARE**

Construction	42,661,159	
Other	7,155,459	
Total Finance Cost		33,324,521
TOTAL COSTS		582,547,568
PROFIT		117,595,122

Performance Measures

Profit on Cost%	20.19%
Profit on GDV%	16.79%
Profit on NDV%	16.80%
IRR% (without Interest)	36.07%
Profit Erosion (finance rate 8.000)	2 yrs 4 mths

APPENDIX 5

Appraisal Summary - 0% affordable housing residual

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	575.46	428,456	748,085,000
Car parking	<u>467</u>	<u>0</u>	0.00	25,000	<u>11,675,000</u>
Totals	2,213	1,299,986			759,760,000

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 @	7.0000%	14.2857	3,708,571
Rent Free	(259,600)	YP 9mths @	7.0000%	0.7068	
		PV 5yrs @	7.0000%	0.7130	(130,828)
					3,577,744

GROSS DEVELOPMENT VALUE

763,337,744

Legal and agent	1.50%	(53,666)
SDLT		(168,387)
Effective Purchaser's Costs Rate	1.50%	(222,053)

NET DEVELOPMENT VALUE

763,115,690

NET REALISATION

763,115,690

OUTLAY

ACQUISITION COSTS

Residualised Price (Negative land)	(44,941,014)	(44,941,014)
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CONSTRUCTION COSTS

Construction

	ft²	Build Rate ft²	Cost
Apartments	2,023,503	274.60	555,646,154
Public realm			6,985,846
			6,985,846

PROFESSIONAL FEES

Fees	8.00%	44,451,692	44,451,692
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MARKETING & LETTING

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

DISPOSAL FEES

Sales & Marketing		3.00%	22,893,471	
Sales Legal Fee	1,746 un	650.00 /un	1,134,900	
				24,028,371

TOTAL COSTS BEFORE FINANCE

586,209,989

FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Land	(9,984,498)

APPRAISAL SUMMARY**ARGUS SOFTWARE**

Construction	42,093,706	
Other	7,503,031	
Total Finance Cost		39,612,239
TOTAL COSTS		625,822,228
PROFIT		137,293,462

Performance Measures

Profit on Cost%	21.94%
Profit on GDV%	17.99%
Profit on NDV%	17.99%
IRR% (without Interest)	29.26%
Profit Erosion (finance rate 8.000)	2 yrs 6 mths

APPENDIX 6

Appraisal Summary - 20% affordable housing fixed land value

Appraisal Summary for Phase 1

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Apartments	1,746	1,299,986	527.01	392,389	685,112,000
Car parking	467	0	0.00	25,000	11,675,000
Totals	2,213	1,299,986			696,787,000

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	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 @	7.0000%	14.2857	3,708,571
Rent Free	(259,600)	YP 9mths @	7.0000%	0.7068	
		PV 5yrs @	7.0000%	0.7130	(130,828)
					3,577,744

GROSS DEVELOPMENT VALUE

700,364,744

Legal and agent	1.50%	(53,666)
SDLT		(168,387)
Effective Purchaser's Costs Rate	1.50%	
		(222,053)

NET DEVELOPMENT VALUE

700,142,690

NET REALISATION

700,142,690

OUTLAY

ACQUISITION COSTS

Fixed Price	7,987,500	
Fixed Price		7,987,500
		7,987,500
Stamp Duty		388,875
Effective Stamp Duty Rate	4.87%	
Agent Fee	1.00%	79,875
Legal Fee	0.50%	39,938
		508,687

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
Apartments	2,023,503	274.59	555,637,154
Public realm			6,985,846
			562,623,000

PROFESSIONAL FEES

Fees	8.00%	44,450,972
		44,450,972

MARKETING & LETTING

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

DISPOSAL FEES

Sales & Marketing	3.00%	21,004,281
Sales Legal Fee	1,746 un	650.00 /un
		1,134,900
		22,139,181

TOTAL COSTS BEFORE FINANCE

637,748,280

FINANCE

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

Land	2,422,702	
Construction	42,661,159	
Other	16,548,199	
Total Finance Cost		61,632,060

TOTAL COSTS**699,380,341****PROFIT****762,350****Performance Measures**

Profit on Cost%	0.11%
Profit on GDV%	0.11%
Profit on NDV%	0.11%
IRR% (without Interest)	7.77%
Profit Erosion (finance rate 8.000)	0 mths

APPENDIX 7

Appraisal Summary - 0% affordable housing fixed land value

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	575.46	428,456	748,085,000
Car parking	467	0	0.00	25,000	11,675,000
Totals	2,213	1,299,986			759,760,000

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 @	7.0000%	14.2857	3,708,571
Rent Free	(259,600)	YP 9mths @	7.0000%	0.7068	
		PV 5yrs @	7.0000%	0.7130	(130,828)
					3,577,744

GROSS DEVELOPMENT VALUE

763,337,744

Legal and agent	1.50%	(53,666)
SDLT		(168,387)
Effective Purchaser's Costs Rate	1.50%	
		(222,053)

NET DEVELOPMENT VALUE

763,115,690

NET REALISATION

763,115,690

OUTLAY

ACQUISITION COSTS

Fixed Price	7,987,500	
Fixed Price		7,987,500
		7,987,500
Stamp Duty		388,875
Effective Stamp Duty Rate	4.87%	
Agent Fee	1.00%	79,875
Legal Fee	0.50%	39,938
		508,687

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Apartments	2,023,503	274.60	555,646,154
Public realm			6,985,846
			562,632,000

PROFESSIONAL FEES

Fees	8.00%	44,451,692
		44,451,692

MARKETING & LETTING

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

DISPOSAL FEES

Sales & Marketing	3.00%	22,893,471
Sales Legal Fee	1,746 un	650.00 /un
		1,134,900
		24,028,371

TOTAL COSTS BEFORE FINANCE

639,647,190

FINANCE

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

Land	2,422,702	
Construction	42,093,706	
Other	13,084,797	
Total Finance Cost		57,601,205

TOTAL COSTS
697,248,396
PROFIT
65,867,295
Performance Measures

Profit on Cost%	9.45%
Profit on GDV%	8.63%
Profit on NDV%	8.63%

IRR% (without Interest) 14.97%

Profit Erosion (finance rate 8.000) 1 yr 2 mths

APPENDIX 8

Sensitivity Analysis

Table of Profit Amount and Profit on GDV%

Construction: Gross Cost					
Sales: Gross Sales	-5.000%	-2.500%	0.000%	+2.500%	+5.000%
	527,863,846	541,755,000	555,646,154	569,537,308	583,428,462
-5.000%	\$61,681,756 8.504%	\$44,134,056 6.085%	\$26,586,356 3.665%	\$9,038,656 1.246%	(\$8,509,044) -1.173%
-2.500%	\$81,322,225 10.925%	\$63,774,525 8.568%	\$46,226,825 6.210%	\$28,679,125 3.853%	\$11,131,425 1.495%
0.000%	\$100,884,345 13.216%	\$83,414,995 10.928%	\$65,867,295 8.629%	\$48,319,595 6.330%	\$30,771,895 4.031%
+2.500%	\$120,409,525 15.391%	\$102,978,035 13.163%	\$85,507,764 10.930%	\$67,960,064 8.687%	\$50,412,364 6.444%
+5.000%	\$139,934,705 17.463%	\$122,503,215 15.288%	\$105,071,725 13.112%	\$87,600,533 10.932%	\$70,052,833 8.742%

Sensitivity Analysis : Assumptions for Calculation
Construction: Gross Cost

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Apartments	1	\$555,646,154	2.00 Up & Down

Sales: Gross Sales

Original Values are varied by Steps of 2.500%.

Heading	Phase	Amount	No. of Steps
Apartments	1	\$748,085,000	2.00 Up & Down
Car parking	1	\$11,675,000	2.00 Up & Down



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