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# Greater London Authority

## Review of Financial Viability Information

### Stag Brewery, Mortlake

<b>Applicant</b>	Reselton Property Ltd
<b>GLA Reference</b>	4172
<b>Local Planning Authority</b>	LB Richmond Upon Thames
<b>LPA Reference</b>	18/0547/FUL
<b>Date</b>	19 July 2021

**Contents**

1. Introduction	3
2. Site description	4
3. Planning Policy and Guidance	4
4. Proposed Development and Affordable Housing Contribution	6
5. Form and Methodology of the FVA	8
6. Viability Inputs	8
7. Assessment of Benchmark Land Value	14
8. Appraisal Results and Analysis	17

List of Appendices:

Appendix 1: Photograph/Plans

Appendix 2: Johnson Associates Cost Plan Review

Appendix 3: Build Costs – Areas of Difference

Appendix 4: GLA Argus Appraisal of Viability

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## 1. **Introduction**

- 1.1. This document sets out the review of the viability of the Stag Brewery scheme undertaken by the Greater London Authority's Viability Team at the date of this report.
- 1.2. This document refers to viability evidence produced on behalf of the applicant and on behalf of Richmond Council. In assessing the viability of the proposed scheme consideration has been given to:
  - a) The Financial Viability Assessment ("FVA") prepared by BNP Paribas Real Estate ("BNPP") dated February 2018 relating to the original scheme planning application. This included specialist advice, specifically on benchmark land value by Savills and construction costs by Gardiner & Theobald (G&T).
  - b) The draft review of the FVA carried out on behalf of the Local Planning Authority ("LPA"), dated April 2018. This was provided by GL Hearn. This included specialist advice on construction costs by Johnson Associates (JA.). Following the provision of the review by GL Hearn, the individuals within the team who carried out the review moved to Carter Jonas ("CJ") and it was agreed that the former team would be retained to complete the review.
  - c) Subsequent information and commentary from BNPP and CJ.
  - d) FVA addendum prepared by BNPP dated June 2020 updating the original FVA to assess the revised scheme.
  - e) Subsequent commentary from BNPP (particularly on profit approach and benchmark land value) and G&T.
  - f) Report from Johnson Associates and subsequent information on construction costs and programming.
- 1.3. In carrying out this assessment, the GLA have acted with objectivity, impartiality, without interference and with reference to all appropriate available sources of information. The GLA are not aware of any conflicts of interest in relation to this assessment. In preparing this report, no 'performance-related' or 'contingent' fees have been agreed.
- 1.4. This document sets out the extent to which the viability assessment submitted complies with relevant aspects of the Mayor's Affordable Housing and Viability Supplementary Planning Guidance ("AH&VSPG") and national Planning Practice Guidance ("PPG") and provides comments on the inputs adopted in the FVA document.

### **Viability testing in a Covid-19 affected development market**

- 1.5. During the Covid-19 pandemic, available evidence is more limited than usual and potentially open to a range of interpretations. Market evidence of both current values and costs as well as forecasted assumptions are important factors. The weight to be applied to any evidence is a matter of judgement and is made taking into account the policy objectives set out in the Development Plan and the intention that development is deliverable. Assessment of risk takes into account the potential for market conditions to vary over the period of the development.

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## **2. Site description**

- 2.1. The extent and location of the site are shown at Appendix 1. The 21.1 ac (8.54 ha.) site is roughly triangular in shape and is located on the south bank of the River Thames and bordered by Mortlake High Street and Lower Richmond Road to the south and Williams Lane to the west. The site is bisected by Ship Lane.
- 2.2. Mortlake National Rail Station is located circa 100 yards to the south of the Site, providing access to South Western Trains services to Clapham Junction (journey times of approximately 12 minutes) and London Waterloo (journey times of approximately times of 23 minutes).
- 2.3. The site has a long history as a brewery and ceased brewing in 2015 due to constraints on expansion. There are 17 buildings which together extend to approximately 370,000 sq ft (gross internal area). The largest building is a substantial warehouse which extends to 101,610 sq ft whereas the smallest comprises to 263 sq ft. Generally speaking, all the buildings on the site are in a relatively poor state of repair and condition. Furthermore, the majority of the buildings are purpose built for the brewery trade. As such these have limited change of use potential without incurring substantial conversion costs. The site layout and photos are shown at Appendix 1.
- 2.4. The GLA understand that the subject site is largely within general industrial use, although the principal components comprise a mix business), general Industrial and storage and distribution uses. None of the buildings on the site are listed, but three buildings and some boundary structures fall within the Mortlake Conservation Area. The Maltings Building, the former Bottling Building, the Hotel Building and the boundary structures fronting the River Thames and the High Street are all considered by the Council to be buildings of townscape merit.

## **3. Planning Policy and Guidance**

- 3.1. There are a number of planning policies and guidance that are relevant to the assessment of viability. Key references (which are being referred to for this limited purpose) are summarised below:

### **The London Plan**

- 3.2. The London Plan (2021) is the Spatial Development Strategy for London and forms part of the Development Plan for the site. Policy H4 sets a strategic target that 50% of new homes should be affordable. Policy H5 provides details of the approach to affordable housing for specific development appraisals. Under the Threshold Approach, developments that provide the relevant 'threshold' level of affordable housing follow the Fast Track Route. The threshold level is 35% and 50% for public and industrial land (where industrial floorspace capacity is not being re-provided. The threshold level for this site is 50%. Where the threshold level is not met, applications follow the Viability Tested Route. These are subject to viability scrutiny and additional review mechanisms that assess whether viability improves over the lifetime of the development.
- 3.3. Policy H6 sets out a required tenure split of a minimum of 30% low cost rent (social rent or London Affordable Rent), a minimum of 30% intermediate housing and the remaining 40% to be determined by the borough based on identified need. The 40% determined by the borough should focus on Social Rent and London Affordable Rent given the level of need for this tenure across London. It is also recognised that for some boroughs a broader mix of affordable housing tenures will be more appropriate either because of viability constraints or because they would deliver a more mixed and inclusive community. The appropriate tenure

split should be determined through the Development Plan process or through supplementary guidance.

### **Local Policy: Richmond Policy**

- 3.4. Local policy is set out in Richmond Local Plan (2018). The site is also subject to a planning brief Supplementary Planning Document (July 2011). Policy LP36 of the Local Plan states that the council expects 50% of all housing units to be affordable housing and at least 50% on all former employment sites. This 50% will comprise a tenure mix of 40% of the affordable housing for rent and 10% for intermediate housing (this is an overall tenure split of 80% affordable rent and 20% intermediate housing). The council will seek the maximum reasonable amount of affordable housing when negotiating on individual private residential and mixed-use schemes having regard to economic viability, individual site costs, the availability of public subsidy and the overall mix of uses and other planning benefits.

### **National Policy: The National Planning Policy Framework**

- 3.5. The National Planning Policy Framework (NPPF) was published in February 2019 and sets out the Government's planning policies for England and how these are expected to be applied.
- 3.6. Paragraph 57 states that:

*"Where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether 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."*

### **National Guidance**

- 3.7. National guidance on viability is set out in Planning Practice Guidance (PPG) which was last updated in September 2019. This includes the following guidance on the approach to assessing viability and Benchmark Land Value:

#### Assessment of Viability

- 3.8. Paragraph 10 states that viability assessment is a process that considers 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 assessing key elements of gross development value, costs, land value, landowner premium, and developer return which should be supported by appropriate available evidence.

#### Benchmark Land Value ("BLV")

- 3.9. Paragraph 13 states that BLV should be established on the basis of the existing use value ("EUUV") of the land, plus a premium for the landowner. This approach is known as 'existing use value plus' ("EUUV+"). Paragraph 15 states that existing use value excludes 'hope value'. Paragraph 16 states that 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. Paragraph 17 of PPG states that alternative use values (“AUV”) may be informative in establishing benchmark land value.

- 3.10. Paragraph 14 states that *‘where viability assessment is used to inform decision making, under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the plan’*. Local authorities can however request data on the price paid for land. Paragraph 15 also clarifies that *‘existing use value is not the price paid’*. Paragraph 2 confirms that the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan and that landowner and site purchasers should consider this when agreeing land transactions.

## **Mayoral Guidance**

### Assessment of Viability

- 3.11. The Mayor’s Affordable Housing and Viability SPG (“AH&VSPG”) was published in August 2017.
- 3.12. Paragraph 3.6 states that applicants should provide detailed evidence to support inputs and assumptions. Paragraph 10 states that applicants should demonstrate that their proposal is deliverable and that their approach to viability is realistic. As such, appraisals would normally be expected to indicate that the scheme does not generate a deficit, and that the target profit and benchmark land value can be achieved with the level of planning obligations provided.

### Benchmark Land Value (“BLV”)

- 3.13. Paragraph 3.47 confirms that the Mayor considers that the ‘Existing Use Value plus’ (EUV+) approach is usually the most appropriate approach for planning purposes. Paragraph 3.43 states that the principle of this approach is that a landowner should receive at least the value of the land in its ‘pre-permission’ use, which would normally be lost when bringing forward land for development. A premium is usually added to provide the landowner with an additional incentive to release the site, having regard to site circumstances.

## **4. Proposed Development and Affordable Housing Contribution**

- 4.1 Three linked planning applications were submitted in relation to the proposed scheme. The descriptions are:

### Application A (18/0547/FUL):

*A hybrid application including:*

1. *The demolition of existing buildings and structures (except ‘The Maltings’ and the façade of the Bottling Plant and former Hotel). Site clearance and groundworks to allow for the comprehensive phased redevelopment of the site.*
2. *Detailed application for works to the east side of Ship Lane, which comprise:*
  - a. *Demolition of existing buildings (except The Maltings and the façade of the Bottling Plant and former Hotel), walls, associated structures, site clearance and groundworks.*
  - b. *Alterations and extensions to existing buildings and erection of buildings varying in height from 3 to 10 storeys plus a basement of one and two storeys below ground.*
  - c. *Residential apartments.*
  - d. *Flexible use floorspace for:*

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- i. Retail, financial and professional services, café/restaurant and drinking establishment uses*
  - ii. Offices*
  - iii. Non-residential institutions and community use*
  - iv. Boathouse*
  - e. Hotel / public house with accommodation*
  - f. Cinema*
  - g. Offices*
  - h. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works*
  - i. Provision of on-site cycle, vehicle and service parking at surface and basement level*
  - j. Provision of public open space, amenity and play space and landscaping*
  - k. Flood defence and towpath works*
  - l. Installation of plant and energy centres*
- 3. Outline application, with all matters reserved, for works to the west of Ship Lane which comprise:*
- a. The erection of a single storey basement and buildings varying in height from 3 to 8 storeys*
  - b. Residential development*
  - c. Provision of on-site cycle, vehicle and service parking*
  - d. Provision of public open space, amenity and play space and landscaping*
  - e. New pedestrian, vehicle and cycle accesses and internal routes, and associated highway works*

Application B (18/0548/FUL):

*The erection of a three storey building to provide a new secondary school with sixth form; Sports pitch with floodlighting, external MUGA and play space; and associated external works including landscaping, car and cycle parking, new access routes and associated works.*

Application C (18/0549/FUL):

*Reconfiguration of Chalkers Corner traffic junction to include existing public highway and existing landscaped and informal parking area associated to Chertsey Court; to facilitate alterations to the lane configuration, a new cycle lane, works to existing pedestrian and cycle crossing, soft landscaping and replacement boundary treatment to Chertsey Court.*

- 4.2. The LPA resolved to approve applications A and B, and to refuse application C. At this stage, the scheme proposed 813 units (including 150 assisted living units) and the level of affordable housing would be between 12 and 17%, depending on the level of CIL to be paid. The tenure split was 80% London Affordable Rent and 20% intermediate housing.
- 4.3. The Council's Committee Report (January 2020) noted that there was agreement between BNPP and CJ on most viability inputs with the exception of the finance rate, target profit and benchmark land value. Both consultants assessed the residual land value of the scheme as being between £3 and £4m. When assessed on the basis of residual profit, the scheme was found to fall significantly short of the target return, although there was a difference in view regarding the extent of the shortfall. On this basis, it was agreed that the scheme was unviable and that the scheme could not viably support more than 12-17% affordable housing.

## Development Proposal

- 4.4. A revised application was submitted to the GLA in July 2020, which now proposes 1,250 residential units. Details of the indicative residential unit mix in the revised application are summarised below.

Studios	One bed	Two bed	Three bed	Four bed	Totals
58	326	594	251	21	1,250

- 4.5. Affordable housing is provided in buildings 10, 14, 18, 19, 20 and 21, which equates to 30% by habitable rooms (28% by unit). The tenure split is 41% London Affordable Rent (LAR) and 59% intermediate housing by habitable room (36 LAR: 64 intermediate by unit).
- 4.6. The three bed intermediate units are to be provided as London Living Rent. The remaining intermediate units were all originally proposed as shared ownership, however the applicant has agreed to provide half of the two-bedroom units as London Living Rent or Discount Market Rent.
- 4.7. The tenure split for the affordable housing proposed is as follows:

Unit size	London Affordable Rent	Intermediate rent - London Living Rent / Discount Market Rent	Shared Ownership	Total
1B 2P	8		67	
2B 3P	5		14	
2B 4P	44	67	67	
3B 5P	24	10		
3B 6P	40	4		
4B 7P	2			
4B 8P	4			
	127	81	148	356

## 5. Form and Methodology of the FVA

- 5.1 BNPP's assessment, prepared on behalf of the applicant, uses the assessed benchmark land value as a fixed land cost to arrive at a residual profit which is considered against a target rate of return. This approach allows for the financial cost of the assumed land value to be calculated.

## 6. Viability Inputs

- 6.1 The appraisal inputs of BNPP and CJ for the original application as reported in the Council's January 2020 committee report are summarised below:



Description of appraisal input	BNPP (Applicant)	CJ (LPA)
Private residential sales values	£987 per sq ft	£972 per sq ft
Ground rents per unit per annum	£10 4.5% yield	£450 4.5% yield
Affordable housing revenue	£240 per sq ft	£240 per sq ft
Car parking – value per space	£25,000	£25,000
Cinema	£17.50 psf 6% yield	£17.50 psf 6% yield
Flexible commercial	£25 psf 6% yield	£25 psf 6% yield
Offices	£40 psf 5.5% yield	£40 psf 5.5% yield
Hotel / Pub	£10.08 million	£10.08 million
Purchaser's costs (commercial only)	6.8%	6.8%
Acquisition costs	6.8%	6.8%
Demolition	£8,026,751	£8,026,751
Construction costs – above ground	£307.55psf	£307.55psf
Developer's contingency	2.5%	2.5%
Infrastructure works	£23,727,656	£23,727,656
Basement	£80,900,000	£80,900,000
Highways	£10,700,436	£10,700,436
CIL – RuT and Mayor	£25,383,731	£25,383,731
Carbon offset	£1,413,731	£1,413,731
TFL bus contribution, infrastructure improvements and A205 public realm works	£1,120,000	£1,120,000
LBRuT CPZ	£65,000	£65,000
Marketing	2%	2%
Letting Agent and Letting Legals	15%	15%
Sales agent fee (% of capital value)	1%	1%
Sales legal fee (% of capital value)	0.5%	0.5%
Finance rate	7%	6.5%
Professional fees	10%	10%
Target profit – private	20%	17.5%
Target profit – commercial	15%	15%
Target profit – affordable	6%	6%
<b>Benchmark Land Value</b>	<b>£49,118,198</b>	<b>£32,150,000</b>

6.2 The GLA's position on appropriate appraisal inputs is set out below.

### **Gross Development Value**

#### **Residential: Market Tenure**

6.3 Savills commented on the impact of the Coronavirus pandemic and associated measures taken by the UK government to combat the spread of the virus. Their analysis at the beginning of the pandemic indicated that the volume of residential transactions would be 30% lower in 2020 compared to 2019 and there could be short term price falls of between 5% to 10%, but on very low levels of transactions.

6.4 Land registry data indicates that in the intervening period new build residential prices in the borough have been relatively static.

- 6.5 BNPP have maintained the residential values adopted for the previous scheme (£987psf) for the purposes of testing the viability of the revised development. This is considered to be appropriate taking into account current market conditions.
- 6.6 BNPP have also undertaken sensitivity testing to consider the effect of increases in construction costs and residential sales values in 2.5% increments up to 10%. This is considered further below.

### **Residential: Affordable**

- 6.7 BNPP valued the affordable housing tenures as follows (average values by tenure):
- London Affordable Rent (LAR): £202 per square foot;
  - London Living Rent (LLR): £394 per square foot; and
  - Shared ownership: £421 per square foot.
  - Based on the proposed tenure mix, the overall blended capital value across all affordable tenures equates to £327 per square foot.
- 6.8 Having reviewed the information provided in relation to this application and taking into account other schemes reviewed by the GLA, the LAR values are considered to be appropriate. However, the GLA have applied values of £500psf for shared ownership, £340psf for LLR, and £435psf for Discounted Market Rent. This results in an average blended affordable housing value of £365psf. The applicant also adopted these values when considering the proposed mix of intermediate housing.

### **Residential unit sizes**

- 6.9 The majority of affordable housing dwellings are delivered in blocks 18-21, which are part of the outline application. The details of design, size and layout will be dealt with at reserved matters stage and may vary to those considered in this assessment. The council identified that affordable housing units in the original scheme in Building 18 may be oversized and that if a greater number of smaller units were provided this could have the effect of improving viability.
- 6.10 The flat sizes of larger market and affordable units within the revised scheme are significantly higher than the minimum spaces standards set out at Table 3.1 of the London Plan. This is shown in the table below.

<b>Unit size by bedroom and person</b>	<b>Minimum gross internal floor area and storage (one storey) (psm) London Plan</b>	<b>Scheme larger unit sizes (psm)</b>
1 bed 2 person	50	59 -78
2 bed 3 person	61	64 - 101
2 bed 4 person	70	70 - 119
3 bed 5 person	86	97 - 138
3 bed 6 person	95	95 - 160
4 bed 7 person	108	118 - 172
4 bed 8 person	117	121 - 163

The applicant has indicated that these unit sizes are the consequence of design constraints to optimise river frontage value. However, higher values on a £ per square metre basis are typically generated from smaller flats. As such this aspect of the scheme does not appear to optimise viability and should be considered in subsequent assessments, particularly if the scheme is amended to accommodate different units sizes.

### **Commercial Values**

- 6.11 BNPP have retained the agreed commercial property values from the previous scheme, which is considered reasonable.

### **Ground Rents**

- 6.12 The applicant's FVA for the previous scheme included income from ground rents. However, in their 2020 assessment for the updated scheme BNPP did not attributed any value to potential ground rent income or the freehold interest. This was due to potential government legislation on long leasehold rents and reflected the approach taken in the Homes England prospectus for Help to Buy, albeit not all properties in the scheme will be eligible for Help to Buy. If ground rent income is included they considered that a yield of 10% should be used to reflect the risk that the income may not materialise.
- 6.13 This GLA consider that the applicant's approach is unjustified in the current circumstances where ground rents are still required and the comparable evidence used to determine the residential values within the applicant's FVA includes schemes where ground rents were applicable. These are an additional ongoing cost to the purchaser. Basing residential values on evidence of schemes where ground rents are being charged but excluding any value for ground rents or adjustment to residential values is not a consistent valuation approach. The inclusion of ground rents on this basis has been supported at appeal.
- 6.14 It is therefore reasonable to include a value for ground rents in this scheme which improves viability. This has been assumed at £450 pa capitalised at a 5% yield.

### **Car Parking**

- 6.15 The scheme will provide a total of 478 car parking spaces (408 in the eastern basement and 70 in the western basement, reduced from 280). The 70 spaces in the Western Basement will meet the requirement for wheelchair users and no value is attributed to these spaces in BNPP's appraisal. 330 of the 408 spaces in the eastern basement will be available for sale to the purchasers of the private units, with the remaining 78 spaces reserved for the commercial units. The 408 car parking spaces are assessed at the previous rate of £25,000 per space (a total of £10.2 million). These values are appropriate taking into account other schemes assessed by the GLA.
- 6.16 However, the cost of constructing the basements, at c£77m (inclusive of fees, contingency and finance), significantly exceeds the value of the car parking which accounts for the majority of space within the basements (with facilities also provided for recycling, cycle parking and energy centres etc). This has a detrimental impact on scheme viability and should be considered further if amendments are made to this aspect of the scheme.

### **Cinema**

- 6.17 The net investment value of the cinema has been included at £3.25m, however, the overall cost of providing this is c£8m and so also has a net negative impact within the scheme appraisal.

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## **Development Costs**

### **Construction Costs**

- 6.18 BNPP has relied on a Cost Plan prepared by G&T. This is an updated estimate from previous scheme. JA were instructed to review the updated Cost Plan on behalf of the GLA – this is attached at Appendix 2.
- 6.19 Following the review of the Cost Plan, JA and G&T engaged on the areas of difference identified. Both parties reached revised positions which are set out in the document attached at Appendix 3. The final substantial areas of difference are summarised below:
- Costs relating to constructing the Energy Centre (£770,000).
  - Preliminaries costs relating to the basement for phases 3&4 (£270,000).
  - Costs of internal apartment doors (£320,000).
  - Cost of timber flooring (£930,000).
  - Cost of landscaping and paving (£420,000).
  - Cost of works outside the boundary (£170,000).
- 6.20 Following discussions between G&T and JA, G&T reduced their cost estimate from £592,895,000 to £591,925,000.
- 6.21 The revised total build cost (excluding contingency) of £588,249,500 advised by JA has been adopted in the GLA's assessment.
- 6.22 JA identified that the applicant's cost plan was based on a high specification for buildings and external works/ landscaping. This was generally in line with similar projects in this type of location however it is largely market driven and various areas were identified where there could be some rationalisation of costs subject to market conditions at the time. This would need to be reviewed in light of the proposed values. As present, given the high-quality specification proposed high values would expect to be achieved at the top end of the market expectation.
- 6.23 JA also identified that on a scheme of this size it would be possible to undertake an element of optimisation, particularly with regard to the buildings' efficiencies in order to potentially achieve additional units within the floorspace current presented by the application.
- 6.24 Further cost reductions could also potentially occur subject to movements in the market - the project will be attractive to main contractors who should reflect a keen price and margin in order to seek to secure the project and future phases.
- 6.25 The applicant has included a number of costs in the viability assessment that they consider are a consequence of providing the school facility. Any 'recovery' of these costs should be taken into account in any subsequent viability assessment and viability review mechanisms.

### **Contingency Allowances**

- 6.26 In their Cost Plan, G&T advised that a 7.5% construction contingency should apply although BNPP adopted a 5% allowance in their Financial Viability Assessment. JA advised the GLA that a 5% contingency allowance should apply which is typical in other schemes reviewed by the GLA and this has been adopted.
- 6.27 BNPP have adopted an additional separate Developer's Contingency of 2.5% in their Financial Viability Assessment. It is not typical for a separate developer's contingency to be

adopted within FVAs and doing so has not been justified in this case. The GLA have not accepted this allowance.

### **Profit**

6.28 The profit allowances adopted by BNPP and the GLA are as follows:

Type of Development	Percentage of Gross Development Value (GDV)	
	BNPP	GLA
Market Tenure Housing	20%	17.5%
Affordable Tenure Housing	6%	6%
Commercial	15%	15%

6.29 The only area of difference between the parties relates to the allowance for the market tenure housing. The 20% rate adopted by BNPP is at the top end of potential allowances and should be reserved for application to the riskiest schemes. Amongst other factors, the phased nature of the scheme gives control to the developer in terms of the timing of delivery. There is also a good prospect for value growth at the site given its placemaking potential, transport accessibility and its prime riverside location within the south west London residential market. These factors mitigate the risk to the developer.

6.30 The GLA has adopted a 17.5% market residential return which is consistent with the approach taken by CJ. It is also in line with the return adopted on a range of other referable applications, including large scale developments with infrastructure costs, and less well-connected sites in lower demand areas.

### **Professional Fees**

6.31 Professional fees of 10% on build costs have been adopted by BNPP. This is typical of professional fees in other schemes which can range between 8 and 12% and has been adopted in the GLA's assessment.

### **Finance Rate**

6.32 A finance rate of 7% has been adopted by BNPP. This has been applied to 100% of development costs, with total finance costs equating to 8.9% of total scheme costs (with a benchmark land value of £32,150,000).

6.33 This is at the upper end of the range of finance costs that are generally adopted on private developer led schemes which are typically 6-7%. Developments of this size would usually be completed by large, publicly quoted developers with access to lower borrowing costs. A rate of 6.5% is considered to be more appropriate in this case and has been adopted in the GLA's appraisal.

### **Planning Obligations and Community Infrastructure Levy**

6.34 BNPP has assumed an allowance of £43,288,581 relating to Community Infrastructure Levy (CIL) and Section 106 payments. These are made up as follows:

<b>Head of Terms</b>	<b>Amount</b>
CIL (Borough and Mayoral) Ph 1	£378,805
Carbon offset	£1,884,600
TfL bus contribution	£3,675,000
TfL pedestrian improvement scheme	£228,878
Air quality	£160,000
LBRUT CPZ cost	£130,000
Health mitigation	£465,850
Cavat	£13,489
Level crossing works	£170,000
Travel plan incl monitoring & bond	£280,000
Construction mngt monitoring	£30,000
Tow path improvement works	£44,265
Waste management	£53,475
Barnes Eagles licence termination	£90,750
Mortlake Green	£145,344
Grass pitch improvements	£18,000
CIL Borough and Mayoral (Ph 2)	£35,520,125
<b>Total</b>	<b>£43,288,581</b>

- 6.35 There are a number of notes in the calculation undertaken by Gerald Eve at Appendix 3 of the applicant's planning statement setting out their assumptions and acknowledging that the contributions may be different from those assumed. In light of this changes to CIL payments should be included within the scope of the viability review mechanisms.

## **7. Assessment of Benchmark Land Value ("BLV")**

### **Initial FVA: Assessment of BLV**

- 7.1 This was initially assessed in the applicant's FVA in a 'Red Book' valuation provided by Savills at £44m, with a premium added to give an overall benchmark land value of £49,118,198. The approach adopted had been to divide the subject site into three main components: Western and Eastern Sites, Victorian Warehouse & Front Building and Metropolitan Land. The assessment was based on an Existing Use Value approach on the Metropolitan land and an alternative use value based on B1 redevelopment on the other parts of the site.

### **Component 1: Metropolitan Land**

- 7.2 The Metropolitan Land comprises two football pitches and a club house. Savills identified 4 land transactions across the Greater London area to inform their opinion of value. The average £ per acre derived from the comparables equates to £127,019 per acre. However, Savills has ultimately applied a land value of £250,000 per acre (excluding the value for the club house) to the subject site.
- 7.3 The GLA do not agree with the Savills opinion of value that the subject site would be twice as high as the average land value of the 4 comparables identified especially given the more extensive facilities on two of the sites put forward. The GLA considers that this includes a substantial element of hope value, which should be excluded from this assessment of value.

7.4 The GLA assess the EUV of this site at £130,000 per acre, which is marginally in excess of the average of the four comparables and equates to a total value of £674,700.

### **Component 2: Victorian Warehouse & Front Building**

7.5 These comprise buildings 9 (Maltings building) and 10 (Former Hotel and Bottling Building).

7.6 In order to assess the value of the buildings Savills had undertaken residual appraisals for the Maltings and Former bottling / hotel building. The Maltings building is predicated on the redevelopment for Category A office use and the Former Bottling / Hotel Building for quasi office and storage space. Savills has adopted a number of value and cost assumptions and have arrived at a total residual land value of £2,000,000.

7.7 The combined land value indicated by Savills equates to a capital value of £37.56psf, which reflects the dilapidated nature of the Maltings building in particular.

7.8 The GLA consider this value (£2m) to be reasonable on the assumption of being an alternative use value assessment.

### **Component 3: Eastern and Western Sites**

7.9 The Eastern and Western Sites together comprise 15.4 acres of land. Given the specialist nature, configuration and condition of many of the existing buildings, Savills based their valuations of these areas on the assumption that the sites are redeveloped to comprise 317,500 sq ft GIA of employment floorspace. Similar to the approach taken for the Maltings and Former Bottling / Hotel buildings, Savills undertook residual appraisals for each area arriving at a land value of £22,000,000 and £18,500,000 or £2.652m and £2.596m per acre for the Western and Eastern respectively.

7.10 Savills commented that there is a scarcity of directly comparable evidence within the immediate area, which is agreed. They have therefore considered four land transactions which are located in more established industrial locations but are significantly smaller in size when compared to the subject areas. The four comparables put forward equate to an average value of £2.46m per acre.

7.11 Mortlake is not an established industrial location in an area of primarily residential hinterland. Therefore, the site does have some disadvantages as an industrial location, in particular in relation to accessibility to the transport network. In reviewing this valuation, GL Hearn (subsequently Carter Jonas) identified evidence from more established industrial locations. These are detailed in the table below:

Address	Size (acres)	Price Paid	Date	Price per acre
Mathisen Way, Poyle	7.7	£15,050,000	Oct 2016	£1.95m
Alperton Way, Wembley HA0 1EB	1.60	£3,495,760	Sept 2014	£2.18m
Venturis, Dawley Lane, Hayes	6.40	£11,000,000	September 2014	£1.8m
Phase III, Stockley Park, Heathrow	20	£40,000,000	September 2014	£2.0m

- 7.12 GL Hearn considered the comparable evidence indicated a land value tone of circa £2.0m per acre and if applied to the subject site would equate to a land value of £16,590,000 and £14,240,000 for the Western and Eastern sites respectively.
- 7.13 As a sense check GL Hearn also considered an alternative use as open storage but concluded that this gave a slightly lower site value compared to redevelopment as industrial.
- 7.14 GL Hearn assessed the sum total of values of the four component elements of the site as £33,504,700 which equates to £32,000,000 after demolition costs are reflected.
- 7.15 The applicant's FVA also included a premium uplift of 20% to the Savills value. However, two of the three areas are assessed based on alternative use values and therefore no premium is justified for these components of the site and this has not been included in the GLA's assessment.

### BNPP subsequent FVA benchmark assessment

- 7.16 BNPP re-assessed the BLV in an assessment dated 21 August 2020. This noted the original review assessment by GL Hearn as summarised below:

Element of property	Site area (acres)	Rate per acre / sq ft	Value
Western Site	8.295	£2,000,000	£16,590,000
Eastern Site	7.12	£2,000,000	£14,240,000
Victorian Warehouse and front building		£37.56	£2,000,000
Metropolitan Land	5.19	£130,000	£674,700
Total			£33,504,700
Less demolition costs			£1,500,000
<b>Benchmark land value</b>			<b>£32,004,700</b>

- 7.17 BNPP identified land transactions on a number of sites mainly in Park Royal and Borehamwood which were considered to show sales values averaging above £3,000,000+ per acre. They also provided evidence of land storage lettings on sites of between 0.2-3 acres and commentary on investment yields to support a higher value than the GL Hearn assessment. Their adjusted GL Hearn assessment showed the following BLV:

Element of property	Site area (acres)	Rate per acre / sq ft	Value
Western Site	8.295	£3,000,000	£24,885,000
Eastern Site	7.12	£3,000,000	£21,360,000
Victorian Warehouse and front building		£37.56	£2,000,000
Metropolitan Land	5.19	£130,000	£674,700
Total			£48,919,700
Less demolition costs			£1,500,000
<b>Benchmark land value</b>			<b>£47,419,700</b>

- 7.18 BNPP considered that this additional assessment supported the original value of £49.12m.



## **GLA position on BLV**

- 7.19 The GLA have considered the various approaches as outlined above. Assessment of the metropolitan land and Victorian warehouse and front building have been commented upon above. The main difficulty relates to the Western and Eastern sites (component 3). Factors affecting assessment of benchmark land value for these two sites are reviewed below.
- 7.20 Assessment of BLV that is compliant with PPG and the Mayor's Affordable Housing and Viability SPG should normally be based on an assessment of the existing use value. However, given the limited demand for a brewery operation on this site, any value assessed on this basis would be negligible, and a landowner would be unlikely to dispose of the site on this basis. It is therefore appropriate to consider alternative approaches to assessing a minimum return at which a reasonable landowner would release the site.
- 7.21 PPG guidance in considering an alternative use states that the value may be informative in establishing benchmark land value; value should be limited to those uses which would fully comply with up to date development plan policies. Plan makers can set out in which circumstances alternative uses can be used. This might include if there is evidence that the alternative use would fully comply with up to date development plan policies, if it can be demonstrated that the alternative use could be implemented on the site in question, if it can be demonstrated there is market demand for that use, and if there is an explanation as to why the alternative use has not been pursued.
- 7.22 None of these criteria have been addressed in the FVA or subsequent BNPP assessment. The site allocation would not support redevelopment for industrial uses; rather it supports a comprehensive mixed-use development such as the one proposed. This sets out the objective of creating a new village heart for Mortlake and to deliver a secondary school, none of which would be compatible with a wholly, or indeed mostly, industrial development.
- 7.23 Market information supporting the BNPP assessment does not reflect the characteristics of the application site either in terms of transport link connectivity or site size. The fact that the brewery operation ceased on this site and was relocated elsewhere confirms the unsuitability of this site for industrial or storage use. Taking the above factors into account, the GLA do not consider that BNPP's assessment of £49,118,198 is appropriate.
- 7.24 In addition to the assessments undertaken by the applicant and Carter Jonas, the GLA have considered BLVs in other referable applications in line with national and Mayoral guidance. The GLA have applied a BLV of £36,000,000 which is slightly higher than that adopted by Carter Jonas/GL Hearn. This reflects both the circumstances of the site, which as referred to above is no longer in operation as a brewery and is not well located for alternative industrial uses, while still providing a minimum return to the landowner in line with viability guidance.

## **8. Appraisal Results and Analysis**

### **BNPP Assessment**

- 8.1 As noted above, BNPP has assessed viability using a fixed land cost. Based on the inputs referred to above, they identified a residual profit of £2,091,941 (which represents 0.23% of GDV) and is £164,494,315 lower than their target profit of £166,586,256.
- 8.2 The outcome of BNPP's appraisal based on the inputs and assumptions referred to above, is that the scheme only marginally generates a positive return when assessed on a current day basis, and at a level that is significantly lower than the target profit. BNPP consider that this

assessment shows that the proposed affordable housing level is in excess of the maximum viable amount.

8.3 The Affordable Housing and Viability SPG states that applicants should demonstrate that their proposal is deliverable and that their approach to viability is realistic. This is important because residual valuation models are sensitive to small changes in assumptions and can understate viability when based on current day values and costs. It is also important to undertake a 'sense check' in line with RICS guidance on Viability in planning, in which the assessor 'stands back' and considers the output of a residual assessment objectively. This may be assisted by reviewing sensitivity analysis of the effect of changes in scheme values and costs.

8.4 BNPP have undertaken a sensitivity analysis to assess the extent to which key appraisal inputs would need to change to generate a profit at the target level. They applied increases to private sales values and overall costs in 2.5% increments. The results are summarised as follows:

<b>Construction Costs</b>	<b>Sales Values</b>				
	<b>0%</b>	<b>+2.5%</b>	<b>+5.0%</b>	<b>+7.5%</b>	<b>+10.0%</b>
<b>0.0%</b>	0.227%	1.045%	3.164%	5.190%	7.130%
<b>+2.5%</b>	-1.477%	-0.644%	1.515%	3.581%	5.559%
<b>+5.0%</b>	-3.181%	-2.332%	-0.141%	1.966%	3.982%
<b>+7.5%</b>	-4.886%	-4.021%	-1.796%	0.343%	2.399%
<b>+10.0%</b>	-6.590%	-5.709%	-3.451%	-1.280%	0.809%

8.5 The results of these tests show that profitability does not significantly improve with assumed incremental increases up to 10% of values and costs. Even where sales values increase by 10%, but construction costs are unchanged, the development return falls significantly short of the target level. This assessment does not however demonstrate that the development would be deliverable or how it could be financed. This analysis relates to changes to current day values and costs, but analysis has not been undertaken to consider the impact of forecasted changes in values and costs over the development programme (growth testing) which is appropriate for phased and longer-term schemes.

8.6 RICS guidance on the Valuation of Development Property also highlights the importance of cross-checking residual valuations with reference to comparable market bids and transactions where they exist, including the subject property. The output of BNPP's assessment is residual profit rather than land value. However, when assessed on the basis of residual land value, this would produce a very low or negative land value. This contrasts with the transaction value for the application site of £158m in 2015. This took place under different market conditions but indicates that at the point of sale, the purchasers were significantly more optimistic regarding the value and redevelopment prospects of the site compared with the position set out in the FVA.

8.7 The GLA is also aware of various London sites which have transacted more recently, following the grant of planning consent, at a price that is significantly higher than the residual land value in the applicant's viability assessments for those schemes. This supports the view that current day residual valuations can understate scheme viability when compared with land transactions and that adjustments to appraisal inputs may be required to ensure that these better reflect market assumptions.

## GLA Assessment

- 8.8 The GLA has undertaken an appraisal of scheme to consider what the performance of the proposal is adopting its own assumptions. The key variations to the assumptions applied by BNPP as identified above are as follows:
- Affordable housing values at £365psf.
  - Ground rent value included reflecting the sales evidence relied on.
  - Build costs reduced in line with JA advice at £617,659,997. This is inclusive of a 5% contingency. The separate Developer's Contingency of 2.5% has not been included.
  - Finance rate reduced to 6.5%.
  - BLV at £36,000,000
  - Profit on market housing at 17.5%, giving an overall target profit at £150,113,822 (blended rate at 16%).
- 8.9 The results are shown in the Argus calculation at Appendix 4. Based on current day values and costs, this shows a profit of £80,833,234, which is 8.59% of GDV. This is lower than the GLA blended target profit, although the shortfall is smaller than that assessed in the applicant's FVA. The assessment indicates that the proposed scheme is providing the maximum viable level of affordable housing based on current day values and costs.
- 8.10 The GLA have also undertaken a sensitivity analysis to test the effect of changes in residential sales values and construction costs which is shown in the table below.

**Table of Gross Development Value and Profit on GDV%**

Sales: Rate /ft <sup>2</sup>					
Construction: Rate /ft <sup>2</sup>	0.000%	+2.500%	+5.000%	+7.500%	+10.000%
	987.00 /ft <sup>2</sup>	1,011.68 /ft <sup>2</sup>	1,036.35 /ft <sup>2</sup>	1,061.03 /ft <sup>2</sup>	1,085.70 /ft <sup>2</sup>
0.000%	£940,883,754	£952,026,481	£973,369,208	£994,711,935	£1,016,054,662
323.12 /ft <sup>2</sup>	8.591%	9.574%	11.679%	13.684%	15.597%
+2.500%	£940,883,754	£952,026,481	£973,369,208	£994,711,935	£1,016,054,662
331.20 /ft <sup>2</sup>	6.867%	7.874%	10.024%	12.073%	14.025%
+5.000%	£940,883,754	£952,026,481	£973,369,208	£994,711,935	£1,016,054,662
339.28 /ft <sup>2</sup>	5.135%	6.167%	8.364%	10.456%	12.450%
+7.500%	£940,883,754	£952,026,481	£973,369,208	£994,711,935	£1,016,054,662
347.35 /ft <sup>2</sup>	3.396%	4.454%	6.697%	8.833%	10.868%
+10.000%	£940,883,754	£952,026,481	£973,369,208	£994,711,935	£1,016,054,662
355.43 /ft <sup>2</sup>	1.650%	2.731%	5.022%	7.202%	9.280%

- 8.11 This indicates that if market residential sales values are 10% higher than the level assessed or have increased by 10% by the time development starts, the scheme produces a return of 15.6% which is close to the target return. If market values and construction costs are both 10% higher, the viability position improves, but the target profit is not achieved. There is also potential for significant increases in values and costs over the course of the development programme, taking into account market forecasts, which are likely to have a net beneficial impact on viability.
- 8.12 As referred to above, aspects of scheme design have been identified that have a net negative impact on viability, including the basements, cinema and large unit sizes. Amendments to these elements could enhance economic efficiency and also enable improvements to the affordable housing provision. The cost review also identified that the applicant's cost plan is

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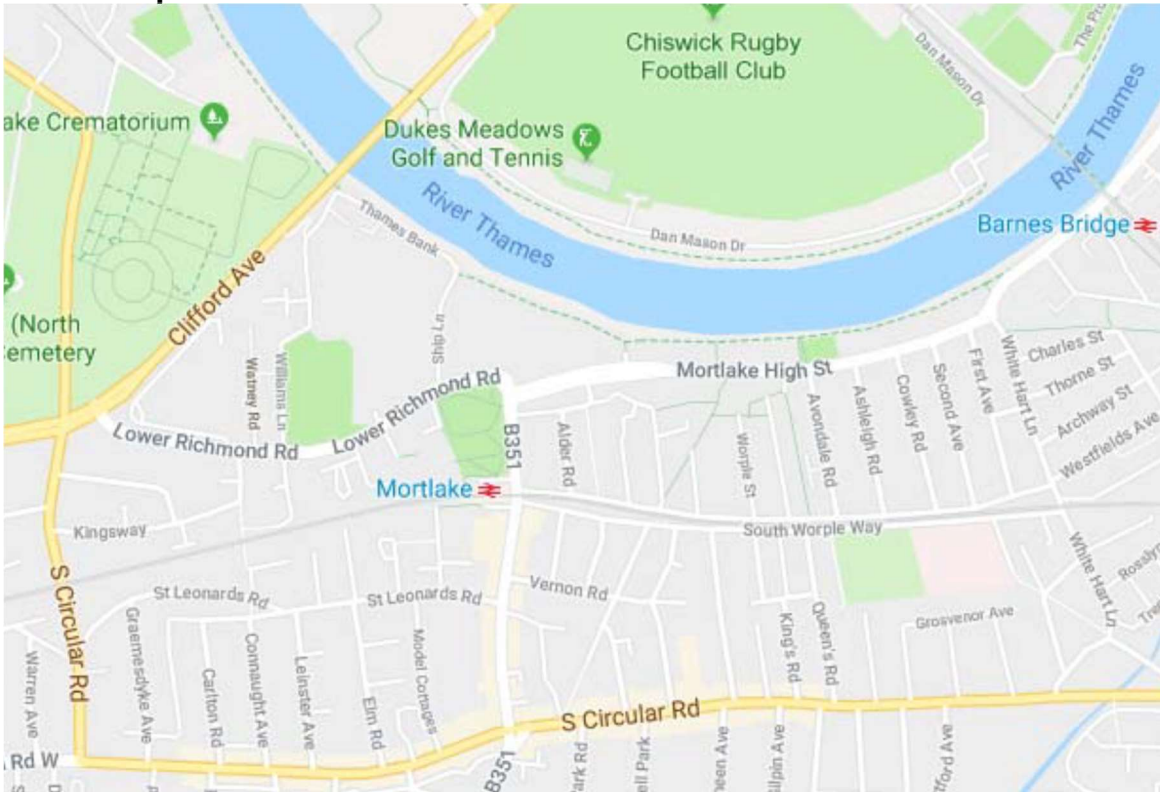
based on a high specification and could be subject to value engineering or market changes in construction prices. These issues should be considered in subsequent assessments including at reserved matters stage and viability review mechanisms, as should any reduction in costs assumed relating to the provision of the school.

### **Review Mechanisms**

- 8.13 Early, mid and late review mechanisms are proposed which assess changes in development values and costs to determine whether a higher proportion of affordable housing can be provided over the lifetime of the development. The early review will take place if the development does not achieve 'substantial implementation' following three years of the date of planning consent.
- 8.14 The applicant has agreed to a mid-review on the basis that it will result in the provision of a greater proportion of London Affordable Rented Housing if surplus profit is identified, but this will not result in an increase in the overall level of affordable housing.
- 8.15 The late review will assess development values and costs when the scheme is at an advanced stage. This will result in a financial contribution to the council for offsite affordable housing provision. Any surplus profit above the target will be split between the council and the applicant on a 60:40 basis.

## Appendix 1: Photograph/Plans

### Location plan:



### Views of exterior of the site



View East Along Lower Richmond Road



View Southwest Over Lower Richmond Road





View southwest over sports pitches



View west over Williams Lane

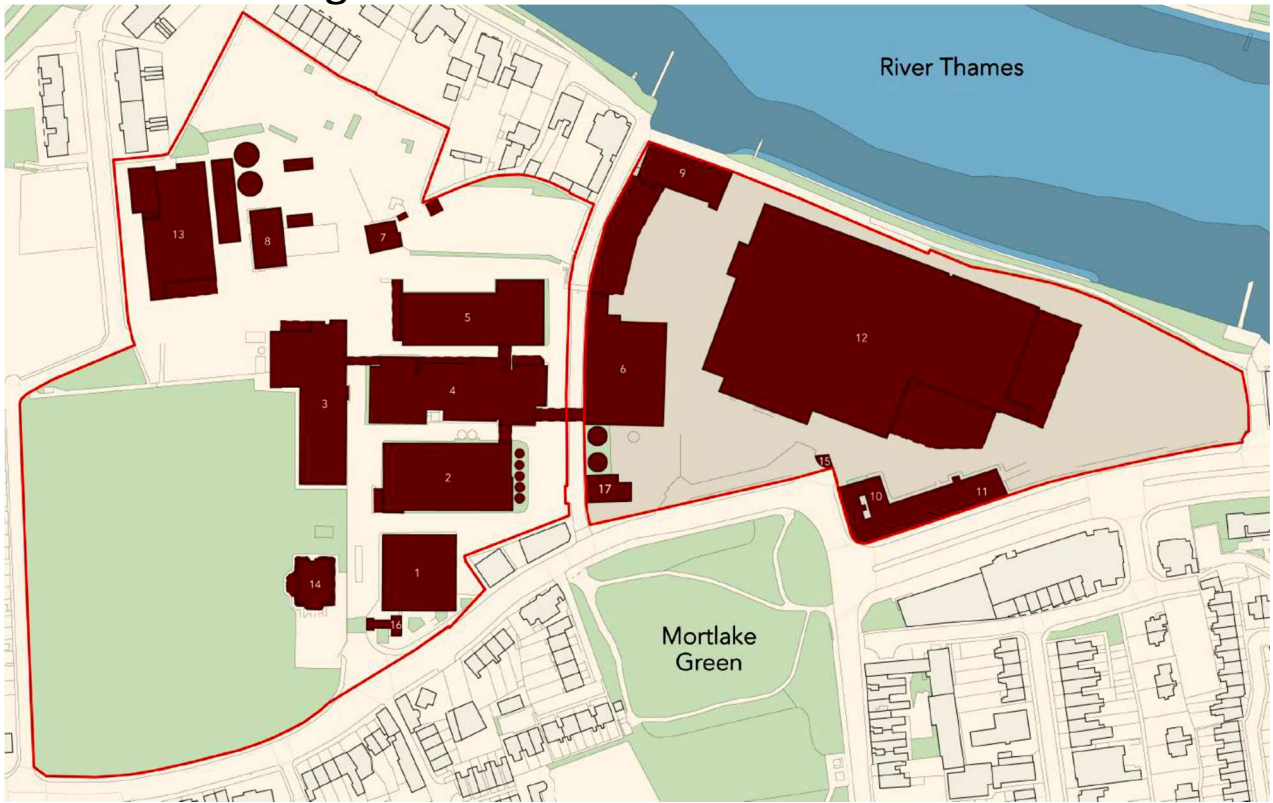


View north along Ship Lane towards the Thames



View south along Ship Lane

### Views of site buildings



Site with buildings numbered 1-17



Building 1



Building 2



Building 3



Building 4



Building 5



Building 6





Building 7



Building 8



Building 9



Building 10



Building 11



Building 12



Building 13

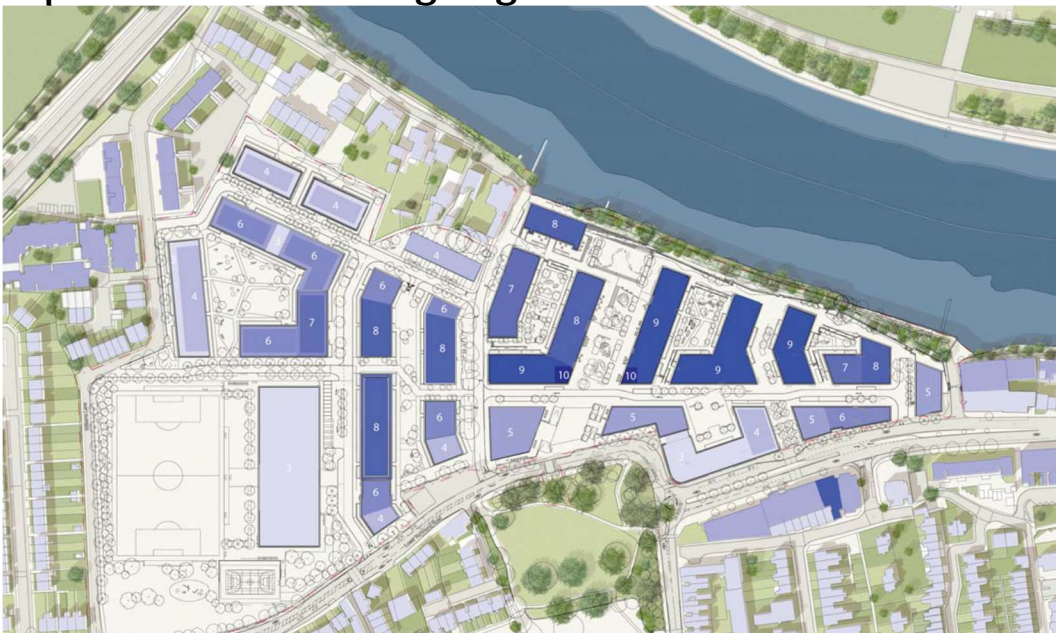


Building 14



Building 17 (15 & 16 are similar security huts)

### Proposed scheme- building heights



- 10 storeys
- 9 storeys
- 8 storeys
- 7 storeys
- 6 storeys
- 5 storeys
- 4 storeys
- 1-3 storeys



## **Appendix 2: Johnson Associates Cost Plan Review**



**REVIEW OF COST PLAN SUBMITTED IN SUPPORT OF THE FINANCIAL VIABILITY ASSESSMENT  
STAG BREWERY DEVELOPMENT FINANCIAL VIABILITY ASSESSMENT (ENLARGED DEVELOPMENT) – ADDENDUM  
DATED JUNE 2020**

FOR

**THE GLA**

AT

**THE STAG BREWERY  
LOWER RICHMOND ROAD  
MORTLAKE  
LONDON  
SW14 7ET**

**30 September 2020**  
***DRAFT***



CONTENTS

1.00 INTRODUCTION ..... 3

2.00 REVIEW OF BUILD COST ..... 5

3.00 PHASING COMMENTARY ..... 7

4.00 SPECIFICATION COMMENTARY..... 10

5.00 UNIT SIZE COMMENTARY..... 12

6.00 CONCLUSION ..... 14

APPENDIX A – DETAILED COMMENTARY ON G&T COST PLAN ..... 15



1.00 INTRODUCTION

- 1.01 Reselton Properties Limited have submitted a revised financial viability for the Stag Brewery redevelopment project based upon an enlarged development, dated June 2020.
- 1.02 The scheme is a residentially lead, mixed use redevelopment of the Stag Brewery site in Mortlake and has been the subject of a previous application for a smaller scheme that was reviewed in February 2018 with various subsequent comments and addendums addressing GL Hearn / Carter Jonas comments.
- 1.03 The new scheme has evolved following a series of discussions with the local authority and the GLA on an enlarged scheme which is summarised within the BNP report dated the 20<sup>th</sup> September 2020.
- 1.04 This is a large scheme which comprises of 22 separate buildings with an overall indicative gross internal floor area of 1,751,972 square feet, split across the following uses:

Use	Square Feet	Percentage
Private residential	949,548	54.20%
Affordable residential	380,213	21.70%
Office	59,543	3.40%
Flexible use	54,070	3.09%
Hotel	18,998	1.08%
Cinema	17,288	0.99%
Parking above ground	5,449	0.31%
Basement parking	266,863	15.23%



1.05 Johnson Associates have been appointed by the GLA to specifically provide advice on the overall construction costs for the scheme and also to provide some commentary on the following:

- 1 Whether the phasing / development programme proposed by the applicant is appropriate and realistic.
- 2 Whether the fit-out specification (and associated costs) is appropriate and consistent with other schemes of this nature.
- 3 Whether we consider the unit sizes are optimised relative to comparable schemes.

1.06 Johnson Associates were involved with the previous application in 2018 and do have a good knowledge of the site and the previous proposals and cost information provided, upon which a detailed study was undertaken at the time. A number of the items identified from the previous review of the scheme are further considered within this report.

1.07 The following documents have been reviewed as part of the exercise;

2020 Enlarged scheme Financial Viability Assessment Addendum (June 2020)  
200409 Stag Brewery Uplifted Scheme Cost Estimate 2Q 20 DRAFT (Full).pdf  
200409 Stag Brewery Uplifted Scheme Cost Estimate 2Q 20 DRAFT ISSUED.XLSX  
200409 Stag Brewery Uplifted Scheme Other Uses Build Ups ISSUED.xls  
200409 Stag Enlarged Scheme East Basement ISSUED.xlsx  
200409 Stag Enlarged Scheme Infrastructure Costs ISSUED.xlsx  
200409 Stag Enlarged Scheme Landscaping Costs ISSUED.xlsx  
200409 Stag Enlarged Scheme Residential Build Ups R1 ISSUED.xlsx  
200409 Stag Enlarged Typical Residential S&C above basement ISSUED.xlsx  
200904 Stag Enlarged Scheme West Basement ISSUED.xls  
Stag Brewery JFH Stag Contract Sum Analysis ISSUED.pdf  
200713 Phasing Plan.pdf



**2.00 REVIEW OF BUILD COST**

2.01 The G&T cost plans have been reviewed in detail and summaries and commentary are all attached within Appendix A.

2.02 A number of rates have been adjusted to reflect our view of the market and the preliminaries, overhead and profit and contingency have also been reviewed as below:

	Applicant Percentage	JA Percentage	Commentary
General Preliminaries	15%	15%	Accepted for a project of this nature and its multi phased delivery
Highways Preliminaries	25%	20%	20% considered reasonable based upon measured rates and scope
Overhead and Profit	5%	5%	Accepted
Contingency	7.5%	5%	Given the general level of pricing and industry norms a 5% contingency is proposed in lieu of the 7.5% currently used.

2.03 The overall adjustment to the construction costs are all detailed withing Appendix A of this report, and summary of the variance is shown below;

<b>TOTAL - ALL WORKS</b>	<b>Applicant</b>	<b>JA</b>	<b>Variance</b>
<b>Breakdown of Current Day Construction Costs</b>	<b>ALL PHASES Total £</b>	<b>ALL PHASES Total £</b>	<b>ALL PHASES Total £</b>
1 Works within site boundary	£579,435,000	£570,265,000	£9,170,000
2 School and landscaping	Excluded	Excluded	0
3 Works outside site boundary	£13,460,000	£13,123,000	£337,000
<b>Sub-total</b>	<b>£592,895,000</b>	<b>£583,388,000</b>	<b>£9,507,000</b>
Contingency	£44,437,000	£29,422,000	£15,015,000
<b>Total Estimated Construction Cost - 2Q 20</b>	<b>£637,330,000</b>	<b>£612,810,000</b>	<b>£24,520,000</b>



<b>All Phases - All Works</b>		<b>Applicant</b>	<b>JA</b>	<b>Variance</b>
<b>Description</b>		<b>Total All Phases</b>	<b>Total All Phases</b>	<b>Total All Phases</b>
		<b>£</b>	<b>£</b>	<b>£</b>
1	Buildings	£446,890,000	£444,660,000	£2,230,000
2	General Works	£118,384,000	£114,264,000	£4,120,000
	<b>Sub total - 4Q 17</b>	<b>£565,274,000</b>	<b>£558,924,000</b>	<b>£6,350,000</b>
3	Inflation from 4Q 17 to 4Q 18	£5,618,000	£5,610,000	£8,000
4	Inflation from 4Q 18 to 2Q 20	£8,543,000	£5,731,000	£2,812,000
	<b>Sub total - 2Q 20</b>	<b>£579,435,000</b>	<b>£570,265,000</b>	<b>£9,170,000</b>
5	Contingency	£43,344,000	£28,506,000	£14,838,000
	<b>Total - 2Q 20</b>	<b>£622,780,000</b>	<b>£598,770,000</b>	<b>£24,010,000</b>

- 2.04 It should be noted that the base cost plan costs are from 4Qtr 2017 and have been index linked through to 2Qtr 2020. We broadly agree with the application of the inflation allowances but have made some adjustments to the formulas.
- 2.05 The energy strategy and allowance for centralised plant should be kept under review given changes in Energy strategies that have emerged over the past 24 months.
- 2.06 It is also noted that there has been an increase in the building heights (and related cost increase) since the previous cost plan – this is presumably due to design development and recalculation of the required floor to floor heights etc.
- 2.07 The construction costs do reflect a high-quality scheme both in terms of internal and external specification and Public Realm that we understand is required in this location and which should drive values accordingly.
- 2.08 Our view is considered to be a reasonable assessment of the construction cost. There are a number of market factors currently at play including, of course, the pandemic and Brexit. We are generally seeing a keener level of construction pricing due to this in order for main contractors to fill their order books for forthcoming years and this is a project that could potentially benefit from this approach, albeit it is acknowledged that there is some volatility in the market at present.



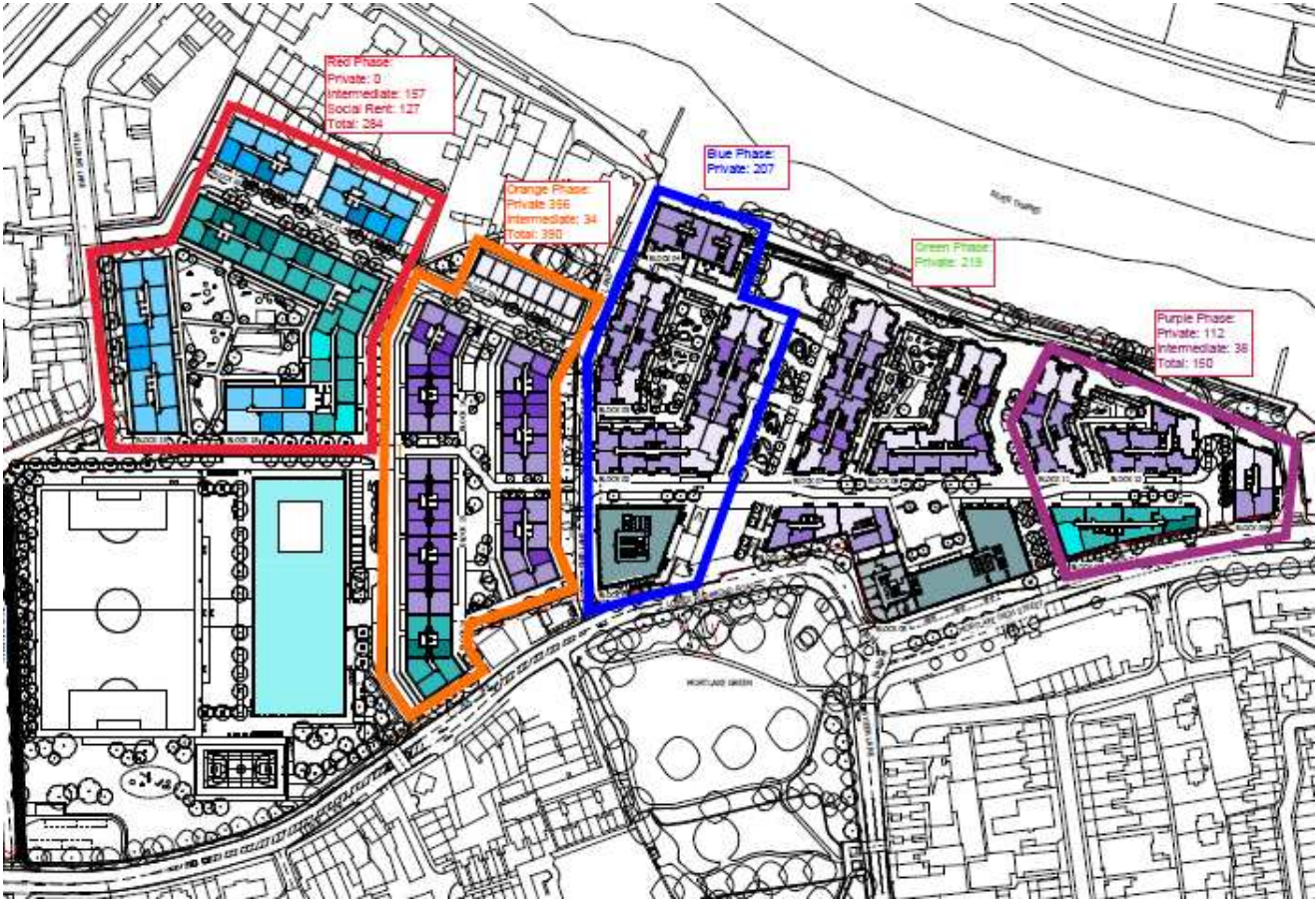
3.00 PHASING COMMENTARY

- 3.01 Clearly a project of this size needs to be phased and the phasing should be considered and undertaken in an efficient manner.
- 3.02 This involves the suitable phasing of related infrastructure elements and costs in conjunction with the main construction works in order that cost exposure can be limited and controlled through the project once the commercial and revenue sales commence. This is an important factor in determining the overall phasing strategy.
- 3.03 It is also important that an acceptable gearing of the delivery of the affordable provision is agreed with all parties with the revenue from the private unit sales / occupations being a key driver in this process.
- 3.04 Currently the phasing and the gearing of the affordable provision is understood to be as follows:

Proposed Phasing
<p><b>Phase Blue</b></p> <p>Not more than the equivalent of 17% (155) of all private residential units can be occupied in the Blue Phase until 13% (48) of the total affordable provision has been delivered.</p>
<p><b>Phase Orange and Green</b></p> <p>Not more than the equivalent of 50% (447) of all private residential units can be occupied in the Orange and Green Phases until 76% (270) of the total affordable provision is delivered.</p>
<p><b>Phase Purple</b></p> <p>Not more than the equivalent of 9% (84) of all private residential units in the Purple Phase shall be occupied prior to 11% (38) of the total affordable provision being delivered.</p>



3.05 This phasing relates to the plan below;



3.06 Clarification regarding the delivery / phasing of the Red Phase is required.



## Review of Cost Plan submitted in support of Financial Viability Assessment

- 3.07 It would be useful to undertake a detailed analysis of the various phases once detailed programmes are available in order to seek investigate any potential reduction to overall time scales which in turn would relate to preliminary costs for the projects which could be quite significant. This will need to be considered on a phase by phases basis and subject to market conditions.
- 3.08 The basement, amenity spaces / public realm and infrastructure / highways form a significant part of the phasing and will be required to be carefully programmed so that the delivery of the apartments / commercial spaces are suitably supported at the time of their completion.
- 3.09 At present and subject to clarification of the Red Phase the gearing of the affordable would look to be reasonable.



#### 4.00 SPECIFICATION COMMENTARY

4.01 We understand that the project specification needs to be to a high standard to reflect the project's Thames side location in Mortlake, South West London and to achieve the required values.

4.02 Key items of the specification relate to the finishes and mechanical and electrical services and are identified below:

- Internal doors are of a high quality - we have reduced the rate to £800 per door which will still be sufficient to procure a quality door set and ironmongery,
- Engineered timber flooring of a high quality is included – we have again reduced the rate to £125/m<sup>2</sup> but this still reflects a high end flooring product. A volume housebuilder will normally budget approx. £80/ m<sup>2</sup> for an engineered timber floor finish.
- Ceramic floor tiling at £100/ m<sup>2</sup> and wall tiling at £125/ m<sup>2</sup> has been retained but is high end and top quality,
- Kitchen pricing ranges from £5,500 (1B2P) to £7,000 (4B8P) are mid-range,
- Fitted wardrobes at £2,000 - £2,500 in the first and second bedrooms for a number of the units are at the top end of the anticipated price range and it is fairly unusual to have a fitted wardrobe in the second bedroom,
- Amenity space – there is generally a good provision for amenity space / terracing and the like which is of a good standard / quality of finishes i.e. top quality timber finish and build up allowed (£300/ m<sup>2</sup>) which will assist in driving values
- Juliette balconies – a number of such balconies are included (typically £800 each) which are again an enhancement that will assist maintaining values,
- Main balconies – these are a significant cost and range between £8,100 and £20,400 per unit. They are high quality features which again should drive value,
- Elevations – brick slip elevations (£650/ m<sup>2</sup>) and quality finishes to soffits will generate a quality building envelope and costs will also cover the post Grenfell façade detailing requirements in terms of fire engineering,



- M&E services to the apartments are reasonable e.g. a 2B4P apartment is costed at £23,800 which includes sprinklers. This reflects the centralised heat source / energy strategy whereby the centralised plant is separately priced – see comment on the projects overall Energy Strategy,
- Residential cooling to the top floor apartments noted – check if this is required,
- Public Realm – a good quality public realm and external works areas are included with significant planting which will enhance the development and its immediate surroundings.

4.03 Generally, the proposed specification is in line with similar projects in this type of location in London boroughs. Again, this is largely market driven and there could potentially be some rationalisation on the following items, subject to market conditions prevailing at the time:

- 1 The provision of cooling to the top apartments,
- 2 Rationalise the provision of fitted furniture e.g. omit the wardrobe in the second bedroom,
- 3 Rationalise Quality of floor, wall and ceiling finishes further – we have reduced the timber engineered floor rate but consider that there is also scope with the ceramic tiling rates,
- 4 Rationalise the balcony units and also the terrace decking both of which are at the top end of expectations,
- 5 Quality of external works / landscaping rationalisation of finishes but this may be planning drive and required to establish the “sense of place” that this scheme will require.

The above should be considered but also needs to be reviewed in terms of the values being projected for the various units and commercial space.

4.04 At present, given the high quality of specification proposed, we would expect for high values to be achieved at the top end of market expectation, but this is, of course, an issue which valuation-related professionals could provide further commentary.



5.00 UNIT SIZE COMMENTARY

5.01 The Net Sales Areas (NSA’s) used for the calculation of the fit-out costings for the Private units are as below;

<b>PRIVATE RESI FIT OUT (SEE SEPARATE BUILD UPS)</b>		<b>AREA NSA</b>
1B2P	Unit size	64m2
2B3P	Unit size	69m2
2B4P	Unit size	82m2
3B4P	Unit size	121m2
3B5P	Unit size	102m2
3B6P	Unit size	122m2
4B6P	Unit size	-
4B7P	Unit size	175m2
4B8P	Unit size	150m2

5.02 The NSA’s used for the calculation of the fit-out costings for the Affordable units are as below;

<b>AFFORDABLE RESIDENTIAL</b>		<b>AREA NSA</b>
1B	Unit size	58m2
2B	Unit size	74m2
3B	Unit size	95m2
4B	Unit size	115m2
<b>INTERMEDIATE RESIDENTIAL</b>		<b>AREA NSA</b>
1B	Unit size	61m2
2B	Unit size	61m2
3B	Unit size	98m2
4B	Unit size	145m2



## Review of Cost Plan submitted in support of Financial Viability Assessment

- 5.03 Clearly there are various constraints / benchmark areas to be achieved through design standards that need to be applied to the project and it is understood that the mix will be largely determined by the local authority / the GLA.
- 5.04 The requirement for family units also needs to be considered when undertaking a review of the unit sizes and mix.
- 5.05 Currently the unit sizes appear to be on the upper end of area requirements / expectations this may be driven but market conditions / sales input, circulation space and layouts, storage requirements within the unit and the Social Housing Provider requirements etc.
- 5.06 Agents advice will be sought in terms of the optimum size for each unit type given its location and aspect and it is likely that there will be a maximum area above which there will be no significant benefit in value.
- 5.07 Based on the above it is considered that on a scheme of this size, it would be possible to undertake an element of optimisation, particularly with regard to the buildings' efficiencies in order to potentially achieve additional units within floor space currently presented by the application.
- 5.08 It is suggested that this should be monitored and, in the event that additional units are achieved, that appropriate financial recognition can be provided / adjustment to the affordable provision can be made in order to reflect this.



## 6.00 CONCLUSION

- 6.01 The scheme has been considerably developed from the 2018 project and is now a larger project providing a significantly larger floor space and residential provision.
- 6.02 It is considered that construction costs can be reduced as detailed within Section 2 and Appendix A, and further reductions could potentially occur subject to movements in the market, i.e. this is a major project which will be very attractive to the main contractors who should reflect a keen price and margin in order to seek to secure the workload and also the potential future phases.
- 6.03 There are likely to be some efficiencies in the programme and phasing, specification and optimisation of unit sizes as the scheme moves forward. These are hard to assess / quantify at this stage and, as mentioned, will be largely market led. It would be useful to consider some sort of mechanism to address any benefits that are derived from improvements in any of these factors during the lifetime of the project.



APPENDIX A – DETAILED COMMENTARY ON G&T COST PLAN



**TOTAL - ALL WORKS**

		Applicant	JA	Variance
Breakdown of Current Day Construction Costs		ALL PHASES Total £	ALL PHASES Total £	ALL PHASES Total £
1	Works within site boundary	£579,435,000	£570,265,000	£9,170,000
2	School and landscaping	Excluded	Excluded	0
3	Works outside site boundary	£13,460,000	£13,123,000	£337,000
<b>Sub-total</b>		<b>£592,895,000</b>	<b>£583,388,000</b>	<b>£9,507,000</b>
Contingency		£44,437,000	£29,422,000	£15,015,000
<b>Total Estimated Construction Cost - 2Q 20</b>		<b>£637,330,000</b>	<b>£612,810,000</b>	<b>£24,520,000</b>

**All Phases - All Works**

		Applicant	JA	Variance
Description		Total All Phases £	Total All Phases £	Total All Phases £
1	Buildings	£446,890,000	£444,660,000	£2,230,000
2	General Works	£118,384,000	£114,264,000	£4,120,000
<b>Sub total - 4Q 17</b>		<b>£565,274,000</b>	<b>£558,924,000</b>	<b>£6,350,000</b>
3	Inflation from 4Q 17 to 4Q 18	£5,618,000	£5,610,000	£8,000
4	Inflation from 4Q 18 to 2Q 20	£8,543,000	£5,731,000	£2,812,000
<b>Sub total - 2Q 20</b>		<b>£579,435,000</b>	<b>£570,265,000</b>	<b>£9,170,000</b>
5	Contingency	£43,344,000	£28,506,000	£14,838,000
<b>Total - 2Q 20</b>		<b>£622,780,000</b>	<b>£598,770,000</b>	<b>£24,010,000</b>

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : ##  
Base Date : 2Q 2020

**2. CONSTRUCTION COST SUMMARY (2Q 20)**

The below tables summarise the construction costs of all the proposed Works within the site boundary. For each Phase, the above ground building costs are firstly considered and set out by use. The first table sets out the cost for the buildings themselves and excludes the associated site works (site clearance, infrastructure, basement construction, landscaping etc), which are then separately considered for each Phase in the second table. The final table brings together both the above ground and site works costs to show the overall cost per Phase. **It should be noted that the Phases reflect the East Site first (2, 3 & 4) followed by West (1 & 5).**

**1. All Phases - Buildings, Above Ground Works Only**

The below table sets out the construction cost for the proposed buildings above ground, broken down into the various uses proposed. All site wide items are excluded (see table 2).

Description	Demolition & Site Clearance £	EASTERN SITE			WESTERN SITE		Total All Phases £	GIA by use (sqft)	Total £/sqft GIA	JA Comments
		Phase 2 £ (East)	Phase 3 £ (East)	Phase 4 £ (East)	Phase 1 £ (West)	Phase 5 £ (West)				
1 Flexible Use shell only	-	720,000	2,080,000	1,860,000	-	-	4,660,000	36,217	128.7	Refer to comments on build-ups.
2 Flexible Use (Refurb)	-	840,000	3,250,000	-	-	-	4,090,000	17,853	229.1	Refer to comments on build-ups.
3 Offices incl CAT A	-	8,690,000	10,160,000	-	-	-	18,850,000	59,543	316.6	Refer to comments on build-ups.
4 Cinema shell only	-	5,530,000	-	-	-	-	5,530,000	17,288	319.9	Refer to comments on build-ups.
5 Private Residential	-	64,830,000	78,210,000	42,440,000	-	92,460,000	277,940,000	901,182	308.4	Refer to comments on build-ups.
6 Private Residential (Refurb)	-	8,860,000	-	-	-	-	8,860,000	31,752	279.0	Refer to comments on build-ups.
7 Affordable Residential	-	-	-	13,620,000	91,530,000	10,020,000	115,170,000	382,852	300.8	Refer to comments on build-ups.
8 Townhouses	-	-	-	-	-	4,080,000	4,080,000	19,424	210.0	Refer to comments on build-ups.
9 Hotel, 3 star plus	-	-	5,480,000	-	-	-	5,480,000	-	-	Refer to comments on build-ups.
<b>Sub total - 4Q 17</b>	-	<b>89,470,000</b>	<b>99,180,000</b>	<b>57,920,000</b>	<b>91,530,000</b>	<b>106,560,000</b>	<b>444,660,000</b>	<b>1,466,111</b>	<b>303.3</b>	<b>Variance: £2,230,000</b>

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : ##  
Base Date : 2Q 2020

**2. CONSTRUCTION COST SUMMARY (2Q 20)**

**2. All Phases - General Site Works**

The below table sets out the construction costs for the site wide / general items that are need to facilitate the above ground construction works.

Description	Demolition & Site Clearance £	EASTERN SITE			WESTERN SITE		Total All Phases £	Total all Phases GIA (sqft)	Total £/sqft GIA
		Phase 2 £ (East)	Phase 3 £ (East)	Phase 4 £ (East)	Phase 1 £ (West)	Phase 5 £ (West)			
1 Site Clearance Works	4,154,000	-	-	-	-	-	4,154,000	1,751,972	2.4
2 Infrastructure Works	-	5,830,000	5,900,000	3,340,000	4,860,000	6,160,000	26,090,000	1,751,972	14.9
3 Basement	-	18,010,000	17,750,000	10,600,000	-	15,060,000	61,420,000	1,751,972	35.1
4 Public Realm	-	4,990,000	4,020,000	1,930,000	7,570,000	4,090,000	22,600,000	1,751,972	12.9
<b>Sub total - 4Q 17</b>	<b>4,154,000</b>	<b>28,830,000</b>	<b>27,670,000</b>	<b>15,870,000</b>	<b>12,430,000</b>	<b>25,310,000</b>	<b>114,264,000</b>	<b>1,751,972</b>	<b>65.2</b>

**3. All Phases - All Works**

Description	Demolition & Site Clearance £	EASTERN SITE			WESTERN SITE		Total All Phases £	Total all Phases GIA (sqft)	Total £/sqft GIA
		Phase 2 £ (East)	Phase 3 £ (East)	Phase 4 £ (East)	Phase 1 £ (West)	Phase 5 £ (West)			
1 Buildings	-	89,470,000	99,180,000	57,920,000	91,530,000	106,560,000	444,660,000	1,466,111	303.3
2 General Works	4,154,000	28,830,000	27,670,000	15,870,000	12,430,000	25,310,000	114,264,000	1,751,972	65.2
<b>Sub total - 4Q 17</b>	<b>4,154,000</b>	<b>118,300,000</b>	<b>126,850,000</b>	<b>73,790,000</b>	<b>103,960,000</b>	<b>131,870,000</b>	<b>558,924,000</b>	<b>1,751,972</b>	<b>319.0</b>
3 Inflation from 4Q 17 to 4Q 18	7,000	1,195,000	1,281,000	745,000	1,050,000	1,332,000	5,610,000	1,751,972	3.2
4 Inflation from 4Q 18 to 2Q 20	42,000	1,213,000	1,301,000	757,000	1,066,000	1,352,000	5,731,000	1,751,972	3.3
<b>Sub total - 2Q 20</b>	<b>4,203,000</b>	<b>120,708,000</b>	<b>129,432,000</b>	<b>75,292,000</b>	<b>106,076,000</b>	<b>134,554,000</b>	<b>570,265,000</b>	<b>1,751,972</b>	<b>325.5</b>
5 Contingency (5%)	202,000	6,035,000	6,472,000	3,765,000	5,304,000	6,728,000	28,506,000	1,751,972	16.3
<b>Total - 2Q 20</b>	<b>4,405,000</b>	<b>126,740,000</b>	<b>135,900,000</b>	<b>79,060,000</b>	<b>111,380,000</b>	<b>141,280,000</b>	<b>598,770,000</b>	<b>1,751,972</b>	<b>341.8</b>

The School Phase and Works Outside the Site Boundary are excluded from the above, please see Executive Summary.

Refer to comments on build-ups.  
Refer to comments on build-ups.  
Refer to comments on build-ups.  
Refer to comments on build-ups.  
Variance: £4,120,000

Phases adjusted to 1.01% as previous.  
Phases adjusted to 1.015% as previous.

Reduced from 7.5% to 5%.  
Variance: £24,010,000

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : ##  
 Base Date : 2Q 2020

**2. CONSTRUCTION COST SUMMARY (2Q 20)**

**TOTAL - ALL WORKS**

The below table summarises the estimated cost for all works (excluding the school), at 2Q 20 fully fluctuating prices.

Breakdown of Current Day Construction Costs	Demolition & Site Clearance £	PHASE 2	PHASE 3	PHASE 4	PHASE 1	PHASE 5	ALL PHASES
		Total £	Total £	Total £	Total £	Total £	Total £
1 Works within site boundary	4,203,000	120,708,000	129,432,000	75,292,000	106,076,000	134,554,000	570,265,000
2 School and landscaping	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
3 Works outside site boundary	-	4,734,000	6,471,000	1,918,000	-	-	13,123,000
<b>Sub-total</b>	<b>4,203,000</b>	<b>125,442,000</b>	<b>135,903,000</b>	<b>77,210,000</b>	<b>106,076,000</b>	<b>134,554,000</b>	<b>583,388,000</b>
Contingency (Various%)	202,000	6,375,000	6,899,000	3,914,000	5,304,000	6,728,000	29,422,000
<b>Total Estimated Construction Cost - 2Q 20</b>	<b>4,405,000</b>	<b>131,817,000</b>	<b>142,802,000</b>	<b>81,124,000</b>	<b>111,380,000</b>	<b>141,282,000</b>	<b>612,810,000</b>

Contingency drawn from back-up rather than % on rounded figures above.

**Variance: £24,520,000**

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX A: PHASE 2 SUMMARY AND INDICATIVE COSTINGS**

Phase 2 - By Use

Total GIA: **381,620 ft<sup>2</sup>**  
 Above Ground GIA: **301,170 ft<sup>2</sup>**

Phase 2	Quantity	Unit	Rate (£)	Rounded Total (£)
Demolition Works (See Appendix H)	-	ft <sup>2</sup>	-	-
Enabling and infrastructure works	381,620	ft <sup>2</sup>	15	5,830,000
Basement	80,450	ft <sup>2</sup>	224	18,010,000
Flexible Use S&C	5,657	ft <sup>2</sup>	127	720,000
Cinema S&C	17,288	ft <sup>2</sup>	320	5,530,000
Office S&C and Fit Out	28,526	ft <sup>2</sup>	305	8,690,000
Private Residential	212,871	ft <sup>2</sup>	305	64,830,000
Private Residential (Refurb)	31,752	ft <sup>2</sup>	279	8,860,000
Flexible Use S&C (Refurb)	5,076	ft <sup>2</sup>	165	840,000
Public Realm within Site Boundary	381,620	ft <sup>2</sup>	13	4,990,000
<b>Sub total - 4Q 17</b>				<b>118,300,000</b>
Inflation from 4Q 17 to 4Q 18	1.010	%	118,300,000	1,195,000
Inflation from 4Q 18 to 2Q 20	1.015	%	119,495,000	1,213,000
<b>Sub total</b>				<b>120,708,000</b>
Contingency	5.0	%	120,708,000	6,035,000
<b>Total - 2Q 20</b>				<b>126,743,000</b>

JA Comments
Refer to comments on build-up.
Refer to comments on build-up.
See below.
See below.
See below.
See below.
See below.
See below.
Refer to comments on build-up.
Formula adjustment.
Formula adjustment.
Reduced from 7.5% to 5%.

Above Ground Cost/sqft of above ground GIA (Excluding Basement) **363.7**

Cost/sqft of Total GIA **332.1**

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX A: PHASE 2 SUMMARY AND INDICATIVE COSTINGS**

Phase 2 - By Building Total GIA: 381,620 ft<sup>2</sup>  
Above Ground GIA: 301,170 ft<sup>2</sup>

Phase 2	Quantity	Unit	Rate (£)	Total (£)	JA Comments
<b>Building 1</b>	<b>47,127</b>	<b>ft<sup>2</sup></b>	<b>306</b>	<b>14,400,000</b>	
Cinema (Shell & Core)	17,288	ft <sup>2</sup>	320	5,530,000	Refer to comments on build-up - ok.
Flexible Use (Shell & Core)	1,313	ft <sup>2</sup>	137	180,000	Refer to comments on build-up - ok.
Office (Shell & Core and Fit Out)	28,526	ft <sup>2</sup>	305	8,690,000	Refer to comments on build-up.
<b>Building 2</b>	<b>151,835</b>	<b>ft<sup>2</sup></b>	<b>300</b>	<b>45,610,000</b>	
Flexible Use (Shell & Core)	4,344	ft <sup>2</sup>	124	540,000	Refer to comments on build-up - ok.
Private Residential	147,491	ft <sup>2</sup>	306	45,070,000	Refer to comments on build-up.
<b>Building 3</b>	<b>65,380</b>	<b>ft<sup>2</sup></b>	<b>302</b>	<b>19,760,000</b>	
Private Residential	65,380	ft <sup>2</sup>	302	19,760,000	Refer to comments on build-up.
<b>Building 4</b>	<b>36,828</b>	<b>ft<sup>2</sup></b>	<b>263</b>	<b>9,700,000</b>	
Flexible Use (Shell & Core) - Refurb	5,076	ft <sup>2</sup>	165	840,000	Refer to comments on build-up.
Private Residential - Refurb	31,752	ft <sup>2</sup>	279	8,860,000	Refer to comments on build-up.

**STAG BREWERY, RICHMOND**  
**ENLARGED PLANNING SCHEME COSTS ESTIMATE**

Job No.: 34196  
Client: Reselton Properties Limited

Date Prepared : 09-Apr-20  
Base Date : 4Q 17

JA Comments

**INFRASTRUCTURE WORKS**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £
	<b>PHASE 2</b>					
<b>1.00</b>	<b>INFRASTRUCTURE WORKS</b>					
1.01	Allowance for archaeology, excavation trenches etc, assumed low risk site	1	Item	100,000	100,000	
1.02	Allowance for diversion of existing services	1	Item	150,000	150,000	
1.03	Allowance for creating consistent site level	7,560	m3	20	151,200	
1.04	Flood protection wall works	1	Item	413,800	413,800	
1.05	Allowance for substation and electricity connection	1	Item	225,000	225,000	
1.06	Allowance for gas supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	50,000	50,000	
1.07	Allowance for water supply - assumed connection to existing local infrastructure and on site distribution via basement where possible	4	nr	25,000	100,000	
1.08	Allowance for foul and surface water drainage connections, assumed to existing local infrastructure	6	nr	35,000	210,000	
1.09	Allowance for incoming BT and telecom connections, assumed supplies available locally with no upgrading required	1	Item	50,000	50,000	
1.10	Allowance for foul and surface water drainage to Phase 2, assumed via basement where possible	33,429	m2	10	334,290	
1.11	E.O allowance for on-site attenuation requirements including excavation, disposal, cellular storage system, membrane, backfilling etc - Quantity apportioned based on landscaped area; total quantity of 2,650m3 as per Watermans Drainage Strategy Report dated October 2017	848	m3	450	381,600	
1.12	Allowance for energy centre and renewable, PV's etc - requirements to be set out - to serve Phase 2, only.	35,454	m2	75	2,659,027	
	<b>Phase 2 Infrastructure Works - Total</b>				<b>4,824,917</b>	
	<b>Total</b>				<b>4,824,917</b>	<b>4,824,917</b>
	<b>SUB TOTAL - PHASE 2</b>					<b>4,824,917</b>
	Main Contractor's Prelims (15%)	15.0	%	4,824,917	723,738	723,738
	Main Contractor's OH&P (5%)	5.0	%	5,548,654	277,433	277,433
	<b>SUB TOTAL - PHASE 2</b>					<b>5,830,000</b>

Ok.

Ok.

Ok.

Substantial measures required given proximity to river Substation / connections previously reduced

Ok.

Ok.

Ok.

Ok.

Ok.

Details required to effectively check situation regarding ASHP's



**STAG BREWERY, RICHMOND**  
**ENLARGED PLANNING SCHEME COSTS ESTIMATE**

Job No.: 34196  
Client: Reselton Properties Limited

Date Prepared : 09-Apr-20  
Base Date : 4Q 17

JA Comments

**INFRASTRUCTURE WORKS**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £
<b>PHASE 3</b>						
<b>2.00 INFRASTRUCTURE WORKS</b>						
2.01	Allowance for archaeology, excavation trenches etc, assumed low risk site	1	Item	75,000	75,000	
2.02	Allowance for diversion of existing services	1	Item	150,000	150,000	
2.03	Allowance for creating consistent site level	2,788	m3	20	55,760	
2.04	Flood protection wall works	1	Item	369,800	369,800	
2.05	Allowance for substation and electricity connection	1	Item	275,000	275,000	
2.06	Allowance for gas supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	75,000	75,000	
2.07	Allowance for water supply - assumed connection to existing local infrastructure and on site distribution via basement (assumed quantity)	5	nr	25,000	125,000	
2.08	Allowance for foul and surface water drainage connections, assumed to existing local infrastructure (assumed quantity)	6	nr	35,000	210,000	
2.09	Allowance for incoming BT and telecom connections, assumed supplies available locally with no upgrading required	1	Item	50,000	50,000	
2.10	Allowance for foul and surface water drainage to Phase 3, assumed majority via basement.	39,860	m2	10	398,600	
2.11	E.O allowance for on-site attenuation requirements including excavation, disposal, cellular storage system, membrane, backfilling etc - Quantity apportioned based on landscaped area; total quantity of 2,650m3 as per Watermans Drainage Strategy Report dated October 2017	451	m3	450	202,950	
2.12	Allowance for energy centre and renewable, PV's etc - requirements to be set out - to serve Phase 3, only.	38,626	m2	75	2,896,954	
<b>Phase 3 Infrastructure Works - Total</b>					<b>4,884,064</b>	
<b>Total</b>					<b>4,884,064</b>	<b>4,884,064</b>
<b>SUB TOTAL - PHASE 3</b>						<b>4,884,064</b>
	Main Contractor's Prelims (15%)	15.0	%	4,884,064	732,610	732,610
	Main Contractor's OH&P (5%)	5.0	%	5,616,674	280,834	280,834
<b>SUB TOTAL - PHASE 3</b>						<b>5,900,000</b>

Ok.

Ok.

Ok.

Substantial measures required given proximity to river Substation / connections previously reduced

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Details required to effectively check situation regarding ASHP's

Ok.

Ok.

**STAG BREWERY, RICHMOND**  
**ENLARGED PLANNING SCHEME COSTS ESTIMATE**

Job No.: 34196  
Client: Reselton Properties Limited

Date Prepared : 09-Apr-20  
Base Date : 4Q 17

JA Comments

**INFRASTRUCTURE WORKS**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £
	<b>PHASE 4</b>					
<b>3.00</b>	<b>INFRASTRUCTURE WORKS</b>					
3.01	Allowance for archaeology, excavation trenches etc, assumed low risk site	1	Item	30,000	30,000	
3.02	Allowance for diversion of existing services	1	Item	50,000	50,000	
3.03	Allowance for creating consistent site level	1,292	m3	20	25,840	
3.04	Flood protection wall works	1	Item	468,400	468,400	
3.05	Allowance for electricity connection	1	Item	100,000	100,000	
3.06	Allowance for gas supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	25,000	25,000	
3.07	Allowance for water supply - assumed connection to existing local infrastructure and on site distribution via basement (assumed quantity)	3	nr	25,000	75,000	
3.08	Allowance for foul and surface water drainage connections, assumed to existing local infrastructure (assumed quantity)	2	nr	35,000	70,000	
3.09	Allowance for incoming BT and telecom connections, assumed supplies available locally with no upgrading required	1	Item	25,000	25,000	
3.10	Allowance for foul and surface water drainage to Phase 4, assumed majority via basement.	11,453	m2	10	114,530	
3.11	E.O allowance for on-site attenuation requirements including excavation, disposal, cellular storage system, membrane, backfilling etc - Quantity apportioned based on landscaped area; total quantity of 2,650m3 as per Watermans Drainage Strategy Report dated October 2017	159	m3	450	71,550	
3.12	Allowance for energy centre and renewable, PV's etc - requirements to be set out - to serve Phase 4, only.	22,760	m2	75	1,706,977	
	<b>Phase 4 Infrastructure Works - Total</b>				<b>2,762,297</b>	
	<b>Total</b>				<b>2,762,297</b>	<b>2,762,297</b>
	<b>SUB TOTAL - PHASE 4</b>					<b>2,762,297</b>
	Main Contractor's Prelims (15%)	15.0	%	2,762,297	414,344	414,344
	Main Contractor's OH&P (5%)	5.0	%	3,176,641	158,832	158,832
	<b>SUB TOTAL - PHASE 4</b>					<b>3,340,000</b>

Ok.

Ok.

Ok.

Substantial measures required given proximity to river

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Details required to effectively check situation regarding ASHP's

Ok.

Ok.

**STAG BREWERY, RICHMOND**  
**ENLARGED PLANNING SCHEME COSTS ESTIMATE**

Job No.: 34196  
Client: Reselton Properties Limited

Date Prepared : 09-Apr-20  
Base Date : 4Q 17

JA Comments

**INFRASTRUCTURE WORKS**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £
	<b>PHASE 1</b>					
<b>4.00</b>	<b>INFRASTRUCTURE WORKS</b>					
4.01	Allowance for site enabling works (archaeology, services diversions & site levelling)	1	Item	484,580	484,580	
4.02	Allowance for substation & electricity connection	1	Item	225,000	225,000	
4.03	Allowance for gas supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	50,000	50,000	
4.04	Allowance for water supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	100,000	100,000	
4.05	Allowance for foul and surface water drainage connections, assumed to existing local infrastructure	1	Item	280,000	280,000	
4.06	Allowance for incoming BT and telecom connections, assumed supplies available locally with no upgrading required	1	Item	50,000	50,000	
4.07	Allowance for foul and surface water drainage	28,278	m2	10	282,779	
4.08	Allowance for on-site attenuation requirements including excavation, disposal, cellular storage system, membrane, backfilling etc	1	Item	429,300	429,300	
4.09	Allowance for energy centre and renewable, PV's etc - requirements to be set out - to serve Phase 1, only.	28,278	m2	75	2,120,839	
	<b>Phase 1 Infrastructure Works - Total</b>				<b>4,022,498</b>	
	<b>Total</b>				<b>4,022,498</b>	<b>4,022,498</b>
	<b>SUB TOTAL - PHASE 1</b>					<b>4,022,498</b>
	Main Contractor's Prelims (15%)	15.0	%	4,022,498	603,375	603,375
	Main Contractor's OH&P (5%)	5.0	%	4,625,872	231,294	231,294
	<b>SUB TOTAL - PHASE 1</b>					<b>4,860,000</b>

Ok.

Substation / connections previously reduced

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Details required to effectively check situation regarding ASHP's

Ok.

Ok.

**STAG BREWERY, RICHMOND**  
**ENLARGED PLANNING SCHEME COSTS ESTIMATE**

Job No.: 34196  
Client: Reselton Properties Limited

Date Prepared : 09-Apr-20  
Base Date : 4Q 17

JA Comments

**INFRASTRUCTURE WORKS**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £
<b>PHASE 5</b>						
<b>5.00</b>	<b>INFRASTRUCTURE WORKS</b>					
5.01	Allowance for site enabling works (archaeology, services diversions & site levelling)	1	Item	416,280	416,280	
5.02	Allowance for substation & electricity connection	1	Item	350,000	350,000	
5.03	Allowance for gas supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	75,000	75,000	
5.04	Allowance for water supply - assumed connection to existing local infrastructure and on site distribution via basement	1	Item	150,000	150,000	
5.05	Allowance for foul and surface water drainage connections, assumed to existing local infrastructure	1	Item	420,000	420,000	
5.06	Allowance for incoming BT and telecom connections, assumed supplies available locally with no upgrading required	1	Item	65,000	65,000	
5.07	Allowance for foul and surface water drainage to Phase 5	37,646	m2	10	376,464	
5.08	Allowance for on-site attenuation requirements including excavation, disposal, cellular storage system, membrane, backfilling etc	1	Item	429,300	429,300	
5.09	Allowance for energy centre and renewable, PV's etc - requirements to be set out - to serve Phase 5, only.	37,646	m2	75	2,823,479	
	<b>Phase 5 Infrastructure Works - Total</b>				<b>5,105,523</b>	
	<b>Total</b>				<b>5,105,523</b>	<b>5,105,523</b>
	<b>SUB TOTAL - PHASE 5</b>					<b>5,105,523</b>
	Main Contractor's Prelims (15%)	15.0	%	5,105,523	765,828	765,828
	Main Contractor's OH&P (5%)	5.0	%	5,871,352	293,568	293,568
	<b>SUB TOTAL - PHASE 5</b>					<b>6,160,000</b>
<b>TOTAL</b>					<b>£</b>	<b>26,090,000</b>
<b>TOTAL ROUNDED</b>					<b>£</b>	<b>26,090,000</b>

Ok.

Substation / connections previously reduced

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Details required to effectively check situation regarding ASHP's

Ok.

Ok.

**Stag Brewery**  
**Enlarged Scheme (April 2020)**  
**Landscaping Costings**

<b>Phase 1</b>			<b>£/unit (4Q 17)</b>	<b>£ Total (4Q 17)</b>	<b>JA Comments</b>
Total	18,134	m2			
Ddt Buildings	6,412	m2			
General levelling	11,722	m2	20	234,443	Ok.
Soft	3,253	m2	100	325,266	Ok.
Road (Stone plus EO)	2,827	m2	300	848,057	Ok.
Hard	5,643	m2	225	1,269,590	Hard at £225 considered appropriate (range £200 - £225)
Drainage to hard	5,643	m2	30	169,279	drainage separate Ok.
Trees Soft	35	nr	5,000	175,000	Ok.
Trees Hard (incl grille)	53	nr	10,000	530,000	Ok.
Kerb	943	m	150	141,463	Ok.
Add item allowances	11,722	m2	31	368,769	Ok.
CCTV	11,722	m2	10	117,221	Ok.
Lighting	11,722	m2	59.25	694,491	Ok.
Fittings	11,722	m2	15	175,832	Ok.
<b>Park below school</b>	5,135	m2			
General levelling	5,135	m2	20	102,709	Ok.
Soft	3,280	m2	100	327,963	Ok.
Drainage to hard	1,856	m2	30	55,674	Ok.
Hard	1,856	m2	225	417,557	Hard at £225 considered appropriate (range £200 - £225)
Kerb	384	m	150	57,656	drainage separate Ok.
CCTV	5,135	m2	10	51,354	Ok.
Lighting	5,135	m2	25	128,386	Ok.
Fittings	5,135	m2	15	77,032	Ok.
<b>Subtotal</b>				6,267,742	
MC Prelims	15	%	6,267,742	940,161	Ok.
MC OH&P	5	%	7,207,903	360,395	Ok.
				<b>7,568,298</b>	
<b>Phase 2</b>			<b>£/unit (4Q 17)</b>	<b>£ Total (4Q 17)</b>	
Total	12,451	m2			
Ddt Buildings	4,610	m2			
General levelling	7,841	m2	20	156,816	Ok.
Soft	2,121	m2	100	212,126	Ok.
Road (Stone plus EO)	85	m2	300	25,425	Ok.
Shared Road (Stone plus EO)	283	m2	300	84,893	Ok.
Hard	5,635	m2	225	1,267,831	Hard at £225 considered appropriate (range £200 - £225)
Drainage to hard	5,635	m2	30	169,044	drainage separate Ok.
Trees Soft	35	nr	5,000	175,000	Ok.
Trees Hard (incl grille)	53	nr	10,000	530,000	Ok.
Kerb	388	m	150	58,127	Ok.
Add item allowances	1	Item	390,500	390,500	Please clarify what this is ?
CCTV	7,841	m2	10	78,408	Ok.
Lighting	7,841	m2	88.52	694,062	Ok.
Fittings	7,841	m2	15	117,612	Ok.

**Stag Brewery****Enlarged Scheme (April 2020)****Landscaping Costings****Additional Public Realm to Mortlake Park**

General levelling	370	m2	20	7,402	
Soft	52	m2	100	5,195	
Drainage to hard	318	m2	30	9,544	
Hard	318	m2	<b>225</b>	<b>71,580</b>	
Kerb	384	m	150	57,656	
CCTV	370	m2	10	3,701	
Lighting	370	m2	25	9,252	
Fittings	370	m2	15	5,551	
<b>Subtotal</b>				<b>4,129,725</b>	
MC Prelims	15	%	4,129,725	619,459	
MC OH&P	5	%	4,749,184	237,459	
				<b>4,986,643</b>	

Ok.

Ok.

Ok.

Hard at £225 considered appropriate (range £200 - £225)  
drainage separate

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

**Phase 3**

			<b>£/unit (4Q 17)</b>	<b>£ Total (4Q 17)</b>	
Total	12,134	m2			
Ddt Buildings	3,933	m2			
General levelling	8,201	m2	20	164,025	
Soft	1,159	m2	100	115,873	
Road (Stone plus EO)		m2	300	-	
Shared Road (Stone plus EO)	455	m2	300	136,460	
Hard	6,588	m2	<b>225</b>	<b>1,482,224</b>	
Drainage to hard	6,588	m2	30	197,630	
Trees Soft	56	nr	5,000	280,000	
Trees Hard (incl grille)	8	nr	10,000	80,000	
Kerb	729	m2	150	109,385	
Add item allowances	1	Item	201,500	201,500	
CCTV	8,201	m2	10	82,013	
Lighting	8,201	m2	43.44	356,257	
Fittings	8,201	m2	15	123,019	
<b>Subtotal</b>				<b>3,328,385</b>	
MC Prelims	15	%	3,328,385	499,258	
MC OH&P	5	%	3,827,642	191,382	
				<b>4,019,024</b>	

Ok.

Ok.

Ok.

Ok.

Ok.

Hard at £225 considered appropriate (range £200 - £225)  
drainage separate

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

0

0

**Phase 4**

Total	7,125	m2			
Ddt Buildings	3,221	m2			
General levelling	3,904	m2	20	78,088	
Soft	410	m2	100	40,951	
Road (Stone plus EO)		m2	300	-	
Shared Road (Stone plus EO)	569	m2	300	170,629	
Hard	2,926	m2	<b>225</b>	<b>658,378</b>	
Drainage to hard	2,926	m2	30	87,784	
Trees Soft	29	nr	5,000	145,000	
Trees Hard (incl grille)	7	nr	10,000	70,000	
Kerb	569	m	150	85,315	
Add item allowances	1	Item	35,500	35,500	
CCTV	3,904	m2	10	39,044	
Lighting	3,904	m2	33.66	131,431	
Fittings	3,904	m2	15	58,566	
<b>Subtotal</b>				<b>1,600,685</b>	
MC Prelims	15	%	1,600,685	240,103	
MC OH&P	5	%	1,840,788	92,039	
				<b>1,932,827</b>	

Ok.

Ok.

Ok.

Ok.

Ok.

Hard at £225 considered appropriate (range £200 - £225)  
drainage separate

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

**Phase 5**

Total	13,629	m2			
Ddt Buildings	5,397	m2			
General levelling	8,232	m2	20	164,632	
Soft	2,281	m2	100	228,130	
Road (Stone plus EO)		m2	300	-	
Shared Road (Stone plus EO)	870	m2	300	260,904	
Hard	5,081	m2	<b>225</b>	<b>1,143,142</b>	
Drainage to hard	5,081	nr	30	152,419	
Trees Soft	47	nr	5,000	235,000	
Trees Hard (incl grille)	12	nr	10,000	120,000	
Kerb	870	m	150	130,452	
Add item allowances	8,232	m2	31.46	258,960	
CCTV	8,232	m2	10	82,316	

Ok.

Ok.

Ok.

Ok.

Ok.

Hard at £225 considered appropriate (range £200 - £225)  
drainage separate

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

**Stag Brewery**

**Enlarged Scheme (April 2020)**

**Landscaping Costings**

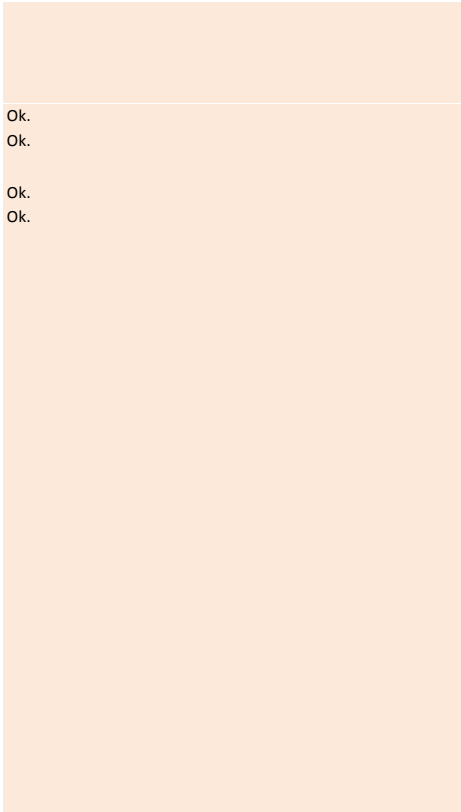
Lighting	8,232	m2	59.25	487,690	Ok.
Fittings	8,232	m2	15	123,474	Ok.
	<b>Subtotal</b>			<b>3,387,118</b>	
MC Prelims	15	%	3,387,118	508,068	Ok.
MC OH&P	5	%	3,895,186	194,759	Ok.
				<b>4,089,945</b>	

**Misc 1 (Grey Area) Captured above**

Total	370	m2
Ddt Buildings		m2
Soft	52	m2
Road (Stone plus EO)		m2
Shared Road (Stone plus EO)	174	m2
Hard	144	m2
Trees Soft		nr
Trees Hard (incl grille)		nr
Kerb	60	m2

**Misc 2 (Below football pitch) Captured above**

Total	5,135	m2
Ddt Buildings		m2
Soft	3,280	m2
Road (Stone plus EO)		m2
Shared Road (Stone plus EO)		m2
Hard	1,856	m2
Trees Soft		nr
Trees Hard (incl grille)		nr
Kerb	384	m2





**Stag Brewery**

**Enlarged Scheme Planning Cost Estimate - Phase 2 East Basement (April 2020)**

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £	JA Comments
<b>Basement</b>						
1	Basement Perimeter Walls				1,257,550	
2	Basement Slabs				7,504,710	
3	Shear Walls and Columns				576,655	
4	Ground Floor Slab				2,719,640	
5	Internal Walls and Doors				293,020	
6	Internal Finishes and Fittings				973,415	
7	Mechanical and Electrical Installations				1,591,139	
8	Sub Total				<b>14,916,129</b>	
9	Main Contractor Preliminaries		%	15.00	2,237,419	Reduced from 16% to 15%
10	Main Contractor OH&P		%	5.00	857,677	Ok.
11	Total				<b>18,011,226</b>	
					<b>18,011,000</b>	Carried to Main Summary (PH2)
			£/sq ft GIA		<b>224</b>	
<b>Basement Perimeter Walls</b>						
<b>1 Sheet Piling</b>						
2	Sheet piling to basement perimeter, assumed 16m deep, 450mm overall thick sheet piles, fully welded, painted to interior face	4,368	m <sup>2</sup>	250.00	1,092,000	Ok.
3	E.O. for 200 x 200 x 18 RSA angle to tie into raft slab (54.3kg/m)	15	tn	2,500.00	37,500	Ok.
4	E.O. for 150 x 150 x 10 RSA angles to top of sheet piles, both sides (23kg/m)	13	tn	2,500.00	32,500	Ok.
<b>5 Capping Beam</b>						
6	Allowance for capping beam to basement perimeter, details TBC	273	m	350.00	95,550	Ok.
<b>7 Lining Walls - None detailed on WSL markup</b>						
8	Perimeter in situ concrete lining walls as per WSL markup, 350mm thick as per WSL info, 3.7m high - None shown on markup		m <sup>3</sup>	210.00		Ok.
9	Reinforcement to above, 250kg/m <sup>3</sup> as advised by WSL		tn	1,250.00		Ok.
10	Formwork to above, one side		m <sup>2</sup>	75.00		Ok.
<b>11 Waterproofing</b>						
12	Waterproofing to walls, cavity drain, block wall etc - advised not required		Excl			
					<b>1,257,550</b>	
<b>Basement Slabs</b>						
<b>1 Excavation and Disposal</b>						
2	Excavation for main basement area, assumed 5.0m deep from average existing site level of 6m	38,942	m <sup>3</sup>	5.00	194,710	Ok.
3	Disposal of above - assumed non hazardous	38,942	m <sup>3</sup>	50.00	1,947,100	Ok.
4	E.O. allowance for contamination (15%)	5,841	m <sup>3</sup>	75.00	438,075	Ok given nature of the site
5	E.O. allowance for obstructions (15%)	5,841	m <sup>3</sup>	100.00	584,100	Ok given nature of the site
6	Allowance for ground water removal/management as per requirement set out in Watermans environmental statement (Demo, Refurb and Construction)	1	Item	40,000.00	40,000	Ok.
<b>7 Raft Slab</b>						
8	Build up to raft slab, hardcore, blinding etc, assumed 350mm thick	2,630	m <sup>3</sup>	150.00	394,500	Reduce rate to £150
9	Raft, 1000mm thick as per WSL info - assumed waterproof concrete	7,515	m <sup>3</sup>	215.00	1,615,725	Reduce rate to £215
10	Reinforcement to above, 190kg/m <sup>3</sup> as per WSL info	1,428	tn	1,250.00	1,785,000	Ok.
11	In situ concrete to form upstand / channel to perimeter of basement; 450mm high by 150mm wide as advised by WSL	18	m <sup>3</sup>	210.00	3,780	Ok.
12	Reinforcement to above, assumed 150kg/m <sup>3</sup>	3	tn	1,250.00	3,750	Ok.
13	Formwork to concrete upstands	246	m <sup>2</sup>	70.00	17,220	Ok.
14	E.O. for lowered areas for tanks etc - scope TBC	1	Item	50,000.00	50,000	Ok.
15	E.O. for forming lift pits	11	nr	5,000.00	55,000	Ok.
16	Allowance for DPM and insulation to slab	7,515	m <sup>2</sup>	25.00	187,875	Ok.
17	Allowance for underslab drainage	7,515	m <sup>2</sup>	25.00	187,875	Ok.
<b>18 Waterproofing</b>						
19	Waterproofing to slab - second layer of defence - advised as not required		Excl			
					<b>7,504,710</b>	
<b>Shear Walls and Columns</b>						
<b>1 Columns</b>						
2	In situ concrete columns to basement, 450mm x 450mm, 3.7m high, assumed 236nr	177	m <sup>3</sup>	210.00	37,170	Ok.
3	Reinforcement to concrete columns, 295kg/m <sup>3</sup> as advised by WSL	52	tn	1,250.00	65,000	Ok.
4	Formwork to 450mm x 450mm concrete columns, basic finish	1,572	m <sup>2</sup>	75.00	117,900	Ok.
5	In situ concrete columns to basement, 700mm x 300mm, 3.7m high, assumed 10nr	8	m <sup>3</sup>	210.00	1,680	Ok.
6	Reinforcement to concrete columns, 295kg/m <sup>3</sup> as advised by WSL	2	tn	1,250.00	2,500	Ok.
7	Formwork to 700mm x 300mm concrete columns, basic finish	74	m <sup>2</sup>	75.00	5,550	Ok.
8	E.O. for column shear heads, 175kg/m <sup>2</sup> - TBC	246	nr	100.00	24,600	Ok.
<b>9 Shear Walls</b>						
10	In situ concrete core walls; 250mm thick as advised by WSL	193	m <sup>3</sup>	210.00	40,530	Ok.
11	Reinforcement to core walls; 220kg/m <sup>3</sup> as advised by	42	tn	1,250.00	52,500	Ok.

**Stag Brewery**

**Enlarged Scheme Planning Cost Estimate - Phase 2 East Basement (April 2020)**

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £	JA Comments
	WSL					
12	Formwork to core walls; both sides, basic finish	1,543	m <sup>2</sup>	75.00	115,725	Ok.
<b>13</b>	<b>Ramp Walls</b>					
14	In situ concrete walls; assumed 250mm thick	105	m <sup>3</sup>	210.00	22,050	Ok.
15	Reinforcement to walls; assumed 220kg/m <sup>3</sup>	23	tn	1,250.00	28,750	Ok.
16	Formwork to walls; both sides, basic finish	836	m <sup>2</sup>	75.00	62,700	Ok.
					<u>576,655</u>	
	<b>Ground Floor Slab</b>					
<b>1</b>	<b>500mm thick ground floor slab to external landscaped areas</b>					
2	In situ concrete to ground floor slab above basement to external landscaped areas/roads, 500mm thick as per WSL info	2,510	m <sup>3</sup>	190.00	476,900	Reduce rate to £190
3	Reinforcement to above, 220kg/m <sup>3</sup> as per WSL info	552	tn	1,250.00	690,000	Ok.
4	Formwork to soffit, basic finish	5,020	m <sup>2</sup>	70.00	351,400	Ok.
5	Formwork to sides	122	m <sup>2</sup>	70.00	8,540	Ok.
<b>6</b>	<b>250mm thick ground floor slab to residential areas</b>					
7	In situ concrete to ground floor slab to Block 2 and 3 residential uses, 250mm thick as per WSL info	460	m <sup>3</sup>	190.00	87,400	Reduce rate to £190
8	Reinforcement to above, 260kg/m <sup>3</sup> as per WSL info	120	tn	1,250.00	150,000	Ok.
9	Formwork to soffit, basic finish	1,838	m <sup>2</sup>	70.00	128,660	Ok.
<b>10</b>	<b>300mm thick ground floor slab to retail areas</b>					
11	In situ concrete to ground floor slab to Block 2 retail use, 300mm thick as per WSL info	197	m <sup>3</sup>	190.00	37,430	Reduce rate to £190
12	Reinforcement to above, 220kg/m <sup>3</sup> as per WSL info	43	tn	1,250.00	53,750	Ok.
13	Formwork to soffit, basic finish	657	m <sup>2</sup>	70.00	45,990	Ok.
<b>14</b>	<b>Steps to ground floor slab</b>					
15	In situ concrete to steps in ground floor slab for changes in levels between residential and retail uses, assumed 1.5m high and 500mm thick	93	m <sup>3</sup>	190.00	17,670	Reduce rate to £190
16	Reinforcement to above, assumed 260kg/m <sup>3</sup>	24	tn	1,250.00	30,000	Ok.
17	Formwork to steps in ground floor slab; both sides	372	m <sup>2</sup>	70.00	26,040	Ok.
18	In situ concrete to steps in ground floor slab for changes in levels between residential use and landscaped podium, assumed 1.6m high and 500mm thick	218	m <sup>3</sup>	190.00	41,420	Reduce rate to £190
19	Reinforcement to above, assumed 260kg/m <sup>3</sup>	57	tn	1,250.00	71,250	Ok.
20	Formwork to steps in ground floor slab; both sides	874	m <sup>2</sup>	70.00	61,180	Ok.
21	In situ concrete to steps in ground floor slab for changes in levels between retail use and landscaped podium, assumed 0.95m high and 500mm thick	52	m <sup>3</sup>	190.00	9,880	Reduce rate to £190
22	Reinforcement to above, assumed 260kg/m <sup>3</sup>	14	tn	1,250.00	17,500	Ok.
23	Formwork to steps in ground floor slab; both sides	209	m <sup>2</sup>	70.00	14,630	Ok.
<b>24</b>	<b>Transfer Beams</b>					
25	In situ concrete to transfer beams; 1000mm deep x 500mm wide as advised by WSL	105	m <sup>3</sup>	200.00	21,000	Reduce rate to £200
26	Reinforcement to the above; 150kg/m <sup>3</sup> as advised by WSL	16	tn	1,250.00	20,000	Ok.
27	Formwork to transfer beams	527	m <sup>2</sup>	75.00	39,525	Ok.
28	E.O. for beams / transfer structures yet to be detailed - scope TBC - assumed limited	1	Item	50,000.00	50,000	Ok.
<b>29</b>	<b>Basement Perimeter Detail - 3 (As advised by WSL)</b>					
30	In situ concrete to transfer beam; assumed 600mm deep x 500mm wide	1	m <sup>3</sup>	200.00	200	Reduce rate to £200
31	Reinforcement to the above; assumed 150kg/m <sup>3</sup>	1	tn	1,250.00	1,250	Ok.
32	Formwork to transfer beams	4	m <sup>2</sup>	75.00	300	Ok.
<b>33</b>	<b>Tree Pits</b>					
34	Allowance for forming tree pits within ground floor slab - Size and quantity to be confirmed	1	Item	75,000.00	75,000	Ok.
<b>35</b>	<b>Ramp</b>					
36	In situ concrete to ramp, 350mm thick as advised by WSL	225	m <sup>3</sup>	200.00	45,000	Reduce rate to £200
37	Reinforcement to above, 215kg/m <sup>3</sup> as advised by WSL	48	tn	1,250.00	60,000	Ok.
38	Formwork to above	643	m <sup>2</sup>	75.00	48,225	Ok.
39	Formwork to sides	40	m <sup>2</sup>	75.00	3,000	Ok.
<b>40</b>	<b>Movement Joint</b>					
41	Allowance for movement joint in Phase A ground floor slab to suit phasing	73	m	500.00	36,500	Ok.
					<u>2,719,640</u>	
	<b>Internal Walls and Doors</b>					
<b>1</b>	<b>Internal Walls</b>					
2	Internal blockwork walls to basement, assumed 140mm thick, 3.7m high	1,471	m <sup>2</sup>	90.00	132,390	Reduce rate to £90
3	Allowance for enhanced fire / acoustic requirements to plant areas e.g. energy centre - assumed 20% of total wall area	294	m <sup>2</sup>	100.00	29,400	Ok.
4	Allowance for other walls yet to be reflected on plan -10%	147	m <sup>2</sup>	90.00	13,230	Reduce rate to £90
<b>5</b>	<b>Internal Doors</b>					
6	Allowance for single leaf internal doors to basement areas - assumed quantity	20	nr	1,750.00	35,000	Ok.
7	Allowance for double leaf internal doors to basement areas - assumed quantity	30	nr	2,000.00	60,000	Ok.
8	Allowance for riser doors to basement areas - assumed quantity	20	nr	800.00	16,000	Ok.
9	E.O. allowance for fire / acoustic requirements to plant rooms - assumed 40% of doors	28	nr	250.00	7,000	Ok.
					<u>293,020</u>	
	<b>Internal Finishes and Fittings</b>					

**Stag Brewery**  
**Enlarged Scheme Planning Cost Estimate - Phase 2 East Basement (April 2020)**

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £	JA Comments
<b>1 Wall Finishes</b>						
2	Allowance for emulsion paint to internal blockwork walls	2,942	m <sup>2</sup>	15.00	44,130	Check required - fair face ?
3	Allowance for drylining and emulsion paint to concrete shear walls (one side only)	772	m <sup>2</sup>	65.00	50,180	Ok.
4	Allowance for paint to concrete columns	1,572	m <sup>2</sup>	15.00	23,580	Ditto
5	E.O. allowance for tanking to plant rooms etc	1	Item	25,000.00	25,000	Ok.
6	E.O. for enhanced finishes to building cores	5	nr	5,000.00	25,000	Ok.
<b>7 Floor Finishes</b>						
8	Allowance for screed to basement areas	7,515	m <sup>2</sup>	20.00	150,300	Clarify if screed required allow for sealer.
9	Allowance for floor finishes to basement areas, assumed epoxy paint generally	7,515	m <sup>2</sup>	25.00	187,875	Check
10	E.O. allowance for tanking to plant rooms etc	1	Item	25,000.00	25,000	Ok.
11	E.O. for enhanced finishes to building cores	5	nr	5,000.00	25,000	Ok.
12	Allowance for white lining to car park spaces and associated circulation zones etc	152	Spaces	150.00	22,800	Ok.
<b>13 Ceiling Finishes</b>						
14	Allowance for ceiling finish to basement areas, assumed paint to concrete soffits generally	7,515	m <sup>2</sup>	10.00	75,150	Ok.
15	E.O. for enhanced finishes to building cores	5	nr	5,000.00	25,000	Ok.
<b>16 Fixed Fittings</b>						
17	Allowance for signage	7,515	m <sup>2</sup>	5.00	37,575	Ok.
18	Allowance for residential bike racks, assumed 1nr space per apartment	168	nr	150.00	25,200	Ok.
19	Allowance for commercial bike racks, assumed 1nr bike rack per 1,000sq ft GIA	81	nr	150.00	12,150	Ok.
20	Allowance for showers to commercial bike storage only, assumed 1 shower per 15nr bike spaces	6	nr	7,500.00	45,000	Ok.
21	Allowance for lockers to commercial bike storage area only	81	nr	175.00	14,175	Ok.
22	Allowance for other fixed fittings - scope TBC	7,515	m <sup>2</sup>	20.00	150,300	Ok.
	Allowance for additional bike spaces to align with enlarged scheme	1	Item	10,000.00	10,000	Ok.
					<b>973,415</b>	
<b>Mechanical and Electrical Installations</b>						
<b>1 MEP - Car Park</b>						
2	Allowance for MEP installations to car parking areas	5,432	m <sup>2</sup>	110.00	597,520	Rationalise rate to £110
<b>3 MEP - Other Areas</b>						
4	Allowance for MEP installations to other areas	2,083	m <sup>2</sup>	425.00	885,275	Ok - check sprinklers.
5	Allowance for car chargers - Say 20% of car parking spaces	31	nr	2,000.00	62,000	Ok.
6	BWIC		%	3.00	46,344	Ok.
					<b>1,591,139</b>	

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX B: PHASE 3 SUMMARY AND INDICATIVE COSTINGS**

Phase 3 - By Use

Total GIA: **415,767** ft<sup>2</sup>  
 Above Ground GIA: **336,334** ft<sup>2</sup>

Phase 3	Quantity	Unit	Rate (£)	Rounded Total (£)
Demolition Works (See Appendix H)	-	ft <sup>2</sup>	-	-
Enabling and infrastructure works	415,767	ft <sup>2</sup>	14	5,900,000
Basement	79,433	ft <sup>2</sup>	223	17,750,000
Flexible Use S&C	16,316	ft <sup>2</sup>	127	2,080,000
Private Residential	257,226	ft <sup>2</sup>	306	78,210,000
Flexible Use S&C - Refurb	12,777	ft <sup>2</sup>	254	3,250,000
Offices	31,017	ft <sup>2</sup>	328	10,160,000
Hotel	18,998	ft <sup>2</sup>	288	5,480,000
Public Realm within Site Boundary	415,767	ft <sup>2</sup>	10	4,020,000
<b>Sub total - 4Q 17</b>				<b>126,850,000</b>
Inflation from 4Q 17 to 4Q 18	1.010	%	126,850,000	1,281,000
Inflation from 4Q 18 to 2Q 20	1.015	%	128,131,000	1,301,000
<b>Sub total</b>				<b>129,432,000</b>
<b>Contingency</b>	<b>5.0</b>	%	129,432,000	<b>6,472,000</b>
<b>Total - 2Q 20</b>				<b>135,904,000</b>

JA Comments
Refer to comments on build-up.
Refer to comments on build-up.
See below.
See below.
See below.
See below.
See below.
Refer to comments on build-up.
Formula adjustment.
Formula adjustment.
Reduced from 7.5% to 5%.

Above Ground Cost/sqft of above ground GIA (Excluding Basement) **354.2**  
 Cost/sqft of Total GIA **326.9**

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX B: PHASE 3 SUMMARY AND INDICATIVE COSTINGS**

Phase 3 - By Building Total GIA: 415,767 ft<sup>2</sup>  
Above Ground GIA: 336,334 ft<sup>2</sup>

Phase 3	Quantity	Unit	Rate (£)	Total (£)	JA Comments
<b>Building 5</b>	<b>62,792</b>	<b>ft<sup>2</sup></b>	<b>301</b>	<b>18,890,000</b>	
Flexible Use (Shell & Core) - Refurb	12,777	ft <sup>2</sup>	254	3,250,000	No build-up to review.
Offices (Refurb & New Build)	31,017	ft <sup>2</sup>	328	10,160,000	No build-up to review.
Hotel	18,998	ft <sup>2</sup>	288	5,480,000	No build-up to review.
<b>Building 6</b>	<b>36,203</b>	<b>ft<sup>2</sup></b>	<b>292</b>	<b>10,560,000</b>	
Flexible Use S&C	4,922	ft <sup>2</sup>	134	660,000	Refer to comments on build-up - ok.
Private Residential	31,281	ft <sup>2</sup>	316	9,900,000	Refer to comments on build-up.
<b>Building 7</b>	<b>111,620</b>	<b>ft<sup>2</sup></b>	<b>291</b>	<b>32,430,000</b>	
Flexible Use S&C	6,639	ft <sup>2</sup>	125	830,000	Refer to comments on build-up - ok.
Private Residential	104,981	ft <sup>2</sup>	301	31,600,000	Refer to comments on build-up.
<b>Building 8</b>	<b>125,719</b>	<b>ft<sup>2</sup></b>	<b>297</b>	<b>37,300,000</b>	
Flexible Use S&C	4,755	ft <sup>2</sup>	124	590,000	Refer to comments on build-up - ok.
Private Residential	120,964	ft <sup>2</sup>	303	36,710,000	Refer to comments on build-up.

## Stag Brewery

### Enlarged Scheme Planning Cost Estimate - Phase 3 and 4 East Basement (April 2020)

Job No: 34196

No.	Description	Quantity	Unit	Rate £	Cost £	JA Comments
<b>Basement</b>						
1	Basement Perimeter Walls				2,116,875	
2	Basement Slabs				11,886,774	
3	Shear Walls and Columns				852,955	
4	Ground Floor Slab				4,295,145	
5	Internal Walls and Doors				492,530	
6	Internal Finishes and Fittings				1,554,415	
7	Mechanical and Electrical Installations				2,276,190	
8	Sub Total				23,474,884	
9	Main Contractor Preliminaries		%	15.00	3,521,233	Reduced from 16% to 15%
10	Main Contractor OH&P		%	5.00	1,349,806	Ok.
11	Total				28,345,922	
					<b>28,350,000</b>	
				£/sq ft GIA	<b>223.46</b>	
				Phase 3:	<b>17,750,000</b>	Carried to Main Summary (PH3)
				Phase 4:	<b>10,600,000</b>	Carried to Main Summary (PH4)
<b>Basement Perimeter Walls</b>						
1	<b>Sheet Piling</b>					
2	Sheet piling to basement perimeter, assumed 16m deep, 450mm overall thick sheet piles, fully welded, painted to interior face	6,720	m <sup>2</sup>	250.00	1,680,000.00	Ok.
3	E.O. for 200 x 200 x 18 RSA angle to tie into raft slab (54.3kg/m)	23	tn	2,500.00	57,500.00	Ok.
4	E.O. for 150 x 150 x 10 RSA angles to top of sheet piles, both sides (23kg/m)	19	tn	2,500.00	47,500.00	Ok.
5	<b>Capping Beam</b>					
6	Allowance for capping beam to basement perimeter, details TBC	420	m	350.00	147,000.00	Ok.
7	<b>Lining Walls</b>					
8	Perimeter in situ concrete lining walls as per WSL markup, 350mm thick as per WSL info, 3.7m high	250	m <sup>3</sup>	210.00	52,500.00	Ok.
9	Reinforcement to above, 250kg/m3 as advised by WSL	63	tn	1,250.00	78,750.00	Ok.
10	Formwork to above, one side	715	m <sup>2</sup>	75.00	53,625.00	Ok.
11	<b>Waterproofing</b>					
12	Waterproofing to walls, cavity drain, block wall etc - advised not required		Excl			
					<b>2,116,875.00</b>	
<b>Basement Slabs</b>						
1	<b>Excavation and Disposal</b>					
2	Excavation for main basement area, assumed 5.2m deep from average existing site level of 5.1m	62,117	m <sup>3</sup>	5.00	310,587.45	Ok.
3	Disposal of above - assumed non hazardous	62,117	m <sup>3</sup>	50.00	3,105,874.50	Ok.
4	E.O. allowance for contamination (15%)	9,318	m <sup>3</sup>	75.00	698,821.76	Ok.
5	E.O. allowance for obstructions (15%)	9,318	m <sup>3</sup>	100.00	931,762.35	Ok.
6	Allowance for ground water removal/management as per requirement set out in Watermans environmental statement (Demo, Refurb and Construction)	1	Item	60,000.00	60,000.00	Ok.
7	<b>Raft Slab</b>					
8	Build up to raft slab, hardcore, blinding etc, assumed 350mm thick	4,214	m <sup>3</sup>	150.00	632,100	Reduce to £150
9	Raft, 1000mm thick as per WSL info - assumed waterproof concrete	11,787	m <sup>3</sup>	215.00	2,534,205	Reduce to £215
10	Reinforcement to above, 190kg/m3 as per WSL info	2,240	tn	1,250.00	2,799,412.50	Ok.
11	In situ concrete to form upstand / channel to perimeter of basement; 450mm high by 150mm wide as advised by WSL	28	m <sup>2</sup>	200.00	5,600	Reduce to £200
12	Reinforcement to above, assumed 150kg/m3	4	tn	1,250.00	5,000.00	Ok.
13	Formwork to concrete upstands	378	m <sup>2</sup>	70.00	26,460.00	Ok.
14	E.O. for lowered areas for tanks etc - scope TBC	1	Item	80,000.00	80,000.00	Ok.
15	E.O. for forming lift pits	19	nr	5,000.00	95,000.00	Ok.
16	Allowance for DPM and insulation to slab	12,039	m <sup>2</sup>	25.00	300,975.00	Ok.
17	Allowance for underslab drainage	12,039	m <sup>2</sup>	25.00	300,975.00	Ok.
18	<b>Waterproofing</b>					
19	Waterproofing to slab - second layer of defence - advised as not required		Excl			
					<b>11,886,774</b>	
<b>Shear Walls and Columns</b>						
1	<b>Columns</b>					
2	In situ concrete columns to basement, 450mm x 450mm, 3.7m high, assumed 354nr	265	m <sup>3</sup>	200.00	53,000	Reduce to £200
3	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	78	tn	1,250.00	97,500.00	Ok.
4	Formwork to 450mm x 450mm concrete columns, basic finish	2,358	m <sup>2</sup>	75.00	176,850.00	Ok.
5	In situ concrete columns to basement, 700mm x 300mm, 3.7m high, assumed 30nr	23	m <sup>3</sup>	210.00	4,830.00	Ok.
6	Reinforcement to concrete columns, 295kg/m3 as advised by WSL	7	tn	1,250.00	8,750.00	Ok.
7	Formwork to 700mm x 300mm concrete columns, basic finish	222	m <sup>2</sup>	75.00	16,650.00	Ok.
8	E.O. for column shear heads, 175kg/m2 - TBC	384	nr	100.00	38,400.00	Ok.

<b>9 Shear Walls</b>						
10 In situ concrete core walls; 250mm thick as advised by WSL	333	m <sup>3</sup>	200.00	66,600	Reduce to £200	
11 Reinforcement to core walls; 220kg/m3 as advised by WSL	73	tn	1,250.00	91,250.00	Ok.	
12 Formwork to core walls; both sides, basic finish	2,667	m <sup>2</sup>	75.00	200,025.00	Ok.	
<b>13 Ramp Walls</b>						
14 In situ concrete walls; assumed 250mm thick	93	m <sup>3</sup>	200.00	18,600	Reduce to £200	
15 Reinforcement to walls; assumed 220kg/m3	20	tn	1,250.00	25,000.00	Ok.	
16 Formwork to walls; both sides, basic finish	740	m <sup>2</sup>	75.00	55,500.00	Ok.	
				<b>852,955</b>		
<b>Ground Floor Slab</b>						
<b>1 500mm thick ground floor slab to external landscaped areas</b>						
2 In situ concrete to ground floor slab above basement to external landscaped areas/roads, 500mm thick as per WSL info	3,270	m <sup>3</sup>	190.00	621,300	Reduce to £190	
3 Reinforcement to above, 220kg/m3 as per WSL info	719	tn	1,250.00	898,750.00	Ok.	
4 Formwork to soffit, basic finish	6,540	m <sup>2</sup>	70.00	457,800.00	Ok.	
5 Formwork to sides	210	m <sup>2</sup>	70.00	14,700.00	Ok.	
<b>6 250mm thick ground floor slab to residential areas</b>						
7 In situ concrete to ground floor slab to Block 7, 8, 10, 11 and 12 residential uses, 250mm thick as per WSL info	675	m <sup>3</sup>	190.00	128,250	Reduce to £190	
8 Reinforcement to above, 260kg/m3 as per WSL info	176	tn	1,250.00	220,000.00	Ok.	
9 Formwork to soffit, basic finish	2,700	m <sup>2</sup>	70.00	189,000.00	Ok.	
<b>10 300mm thick ground floor slab to retail areas</b>						
11 In situ concrete to ground floor slab to Block 5, 6, 7, 8, 10, 11 and 12 retail uses, 300mm thick as per WSL info	840	m <sup>3</sup>	190.00	159,600	Reduce to £190	
12 Reinforcement to above, 220kg/m3 as per WSL info	185	tn	1,250.00	231,250.00	Ok.	
13 Formwork to soffit, basic finish	2,800	m <sup>2</sup>	70.00	196,000.00	Ok.	
<b>14 Steps to ground floor slab</b>						
15 In situ concrete to steps in ground floor slab for changes in levels between residential and retail uses, assumed 1.5m high and 500mm thick	258	m <sup>3</sup>	190.00	49,020	Reduce to £190	
16 Reinforcement to above, assumed 260kg/m3	67	tn	1,250.00	83,750.00	Ok.	
17 Formwork to steps in ground floor slab; both sides	1,033	m <sup>2</sup>	70.00	72,310.00	Ok.	
18 In situ concrete to steps in ground floor slab for changes in levels between residential use and landscaped podium, assumed 1.6m high and 500mm thick	299	m <sup>3</sup>	190.00	56,810	Reduce to £190	
19 Reinforcement to above, assumed 260kg/m3	78	tn	1,250.00	97,500.00	Ok.	
20 Formwork to steps in ground floor slab; both sides	1,197	m <sup>2</sup>	70.00	83,790.00	Ok.	
21 In situ concrete to steps in ground floor slab for changes in levels between retail use and landscaped podium, assumed 0.95m high and 500mm thick	215	m <sup>3</sup>	190.00	40,850	Reduce to £190	
22 Reinforcement to above, assumed 260kg/m3	56	tn	1,250.00	70,000.00	Ok.	
23 Formwork to steps in ground floor slab; both sides	859	m <sup>2</sup>	70.00	60,130.00	Ok.	
<b>24 Transfer Beams</b>						
25 In situ concrete to transfer beams; 1000mm deep x 500mm wide as advised by WSL	281	m <sup>3</sup>	210.00	59,010.00	Ok.	
26 Reinforcement to the above; 150kg/m3 as advised by WSL	42	tn	1,250.00	52,500.00	Ok.	
27 Formwork to transfer beams	1,405	m <sup>2</sup>	75.00	105,375.00	Ok.	
28 E.O. for beams / transfer structures yet to be detailed - scope TBC - assumed limited	1	Item	50,000.00	50,000.00	Ok.	
<b>29 Basement Perimeter Detail - 2 (As advised by WSL)</b>						
30 In situ concrete to transfer beam; assumed 1000mm deep x 500mm wide	9	m <sup>3</sup>	200.00	1,800	Reduce to £200	
31 Reinforcement to the above; assumed 150kg/m3	1	tn	1,250.00	1,250.00	Ok.	
32 Formwork to transfer beams	47	m <sup>2</sup>	75.00	3,525.00	Ok.	
<b>33 Basement Perimeter Detail - 3 (As advised by WSL)</b>						
34 In situ concrete to transfer beam; assumed 600mm deep x 500mm wide	24	m <sup>3</sup>	200.00	4,800	Reduce to £200	
35 Reinforcement to the above; assumed 150kg/m3	4	tn	1,250.00	5,000.00	Ok.	
36 Formwork to transfer beams	126	m <sup>2</sup>	75.00	9,450.00	Ok.	
<b>37 Basement Perimeter Detail - 4 (As advised by WSL)</b>						
38 In situ concrete to transfer beam; assumed 1000mm deep x 500mm wide	12	m <sup>3</sup>	200.00	2,400	Reduce to £200	
39 Reinforcement to the above; assumed 150kg/m3	2	tn	1,250.00	2,500.00	Ok.	
40 Formwork to transfer beams	62	m <sup>2</sup>	75.00	4,650.00	Ok.	
<b>41 Basement Perimeter Detail - 5 (As advised by WSL - Captured in Residential Substructure Costs)</b>						
42 In situ concrete to transfer beam; assumed 600mm deep x 500mm wide		m <sup>3</sup>	200.00	0	Reduce to £200	
43 Reinforcement to the above; assumed 150kg/m3		tn	1,250.00		Ok.	
44 Formwork to transfer beams		m <sup>2</sup>	75.00		Ok.	
<b>45 Tree Pits</b>						
46 Allowance for forming tree pits within ground floor slab - Size and quantity to be confirmed	1	Item	150,000.00	150,000.00	Ok.	
<b>47 Ramp</b>						
48 In situ concrete to ramp, 350mm thick as advised by WSL	162	m <sup>3</sup>	200.00	32,400	Reduce to £200	
49 Reinforcement to above, 215kg/m3 as advised by WSL	35	tn	1,250.00	43,750.00	Ok.	
50 Formwork to above	444	m <sup>2</sup>	75.00	33,300.00	Ok.	
51 Formwork to sides	35	m <sup>2</sup>	75.00	2,625.00	Ok.	
				<b>4,295,145</b>		
<b>Internal Walls and Doors</b>						
<b>1 Internal Walls</b>						
2 Internal blockwork walls to basement, assumed 140mm thick, 3.7m high	2,838	m <sup>2</sup>	90.00	255,420	Reduce to £90	
3 Allowance for enhanced fire / acoustic requirements to plant areas e.g. energy centre - assumed 20% of total wall area	568	m <sup>2</sup>	100.00	56,800.00	Ok.	
4 Allowance for other walls yet to be reflected on plan -10%	284	m <sup>2</sup>	90.00	25,560	Reduce to £90	

<b>5 Internal Doors</b>						
6 Allowance for single leaf internal doors to basement areas - assumed quantity	35	nr	1,750.00	61,250.00	Ok.	
7 Allowance for double leaf internal doors to basement areas - assumed quantity	30	nr	2,000.00	60,000.00	Ok.	
8 Allowance for riser doors to basement areas - assumed quantity	30	nr	800.00	24,000.00	Ok.	
9 E.O. allowance for fire / acoustic requirements to plant rooms - assumed 40% of doors	38	nr	250.00	9,500.00	Ok.	
				<u>492,530</u>		
<b>Internal Finishes and Fittings</b>						
<b>1 Wall Finishes</b>						
2 Allowance for emulsion paint to internal blockwork walls	5,676	m <sup>2</sup>	15.00	85,140.00	Ok.	
3 Allowance for drylining and emulsion paint to concrete shear walls (one side only)	1,333	m <sup>2</sup>	65.00	86,645.00	Ok.	
4 Allowance for paint to concrete columns	2,580	m <sup>2</sup>	15.00	38,700.00	Ok.	
5 E.O. allowance for tanking to plant rooms etc	1	Item	35,000.00	35,000.00	Ok.	
6 E.O. for enhanced finishes to building cores	9	nr	5,000.00	45,000.00	Ok.	
<b>7 Floor Finishes</b>						
8 Allowance for screed to basement areas	11,787	m <sup>2</sup>	20.00	235,732	Check if screed required - seal only ?	
9 Allowance for floor finishes to basement areas, assumed epoxy paint generally	11,787	m <sup>2</sup>	25.00	294,665.50	Check	
10 E.O. allowance for tanking to plant rooms etc	1	Item	35,000.00	35,000.00	Ok.	
11 E.O. for enhanced finishes to building cores	9	nr	5,000.00	45,000.00	Ok.	
12 Allowance for white lining to car park spaces and associated circulation zones etc	297	Spaces	150.00	44,550.00	Ok.	
<b>13 Ceiling Finishes</b>						
14 Allowance for ceiling finish to basement areas, assumed paint to concrete soffits generally	11,787	m <sup>2</sup>	10.00	117,866.20	Ok.	
15 E.O. for enhanced finishes to building cores	9	nr	5,000.00	45,000.00	Ok.	
<b>16 Fixed Fittings</b>						
17 Allowance for signage	11,787	m <sup>2</sup>	5.00	58,933.10	Ok.	
18 Allowance for residential bike racks, assumed 1nr space per apartment	278	nr	150.00	41,700.00	Ok.	
19 Allowance for commercial bike racks, assumed 1nr bike rack per 1,000sq ft GIA	130	nr	150.00	19,500.00	Ok.	
20 Allowance for showers to commercial bike storage only, assumed 1 shower per 15nr bike spaces	9	nr	7,500.00	67,500.00	Ok.	
21 Allowance for lockers to commercial bike storage area only	130	nr	175.00	22,750.00	Ok.	
22 Allowance for other fixed fittings - scope TBC	11,787	m <sup>2</sup>	20.00	<u>235,732.40</u>	Ok.	
				<u>1,554,415</u>		
<b>Mechanical and Electrical Installations</b>						
<b>1 MEP - Car Park</b>						
2 Allowance for MEP installations to car parking areas	9,268	m <sup>2</sup>	110.00	1,019,480	Rationalise rate to £110	
<b>3 MEP - Other Areas</b>						
4 Allowance for MEP installations to other areas	2,519	m <sup>2</sup>	425.00	1,070,413.54	Ok.	
5 Allowance for car chargers - Say 20% of car parking spaces	60	nr	2,000.00	120,000.00	Ok.	
6 BWIC		%	3.00	<u>66,297</u>	Ok.	
				<u>2,276,190</u>		



**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX C: PHASE 4 SUMMARY AND INDICATIVE COSTINGS**

Phase 4 - By Use

Total GIA: **244,983** ft<sup>2</sup>  
 Above Ground GIA: **197,546** ft<sup>2</sup>

Phase 4	Quantity	Unit	Rate (£)	Rounded Total (£)
Demolition Works (See Appendix H)	-	ft <sup>2</sup>	-	-
Enabling and infrastructure works	244,983	ft <sup>2</sup>	14	3,340,000
Basement	47,437	ft <sup>2</sup>	223	10,600,000
Flexible Use S&C	14,244	ft <sup>2</sup>	131	1,860,000
Private Residential	137,208	ft <sup>2</sup>	309	42,440,000
Affordable Residential	46,094	ft <sup>2</sup>	295	13,620,000
Public Realm within Site Boundary	244,983	ft <sup>2</sup>	8	1,930,000
<b>Sub total - 4Q 17</b>				<b>73,790,000</b>
Inflation from 4Q 17 to 4Q 18	1.010	%	73,790,000	745,000
Inflation from 4Q 18 to 2Q 20	1.015	%	74,535,000	757,000
<b>Sub total</b>				<b>75,292,000</b>
Contingency	5.0	%	75,292,000	3,765,000
<b>Total - 2Q 20</b>				<b>79,057,000</b>

JA Comments
Refer to comments on build-up.
Refer to comments on build-up.
See below.
See below.
See below.
Refer to comments on build-up.
Formula adjustment.
Formula adjustment.
Reduced from 7.5% to 5%.

Above Ground Cost/sqft of above ground GIA (Excluding Basement) **349.3**

Cost/sqft of Total GIA **322.7**

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX C: PHASE 4 SUMMARY AND INDICATIVE COSTINGS**

Phase 4 - By Building Total GIA: 244,983 ft<sup>2</sup>  
Above Ground GIA: 197,546 ft<sup>2</sup>

Phase 4	Quantity	Unit	Rate (£)	Total (£)	JA Comments
<b>Building 9</b>	<b>21,850</b>	<b>ft<sup>2</sup></b>	<b>288</b>	<b>6,300,000</b>	
Flexible Use (Shell & Core)	3,736	ft <sup>2</sup>	139	520,000	Refer to comments on build-up - ok.
Private Residential	18,114	ft <sup>2</sup>	319	5,780,000	Refer to comments on build-up.
<b>Building 10</b>	<b>49,040</b>	<b>ft<sup>2</sup></b>	<b>286</b>	<b>14,020,000</b>	
Flexible Use (Shell & Core)	2,946	ft <sup>2</sup>	136	400,000	Refer to comments on build-up - ok.
Affordable Residential ( <b>Assumed Int</b> )	46,094	ft <sup>2</sup>	295	13,620,000	Refer to comments on build-up.
<b>Building 11</b>	<b>69,915</b>	<b>ft<sup>2</sup></b>	<b>299</b>	<b>20,900,000</b>	
Flexible Use (Shell & Core)	3,527	ft <sup>2</sup>	125	440,000	Refer to comments on build-up - ok.
Private Residential	66,388	ft <sup>2</sup>	308	20,460,000	Refer to comments on build-up.
<b>Building 12</b>	<b>56,741</b>	<b>ft<sup>2</sup></b>	<b>294</b>	<b>16,700,000</b>	
Flexible Use (Shell & Core)	4,035	ft <sup>2</sup>	124	500,000	Refer to comments on build-up - ok.
Private Residential	52,706	ft <sup>2</sup>	307	16,200,000	Refer to comments on build-up.

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX 1: PHASE D SUMMARY AND INDICATIVE COSTINGS**

Phase 1 - By Use

Total GIA: **304,380** ft<sup>2</sup>  
 Above Ground GIA: **304,380** ft<sup>2</sup>

Phase 1	Quantity	Unit	Rate (£)	Rounded Total (£)
Demolition Works (See Appendix H)	-	ft <sup>2</sup>	-	-
Enabling and infrastructure works	304,380	ft <sup>2</sup>	16	4,860,000
Basement (None proposed)	-	ft <sup>2</sup>	-	-
Affordable Residential	304,380	ft <sup>2</sup>	301	91,530,000
Public Realm within Site Boundary	304,380	ft <sup>2</sup>	25	7,570,000
<b>Sub total - 4Q 17</b>				<b>103,960,000</b>
Inflation from 4Q 17 to 4Q 18	1.010	%	103,960,000	1,050,000
Inflation from 4Q 18 to 2Q 20	1.015	%	105,010,000	1,066,000
<b>Sub total</b>				<b>106,076,000</b>
Contingency	5.0	%	106,076,000	5,304,000
<b>Total - 2Q 20</b>				<b>111,380,000</b>

JA Comments
Refer to comments on build-up.
See below.
Refer to comments on build-up.
Formula adjustment.
Formula adjustment.
Reduced from 7.5% to 5%.

Above Ground Cost/sqft of above ground GIA (Excluding Basement) **373.0**

Cost/sqft of Total GIA **365.9**

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196

Client : Reselton Properties Ltd

Issue Date : 09-Apr-20

Base Date : 2Q 2020

**APPENDIX 1: PHASE D SUMMARY AND INDICATIVE COSTINGS**

Phase 1 - By Building

Total GIA: **304,380** ft<sup>2</sup>  
 Above Ground GIA: **304,380** ft<sup>2</sup>

Phase 1	Quantity	Unit	Rate (£)	Total (£)	JA Comments
<b>Building 18</b>	<b>196,733</b>	<b>ft<sup>2</sup></b>	<b>304</b>	<b>59,900,000</b>	Refer to comments on build-up.
Affordable Residential (Int & Social)	196,733	ft <sup>2</sup>	304	59,900,000	
<b>Building 19</b>	<b>52,489</b>	<b>ft<sup>2</sup></b>	<b>294</b>	<b>15,430,000</b>	Refer to comments on build-up.
Affordable Residential	52,489	ft <sup>2</sup>	294	15,430,000	
<b>Building 20</b>	<b>27,579</b>	<b>ft<sup>2</sup></b>	<b>294</b>	<b>8,100,000</b>	Refer to comments on build-up.
Affordable Residential	27,579	ft <sup>2</sup>	294	8,100,000	
<b>Building 21</b>	<b>27,579</b>	<b>ft<sup>2</sup></b>	<b>294</b>	<b>8,100,000</b>	Refer to comments on build-up.
Affordable Residential	27,579	ft <sup>2</sup>	294	8,100,000	

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX 5: PHASE E SUMMARY AND INDICATIVE COSTINGS**

Phase 5 - By Use

Total GIA: **405,222** ft<sup>2</sup>  
 Above Ground GIA: **345,679** ft<sup>2</sup>

Phase 5	Quantity	Unit	Rate (£)	Rounded Total (£)
Demolition Works (See Appendix H)	-	ft <sup>2</sup>	-	-
Enabling and infrastructure works	405,222	ft <sup>2</sup>	15	6,160,000
Basement	59,543	ft <sup>2</sup>	253	15,060,000
Private Residential	293,877	ft <sup>2</sup>	316	92,460,000
Private Residential (Town houses)	19,424	ft <sup>2</sup>	210	4,080,000
Affordable Residential	32,378	ft <sup>2</sup>	310	10,020,000
Public Realm within Site Boundary	405,222	ft <sup>2</sup>	10	4,090,000
<b>Sub total - 4Q 17</b>				<b>131,870,000</b>
Inflation from 4Q 17 to 4Q 18	1.010	%	131,870,000	1,332,000
Inflation from 4Q 18 to 2Q 20	1.015	%	133,202,000	1,352,000
<b>Sub total</b>				<b>134,554,000</b>
Contingency	5.0	%	134,554,000	6,728,000
<b>Total - 2Q 20</b>				<b>141,282,000</b>

JA Comments
Refer to comments on build-up.
Refer to comments on build-up.
See below.
See below.
See below.
Refer to comments on build-up.
Formula adjustment.
Formula adjustment.
Reduced from 7.5% to 5%.

Above Ground Cost/sqft of above ground GIA 416.6

Cost/sqft of Total GIA 348.7

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX 5: PHASE E SUMMARY AND INDICATIVE COSTINGS**

Phase 5 - By Building

Total GIA: 405,222 ft<sup>2</sup>  
 Above Ground GIA: 345,679 ft<sup>2</sup>

Phase 5	Quantity	Unit	Rate (£)	Total (£)	JA Comments
<b>Demolition Works (See Appendix H)</b>	-	ft <sup>2</sup>	-	-	
<b>Enabling and infrastructure works</b>	405,222	ft <sup>2</sup>	16	6,450,000	
<b>Basement</b>	59,543	ft <sup>2</sup>	262	15,600,000	
<b>Building 13</b>	38,590	ft <sup>2</sup>	323	12,450,000	
Private Residential	38,590	ft <sup>2</sup>	323	12,450,000	Refer to comments on build-up.
<b>Building 14</b>	32,378	ft <sup>2</sup>	309	10,020,000	
Affordable Residential (Intermediate)	32,378	ft <sup>2</sup>	309	10,020,000	Refer to comments on build-up.
<b>Building 15</b>	100,017	ft <sup>2</sup>	321	32,070,000	
Private Residential	100,017	ft <sup>2</sup>	321	32,070,000	Refer to comments on build-up.
<b>Building 16</b>	76,636	ft <sup>2</sup>	308	23,640,000	
Private Residential	76,636	ft <sup>2</sup>	308	23,640,000	Refer to comments on build-up.
<b>Building 17</b>	78,634	ft <sup>2</sup>	309	24,300,000	
Private Residential	78,634	ft <sup>2</sup>	309	24,300,000	Refer to comments on build-up.
<b>Building 22</b>	19,424	ft <sup>2</sup>	210	4,080,000	
Private Residential (Town houses)	19,424	ft <sup>2</sup>	210	4,080,000	Refer to comments on build-up - ok.

**Stag Brewery**  
**Enlarged Scheme Planning Cost Estimate - Phase 5 West Basement (April 2020)**

Job No: 34196

Description	Quantity	Unit	Rate £	Cost £	JA Comments	
<b>Basement</b>						
1	Basement Perimeter Walls			1,856,549		
2	Basement Slabs			5,547,591		
3	Shear Walls and Columns			427,975		
4	Ground Floor Slab			2,073,863		
5	Internal Walls and Doors			171,665		
6	Internal Finishes and Fittings			757,358		
7	Mechanical and Electrical Installations			1,638,660		
8	Sub Total			12,473,661		
9	Main Contractor Preliminaries	%	15.00	1,871,049	Reduced from 16% to 15%	
10	Main Contractor OH&P	%	5.00	717,236	Ok.	
	Sub-Total			15,061,946		
				15,060,000	Carried to main summary (Ph5).	
		£/sq ft GIA		252.9		
<b>Basement Perimeter Walls</b>						
<b>1 Sheet Piling</b>						
2	Sheet piling to basement perimeter, assumed 16m deep, 450mm overall thick sheet piles, fully welded, painted to interior face	5,360	m <sup>2</sup>	250.00	1,340,000	Ok.
3	E.O. for 200 x 200 x 18 RSA angle to tie into raft slab (54.3kg/m)	18	tn	2,500.00	45,476	Ok.
4	E.O. for 150 x 150 x 10 RSA angles to top of sheet piles, both sides (23kg/m)	15	tn	2,500.00	38,525	Ok.
<b>5 Capping Beam</b>						
6	Allowance for capping beam to basement perimeter, details TBC	335	m	350.00	117,250	Ok.
<b>7 Lining Walls</b>						
8	Perimeter in situ concrete lining walls assumed based on Phase 1 requirements, 350mm thick as per WSL info, 3.7m high	434	m <sup>3</sup>	200.00	86,765	Reduce to £200
9	Reinforcement to above, 250kg/m <sup>3</sup> as advised by WSL	108	tn	1,250.00	135,570	Ok.
10	Formwork to above, one side	1,240	m <sup>2</sup>	75.00	92,963	Ok.
<b>11 Waterproofing</b>						
12	Waterproofing to walls, cavity drain, block wall etc - advised not required		Excl			
				1,856,549		
<b>Basement Slabs</b>						
<b>1 Excavation and Disposal</b>						
2	Excavation for main basement area, assumed 5.25m deep from average existing site level of 5.1m	29,043	m <sup>3</sup>	5.00	145,215	Ok.
3	Disposal of above - assumed non hazardous	29,043	m <sup>3</sup>	50.00	1,452,150	Ok.
4	E.O. allowance for contamination (15%)	4,356	m <sup>3</sup>	75.00	326,734	Ok.
5	E.O. allowance for obstructions (15%)	4,356	m <sup>3</sup>	100.00	435,645	Ok.
<b>6 Raft Slab</b>						
7	Build up to raft slab, hardcore, blinding etc, assumed 350mm thick	1,936	m <sup>3</sup>	150.00	290,430	Reduce to £150
8	Raft, 1000mm thick as per WSL info - assumed waterproof concrete	5,532	m <sup>3</sup>	215.00	1,189,380	Reduce to £150
9	Reinforcement to above, 190kg/m <sup>3</sup> as per WSL info	1,051	tn	1,250.00	1,313,850	Ok.
10	In situ concrete to form upstand / channel to perimeter of basement; 450mm high by 150mm wide as advised by WSL	20	m <sup>3</sup>	200.00	3,996	Reduce to £200
				0	Ok.	
11	Reinforcement to above, assumed 150kg/m <sup>3</sup>	3	tn	1,250.00	3,746	Ok.
12	Formwork to concrete upstands	284	m <sup>2</sup>	70.00	19,845	Ok.
13	E.O. for lowered areas for tanks etc - scope TBC	1	Item	40,000.00	40,000	Ok.
14	E.O. for forming lift pits	1	Item	50,000.00	50,000	Ok.
15	Allowance for DPM and insulation to slab	5,532	m <sup>2</sup>	25.00	138,300	Ok.
16	Allowance for underslab drainage	5,532	m <sup>2</sup>	25.00	138,300	Ok.
<b>17 Waterproofing</b>						
18	Waterproofing to slab - second layer of defence - advised as not required		Excl			
				5,547,591		
<b>Shear Walls and Columns</b>						
<b>1 Columns</b>						
2	In situ concrete columns to basement, 450mm x 450mm, 3.7m high, assumed 113nr	97	m <sup>3</sup>	200.00	19,481	Reduce to £200
3	Reinforcement to concrete columns, 295kg/m <sup>3</sup> as advised by WSL	29	tn	1,250.00	35,917	Ok.
4	Formwork to 450mm x 450mm concrete columns, basic finish	753	m <sup>2</sup>	75.00	56,444	Ok.
5	E.O. for column shear heads, 175kg/m <sup>2</sup> - TBC	113	nr	100.00	11,300	Ok.
<b>6 Shear Walls</b>						
7	In situ concrete core walls; 250mm thick as advised by WSL	191	m <sup>3</sup>	200.00	38,110	Reduce to £200
8	Reinforcement to core walls; 220kg/m <sup>3</sup> as advised by WSL	42	tn	1,250.00	52,401	Ok.
9	Formwork to core walls; both sides, basic finish	1,532	m <sup>2</sup>	75.00	114,885	Ok.
<b>10 Ramp Walls</b>						
11	In situ concrete walls; assumed 250mm thick	93	m <sup>3</sup>	200.00	18,500	Reduce to £200
12	Reinforcement to walls; assumed 220kg/m <sup>3</sup>	20	tn	1,250.00	25,438	Ok.
13	Formwork to walls; both sides, basic finish	740	m <sup>2</sup>	75.00	55,500	Ok.
				427,975		

<b>Ground Floor Slab</b>						
<b>1</b>	<b>500mm thick ground floor slab</b>					
2	In situ concrete to ground floor slab above basement to external landscaped areas/roads, 500mm thick as per WSL info	2,766	m <sup>3</sup>	190.00	525,540	Reduce to £190
3	Reinforcement to above, 220kg/m3 as per WSL info	609	tn	1,250.00	760,650	Ok.
4	Formwork to soffit, basic finish	5,532	m <sup>2</sup>	70.00	387,240	Ok.
5	Formwork to sides	148	m <sup>2</sup>	70.00	10,360	Ok.
<b>6</b>	<b>250mm thick ground floor slab to residential areas</b>					
7	In situ concrete to ground floor slab to Block 18 and 19 residential uses, 250mm thick as per WSL info	0	m <sup>3</sup>	190.00	0	Reduce to £190
8	Reinforcement to above, 260kg/m3 as per WSL info	0	tn	1,250.00	0	Ok.
9	Formwork to soffit, basic finish	0	m <sup>2</sup>	70.00	0	Ok.
<b>10</b>	<b>300mm thick ground floor slab to extra care areas</b>					
11	In situ concrete to ground floor slab to Block 13, 16 and 17 extra care uses, assumed 300mm thick	0	m <sup>3</sup>	190.00	0	Reduce to £190
12	Reinforcement to above, assumed 220kg/m3	0	tn	1,250.00	0	Ok.
13	Formwork to soffit, basic finish	0	m <sup>2</sup>	70.00	0	Ok.
<b>14</b>	<b>300mm thick ground floor slab to care home areas</b>					
15	In situ concrete to ground floor slab to Block 15 care home uses, assumed 300mm thick	0	m <sup>3</sup>	190.00	0	Reduce to £190
16	Reinforcement to above, assumed 220kg/m3	0	tn	1,250.00	0	Ok.
17	Formwork to soffit, basic finish	0	m <sup>2</sup>	70.00	0	Ok.
<b>18</b>	<b>300mm thick ground floor slab to health centre areas</b>					
19	In situ concrete to ground floor slab to Block 17 health centre uses, assumed 300mm thick	0	m <sup>3</sup>	190.00	0	Reduce to £190
20	Reinforcement to above, assumed 220kg/m3	0	tn	1,250.00	0	Ok.
21	Formwork to soffit, basic finish	0	m <sup>2</sup>	70.00	0	Ok.
<b>22</b>	<b>Steps to ground floor slab</b>					
23	In situ concrete to steps in ground floor slab for changes in levels	1	item	25,000.00	25,000	Ok.
24	Reinforcement to above, assumed 260kg/m3	1	item	35,000.00	35,000	Ok.
25	Formwork to steps in ground floor slab; both sides	1	item	25,000.00	25,000	Ok.
26	In situ concrete to steps in ground floor slab for changes in levels	1	item	20,000.00	20,000	Ok.
27	Reinforcement to above, assumed 260kg/m3	1	item	30,000.00	30,000	Ok.
28	Formwork to steps in ground floor slab; both sides	1	item	25,000.00	25,000	Ok.
<b>29</b>	<b>Transfer Beams</b>					
30	E.O. for beams / transfer structures yet to be detailed - scope TBC - assumed limited	1	Item	50,000.00	50,000	Ok.
<b>31</b>	<b>Basement Perimeter Detail - 3 (As advised by WSL)</b>					
32	In situ concrete to transfer beam; assumed 600mm deep x 500mm wide	1	Item	50,000.00	50,000	Ok.
33	Reinforcement to the above; assumed 150kg/m3					
34	Formwork to transfer beams					
<b>35</b>	<b>Basement Perimeter Detail - 4 (As advised by WSL)</b>					
36	In situ concrete to transfer beam; assumed 1000mm deep x 500mm wide					
37	Reinforcement to the above; assumed 150kg/m3					
38	Formwork to transfer beams					
<b>39</b>	<b>Basement Perimeter Detail - 5 (As advised by WSL - Captured in Residential Substructure Costs)</b>					
40	See Building 13, 18 & 19 Substructure Costs		Incl			
<b>41</b>	<b>Tree Pits</b>					
42	Allowance for forming tree pits within ground floor slab - Size and quantity to be confirmed	1	Item	75,000.00	75,000	Ok.
<b>43</b>	<b>Ramp</b>					
44	In situ concrete to ramp, 350mm thick as advised by WSL	70	m <sup>3</sup>	200.00	13,930	Reduce to £200
45	Reinforcement to above, 215kg/m3 as advised by WSL	15	tn	1,250.00	18,718	Ok.
46	Formwork to above	199	m <sup>2</sup>	75.00	14,925	Ok.
47	Formwork to sides	100	m <sup>2</sup>	75.00	7,500	Ok.
					<b>2,073,863</b>	
<b>Internal Walls and Doors</b>						
<b>1</b>	<b>Internal Walls</b>					
2	Internal blockwork walls to basement, assumed 140mm thick, 3.7m high	925	m <sup>2</sup>	90.00	83,250	Reduce to £90
3	Allowance for enhanced fire / acoustic requirements to plant areas e.g. energy centre - assumed 20% of total wall area	185	m <sup>2</sup>	100.00	18,500	Ok.
4	Allowance for other walls yet to be reflected on plan -10%	19	m <sup>2</sup>	90.00	1,665	Reduce to £90
<b>5</b>	<b>Internal Doors</b>					
6	Allowance for single leaf internal doors to basement areas - assumed quantity	7	nr	1,750.00	12,250	Ok.
7	Allowance for double leaf internal doors to basement areas - assumed quantity	20	nr	2,000.00	40,000	Ok.
8	Allowance for riser doors to basement areas - assumed quantity	15	nr	800.00	12,000	Ok.
9	E.O. allowance for fire / acoustic requirements to plant rooms - assumed 40% of doors	16	nr	250.00	4,000	Ok.
					<b>171,665</b>	
<b>Internal Finishes and Fittings</b>						
<b>1</b>	<b>Wall Finishes</b>					
2	Allowance for emulsion paint to internal blockwork walls	1,850	m <sup>2</sup>	15.00	27,750	Ok.
3	Allowance for drylining and emulsion paint to concrete shear walls (one side only)	814	m <sup>2</sup>	65.00	52,910	Ok.
4	Allowance for paint to concrete columns	833	m <sup>2</sup>	15.00	12,488	Ok.
5	E.O. allowance for tanking to plant rooms etc	1	Item	25,000.00	25,000	Ok.
6	E.O. for enhanced finishes to building cores	1	Item	20,000.00	20,000	Ok.
<b>7</b>	<b>Floor Finishes</b>					
8	Allowance for screed to basement areas	5,532	m <sup>2</sup>	20.00	110,640	Check if screed required - seal only ?
9	Allowance for floor finishes to basement areas, assumed epoxy paint generally	5,532	m <sup>2</sup>	25.00	138,300	Ok.
10	E.O. allowance for tanking to plant rooms etc	1	Item	20,000.00	20,000	Ok.



11	E.O. for enhanced finishes to building cores	1	Item	25,000.00	25,000	Ok.
12	Allowance for white lining to car park spaces and associated circulation zones etc	1	Item	20,000.00	20,000	Ok.
<b>13 Ceiling Finishes</b>						
14	Allowance for ceiling finish to basement areas, assumed paint to concrete soffits generally	5,532	m <sup>2</sup>	10.00	55,320	Ok.
15	E.O. for enhanced finishes to building cores	1	Item	35,000.00	35,000	Ok.
<b>16 Fixed Fittings</b>						
17	Allowance for signage	5,532	m <sup>2</sup>	5.00	27,660	Ok.
18	Allowance for residential bike racks	137	nr	150.00	20,550	Ok.
19	Allowance for commercial bike racks	68	nr	150.00	10,200	Ok.
20	Allowance for showers to commercial bike storage only, assumed 1 shower per 15nr bike spaces	5	nr	7,500.00	34,000	Ok.
21	Allowance for lockers to commercial bike storage area only	68	nr	175.00	11,900	Ok.
22	Allowance for other fixed fittings - scope TBC	5,532	m <sup>2</sup>	20.00	110,640	Ok.
					<u>757,358</u>	
<b>Mechanical and Electrical Installations</b>						
<b>1 MEP - Car Park</b>						
2	Allowance for MEP installations to car parking areas	2,415	m <sup>2</sup>	110.00	265,595	Rationalise rate to £110
<b>3 MEP - Other Areas</b>						
4	Allowance for MEP installations to other areas	3,118	m <sup>2</sup>	425.00	1,324,938	Ok.
5	Allowance for car chargers - Say 20% of car parking spaces	0	nr	2,000.00	400	Ok.
6	BWIC		%	3.00	47,728	Ok.
					<u>1,638,660</u>	

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX G: OUTSIDE SITE BOUNDARY WORKS SUMMARY AND INDICATIVE COSTINGS**

Outside Site Boundary Works by Phase

Breakdown of Current Day Construction Costs 2Q 20	PHASE 2 (East) Total £	PHASE 3 (East) Total £	PHASE 4 (East) Total £	PHASE 1 (West) Total £	PHASE 5 (West) Total £	ALL PHASES Total £
Chalkers Corner	2,979,000	-	-	-	-	2,979,000
Lower Richmond Road Corridor	-	2,796,000	-	-	-	2,796,000
Mortlake High Street	-	1,398,000	-	-	-	1,398,000
Ship Lane	562,000	-	-	-	-	562,000
Williams Lane	857,000	-	-	-	-	857,000
Thames Tow Path	-	-	1,398,000	-	-	1,398,000
Mortlake Green	Excl.	Excl.	Excl.	Excl.	Excl.	Excluded
Sheen Lane	-	226,000	-	-	-	226,000
Level Crossing Works	-	250,000	-	-	-	250,000
Slipway	-	-	520,000	-	-	520,000
<b>Sub-total - 2Q 20</b>	<b>4,398,000</b>	<b>4,670,000</b>	<b>1,918,000</b>	-	-	<b>10,986,000</b>
Contingency (7.5% / 10%)	320,000	337,000	149,000	-	-	806,000
<b>Total (ROUNDED) - 2Q 20</b>	<b>4,718,000</b>	<b>5,007,000</b>	<b>2,067,000</b>	-	-	<b>11,790,000</b>

In addition to the above, further off-site highways costs for refurbishment of the footways surrounding the scheme as requested by LBRuT and set out by PBA on 27/10/17 are summarised as follows:-

Breakdown of Current Day Construction Costs 4Q 17	PHASE 2 (East) Total £	PHASE 3 (East) Total £	PHASE 4 (East) Total £	PHASE 1 (West) Total £	PHASE 5 (West) Total £	ALL PHASES Total £
Chalkers Corner	-	-	-	-	-	-
Lower Richmond Road Corridor	-	1,290,000	-	-	-	1,290,000
Mortlake High Street	-	475,000	-	-	-	475,000
Ship Lane	160,000	-	-	-	-	160,000
Williams Lane	170,000	-	-	-	-	170,000
Thames Tow Path	-	-	-	-	-	-
Mortlake Green	Excl.	Excl.	Excl.	Excl.	Excl.	Excluded
<b>Sub-total - 4Q 17</b>	<b>330,000</b>	<b>1,765,000</b>	-	-	-	<b>2,095,000</b>
Inflation from 4Q 17 to 4Q 18	3,000	18,000	-	-	-	21,000
Inflation from 4Q 18 to 2Q 20	3,000	18,000	-	-	-	21,000
<b>Sub-total - 2Q 20</b>	<b>336,000</b>	<b>1,801,000</b>	-	-	-	<b>2,137,000</b>
Contingency (7.5%)	20,000	90,000	-	-	-	110,000
<b>Total (ROUNDED) - 2Q 20</b>	<b>360,000</b>	<b>1,890,000</b>	-	-	-	<b>2,250,000</b>
<b>Total (ROUNDED) - 2Q 20</b>	<b>4,734,000</b>	<b>6,471,000</b>	<b>1,918,000</b>	-	-	<b>13,123,000</b>

JA Comments
Refer to comments on build-up. Refer to comments on build-up. Refer to comments on build-up. Refer to comments on build-up. Refer to comments on build-up. Refer to comments on build-up. Refer to comments on build-up. Lump sum - ok subject to build-up / clarification. Refer to comments on build-up.
Refer to comments on build-up. Carried to Main Summary
Clarification / build-up required. Clarification / build-up required. Clarification / build-up required. Clarification / build-up required.
Ok. Adjusted to 1.015% as previous.
Reduced from 7.5% to 5%. Carried to Main Summary
Carried to Main Summary

**STAG BREWERY, LONDON**

**OUTSIDE SITE BOUNDARY WORKS - INDICATIVE ORDER OF COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTING - CHALKERS CORNER**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>CHALKERS CORNER WORKS</b>							
<b>Clifford Avenue and Lower Richmond Road</b>							
<b>1.00</b>	<b>Demolition works - Lower Richmond Road &amp; Clifford Avenue</b>						
1.01	Demolish existing buildings on site - none shown within Junction area			N/A	N/A		
1.02	Allowance for plaining off black top only and disposal (Assumed existing sub-base retained for resurfacing. Allowed 50m past junction along Lower Richmond Road and Clifford Avenue eastbound)	6,017	m2	35	211,000		Ok.
1.03	Allowance for 'light touch' breaking up existing central reservations where required to enable widening / extension to meet revised layout, 4nr	4	nr	10,000	40,000		Ok.
1.04	Allowance for breaking up existing pavement and surface at car park to enable additional lane construction	288	m2	50	14,000		Ok.
1.05	Allowance for lifting and disposing of existing kerbs to car park	110	m	25	3,000		Ok.
1.06	Allowance for lifting and disposing of existing kerbs to Mortlake Road junctions	47	m	25	1,000		Ok.
	<b>Demolition Works - sub-total</b>				<b>268,000</b>	<b>270,000</b>	
<b>2.00</b>	<b>Infrastructure works - Generally</b>						
2.01	Allowance for archaeology / ecology - assumed not required			Excluded	Excluded		Ok.
2.02	Allowance for decontamination / remediation works - assumed not required			Excluded	Excluded		Ok.
2.03	Allowance for protection of existing services - scope to be advised	1	Item	250,000	250,000		Ok.
2.04	Allowance for the diversion of existing services - scope to be advised			Excluded	Excluded		Ok.
2.05	Allowance for forming proposed levels - assumed existing levels generally retained, allowance for minor site levelling	1	Item	50,000	50,000		Ok.
2.06	Allowance for works to existing serviced drainage to create new vehicular junctions with Clifford Road	1	nr	200,000	200,000		Ok.
2.07	Allowance for pedestrian/cycle crossings markings across Clifford Road	1	nr	30,000	30,000		Ok.
2.08	Site highway works - road ways / cycle ways within site - see Public Realm			See Public Realm			Ok.
2.09	Incoming utility supplies - allowance for electricity, water, gas, drainage, telecoms connections - assumed not required			Excluded	Excluded		Ok.
	<b>Infrastructure Works - sub-total</b>				<b>530,000</b>	<b>530,000</b>	
<b>3.00</b>	<b>Public Realm - Clifford Avenue and Lower Richmond Road</b>						
3.01	Allowance for new tarmacadam road surfacing over existing sub base (roads within red line and allowed 50m past junction along Lower Richmond Road and Clifford Avenue east bound)	6,129	m2	100	613,000		Ok.
3.02	E.O. allowance for sub base to newly formed road surfaces (junction widening & left turn lane)	272	m2	25	7,000		Ok.
3.03	E.O. allowance for working around manholes	1	Item	5,000	5,000		Ok.
3.04	Allowance for new footpaths including sub-base - assume concrete paving	152	m2	100	15,000		Ok.
3.05	Allowance for new kerb lines to roads; assumed granite, including sub-base	120	m	150	18,000		Ok.
3.06	Allowance for new / extension of existing central reservations as shown on Stantec site plan; assumed tarmacadam surfacing including sub-base - Including railings, tactile paving etc	4	nr	20,000	80,000		Ok.
3.07	Allowance for new kerb lines to central reservations including sub-base	155	m	150	23,000		Ok.
3.08	Allowance for new tarmacadam surfacing over existing sub base of car park at Lower Richmond road	251	m2	100	25,000		Ok.
3.09	Allowance for new road signage and adjusting existing traffic lights to meet new layout	1	Item	350,000	350,000		Ok.
3.10	Allowance for road markings	1	Item	20,000	20,000		Ok.
3.11	Allowance for drainage to new road layouts	120	m	150	18,000		Ok.
3.12	Allowance for lighting, assumed largely as existing	120	m	150	18,000		Ok.

STAG BREWERY, LONDON

OUTSIDE SITE BOUNDARY WORKS - INDICATIVE ORDER OF COST ESTIMATE

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTING - CHALKERS CORNER

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
3.13	Allowance for signage	1	Item	50,000	50,000		Ok.
3.14	Allowance for street furniture (benches etc) - assumed minimal	1	Item	25,000	25,000		Ok.
3.15	Allowance for protection of tree at Lower Richmond Road	1	Item	2,000	2,000		Ok.
	<b>Public Realm Works - sub-total</b>				<b>1,269,000</b>	<b>1,270,000</b>	
<b>4.00</b>	<b>Main Contractor Preliminaries</b>						
4.01	Allowance for main contractor preliminaries - Site set up, compound, management supervision	20	%	2,070,000	414,000		20% ok
4.02	Allowance for traffic management, assumed 2 - 3 months	1	Item	300,000	300,000		Ok given complexity
	<b>Prelims - sub-total</b>				<b>714,000</b>	<b>710,000</b>	
<b>5.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
5.01	Allowance for main contractor OH&P	5	%	2,780,000	139,000		Ok.
	<b>Prelims - sub-total</b>				<b>139,000</b>	<b>140,000</b>	
	<b>CLIFFORD AVENUE AND LOWER RICHMOND ROAD WORKS SUB TOTAL - 4Q 17</b>					<b>2,920,000</b>	
<b>6.00</b>	<b>Inflation</b>						
6.01	Inflation from 4Q 17 to 4Q 18	1.01	%	2,920,000	29,000		Ok.
6.02	Inflation from 4Q 18 to 2Q 20	1.015	%	2,949,000	30,000		Ok.
6.03	Indicative inflation allowance to start on site		%	Excluded	Excluded		Ok.
6.04	Indicative inflation allowance to midpoint		%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>59,000</b>	<b>59,000</b>	
	<b>CLIFFORD AVENUE AND LOWER RICHMOND ROAD WORKS SUB TOTAL - 2Q 20</b>					<b>2,979,000</b>	
<b>7.00</b>	<b>Risk Allowance</b>						
7.01	Allowance for design, procurement and construction contingencies	7.5	%	2,979,000	223,000		Reduced from 10% to 7.5%.
	<b>Contingencies - sub-total</b>				<b>223,000</b>	<b>220,000</b>	
	<b>CLIFFORD AVENUE AND LOWER RICHMOND ROAD WORKS SUB TOTAL - 2Q 20</b>					<b>3,199,000</b>	
	<b>TOTAL CLIFFORD AVENUE AND LOWER RICHMOND ROAD WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>					<b>3,200,000</b>	
<b>CHALKERS CORNER WORKS TOTAL - ROUNDED (2Q 20)</b>				<b>£</b>	<b>3,200,000</b>		

**STAG BREWERY, LONDON**

**OUTSIDE SITE BOUNDARY WORKS - INDICATIVE ORDER OF COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q.2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTING - CHALKERS CORNER**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
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**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - LOWER RICHMOND CORRIDOR**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>LOWER RICHMOND ROAD AND SHEEN LANE WORKS</b>							
<b>1.00</b>	<b>Lower Richmond Road</b>						
1.01	Allowance for new pelican crossing to the west of new access road to school including traffic light control	1	Item	150,000	150,000		Ok.
1.02	Allowance for breaking out and disposal of existing road surfacing to isolated area between Rosemary Lane and Waldeck Road	43	m2	100	4,290		Ok.
1.03	Allowance for lifting and disposal of existing kerbs	43	m	25	1,075		Ok.
1.04	Allowance for new footpaths including sub-base	43	m2	175	7,508		Ok.
1.05	Allowance for new kerb lines to roads; assumed granite, including sub-base	43	m	150	6,450		Ok.
1.06	Allowance for repositioning of Bus Stop P - new road markings, signage etc	1	Item	5,000	5,000		Ok.
1.07	Allowance for removal of existing bus shelter and disposal	1	Item	1,500	1,500		Ok.
1.08	Allowance for new bus shelter, including footings etc	1	item	15,000	15,000		Ok.
1.09	Allowance for removal of existing bus shelter at Bus Stop N and disposal	1	Item	1,500	1,500		Ok.
1.10	Allowance for new bus shelter at Bus Stop N, including footings etc	1	Item	15,000	15,000		Ok.
	Allowance for raised entry treatments to side roads:						
1.11	Near: Williams Lane	62	m2	200	12,360		Ok.
1.12	Near: Bus terminus exit	49	m2	200	9,880		Ok.
1.13	Near: New access road	43	m2	200	8,600		Ok.
1.14	Near: Ship Lane	43	m2	200	8,600		Ok.
1.15	Allowance for removal of existing footpath at bus terminus exit adjacent Williams Lane	49	m2	100	4,940		Ok.
1.16	Allowance for repositioning of existing traffic lights to new location further east of Ship Lane	1	Item	75,000	75,000		Ok.
1.17	Allowance for raised entry treatments to new traffic light crossing position	31	m2	200	6,240		Ok.
1.18	Allowance for removal of existing bus stop Z and shelter; and disposal	1	Item	1,500	1,500		Ok.
1.19	Allowance for breaking out and disposal of existing pavement to extend two lanes at Lower Richmond bend	121	m2	100	12,100		Ok.
1.20	Allowance for lifting and disposal of existing kerbs at Lower Richmond bend	103	m	25	2,575		Ok.
1.21	Allowance for new tarmacadam road surfacing including sub-base	121	m2	200	24,200		Ok.
1.22	Allowance for new kerb lines to roads; assumed granite, including sub-base.	118	m	150	17,700		Ok.
1.23	Allowance for breaking out and disposal of existing road surfacing to widen footpath at Sheen Lane mini roundabout	7	m2	100	670		Ok.
1.24	Allowance for lifting and disposal of existing kerbs	14	m	25	350		Ok.
1.25	Allowance for new footpaths including sub-base	7	m2	175	1,173		Ok.

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - LOWER RICHMOND CORRIDOR**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>1.00</b>	<b>Lower Richmond Road Continued</b>						
	Allowance for raised entry treatment to:						
1.26	Zebra crossing at Hayson Close	53	m2	200	10,600		Ok.
1.27	Pedestrian crossing near Rosemary Lane	14	m2	200	2,800		Ok.
1.28	Allowance for breaking out and disposal of existing road surfacing on Lower Richmond Road	4,962	m2	100	496,191		Ok.
1.29	Allowance for new tarmacadam road surfacing without sub-base, to Lower Richmond Road	4,962	m2	135	669,857		Ok.
1.30	Allowance for new road markings; white lining etc.	1	Item	25,000	25,000		Ok.
1.31	Allowance for alterations/enhancements to signage	1	Item	25,000	25,000		Ok.
1.32	Alterations to drainage	1	Item	50,000	50,000		Ok.
1.33	Allowance for alterations to street furniture; benches, railings, bins etc.	1	Item	50,000	50,000		Ok.
	<b>Lower Richmond Road - sub-total</b>				<b>1,722,658</b>	<b>1,720,000</b>	
<b>2.00</b>	<b>Sheen Lane - Widening of footpath</b>						
2.01	Allowance for demolition and removal of site features - walls, fixed fittings etc - minor works assumed to park side	70	m2	30	2,100		Ok.
2.02	Allowance for new footpaths including sub-base (widening of Sheen Lane footpath)	70	m2	160	11,178		Ok.
2.03	Allowance for new raised surface to form zebra crossing	39	m2	200	7,800		Ok.
2.04	Allowance for breaking out and disposal of existing road surfacing	1,059	m2	100	105,885		Ok.
2.05	Allowance for new tarmacadam road surfacing without sub-base	1,059	m2	135	142,944		Ok.
2.06	General Allowances for:						Ok.
2.07	New road markings; white lining etc.	1	Item	5,000	5,000		Ok.
2.08	Alterations/enhancements to signage	1	Item	5,000	5,000		Ok.
2.09	Alterations to street furniture; benches, bins etc.	1	Item	10,000	10,000		Ok.
	<b>Sheen Lane Works - sub-total</b>				<b>289,907</b>	<b>290,000</b>	
<b>3.00</b>	<b>Main Contractor Preliminaries</b>						
3.01	Allowance for main contractor preliminaries / traffic management	30	%	2,010,000	603,000		35% reduced to 30% to include all traffic management.
	<b>Prelims - sub-total</b>				<b>603,000</b>	<b>600,000</b>	
<b>4.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
4.01	Allowance for main contractor OH&P	5	%	2,610,000	131,000		Ok.
	<b>Prelims - sub-total</b>				<b>131,000</b>	<b>130,000</b>	
	<b>LOWER RICHMOND CORRIDOR WORKS SUB TOTAL - 4Q 17</b>					<b>2,740,000</b>	
<b>5.00</b>	<b>Inflation</b>						
5.01	Inflation from 4Q 17 to 4Q 18	1.01	%	2,740,000	28,000		Ok.
5.03	Inflation from 4Q 18 to 2Q 20	1.015	%	2,768,000	28,000		Ok.
5.02	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
5.03	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - LOWER RICHMOND CORRIDOR**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
	Inflation - sub-total				56,000	56,000	Ok.
	<b>LOWER RICHMOND CORRIDOR WORKS SUB TOTAL - 2Q 20</b>					<b>2,796,000</b>	
6.00	<b>Risk Allowance</b>						
6.01	Allowance for design, procurement and construction risk	7.5	%	2,796,000	210,000		
	Risk Allowance - sub-total				<b>210,000</b>	<b>210,000</b>	
	<b>TOTAL LOWER RICHMOND ROAD WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>					<b>3,006,000</b>	
	<b>LOWER RICHMOND ROAD WORKS TOTAL - ROUNDED (2Q 20)</b>				<b>£ 3,000,000</b>		



**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - MORTLAKE HIGH STREET**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
	<b>MORTLAKE HIGH STREET WORKS</b>						
<b>1.00</b>	<b>Mortlake High Street Works</b>						
1.01	Allowance for new raised surface to form zebra crossing opposite Mortlake Business Centre	86	m2	200	17,140		Ok.
1.02	Allowance for breaking out and disposal of existing road surfacing (at new zebra crossing)	36	m2	100	3,600		Ok.
1.03	Allowance for lifting and disposal of existing kerbs	18	m	25	450		Ok.
1.04	Allowance for new kerb lines to roads; assumed granite, including sub-base	54	m	150	8,100		Ok.
1.05	Allowance for new footpaths including sub-base	36	m2	175	6,300		Ok.
1.06	Allowance for breaking out and disposal of existing surface at central reservation closest to mini-roundabout on Mortlake High Street	108	m2	100	10,800		Ok.
1.07	Allowance for lifting and disposal of existing kerbs	104	m	25	2,600		Ok.
1.08	Allowance for new footpaths including sub-base (new central reservation on Mortlake High Street)	117	m2	175	20,475		Ok.
1.09	Allowance for new kerb lines to roads; assumed granite, including sub-base	104	m	150	15,601		Ok.
1.10	Allowance for breaking out and disposal of existing surface at central reservation on Mortlake High Street to form new right turn into underground car park	87	m2	100	8,653		Ok.
1.11	Allowance for new tarmacadam road surfacing including sub-base	87	m2	200	17,306		Ok.
1.12	Allowance for new kerb lines to roads; assumed granite, including sub-base	135	m	150	20,317		Ok.
1.13	Allowance for breaking out and disposal of existing surface at Vineyard Lane entrance	84	m2	100	8,378		Ok.
1.14	Allowance for lifting and disposal of existing kerbs	62	m	25	1,550		Ok.
1.15	Allowance for new footpaths including sub-base	84	m2	175	14,662		Ok.
1.16	Allowance for new kerb lines to roads; assumed granite, including sub-base	62	m	150	9,275		Ok.
1.17	Allowance for lifting and disposal of existing kerbs for access to underground car park	15	m	25	375		Ok.
1.18	Allowance for new kerb lines to roads; assumed granite, including sub-base. To underground access	19	m	150	2,913		Ok.
	Allowance for raised entry treatments to:						
1.19	New access road near Bulls Alley	40	m2	200	8,020		Ok.
1.20	Underground parking entrance	16	m2	200	3,140		Ok.
1.21	Underground parking exit	13	m2	200	2,680		Ok.
1.22	Vineyard Path entrance	52	m2	200	10,400		Ok.
1.23	Allowance for repositioning of Bus Stop (eastbound)	1	Item	5,000	5,000		Ok.
1.24	Allowance for new bus shelter (eastbound)	1	Item	15,000	15,000		Ok.
1.25	Allowance for repositioning of Bus Stop (westbound)	1	Item	5,000	5,000		Ok.
1.26	Allowance for removal of existing bus shelter (westbound)	1	Item	1,500	1,500		Ok.

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - MORTLAKE HIGH STREET**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>1.00</b>	<b>Mortlake High Street Works Continued</b>						
1.27	Allowance for new bus shelter (westbound)	1	Item	15,000	15,000		Ok.
1.28	Allowance for breaking out and disposal of existing road surfacing on Mortlake High Street	2,987	m2	100	298,731		Ok.
1.29	Allowance for new tarmacadam road surfacing without sub-base, to Mortlake High Street	2,987	m2	135	403,286		Ok.
	General Allowances for:						
1.30	New road markings; white lining etc.	1	Item	10,000	10,000		Ok.
1.31	Alterations/enhancements to signage	1	Item	10,000	10,000		Ok.
1.32	Alterations to drainage	1	Item	25,000	25,000		Ok.
1.33	Alterations to street furniture; benches, bins etc.	1	Item	20,000	20,000		Ok.
	<b>Mortlake High Street Works - sub-total</b>				<b>1,001,252</b>	<b>1,000,000</b>	
<b>2.00</b>	<b>Main Contractor Preliminaries</b>						
2.01	Allowance for main contractor preliminaries / traffic management	30	%	1,000,000	300,000		35% reduced to 30% to include all traffic management.
	<b>Prelims - sub-total</b>				<b>300,000</b>	<b>300,000</b>	
<b>3.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
3.01	Allowance for main contractor OH&P	5	%	1,300,000	65,000		Ok.
	<b>Prelims - sub-total</b>				<b>65,000</b>	<b>70,000</b>	
	<b>MORTLAKE HIGH STREET WORKS SUB TOTAL - 4Q 17</b>					<b>1,370,000</b>	
<b>4.00</b>	<b>Inflation</b>						
4.01	Inflation from 4Q 17 to 4Q 18	1.01	%	1,370,000	14,000		Ok.
4.02	Inflation from 4Q 18 to 2Q 20	1.015	%	1,384,000	14,000		Ok.
4.03	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
4.04	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>28,000</b>	<b>28,000</b>	
	<b>MORTLAKE HIGH STREET WORKS SUB TOTAL - 2Q 20</b>					<b>1,398,000</b>	
<b>5.00</b>	<b>Risk Allowance</b>						
5.01	Allowance for design, procurement and construction risk	7.5	%	1,398,000	105,000		Ok.
	<b>Risk Allowance - sub-total</b>				<b>105,000</b>	<b>110,000</b>	
<b>TOTAL MORTLAKE HIGH STREET WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>1,508,000</b>	
<b>MORTLAKE HIGH STREET WORKS TOTAL - ROUNDED (2Q 20)</b>						<b>£ 1,500,000</b>	

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - SHIP LANE**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>SHIP LANE WORKS</b>							
<b>1.00</b>	<b>Ship Lane</b>						
1.01	Allowance for breaking out and disposal of existing road surfacing	1,384	m2	100	138,427		Ok.
1.02	Allowance for lifting and disposal of existing kerbs	379	m	25	9,474		Ok.
1.03	Allowance for new tarmacadam road surfacing not including sub-base	1,302	m2	135	175,742		Ok.
1.04	Allowance for new kerb lines to roads; assumed granite, including sub-base	373	m	150	56,009		Ok.
1.05	New road markings; white lining etc.	1	Item	5,000	5,000		Ok.
1.06	Alterations/enhancements to signage	1	Item	5,000	5,000		Ok.
1.07	Alterations to street furniture; benches, railings, bins etc.	1	Item	5,000	5,000		Ok.
1.08	Alterations to drainage	1	Item	15,000	15,000		Ok.
1.09	Street lighting amendments	1	Item	25,000	25,000		Ok.
	<b>Ship Lane - sub-total</b>				<b>434,652</b>	<b>430,000</b>	
<b>2.00</b>	<b>Main Contractor Preliminaries</b>						
2.01	Allowance for main contractor preliminaries	20	%	430,000	86,000		25% reduced to 20% to include all traffic management.
	<b>Prelims - sub-total</b>				<b>86,000</b>	<b>90,000</b>	
<b>3.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
3.01	Allowance for main contractor OH&P	5	%	520,000	26,000		Ok.
	<b>Prelims - sub-total</b>				<b>26,000</b>	<b>30,000</b>	
	<b>SHIP LANE WORKS SUB TOTAL - 4Q 17</b>					<b>550,000</b>	
<b>4.00</b>	<b>Inflation</b>						
4.01	Inflation from 4Q 17 to 4Q 18	1.01	%	550,000	6,000		Ok.
4.02	Inflation from 4Q 18 to 2Q 20	1.015	%	556,000	6,000		Ok.
4.03	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
4.04	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>12,000</b>	<b>12,000</b>	
	<b>SHIP LANE WORKS SUB TOTAL - 2Q 20</b>					<b>562,000</b>	
<b>5.00</b>	<b>Risk Allowance</b>						
5.01	Allowance for design, procurement and construction risk	7.5	%	562,000	42,000		Ok.
	<b>Risk Allowance - sub-total</b>				<b>42,000</b>	<b>40,000</b>	
<b>TOTAL SHIP LANE WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>602,000</b>	
<b>SHIP LANE WORKS TOTAL - ROUNDED (2Q 20)</b>				<b>£</b>	<b>600,000</b>		

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - WILLIAMS LANE**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>WILLIAMS LANE WORKS</b>							
<b>1.00</b>	<b>Williams Lane</b>						
1.01	Allowance for demolition and removal of site features - walls, fixed fittings etc - minor works assumed to widen road	442	m2	30	13,262		Ok.
1.02	Allowance for new tarmacadam road surfacing including sub-base to form widened road	442	m2	200	88,413		Ok.
1.03	Allowance for new kerb lines to roads; assumed granite, including sub-base	184	m	150	27,633		Ok.
1.04	Allowance for breaking out and disposal of existing road surfacing	1,821	m2	100	182,051		Ok.
1.05	Allowance for new tarmacadam road surfacing without sub-base; to existing surface	1,821	m2	135	245,769		Ok.
1.06	New road markings; white lining etc.	1	Item	10,000	10,000		Ok.
1.07	Alterations/enhancements to signage	1	Item	10,000	10,000		Ok.
1.08	Alterations to street furniture; benches, railings, bins etc.	1	Item	15,000	15,000		Ok.
1.09	Alterations to drainage	1	Item	25,000	25,000		Ok.
1.10	Street lighting amendments	1	Item	50,000	50,000		Ok.
	<b>Williams Lane - sub-total</b>				<b>667,127</b>	<b>670,000</b>	
<b>2.00</b>	<b>Main Contractor Preliminaries</b>						
2.01	Allowance for main contractor preliminaries	20	%	670,000	134,000		25% reduced to 20% to include all traffic management.
	<b>Prelims - sub-total</b>				<b>134,000</b>	<b>130,000</b>	
<b>3.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
3.01	Allowance for main contractor OH&P	5	%	800,000	40,000		Ok.
	<b>Prelims - sub-total</b>				<b>40,000</b>	<b>40,000</b>	
	<b>WILLIAMS LANE WORKS SUB TOTAL - 4Q 17</b>					<b>840,000</b>	
<b>4.00</b>	<b>Inflation</b>						
4.01	Inflation from 4Q 17 to 4Q 18	1.01	%	840,000	8,000		Ok.
4.02	Inflation from 4Q 18 to 2Q 20	1.015	%	848,000	9,000		Ok.
4.03	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
4.04	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>17,000</b>	<b>17,000</b>	
	<b>WILLIAMS LANE WORKS SUB TOTAL - 2Q 20</b>					<b>857,000</b>	
<b>5.00</b>	<b>Risk Allowance</b>						
5.01	Allowance for design, procurement and construction risk	7.5	%	857,000	64,000		Ok.
	<b>Risk Allowance - sub-total</b>				<b>64,000</b>	<b>60,000</b>	
<b>TOTAL WILLIAMS LANE WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>917,000</b>	
<b>WILLIAMS LANE WORKS TOTAL - ROUNDED (2Q 20)</b>				<b>£</b>	<b>900,000</b>		

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - TOW PATH / BULLS ALLEY**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
	<b>TOW PATH / BULLS ALLEY WORKS</b>						
	Tow Path / Bulls Alley Area	30,720	sq ft				
	<b>TOTAL TOW PATH / BULLS ALLEY</b>	<b>30,720</b>	sq ft				
<b>1.00</b>	<b>Works Beyond Site Boundary - Tow Path / Bulls Alley</b>						
1.01	Allowance for removal of existing fixed fittings, fencing, thinning of existing low level vegetation and thinning of trees - scope TBC	2,854	m2	50	142,700		Ok.
1.02	Allowance for breaking out and disposal of existing hardstanding (granite setts and railway tracks retained)	2,141	m2	35	74,944		Ok.
1.03	Allowance for new hard landscaping including sub-base, resin bound gravel as per Gillespies detail	1,095	m2	200	219,078		Ok.
1.04	Allowance for new granite setts to match existing	98	m2	250	24,425		Ok.
1.05	Allowance for breaking out and disposal of existing concrete; assumed 250mm thick	4	m3	225	986		Ok.
1.06	Allowance for restoration of existing granite setts	615	m2	50	30,743		Ok.
1.07	Allowance for works at interface with Bulls Alley / existing slipway - scope TBC	1	Item	50,000	50,000		Ok.
1.08	Allowance for construction of new retaining wall; assumed 1.75m high	1	Item	15,000	15,000		Ok.
1.09	Allowance for widening of existing path	1	Item	10,000	10,000		Ok.
1.10	Allowance for new stairs to corner of brewery pier	1	Item	15,000	15,000		Ok.
1.11	Allowance for new soft landscaping	1,046	m2	100	104,586		Ok.
1.12	Allowance for new trees - scope TBC	1	Item	75,000	75,000		Ok.
1.13	Allowance for modifications to existing drainage	2,854	m2	25	71,350		Ok.
1.14	Allowance for enhancements to existing lighting	2,854	m2	30	85,620		Ok.
1.15	Allowance for enhancements to existing CCTV	2,854	m2	20	57,080		Ok.
1.16	Allowance for fixed fittings generally, benches / railings etc	1	Item	100,000	100,000		Ok.
1.17	Allowance for signage	1	Item	20,000	20,000		Ok.
1.18	Allowance for works to river edge - assumed not required			Excluded	Excluded		Ok.
1.19	Contractor preliminaries, no allowance made for provision of temporary access during works or for phasing of the works - assumed Tow Path closed to the public while works are undertaken	20	%	1,096,512	219,000		25% reduced to 20% to include all traffic management.
1.20	Contractor OH&P, no allowance made for provision of temporary access during works or for phasing of the works - assumed Tow Path closed to the public while works are undertaken	5	%	1,172,812	59,000		Ok.
	<b>Public Realm Works - sub-total</b>				<b>1,374,512</b>	<b>1,370,000</b>	
	<b>TOWPATH SUB TOTAL - 4Q 17</b>					<b>1,370,000</b>	

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - TOW PATH / BULLS ALLEY**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>2.00</b>	<b>Inflation</b>						
2.01	Inflation from 4Q 17 to 4Q 18	1.01	%	1,370,000	14,000		Ok.
2.02	Inflation from 4Q 18 to 2Q 20	1.015	%	1,384,000	14,000		Ok.
2.03	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
2.04	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>28,000</b>	<b>28,000</b>	
	<b>TOWPATH SUB TOTAL - 2Q 20</b>					<b>1,398,000</b>	
<b>3.00</b>	<b>Risk Allowance</b>						
3.01	Allowance for design, procurement and construction risk	7.5	%	1,398,000	105,000		Ok.
	<b>Risk Allowance - sub-total</b>				<b>105,000</b>	<b>110,000</b>	
<b>TOTAL TOW PATH WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>1,508,000</b>	
<b>TOW PATH WORKS TOTAL - ROUNDED (2Q 20)</b>				<b>£</b>	<b>1,500,000</b>		

**STAG BREWERY, LONDON**  
**SHEEN LANE - INDICATIVE COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - SHEEN LANE**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>1.00</b>	<b>Sheen Lane Works</b>						
1.01	Allowance for breaking up and disposal of existing footpath	265	m <sup>2</sup>	110	29,150		Ok.
1.02	Allowance for lifting of existing kerb	66	m	30	1,980		Ok.
1.03	Allowance for new footpaths over existing sub-base	265	m <sup>2</sup>	130	34,450		Ok.
1.04	Allowance for new footpaths including sub-base	23	m <sup>2</sup>	180	4,140		Ok.
1.05	Allowance for new kerb line	65	m	155	10,075		Ok.
1.06	Allowance for new raised surface to existing zebra crossing	39	m <sup>2</sup>	210	8,190		Ok.
1.07	Allowance for relocation of 5nr bollards including new foundations etc.	1	Item	10,000	10,000		Ok.
1.08	Allowance for take down and relocation of timber yard frontage, scope and proposals TBC	1	Item	25,000	25,000		Ok.
1.09	Allowance for works to vehicular area of level crossing - None proposed on PBA mark up General Allowances for:				Excluded		Ok.
1.10	New road markings; white lining etc.	1	Item	1,500	1,500		Ok.
1.11	Alterations/enhancements to signage	1	Item	5,000	5,000		Ok.
1.12	Alterations to street furniture; benches, bins etc. scope TBC	1	Item	5,000	5,000		Ok.
1.13	Allowance for variable message signs to North and South of crossing including power and data	2	nr	15,000	30,000		Ok.
	<b>Sheen Lane Works - sub-total</b>				<b>164,485</b>	<b>164,000</b>	
<b>2.00</b>	<b>Main Contractor Preliminaries</b>						
2.01	Allowance for main contractor preliminaries / traffic management	30	%	164,000	49,000		35% reduced to 30% to include all traffic management.
	<b>Prelims - sub-total</b>				<b>49,000</b>	<b>49,000</b>	
<b>3.00</b>	<b>Main Contractor Overheads &amp; Profit</b>						
3.01	Allowance for main contractor OH&P	5	%	213,000	11,000		Ok.
	<b>Prelims - sub-total</b>				<b>11,000</b>	<b>11,000</b>	
	<b>SHEEN LANE WORKS TOTAL - 4Q 18</b>					<b>224,000</b>	
<b>4.00</b>	<b>Inflation</b>						
4.01	Inflation from 4Q 17 to 4Q 18 (Not applicable)	0.00	%	224,000	-		Ok.
4.02	Inflation from 4Q 18 to 2Q 20	1.015	%	224,000	2,000		Ok.
4.02	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.
4.03	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.
	<b>Inflation - sub-total</b>				<b>2,000</b>	2,000	

**STAG BREWERY, LONDON**  
**SHEEN LANE - INDICATIVE COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - SHEEN LANE**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
	<b>SHEEN LANE WORKS SUB TOTAL - 2Q 20</b>					<b>226,000</b>	Ok.
5.00	<b>Risk Allowance</b>						
5.01	Allowance for design, procurement and construction risk	7.5	%	226,000	17,000		
	<b>Risk Allowance - sub-total</b>				<b>17,000</b>	<b>17,000</b>	
<b>TOTAL SHEEN LANE WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>243,000</b>	
<b>SHEEN LANE WORKS TOTAL - ROUNDED (2Q 20)</b>						<b>£ 240,000</b>	

**Notes:**

- Scope based on PBA drawing 38262/5501/095 Rev B incorporating Gillespies comments from 26/09/18.
- Assumed no works required to vehicular area of level crossing.
- Assumed no works required for resurfacing of existing roads.
- Assumed no amendments / enhancement to existing street lighting.
- Assumed no services diversions and the like required to achieve proposals.
- Assumed works carried out as part of general road improvement works associated with the Stag Brewery project.
- Allowances made for relocation of the timber yard frontage are subject to the scope of works being developed.



**STAG BREWERY, LONDON**  
**TOWPATH SLIPWAY - INDICATIVE COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - SLIPWAY**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments
<b>1.00</b>	<b>Slipway Works</b>						
1.01	Allowance dredging of existing riverbank area - assumed not required				Excluded		Ok.
1.02	Allowance for construction of temporary cofferdam to perimeter of proposed slipway with additional allowance for working space etc - assumed 10m deep sheet piles	550	m <sup>2</sup>	175	96,250		Ok.
1.03	Allowance for temporary propping, shuttering and falsework associated with the above	1	Item	10,000	10,000		Ok.
1.04	Allowance for de-watering of existing construction area	1	Item	25,000	25,000		Ok.
1.05	Allowance for excavation and disposal of existing riverbank material to reduced levels circa 5m deep from existing riverbank edge	1	Item	25,000	25,000		Ok.
1.06	EO allowance for contamination				Excluded		Ok.
1.07	EO allowance for obstructions				Excluded		Ok.
1.08	Allowance for piles to support retaining walls - assumed not required (no SI information provided)				Excluded		Ok.
1.09	Allowance for connection details between slipway wall and the existing riverbank wall	1	Item	10,000	10,000		Ok.
1.10	Allowance for waterproof concrete foundation to retaining wall - assumed 1.5m wide and 1m deep to each side	68	m <sup>3</sup>	250	16,875		Ok.
1.11	Allowance for reinforcement to the above - assumed 250kg/m <sup>3</sup>	17	tn	1,350	22,781		Ok.
1.12	Allowance for concrete to retaining wall - assumed 500mm thick and 5m high at highest point	56	m <sup>3</sup>	250	14,063		Ok.
1.13	Allowance for reinforcement to the above - assumed 250kg/m <sup>3</sup>	14	tn	1,350	18,984		Ok.
1.14	Allowance for formwork	225	m <sup>2</sup>	100	22,500		Ok.
1.15	Allowance for granular back fill to form ramp - quantity allows for sloping of platform, assumed circa 5m wide and 20m long	250	m <sup>3</sup>	50	12,500		Ok.
1.16	EO allowance for mass concrete foundation to end of slipway	1	Item	35,000	35,000		Ok.
1.17	Allowance for 150mm of concrete capping to granular backfill	15	m <sup>3</sup>	250	3,863		Ok.
1.18	Allowance for reinforcement to the above - assumed 250kg/m <sup>3</sup>	4	tn	1,350	5,214		Ok.
1.19	Allowance for balustrade / parapet detail to top of retaining walls - assumed 1.5m high	68	m <sup>2</sup>	500	33,750		Ok.
1.20	Allowance for removal of temporary cofferdam, props, falsework etc on completion	1	Item	25,000	25,000		Ok.
	<b>Slipway Works - sub-total</b>				<b>376,780</b>	<b>377,000</b>	

**STAG BREWERY, LONDON**  
**TOWPATH SLIPWAY - INDICATIVE COST ESTIMATE**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**OUTSIDE SITE BOUNDARY WORKS INDICATIVE COSTINGS - SLIPWAY**

Ref	Description	Quant	Unit	Rate £	£	TOTAL £	JA Comments	
<b>2.00</b>	<b>Main Contractor Preliminaries</b>							
2.01	Allowance for main contractor preliminaries / logistics due to location of works, construction limitations, programme implications etc	30	%	377,000	113,000		35% reduced to 30% to include all traffic management.	
	<b>Prelims - sub-total</b>				113,000	113,000		
<b>3.00</b>	<b>Main Contractor Overheads &amp; Profit</b>							
3.01	Allowance for main contractor OH&P	5.0	%	490,000	25,000		7.5% reduced to 5%.	
	<b>Prelims - sub-total</b>				25,000	25,000		
	<b>SLIPWAY WORKS TOTAL - 1Q 19</b>						<b>515,000</b>	
<b>4.00</b>	<b>Inflation</b>							
4.01	Inflation from 1Q 19 to 2Q 20	1.015	%	515,000	5,000		Ok.	
4.02	Indicative inflation allowance to start on site	Excl.	%	Excluded	Excluded		Ok.	
4.03	Indicative inflation allowance to midpoint	Excl.	%	Excluded	Excluded		Ok.	
	<b>Inflation - sub-total</b>				5,000	5,000		
	<b>SLIPWAY WORKS TOTAL - 2Q 20</b>						<b>520,000</b>	
<b>5.00</b>	<b>Risk Allowance</b>							
5.01	Allowance for design, procurement and construction risk - No actual design proposals provided	7.5	%	520,000	39,000		Reduced from 10% to 7.5%.	
	<b>Risk Allowance - sub-total</b>				39,000	39,000		
<b>TOTAL SLIPWAY WORKS - CONSTRUCTION COST ONLY (2Q 20)</b>						<b>559,000</b>		
<b>SLIPWAY WORKS TOTAL - ROUNDED (2Q 20)</b>					<b>£ 560,000</b>			

**Notes:**

- Scope assumptions based on proposals being similar to Watermans drawing WTD-SA-04-0001-A01
- Assumed the existing wall of the towpath requires no repair / upgrade works
- Costings relate just to the construction of the slipway and no further works outside of this (Towpath landscaping etc)
- Assumed no amendments / enhancement to existing lighting.
- Assumed no services diversions and the like required to achieve proposals.
- Assumed mass concrete for surface only i.e no conveyor / rolling track detail for boats access to the river

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX H: DEMOLITION SUMMARY AND INDICATIVE COSTINGS**

Demolition Costings - Based on Contract Sum Analysis with JF Hunt 1Q 19 and G&T Tender Report.  
 [Costs Exclude Credits]

Section 1	Quantity	Unit	Rate (£)	Rounded Total (£)
Preliminaries	1	Item	232,152	230,000
Soft Strip Works	1	Item	810,044	810,000
Asbestos Removal Works	1	Item	169,170	170,000
Design Charges and Fees	1	Item	5,000	5,000
Provisional Sums	1	Item	50,000	50,000
<b>Sub total</b>				<b>1,265,000</b>
Contingency	5.0	%	1,265,000	60,000
<b>Total</b>				<b>1,325,000</b>
Section 2	Quantity	Unit	Rate (£)	Rounded Total (£)
Ongoing Possession and Site Security	1	Item	35,498	40,000
<b>Sub total</b>				<b>40,000</b>
Contingency	5.0	%	40,000	2,000
<b>Total</b>				<b>42,000</b>
Section 3 & 4	Quantity	Unit	Rate (£)	Rounded Total (£)
Preliminaries	1	Item	151,128	150,000
Hard Demolition (East and West)	1	Item	1,274,738	1,270,000
Design Charges and Fees	1	Item	15,000	20,000
Provisional Sums	1	Item	70,000	70,000
Demolition of Ground Slabs, Basement Structures, Foundations and Hardstandings	1	Item	561,848	560,000
Provision of Piling Mat	1	Item	116,834	120,000
<b>Sub total</b>				<b>2,190,000</b>
Inflation from 3Q 18 to 4Q 18	1.002	%	2,190,000	5,000
Inflation from 4Q 18 to 2Q 20	1.015	%	2,195,000	33,000
<b>Sub total</b>				<b>2,228,000</b>
Contingency	5.0	%	2,228,000	110,000
<b>Total</b>				<b>2,338,000</b>

**STAG BREWERY, LONDON**  
**S&P PLANNING SCHEME - ENLARGED SCHEME - COST ESTIMATE**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX H: DEMOLITION SUMMARY AND INDICATIVE COSTINGS**

**Demolition Costings - Continued**

Recommended Client Held Allowances	Quantity	Unit	Rate (£)	Rounded Total (£)
Extension to Section 2 Works	1	Item	114,504	110,000
Discharge of pre-commencement activities	1	Item	50,000	50,000
Surveys to Identify Below Ground Services and Utilities	1	Item	250,000	250,000
Removal of Obstructions and Foundations Below 3m	1	Item	100,000	100,000
Removal of Hazardous Materials	1	Item	100,000	100,000
<b>Sub total</b>				<b>610,000</b>
Inflation from 3Q 18 to 4Q 18	1.003	%	610,000	2,000
Inflation from 4Q 18 to 2Q 20	1.015	%	612,000	9,000
<b>Sub total</b>				<b>621,000</b>
Contingency	5.0	%	621,000	30,000
<b>Total</b>				<b>651,000</b>
<b>Total - Demolition and Site Clearance (Excluding Contingency)</b>				<b>4,154,000</b>
Contingency (5.0%)				<b>202,000</b>
<b>Total - Demolition and Site Clearance (Including Contingency) - 1Q 19</b>				<b>£4,360,000</b>

**STAG BREWERY  
ENLARGED PLANNING COST ESTIMATE APRIL 2020**

**NEW BUILD RESIDENTIAL BUILDING COST BUILD UPS**

JA Comments 28/09/20

**PHASE 2**

**BUILDING 2 - OVER BASEMENT**

Residential Shell and Core Construction	147,491		sq ft GIA	219.51	32,375,520	Refer to comments on build-up.
<b>Residential Fit Out - PRIVATE</b>						
1B2P	26	63	sq ft NIA	1,156	1,893,938	Refer to comments on build-up.
2B3P	31	68	sq ft NIA	1,174	2,474,609	Refer to comments on build-up.
2B4P	36	80	sq ft NIA	1,220	3,512,195	Refer to comments on build-up.
3B4P	1	121	sq ft NIA	992	120,000	Refer to comments on build-up.
3B5P	17	103	sq ft NIA	1,118	1,957,000	Refer to comments on build-up.
3B6P	19	120	sq ft NIA	1,082	2,466,885	Refer to comments on build-up.
Add duplex stairs	1		nr	10,000	10,000	Reduce from £12.5k to £10k.
Add cooling to selected apartments	21		nr	12,550	263,550	Ok.

**BUILDING 2 FIT OUT** **12,698,177**

**BUILDING 2 TOTAL**

**45,070,000**

**BUILDING 3 - OVER BASEMENT**

Residential Shell and Core Construction	65,380		sq ft GIA	220	14,351,462	Refer to comments on build-up.
<b>Residential Fit Out - PRIVATE</b>						
1B2P	9	60	sq ft NIA	1,156	624,375	Refer to comments on build-up.
2B3P	28	75	sq ft NIA	1,174	2,465,217	Refer to comments on build-up.
2B4P	4	85	sq ft NIA	1,220	414,634	Refer to comments on build-up.
3B5P	6	109	sq ft NIA	1,118	730,941	Refer to comments on build-up.
3B6P	10	100	sq ft NIA	1,082	1,081,967	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	7		nr	13,500	94,500	Ok.

**BUILDING 3 FIT OUT** **5,411,635**

**BUILDING 3 TOTAL**

**19,760,000**

**PHASE 3**

**BUILDING 6 - PARTIALLY OVER BASEMENT**

Residential Shell and Core Construction	31,281		sq ft GIA	219.51	6,866,444	Refer to comments on build-up.
E.O. for substructure (partly not over basement)	31,281		sq ft GIA	10	312,810	Ok.

**BUILDING 6 SHELL AND CORE** **7,179,254**

**Residential Fit Out - PRIVATE**

1B2P	4	52	sq ft NIA	1,156	240,500	Refer to comments on build-up.
2B3P	3	78	sq ft NIA	1,174	274,696	Refer to comments on build-up.
2B4P	10	79	sq ft NIA	1,220	963,415	Refer to comments on build-up.
3B6P	7	104	sq ft NIA	1,082	787,672	Refer to comments on build-up.
4B8P	1		nr	185,000	185,000	Ok.

Add duplex stairs	1		nr	10,000	10,000	Reduce from £12.5k to £10k.
Add cooling to selected apartments	21		nr	12,550	263,550	Ok.
<b>BUILDING 6 FIT OUT</b>					<b>2,724,832</b>	
<b>BUILDING 6 TOTAL</b>					<b>9,900,000</b>	
<b>BUILDING 7 - OVER BASEMENT</b>						
Residential Shell and Core Construction		104,981	sq ft GIA	219.51	23,044,216	Refer to comments on build-up.
Residential Fit Out - <b>PRIVATE</b>						
1B2P	19	55	sq ft NIA	1,156	1,208,281	Refer to comments on build-up.
2B3P	19	73	sq ft NIA	1,174	1,628,217	Refer to comments on build-up.
2B4P	31	78	sq ft NIA	1,220	2,948,780	Refer to comments on build-up.
3B5P	9	97	sq ft NIA	1,118	975,706	Refer to comments on build-up.
3B6P	15	105	sq ft NIA	1,082	1,708,156	Refer to comments on build-up.
Add duplex stairs	1		nr	10,000	10,000	Reduce from £12.5k to £10k.
Add cooling to selected apartments	6		nr	13,000	78,000	Ok.
<b>BUILDING 7 FIT OUT</b>					<b>8,557,141</b>	
<b>BUILDING 7 TOTAL</b>					<b>31,600,000</b>	
<b>BUILDING 8 - OVER BASEMENT</b>						
Residential Shell and Core Construction		120,964	sq ft GIA	219.51	26,552,619	Refer to comments on build-up.
Residential Fit Out - <b>PRIVATE</b>						
1B2P	21	60	sq ft NIA	1,156	1,456,875	Refer to comments on build-up.
2B3P	13	68	sq ft NIA	1,174	1,037,739	Refer to comments on build-up.
2B4P	33	86	sq ft NIA	1,220	3,460,976	Refer to comments on build-up.
3B5P	13	104	sq ft NIA	1,118	1,511,059	Refer to comments on build-up.
3B6P	19	111	sq ft NIA	1,082	2,281,869	Refer to comments on build-up.
4B7P	2	144	sq ft NIA	1,023	294,583	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	7		nr	15,100	105,700	Ok.
<b>BUILDING 8 FIT OUT</b>					<b>10,148,800</b>	
<b>BUILDING 8 TOTAL</b>					<b>36,710,000</b>	
<b>PHASE 4</b>						
<b>BUILDING 9 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction		18,114	sq ft GIA	219.51	3,976,176	Refer to comments on build-up.
E.O. for substructure (not over basement)		18,114	sq ft GIA	15	271,710	Ok.
<b>BUILDING 9 SHELL AND CORE</b>					<b>4,247,886</b>	
Residential Fit Out - <b>PRIVATE</b>						
2B4P	6	81	sq ft NIA	1,220	592,683	Refer to comments on build-up.
3B6P	3	95	sq ft NIA	1,082	308,361	Refer to comments on build-up.
4B7P	4	132	sq ft NIA	1,023	540,069	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	5		nr	18,000	90,000	Ok.
<b>BUILDING 9 FIT OUT</b>					<b>1,531,112</b>	

<b>BUILDING 9 TOTAL</b>					<b>5,780,000</b>	
<b>BUILDING 10 - PARTIALLY OVER BASEMENT</b>						
Residential Shell and Core Construction	46,094		sq ft GIA	219.51	10,118,022	Refer to comments on build-up.
E.O. for substructure (partly not over basement)	46,094		sq ft GIA	10	460,940	Ok.
<b>BUILDING 10 SHELL AND CORE</b>					<b>10,578,962</b>	
Residential Fit Out - <b>INTERMEDIATE</b>						
1B2P	8	56	sq ft NIA	1,025	459,016	Refer to comments on build-up.
2B4P	26	81	sq ft NIA	1,025	2,157,787	Refer to comments on build-up.
3B5P	4	110	sq ft NIA	962	423,249	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 10 FIT OUT</b>					<b>3,040,052</b>	
<b>BUILDING 10 TOTAL</b>					<b>13,620,000</b>	
<b>BUILDING 11 - OVER BASEMENT</b>						
Residential Shell and Core Construction	66,388		sq ft GIA	219.51	14,572,727	Refer to comments on build-up.
Residential Fit Out - <b>PRIVATE</b>						
1B2P	11	62	sq ft NIA	1,156	788,563	Refer to comments on build-up.
2B4P	23	85	sq ft NIA	1,220	2,384,146	Refer to comments on build-up.
3B5P	1	138	sq ft NIA	1,118	154,235	Refer to comments on build-up.
3B6P	19	109	sq ft NIA	1,082	2,240,754	Refer to comments on build-up.
4B7P	1	170	sq ft NIA	1,023	173,886	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	8		nr	17,700	141,600	Ok.
<b>BUILDING 11 FIT OUT</b>					<b>5,883,184</b>	
<b>BUILDING 11 TOTAL</b>					<b>20,460,000</b>	
<b>BUILDING 12 - OVER BASEMENT</b>						
Residential Shell and Core Construction	52,706		sq ft GIA	219.51	11,569,500	Refer to comments on build-up.
Residential Fit Out - <b>PRIVATE</b>						
1B2P	3	64	sq ft NIA	1,156	222,000	Refer to comments on build-up.
2B3P	5	72	sq ft NIA	1,174	422,609	Refer to comments on build-up.
2B4P	28	83	sq ft NIA	1,220	2,834,146	Refer to comments on build-up.
3B6P	8	117	sq ft NIA	1,082	1,012,721	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	7		nr	18,000	126,000	Ok.
<b>BUILDING 12 FIT OUT</b>					<b>4,617,476</b>	
<b>BUILDING 12 TOTAL</b>					<b>16,200,000</b>	
<b>PHASE 1</b>						
<b>BUILDING 18 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction	196,733		sq ft GIA	219.51	43,184,643	Refer to comments on build-up.

E.O. for substructure (not over basement)	196,733	sq ft GIA	15	2,951,001	Ok.	
<b>BUILDING 18 SHELL AND CORE</b>				<b>46,135,644</b>		
<b>Residential Fit Out - AFFORDABLE</b>						
1B2P	2	59	sq ft NIA	931	109,862	Refer to comments on build-up.
2B3P	1	72	sq ft NIA	730	52,541	Refer to comments on build-up.
2B4P	14	76	sq ft NIA	730	776,432	Refer to comments on build-up.
3B5P	4	99	sq ft NIA	826	327,221	Refer to comments on build-up.
3B6P	10	100	sq ft NIA	826	826,316	Refer to comments on build-up.
4B8P	4	121	sq ft NIA	826	399,826	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 18 AFFORDABLE FIT OUT</b>					<b>2,492,198</b>	
<b>Residential Fit Out - INTERMEDIATE</b>						
1B2P	51	53	sq ft NIA	1,025	2,769,467	Refer to comments on build-up.
2B3P	12	72	sq ft NIA	1,025	885,246	Refer to comments on build-up.
2B4P	86	78	sq ft NIA	1,025	6,872,951	Refer to comments on build-up.
3B5P	4	90	sq ft NIA	962	346,294	Refer to comments on build-up.
3B6P	4	103	sq ft NIA	962	396,315	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 18 INT FIT OUT</b>					<b>11,270,273</b>	
<b>BUILDING 18 TOTAL</b>					<b>59,900,000</b>	
<b>BUILDING 19 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction	52,489	sq ft GIA	219.51	11,521,779	Refer to comments on build-up.	
E.O. for substructure (not over basement)	52,489	sq ft GIA	15	787,335	Ok.	
<b>BUILDING 19 SHELL AND CORE</b>					<b>12,309,114</b>	
<b>Residential Fit Out - AFFORDABLE</b>						
2B3P	4	64	sq ft NIA	730	186,811	Refer to comments on build-up.
2B4P	12	78	sq ft NIA	730	683,027	Refer to comments on build-up.
3B5P	12	92	sq ft NIA	826	912,253	Refer to comments on build-up.
3B6P	16	101	sq ft NIA	826	1,335,326	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 19 FIT OUT</b>					<b>3,117,417</b>	
<b>BUILDING 19 TOTAL</b>					<b>15,430,000</b>	
<b>BUILDING 20 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction	27,579	sq ft GIA	219.51	6,053,823	Refer to comments on build-up.	
E.O. for substructure (not over basement)	27,579	sq ft GIA	15	413,685	Ok.	
<b>BUILDING 20 SHELL AND CORE</b>					<b>6,467,508</b>	
<b>Residential Fit Out - AFFORDABLE</b>						
1B2P	3	55	sq ft NIA	931	153,621	Refer to comments on build-up.
2B4P	9	76	sq ft NIA	730	499,135	Refer to comments on build-up.
3B5P	4	95	sq ft NIA	826	314,000	Refer to comments on build-up.



3B6P	7	99	sq ft NIA	826	572,637	Refer to comments on build-up.
4B7P	1	111	sq ft NIA	826	91,696	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 20 FIT OUT</b>					<b>1,631,088</b>	
<b>BUILDING 20 TOTAL</b>					<b>8,100,000</b>	
<b>BUILDING 21 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction		27,579	sq ft GIA	219.51	6,053,823	Refer to comments on build-up.
E.O. for substructure (not over basement)		27,579	sq ft GIA	15	413,685	Ok.
<b>BUILDING 21 SHELL AND CORE</b>					<b>6,467,508</b>	
Residential Fit Out - <b>AFFORDABLE</b>						
1B2P	3	55	sq ft NIA	931	153,621	Refer to comments on build-up.
2B4P	9	76	sq ft NIA	730	499,135	Refer to comments on build-up.
3B5P	4	95	sq ft NIA	826	314,000	Refer to comments on build-up.
3B6P	7	99	sq ft NIA	826	572,637	Refer to comments on build-up.
4B7P	1	111	sq ft NIA	826	91,696	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 21 FIT OUT</b>					<b>1,631,088</b>	
<b>BUILDING 21 TOTAL</b>					<b>8,100,000</b>	

<b>PHASE 5</b>						
<b>BUILDING 13 - PARTIALLY OVER BASEMENT</b>						
Residential Shell and Core Construction		38,590	sq ft GIA	219.51	8,470,831	Refer to comments on build-up.
E.O. for substructure (partially over basement)		38,590	sq ft GIA	10	385,900	Ok.
<b>BUILDING 13 SHELL AND CORE</b>					<b>8,856,731</b>	
Residential Fit Out - <b>PRIVATE</b>						
Studio	4	51	sq ft NIA	1,156	235,875	Refer to comments on build-up.
1B2P	15	53	sq ft NIA	1,156	919,219	Refer to comments on build-up.
2B3P	2	67	sq ft NIA	1,174	157,304	Refer to comments on build-up.
2B4P	20	76	sq ft NIA	1,220	1,853,659	Refer to comments on build-up.
3B6P	2	153	sq ft NIA	1,082	331,082	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	8		nr	12,000	96,000	Ok.
<b>BUILDING 13 PRIVATE FIT OUT</b>					<b>3,593,139</b>	
<b>BUILDING 13 TOTAL</b>					<b>12,450,000</b>	
<b>BUILDING 14 - NOT OVER BASEMENT</b>						
Residential Shell and Core Construction		32,378	sq ft GIA	219.51	7,107,244	Refer to comments on build-up.
E.O. for substructure (not over basement)		32,378	sq ft GIA	15	485,670	Ok.
<b>BUILDING 14 SHELL AND CORE</b>					<b>7,592,914</b>	
Residential Fit Out - <b>INTERMEDIATE</b>						
1B2P	8	51	sq ft NIA	1,025	418,033	Refer to comments on build-up.

2B3P	2	69	sq ft NIA	1,025	141,393	Refer to comments on build-up.
2B4P	22	75	sq ft NIA	1,025	1,690,574	Refer to comments on build-up.
3B5P	2	91	sq ft NIA	962	175,071	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	-		nr		-	
<b>BUILDING 14 INT FIT OUT</b>					<b>2,425,071</b>	
<b>BUILDING 14 TOTAL</b>					<b>10,020,000</b>	
<b>BUILDING 15 - PARTIALLY OVER BASEMENT</b>						
Residential Shell and Core Construction		100,017	sq ft GIA	219.51	21,954,576	Refer to comments on build-up.
E.O. for substructure (partially over basement)		100,017	sq ft GIA	10	1,000,170	Ok.
<b>BUILDING 15 SHELL AND CORE</b>					<b>22,954,746</b>	
Residential Fit Out - PRIVATE						
1B2P	92	56	sq ft NIA	1,156	5,957,000	Refer to comments on build-up.
2B4P	28	83	sq ft NIA	1,220	2,834,146	Refer to comments on build-up.
3B5P	2	93	sq ft NIA	1,118	207,882	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	10		nr	12,000	120,000	Ok.
<b>BUILDING 15 FIT OUT</b>					<b>9,119,029</b>	
<b>BUILDING 15 TOTAL</b>					<b>32,070,000</b>	
<b>BUILDING 16 - OVER BASEMENT</b>						
Residential Shell and Core Construction		76,636	sq ft GIA	219.51	16,822,249	Refer to comments on build-up.
Residential Fit Out - PRIVATE						
Studio	25	46	sq ft NIA	1,156	1,329,688	Refer to comments on build-up.
1B2P	24	51	sq ft NIA	1,156	1,415,250	Refer to comments on build-up.
2B3P	7	78	sq ft NIA	1,174	640,957	Refer to comments on build-up.
2B4P	29	72	sq ft NIA	1,220	2,546,341	Refer to comments on build-up.
3B6P	6	123	sq ft NIA	1,082	798,492	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	7		nr	12,000	84,000	Ok.
<b>BUILDING 16 FIT OUT</b>					<b>6,814,727</b>	
<b>BUILDING 16 TOTAL</b>					<b>23,640,000</b>	
<b>BUILDING 17 - OVER BASEMENT</b>						
Residential Shell and Core Construction		78,634	sq ft GIA	219.51	17,260,827	Refer to comments on build-up.
Residential Fit Out - PRIVATE						
Studio	29	46	sq ft NIA	1,156	1,542,438	Refer to comments on build-up.
1B2P	27	53	sq ft NIA	1,156	1,654,594	Refer to comments on build-up.
2B3P	2	65	sq ft NIA	1,174	152,609	Refer to comments on build-up.
2B4P	24	74	sq ft NIA	1,220	2,165,854	Refer to comments on build-up.

3B6P	11	115	sq ft NIA	1,082	1,368,689	Refer to comments on build-up.
Add duplex stairs	-		nr	10,000	-	Reduce from £12.5k to £10k.
Add cooling to selected apartments	12		nr	12,500	150,000	Ok.
<b>BUILDING 21 FIT OUT</b>					<b>7,034,182</b>	
<b>BUILDING 17 TOTAL</b>					<b>24,300,000</b>	
<b>BUILDING 22 - RESIDENTIAL TOWNHOUSES</b>						
Townhouses S&C and fit out allowance		19,424	sq ft GIA	210	4,079,040	Ok.
<b>BUILDING 22 TOTAL</b>					<b>4,080,000</b>	

PRIVATE RESI FIT OUT (SEE SEPAR AREA NSA £/SQ FT NSA)				JA Comments 28/09/20
1B2P	74,000	64	1,156	Refer to comments on build-up.
2B3P	81,000	69	1,174	Refer to comments on build-up.
2B4P	100,000	82	1,220	Refer to comments on build-up.
3B4P	120,000	121	992	Rate ok
3B5P	114,000	102	1,118	Refer to comments on build-up.
3B6P	132,000	122	1,082	Refer to comments on build-up.
4B6P				
4B7P	179,000	175	1,023	Refer to comments on build-up.
4B8P	182,000	150	1,213	Refer to comments on build-up.

**AFFORDABLE RESIDENTIAL FIT OL AREA NSA £/SQ FT NSA**

1B	54,000	58	931	Rate ok
2B	54,000	74	730	Rate ok
3B	78,500	95	826	Rate ok
4B	95,000	115	826	Rate ok

**INTERMEDIATE RESIDENTIAL FIT ( AREA NSA £/SQ FT NSA)**

1B	62,500	61	1,025	Rate ok
2B	62,500	61	1,025	Rate ok
3B	94,750	99	962	Rate ok
4B	139,000	145	959	Rate ok

STAG BREWERY

ENLARGED PLANNING COST ESTIMATE APRIL 2020

BUILDING 4 - FLEXIBLE USE AND RESIDENTIAL REFURBISHMENT COST BUILD UP

JA Comments 28/09/20

FLEXIBLE USE - REFURBISHMENT

GIA m2 472  
GIA sq ft 5,076

Flexible Use - Refurbishment

1 Flexible Use Shell and Core	472	m <sup>2</sup>	1,779.79	839,307.95	
2 Flexible Use Fit Out		Excl			
				<u>840,000.00</u>	165.48 Rate amended in Main Summary (Ph2)

Flexible Use Shell and Core

1 Substructure				163,921.21	
2 Frame and Upper Floors				53,062.46	
3 Roof				0.00	
4 External Walls and Doors				266,100.00	
5 Stairs				15,000.00	
6 Internal Walls and Doors				61,370.00	
7 Internal Finishes & Fittings				9,431.53	
8 Mechanical and Electrical Installation				84,993.85	
9 Lifts				41,200.00	
10 Sub Total				<u>695,079.04</u>	
11 Main Contractor Preliminaries (15%)			15.00	104,261.86	Ok.
12 Main Contractor OH&P (5%)			5.00	<u>39,967.05</u>	Ok.
				<u>839,307.95</u>	

Substructure

	Quantity	Unit	Rate £	Cost £	£/sq ft GIA
<b>1 Works to Existing Foundations</b>					
2 Allowance for works to existing foundations to building perimeter, assumed minimal works required	472	m <sup>2</sup>	30.00	14,147.29	Ok.
<b>3 New Foundations</b>					
4 Allowance for works to form new foundations for internal structures, scope and details TBC	472	m <sup>2</sup>	50.00	23,578.81	Ok.
<b>5 Ground Floor Slab</b>					
6 Build up to ground floor slab, hardcore, blinding etc, assumed 350mm thick	165	m <sup>3</sup>	150.00	24,757.76	Reduce to £150
7 In situ concrete to ground floor slab, assumed 300mm thick	141	m <sup>3</sup>	190.00	26,879.85	Reduce to £190
8 Reinforcement to above, assumed 260kg/m3	37	tn	1,250.00	45,978.69	Ok.
9 Allowance for forming lift pit for flexible use lift	1	nr	5,000.00	5,000.00	Ok.
10 Allowance for insulation, DPC and drainage to ground floor slab	472	m <sup>2</sup>	50.00	23,578.81	Ok.
				<u>163,921.21</u>	

Frame and Upper Floors

<b>1 Columns</b>					
2 Allowance for vertical structure to flexible use areas, scope and details TBC, based on Building 2	472	m <sup>2</sup>	65.00	30,652.46	Ok.
<b>3 Upper Floors</b>					
4 In-situ concrete to L01, assumed 250mm thick	22	m <sup>3</sup>	185.00	4,070.00	Reduce to £185
5 Reinforcement to L01 slabs, assumed 260kg/m3	6	tn	1,250.00	7,150.00	Ok.
6 Formwork to L01 slabs, basic finish	71	m <sup>2</sup>	70.00	4,970.00	Ok.
7 Formwork to edge of slab	61	m	20.00	1,220.00	Ok.
8 Allowance for upstands etc, details TBC	1	Item	5,000.00	5,000.00	Ok.
				<u>53,062.46</u>	

Roof

1 Roof structure and coverings - see Residential		Incl			
				<u>0.00</u>	

External Walls and Doors

1 Allowance for refurbishment works to existing envelope, ground and first floor, scope TBC; assumed to include repairs to brickwork, insulation, drylining to internal face etc	655	m <sup>2</sup>	300.00	196,500.00	Ok.
2 E.O. allowance for new glazed area of curtain walling, assumed 6.2m high	56	m <sup>2</sup>	600.00	33,600.00	Ok.
3 Allowance for new windows to existing envelope - small	4	nr	750.00	3,000.00	Ok.
4 Allowance for new windows to existing envelope - large	17	nr	1,500.00	25,500.00	Ok.
5 Allowance for external double leaf glazed manual entrance doors	1	nr	7,500.00	7,500.00	Ok.
				<u>266,100.00</u>	

Stairs

1 Allowance for stair to overcome internal level changes at L00	1	nr	5,000.00	5,000.00	Ok.
2 Allowance for stairs from L00 to L01, including balustrades, handrails etc	1	nr	10,000.00	10,000.00	Ok.
				<u>15,000.00</u>	

Internal Walls and Doors

1 Allowance for internal blockwork party walls to flexible use areas only; assumed 140mm thick	258	m <sup>2</sup>	90.00	23,220.00	Reduce to £90
2 Allowance for internal single leaf solid doors to flexible use areas	4	nr	1,850.00	7,400.00	Ok.
3 Allowance for internal double leaf solid doors to flexible use areas	2	nr	3,000.00	6,000.00	Ok.
4 Allowance for other internal doors yet to be shown on S&P plans (riser doors etc)	1	Item	15,000.00	15,000.00	Ok.
<b>5 Level 01 Void</b>					
6 Allowance for simple glazed balustrade to L01 void, assumed 1.2m high	13	m <sup>2</sup>	750.00	9,750.00	Ok.
				<u>61,370.00</u>	

Internal Finishes & Fittings

1 Allowance for wall finishes to flexible use area - shell and core only		Excl			
2 Allowance for dust sealer to flexible use area ground floor slab	472	m <sup>2</sup>	10.00	4,715.76	Ok.
3 Allowance for dust sealer to flexible use area soffit	472	m <sup>2</sup>	10.00	4,715.76	Ok.
4 Allowance for internal and external statutory signage - by tenant		Excl			
				<u>9,431.53</u>	

Mechanical and Electrical Installation

1 Allowance for capped power, water, drainage, sprinklers etc services to flexible use areas	472	m <sup>2</sup>	175.00	82,525.85	Ok.
2 BWIC (3%)		%	3.00	<u>2,468.00</u>	Ok.
				<u>84,993.85</u>	

Lifts

1	Allowance for passenger lift, ground to first floor	1	nr	40,000.00		40,000.00			Ok.
2	BWIC			3.00		1,200.00			Ok.
						<b>41,200.00</b>			
<b>RESIDENTIAL USE - REFURBISHMENT</b>									
					GIA m2	2,950			Ok.
					GIA sq ft	31,752			Ok.
<b>Private Residential - Refurbishment</b>									
1	Residential Shell and Core	2,950	m <sup>2</sup>	2,084.84		6,150,000.00		193.69	Ok.
2	Private Residential Fit Out	2,178	m <sup>2</sup>	1,244.25		2,710,000.00		115.59	Ok.
						<b>8,860,000.00</b>			Rate amended in Main Summary (Ph2)
<b>RESIDENTIAL SHELL AND CORE WORKS - BUILDING 4 REFURBISHMENT</b>									
1	Enabling Works					316,650.00			
2	Substructure					226,569.61			
3	Frame					294,986.02			
4	Upper Floors					576,030.00			
5	Roof					302,990.00			
6	External Walls and Doors					1,114,350.00			
7	Stairs					142,500.00			
8	Internal Walls and Doors					306,092.31			
9	Landlord Areas Fit Out					287,940.00			
10	Mechanical and Electrical Installations					1,249,823.41			
11	Lifts					278,100.00			
12	Sub Total					<b>5,096,031.35</b>			
13	Main Contractor Preliminaries			15.00		764,404.70			Ok.
14	Main Contractor OH&P			5.00		293,021.80			Ok.
						<b>6,153,457.85</b>			
		<b>Quantity</b>	<b>Unit</b>	<b>Rate</b>		<b>Cost</b>	<b>£</b>	<b>£/sq ft GIA</b>	
<b>Enabling Works</b>									
<b>1 Works to Existing Building</b>									
2	Allowance for stripping out redundant internal structure, floors, partitions etc - scope TBC, assumed already largely removed.	2,222	m <sup>2</sup>	75.00		166,650.00			Ok.
3	Allowance for temporary propping works associated with the above, scope to be confirmed	1	Item	150,000.00		150,000.00			Ok.
						<b>316,650.00</b>			
<b>Substructure</b>									
<b>1 Works to Existing Foundations</b>									
2	Allowance for works to existing foundations to building perimeter, assumed minimal works required	2,950	m <sup>2</sup>	30.00		88,495.81			Ok.
<b>3 New Foundations</b>									
4	Allowance for works to form new foundations for internal structures, scope and details TBC	2,950	m <sup>2</sup>	30.00		88,495.81			Ok.
<b>5 Ground Floor Slab</b>									
6	Build up to ground floor slab, hardcore, blinding etc, assumed 350mm thick	54	m <sup>3</sup>	150.00		8,085.00			Reduce to £150
7	In situ concrete to ground floor slab, assumed 300mm thick	46	m <sup>3</sup>	190.00		8,778.00			Reduce to £190
8	Reinforcement to above, assumed 260kg/m3	12	tn	1,250.00		15,015.00			Ok.
9	Allowance for forming lift pits	2	nr	5,000.00		10,000.00			Ok.
10	Allowance for insulation, DPC and drainage	154	m <sup>2</sup>	50.00		7,700.00			Ok.
						<b>226,569.61</b>			
<b>Frame</b>									
1	Allowance for new frame to Building 4, columns and shear walls etc - details TBC	2,950	m <sup>2</sup>	100.00		294,986.02			Ok.
						<b>294,986.02</b>			
<b>Upper Floors</b>									
1	In-situ concrete upper floor slabs to residential areas, L01 to L07, 250mm thick as advised by WSL - assumed all new	699	m <sup>3</sup>	190.00		132,810.00			Reduce to £190
2	Reinforcement to upper floor slabs, 260kg/m3 as advised by WSL	182	tn	1,250.00		227,500.00			Ok.
3	Formwork to upper floor slabs, basic finish	2,796	m <sup>2</sup>	70.00		195,720.00			Ok.
4	Allowance for upstands etc, details TBC	1	Item	20,000.00		20,000.00			Ok.
						<b>576,030.00</b>			
<b>Roof</b>									
<b>1 Roof Structure</b>									
2	Allowance for new roof structure to pitched roof areas at L06, measured on plan	398	m <sup>2</sup>	250.00		99,500.00			Ok.
3	In-situ concrete slab to L07 terrace, assumed 300mm thick	38	m <sup>3</sup>	185.00		7,030.00			Reduce to £185
4	Reinforcement to roof slab, assumed 280kg/m3	11	tn	1,250.00		13,750.00			Ok.
5	Formwork to roof slab, basic finish	125	m <sup>2</sup>	70.00		8,750.00			Ok.
6	Formwork to roof slab edges, assumed 300mm thick	48	m	70.00		3,360.00			Ok.
7	Allowance for forming parapet to L08 roof, details TBC	51	m	200.00		10,200.00			Ok.
<b>8 Roof Coverings</b>									
9	Allowance for roof coverings to L06 and L07 pitched roofs, including waterproofing insulation and drainage etc, material TBC; all measured on plan	398	m <sup>2</sup>	300.00		119,400.00			Ok.
10	Allowance for plant screen to L07 terrace, assumed 1.7m high, assumed metal	82	m <sup>2</sup>	500.00		41,000.00			Ok.
						<b>302,990.00</b>			
<b>External Walls and Doors</b>									
<b>1 Ground Floor</b>									
2	Injected damp treatment / waterproofing to walls		Excl						
3	Allowance for refurbishment works to existing envelope, ground floor, scope TBC, 2.6m high; assumed to include repairs to brickwork, insulation, drylining to internal face etc	75	m <sup>2</sup>	300.00		22,500.00			Ok.
4	Allowance for external double leaf manual entrance doors to ground floor residential entrances	4	nr	5,000.00		20,000.00			Ok.
<b>5 Level 1 to Level 6</b>									
6	Injected damp treatment / waterproofing to walls		Excl						
7	Allowance for refurbishment works to existing envelope, L01 to L06, scope TBC; assumed to include repairs to brickwork, insulation, drylining to internal face etc	2,395	m <sup>2</sup>	300.00		718,500.00			Check extent of work
8	Allowance for new windows to existing envelope - small	171	nr	750.00		128,250.00			Ok.
9	Allowance for new windows to existing envelope - Medium	11	nr	1,100.00		12,100.00			Ok.
10	Allowance for new windows to existing envelope - large	14	nr	1,500.00		21,000.00			Ok.
11	Allowance for metal railing Juliette balcony balustrades to large windows	14	nr	1,000.00		14,000.00			Ok.
<b>12 Level 7</b>									

13 Allowance for new facade to L07, assumed part brick, part glazed, 3.7m floor to floor	190	m <sup>2</sup>	800.00	152,000.00	Ok.
14 Allowance for new round windows to existing envelope	8	nr	750.00	6,000.00	Ok.
<b>15 Rainwater fittings</b>					
16 Allowance for rainwater pipes	1	Item	20,000.00	<u>20,000.00</u>	Ok.
				<b>1,114,350.00</b>	
<b>Stairs</b>					
1 Allowance for stairs from ground to level 5, including balustrade / handrails	5	Flight	12,500.00	62,500.00	Ok.
2 Allowance for stairs from ground to level 6, including balustrade / handrails	6	Flight	12,500.00	75,000.00	Ok.
3 E.O. allowance for miscellaneous stairs / ladders	1	Item	5,000.00	<u>5,000.00</u>	Ok.
				<b>142,500.00</b>	
<b>Internal Walls and Doors</b>					
1 Allowance for internal party and corridor walls to residential areas only; based on residential GIA	2,950	m <sup>2</sup>	55.00	162,242.31	Ok.
2 Allowance for residential apartment front doors; single leaf	21	nr	2,200.00	46,200.00	Ok.
3 Allowance for internal doors to staircores, ground to level 6	11	nr	2,000.00	22,000.00	Ok.
4 Allowance for riser doors	89	nr	850.00	<u>75,650.00</u>	Ok.
				<b>306,092.31</b>	
<b>Landlord Areas Fit Out</b>					
1 Allowance for wall finishes; plaster and paint	772	m <sup>2</sup>	75.00	57,900.00	Ok.
2 Allowance for floor finishes; assumed carpet, including build up	772	m <sup>2</sup>	100.00	77,200.00	Ok.
3 Allowance for ceiling finishes; suspended plasterboard, emulsion paint	772	m <sup>2</sup>	70.00	54,040.00	Ok.
4 E.O. allowance for entrance finishes to residential entrance - entrance matting etc	172	m <sup>2</sup>	350.00	60,200.00	Ok.
5 Allowance for fixed fittings to common areas, signage, post boxes etc - assumed minimal	772	m <sup>2</sup>	50.00	38,600.00	Ok.
				<u>287,940.00</u>	
<b>Mechanical and Electrical Installations</b>					
1 Sanitary Appliances - Included in fitout	2,950	Incl			Noted
2 Services Equipment - Included in FF&E	2,950	Incl			Noted
3 Disposal Installation	2,950	m <sup>2</sup>	26.00	76,696.36	Ok.
4 Water Installations	2,950	m <sup>2</sup>	30.00	88,495.81	Ok.
5 Heat Source - Refer to Energy Centre	2,950	Incl			
6 Space Heating and Air Treatment	2,950	m <sup>2</sup>	70.00	206,490.21	Ok.
7 Ventilation	2,950	m <sup>2</sup>	30.00	88,495.81	Ok.
8 Electrics Installation	2,950	m <sup>2</sup>	105.00	309,735.32	Ok.
9 Gas Installation	2,950	Incl			
10 Fire and Lighting Protection	2,950	m <sup>2</sup>	8.00	23,598.88	Ok.
11 Communications, Security and Control system	2,950	m <sup>2</sup>	80.00	235,988.81	Ok.
12 Specialist Installations		Excl			
13 Builderswork in connection			3.00	30,885.04	Ok.
14 Testing and Commissioning			2.00	20,590.02	Ok.
15 MEP Subcontractor Preliminaries			12.00	123,540.14	Allow 12% for s/c prelims
<b>16 Residential Cooling - 4 apartments</b>					
17 Condenser unit - S&C	16	nr	1,800.00	28,800.00	Ok.
18 Shell and core pipework - S&C	16	nr	600.00	9,600.00	Ok.
19 Allowance for on costs (MEP), BWIC			18.00	<u>6,907.00</u>	Ok.
				<b>1,249,823.41</b>	
<b>Lifts</b>					
1 Allowance for residential passenger lift serving floors ground to level 5 - Assumed 17 person lift	1	nr	85,000.00	85,000.00	Ok.
2 Allowance for residential passenger / goods / firefighting lift serving floors ground to level 7 - Assumed 17 person lift	1	nr	185,000.00	185,000.00	Ok.
3 BWIC		%	3.00	<u>8,100.00</u>	Ok.
				<b>278,100.00</b>	
<b>RESIDENTIAL FIT OUT WORKS - BUILDING 4</b>					
<b>Private Residential Fit Out</b>					
2B3P	2	80	1,173.91	187,826.09	Refer to comments on build-up.
2B4P	13	96	1,219.51	1,521,951.22	Refer to comments on build-up.
3B6P	5	160	1,081.97	<u>865,573.77</u>	Refer to comments on build-up.
				<b>2,575,351.08</b>	
Add duplex stairs	6	nr	10,000.00	60,000.00	Ok.
Add cooling to selected apartments	5	nr	14,150.00	<u>70,750.00</u>	Ok.
				<b>2,706,101.08</b>	

**Stag Brewery**  
**Enlarged Scheme Cost Estimate (April 2020) - Typical Residential Shell and Core build up**

Job No: 34196

No.	Description	Quantity	Unit	COST (EXCL INFLATION)		116800	JA Comments 28/09/20
				Rate £	Cost £/sq ft GIA		
<b>Building 2 - Private Residential / Flexible Use</b>							
<b>Shell and Core Residential Works</b>							
1	Substructure				0	0.0	
2	Frame				1,540,125	13.2	
3	Upper Floors				1,972,990	16.9	
4	Roof				1,014,365	8.7	
5	External Walls and Doors				9,361,400	80.1	
6	Stairs				305,000	2.6	
7	Internal Walls and Doors				536,720	4.6	
8	Landlord Areas Fit Out				785,480	6.7	
9	Mechanical and Electrical Installation				4,683,304	40.1	
10	Lifts				1,033,400	8.8	
11	Sub Total				21,232,784	181.8	
12	Main Contractor Preliminaries (15%)			15.00	3,184,918	27.3	Ok.
13	Main Contractor OH&P (5%)			5.00	1,220,885	10.5	Ok.
					<b>25,638,586</b>	<b>219.5</b>	Slight rate adjustment, as below amendments.
<b>Substructure</b>							
1	Foundations; Building 2 built entirely above basement - see Basement		Incl				
2	Ground floor slab; included within basement costs		Incl				
					<b>0</b>		
<b>Frame</b>							
<b>12 Columns</b>							
2	In situ concrete columns to residential areas, ground floor, assumed 48nr columns, 425mm x 425mm, 4.05m high	35	m³	200.00	7,000		Ok.
3	In situ concrete columns to residential areas, ground floor, assumed 6nr columns, 750mm x 225mm, 4.05m high	4	m³	200.00	800		Reduce rate to £200
4	In situ concrete columns to residential areas, level 1 to level 5, assumed 95nr columns per floor, 425mm x 425mm, 3.05m high	262	m³	200.00	52,400		Reduce rate to £200
5	In situ concrete columns to residential areas, level 1 to level 5, assumed 6nr columns per floor, 750mm x 225mm, 3.05m high	15	m³	200.00	3,000		Reduce rate to £200
6	In situ concrete columns to residential areas, level 6, assumed 95nr columns, 425mm x 425mm, 4.25m high	73	m³	200.00	14,600		Reduce rate to £200
7	In situ concrete columns to residential areas, level 6, assumed 6nr columns, 750mm x 225mm, 4.25m high	4	m³	200.00	800		Reduce rate to £200
8	In situ concrete columns to residential areas, level 7, assumed 10nr columns, 425mm x 425mm, 6.9m high	12	m³	200.00	2,400		Reduce rate to £200
9	Reinforcement to concrete columns, 280kg/m3 as advised by WSL	113	tn	1,250.00	141,250		Ok.
10	Formwork to 425mm x 425mm concrete columns, basic finish	3,597	m²	75.00	269,775		Ok.
11	Formwork to 750mm x 225mm concrete columns, basic finish	276	m²	75.00	20,700		Ok.
<b>12 Beams</b>							
13	Allowance for in situ concrete beams at L06 slab level to transfer columns at set back, details TBC	1	Item	10,000.00	10,000		Ok.
<b>14 Core Walls</b>							
15	In situ concrete core walls; 250mm thick as advised by WSL	791	m³	200.00	158,200		Reduce rate to £200
16	Reinforcement to core walls; 220kg/m3 as advised by WSL	174	tn	1,250.00	217,500		Ok.
17	Formwork to core walls; both sides, basic finish	6,332	m²	75.00	474,900		Ok.
<b>18 Secondary Steelwork</b>							
19	Allowance for secondary steelwork, details TBC	1	Item	50,000.00	50,000		Ok.
	Increased allowance due to building height increase	116,800	sq ft GIA	1.00	116,800		Ok.
					<b>1,540,125</b>		
<b>Upper Floors</b>							
1	In-situ concrete upper floor slabs to residential areas, L01 to L07, 250mm thick as advised by WSL	2,434	m³	185.00	450,290		Reduce rate to £185
2	Reinforcement to upper floor slabs, 260kg/m3 as advised by WSL	633	tn	1,250.00	791,250		Ok.
3	Formwork to upper floor slabs, basic finish	9,735	m²	70.00	681,450		Ok.
4	Allowance for upstands etc, details TBC	1	Item	50,000.00	50,000		Ok.
					<b>1,972,990</b>		
<b>Roof</b>							
<b>1 Roof Structure</b>							
2	In-situ concrete slab to L01, L05, L06 terraces and flat roof area, assumed 300mm thick	399	m³	185.00	73,815		Reduce rate to £185
3	Reinforcement to roof slabs, assumed 280kg/m3	112	tn	1,250.00	140,000		Ok.
4	Formwork to roof slabs, basic finish	1,330	m²	70.00	93,100		Ok.
5	Allowance for forming parapet to main roof for junction with L06 & L07 cladding, details TBC, 1.1m high	224	m	350.00	78,400		Ok.
6	Allowance for applied finish to parapet (one side only) - assumed render	246	m²	100.00	24,600		Ok.
<b>7 Level 1 Terraces</b>							
8	Allowance for level threshold / cold bridging details to L01 terrace	1	Item	35,000.00	35,000		Ok.
9	Allowance for finish to L01 terrace, assumed timber, including waterproofing, insulation and drainage etc	298	m²	300.00	89,400		Ok.
10	Allowance for metal mesh balustrade detail to L01 terrace, assumed 1.2m high	199	m²	550.00	109,450		Ok.
<b>11 Level 5 Terraces</b>							
12	Allowance for level threshold / cold bridging details to L05	1	Item	10,000.00	10,000		Ok.
13	Allowance for finish to L05 terrace, assumed timber, including waterproofing insulation and drainage etc	36	m²	300.00	10,800		Ok.
14	Allowance for balustrade detail to L05 terrace - Captured in external walls measure		Incl				
<b>15 Level 6 Terraces</b>							
16	Allowance for level threshold / cold bridging details to L06 terrace	1	Item	15,000.00	15,000		Ok.
17	Allowance for finish to L06 terrace, assumed timber,	86	m²	300.00	25,800		Ok.



**Stag Brewery**

**Enlarged Scheme Cost Estimate (April 2020) - Typical Residential Shell and Core build up**

Job No: 34196		COST (EXCL INFLATION)				116800	JA Comments 28/09/20
No.	Description	Quantity	Unit	Rate £	Cost £/sq ft GIA		
	including waterproofing insulation and drainage etc						
18	Allowance for continuous balustrade to L06 terrace area, metal railings, 1.2m high	105	m <sup>2</sup>	550.00	57,750		Ok.
19	Allowance for mesh juliet balustrade to L06 external areas, 1.2m x 1.2m	30	nr	800.00	24,000		Ok.
<b>20 Main Roof Covering</b>							
21	Allowance for L07 main roof covering including waterproofing, insulation and drainage, assumed sedum roof	909	m <sup>2</sup>	250.00	227,250		Ok.
					<b>1,014,365</b>		
<b>External Walls and Doors</b>							
<b>1 Ground</b>							
2	Allowance for cladding to ground floor residential areas, brick-slip cladding with glazing, 3.3m high	597	m <sup>2</sup>	650.00	388,050		Ok.
3	E.O. allowance for profiled metal cladding perimeter detail at underside of L01 level to juliet balconies and bay windows, assumed 300mm high	30	m	175.00	5,250		Ok.
4	E.O. allowance for precast concrete spandrel panel at underside of L01 slab level, assumed 300mm high	226	m	260.00	58,760		Ok.
5	E.O. allowance for finish to soffit of L01 bay window projections	31	m <sup>2</sup>	300.00	9,300		Ok.
6	E.O. allowance for residential entrance double leaf glazed doors, assumed manual	2	nr	5,000.00	10,000		Ok.
7	E.O. allowance for residential entrance single leaf glazed doors, assumed manual	4	nr	3,000.00	12,000		Ok.
8	E.O. allowance for BoH / car park entrance single leaf doors, assumed manual	3	nr	2,500.00	7,500		Ok.
9	E.O. allowance for PPC framed fixed glazed windows to ground floor apartments, 0.9m wide x 2.5m high	10	nr	350.00	3,500		Ok.
10	E.O. allowance for PPC framed glazed sliding double doors to ground floor apartments, 1.8m wide x 2.5m high	10	nr	4,000.00	40,000		Ok.
11	E.O. allowance for PPC framed glazed manual double doors to ground floor apartments, 1.4m wide x 2.5m high	14	nr	3,000.00	42,000		Ok.
12	E.O. allowance for PPC framed glazed single doors to ground floor apartments, 1.05m wide x 2.5m high	4	nr	2,500.00	10,000		Ok.
<b>13 Levels 1 to Level 4</b>							
14	Allowance for cladding to level 1 to 4, brick-slip panels with glazing, 3.3m high	5,148	m <sup>2</sup>	600.00	3,088,800		Ok.
15	E.O. allowance for profiled metal cladding perimeter detail L01 to underside of L05 slab level to juliet balconies and bay windows, assumed 300mm high	360	m	175.00	63,000		Ok.
16	E.O. allowance for precast concrete spandrel panel L01 to underside of L05 slab level, assumed 300mm high	404	m	260.00	105,040		Ok.
17	E.O. allowance for finish to roof of L04 bay window projections	31	m <sup>2</sup>	300.00	9,300		Ok.
18	E.O. allowance for PPC framed glazed windows to L01 - L04 apartments, 0.9m wide x 2.5m high	68	nr	400.00	27,200		Ok.
19	E.O. allowance for PPC framed glazed sliding double doors to L01 - L04 apartments, 1.8m wide x 2.5m high	68	nr	4,000.00	272,000		Ok.
20	E.O. allowance for PPC framed glazed manual double doors to L01 - L04 apartments, 1.4m wide x 2.5m high	104	nr	3,000.00	312,000		Ok.
21	E.O. allowance for PPC framed glazed single doors to L01 - L04 apartments, 1.05m wide x 2.5m high	32	nr	2,500.00	80,000		Ok.
22	E.O. allowance for PPC framed glazed bay windows with central openable window to L01 - L04 apartments, 4.92m wide x 3.45m high	40	nr	7,500.00	300,000		Ok.
23	Allowance for bolt on projecting balconies type 1 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 6m2	16	nr	10,900.00	174,400		Ok.
24	Allowance for bolt on projecting balconies type 2 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 3m2	12	nr	8,100.00	97,200		Ok.
25	Allowance for bolt on projecting balconies type 3 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 10m2	9	nr	8,900.00	80,100		Ok.
26	Allowance for bolt on projecting balconies type 4 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 14m2	6	nr	20,400.00	122,400		Ok.
27	Allowance for bolt on projecting balconies type 5 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 20m2	3	nr	14,500.00	43,500		Ok.
28	Allowance for bolt on projecting corner balconies type 6 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 6m2	6	nr	6,500.00	39,000		Ok.
29	Allowance for bolt on projecting corner balconies type 7 at levels 1-4, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 10m2	2	nr	10,900.00	21,800		Ok.
30	Allowance for glass balustrades to juliet balconies to all elevations, levels 1, 2, 3 and 4; 2.5m wide, assumed 1.2m high	34	nr	2,400.00	81,600		Ok.
31	Allowance for metal railing balustrades to juliet balconies to all elevations, levels 1, 2, 3 and 4; 2.5m wide, assumed 1.2m high	21	nr	1,800.00	37,800		Ok.
<b>32 Level 5</b>							
33	Allowance for cladding to level 5, brick-slip panels with glazing, 3.3m high	1,153	m <sup>2</sup>	600.00	691,800		Ok.
34	Allowance for continuation of cladding to level 5 residential terrace areas, 1.1m high	50	m <sup>2</sup>	400.00	20,000		Ok.
35	E.O. allowance for PPC framed glazed windows to L05 apartments, 0.9m wide x 2.5m high	17	nr	400.00	6,800		Ok.
36	E.O. allowance for PPC framed glazed sliding double doors to L05 apartments, 1.8m wide x 2.5m high	10	nr	4,000.00	40,000		Ok.

**Stag Brewery**

**Enlarged Scheme Cost Estimate (April 2020) - Typical Residential Shell and Core build up**

Job No: 34196

No.	Description	Quantity	Unit	COST (EXCL INFLATION)		116800	JA Comments 28/09/20
				Rate £	Cost £		
37	E.O. allowance for PPC framed glazed manual double doors to L05 apartments, 1.4m wide x 2.5m high	14	nr	3,000.00	42,000		Ok.
38	E.O. allowance for PPC framed glazed single doors to L05 apartments, 1.05m wide x 2.5m high	4	nr	2,500.00	10,000		Ok.
39	E.O. allowance for PPC framed glazed manual double doors to L05 apartments, 1.9m wide x 2.5m high	40	nr	7,500.00	300,000		Ok.
40	Allowance for bolt on projecting balconies type 1 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 6m2	6	nr	10,900.00	65,400		Note quality of balconies
41	Allowance for bolt on projecting balconies type 2 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 3m2	4	nr	8,100.00	32,400		Ok.
42	Allowance for bolt on projecting balconies type 3 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 10m2	3	nr	8,900.00	26,700		Ok.
43	Allowance for bolt on projecting balconies type 4 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 14m2	2	nr	20,400.00	40,800		Ok.
44	Allowance for bolt on projecting balconies type 5 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 20m2	1	nr	14,500.00	14,500		Ok.
45	Allowance for bolt on projecting corner balconies type 6 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 6m2	2	nr	6,500.00	13,000		Ok.
46	Allowance for bolt on projecting corner balconies type 7 at level 5, including structure, timber finish, waterproofing, drainage, finish to soffit, metal railings and balustrade, thermal break details etc, 10m2	1	nr	10,900.00	10,900		Ok.
47	Allowance for glass balustrades to juliet balconies to all elevations, level 5; 2.5m wide, assumed 1.2m high	10	nr	2,400.00	24,000		Ok.
48	Allowance for metal railing balustrades to juliet balconies to all elevations, level 5; 2.5m wide, assumed 1.2m high	12	nr	1,800.00	21,600		Ok.
<b>49 Level 6</b>							
50	Allowance for cladding to L06; angled, profiled solid cladding panels, material TBC (assumed PPC metal), including insulation, framing etc, total height 5.8m	2,242	m <sup>2</sup>	500.00	1,121,000		Ok.
51	E.O. above for structure / framing	2,242	m <sup>2</sup>	150.00	336,300		Ok.
52	E.O. allowance for horizontal and vertical cladding to projections to glazed areas, 1m deep	232	m <sup>2</sup>	400.00	92,800		Ok.
53	E.O. allowance for PPC framed glazed windows to L06 apartments, 0.9m wide x 2.5m high	12	nr	500.00	6,000		Ok.
54	E.O. allowance for PPC framed glazed sliding double doors to L06 apartments, 1.8m wide x 2.5m high	12	nr	4,000.00	48,000		Ok.
55	E.O. allowance for PPC framed glazed manual double doors to L06 apartments, 1.4m wide x 2.5m high	44	nr	3,000.00	132,000		Ok.
56	E.O. allowance for perimeter detail to top of bricks slip panel facade, assumed brickwork detail, 200mm high	387	m	200.00	77,400		Ok.
57	Allowance for false chimneys within L06 profiled metal cladding panels; including framing	14	nr	27,000.00	378,000		Ok.
58	Allowance for glass balustrades to juliet balconies to all elevations, level 6; 2.5m wide, assumed 1.2m high	2	nr	2,400.00	4,800		Ok.
59	Allowance for mesh balustrades to juliet balconies to all elevations, level 6; 2.5m wide, assumed 1.2m high	2	nr	1,500.00	3,000		Ok.
<b>60 Level 7</b>							
61	Allowance for cladding to L07; angled, profiled solid cladding panels, material TBC (assumed PPC metal), including insulation, framing etc, total height 5.7m	296	m <sup>2</sup>	500.00	148,000		Ok.
62	E.O. above for structure / framing	296	m <sup>2</sup>	150.00	44,400		Ok.
63	E.O. allowance for PPC framed glazed sliding double doors to L07 duplex apartment, 2.5m wide x assumed 2.5m high	2	nr	5,500.00	11,000		Ok.
64	E.O. allowance for PPC framed glazed manual double doors to L07 duplex apartment, 1.2m wide x assumed 2.5m high	1	nr	2,500.00	2,500		Ok.
65	Allowance for glass balustrades to juliet balconies to all elevations, level 7; 2.5m wide, assumed 1.2m high	2	nr	2,400.00	4,800		Ok.
66	Allowance for rainwater pipes generally	1	Item	50,000.00	50,000		Ok.
					<b>9,361,400</b>		
<b>Stairs</b>							
1	Allowance for stair access to basement level car park, including balustrade / handrails	4	Flight	15,000.00	60,000		Ok.
2	Allowance for stair serving floors ground to level 6, including balustrade / handrails	18	Flight	12,500.00	225,000		Ok.
3	Allowance for steps at ground floor level change, including handrail	1	Item	10,000.00	10,000		Ok.
4	E.O. allowance for miscellaneous stairs / ladders, roof access etc	1	Item	10,000.00	10,000		Ok.
					<b>305,000</b>		
<b>Internal Walls and Doors</b>							
1	Allowance for internal party and corridor walls to residential areas only; build up to be confirmed	2,404	m <sup>2</sup>	80.00	192,320		Ok.
2	Allowance for residential apartment front doors; single leaf, assumed timber veneer, incl. ironmongery	101	nr	2,200.00	222,200		Ok.
3	Allowance for internal door to staircore, basement to level 6, assumed 60 minute fire rated, incl. ironmongery	22	nr	2,000.00	44,000		Ok.
4	Allowance for riser doors; assumed 4 per core on each floor	92	nr	850.00	78,200		Ok.
					<b>536,720</b>		
<b>Landlord Areas Fit Out</b>							
1	Allowance for wall finishes; plaster and paint, skirtings etc	2,404	m <sup>2</sup>	75.00	180,300		Ok.
2	Allowance for floor finishes; assumed generally carpet,	2,404	m <sup>2</sup>	100.00	240,400		Ok.

**Stag Brewery**

**Enlarged Scheme Cost Estimate (April 2020) - Typical Residential Shell and Core build up**

Job No: 34196

No.	Description	Quantity	Unit	COST (EXCL INFLATION)		116800	JA Comments 28/09/20
				Rate £	Cost £		
	including build up						
3	Allowance for ceiling finishes; suspended plasterboard, emulsion paint, access panels etc	2,404	m <sup>2</sup>	70.00	168,280		Ok.
4	E.O. allowance for entrance finishes to residential entrance - entrance matting, tiling etc	218	m <sup>2</sup>	350.00	76,300		Ok.
5	Allowance for fixed fittings to common areas, signage, post boxes, reception desk, storage etc	2,404	m <sup>2</sup>	50.00	120,200		Ok.
					<b>785,480</b>		
	<b>Mechanical and Electrical Installation</b>						
1	Sanitary Appliances - Included in fitout	10,851	Incl				
2	Services Equipment - Included in FF&E	10,851	Incl				
3	Disposal Installation	10,851	m <sup>2</sup>	26.00	282,126		Ok.
4	Water Installations	10,851	m <sup>2</sup>	30.00	325,530		Ok.
5	Heat Source - Refer to Energy Centre	10,851	Incl				
6	Space Heating and Air Treatment	10,851	m <sup>2</sup>	70.00	759,570		Ok.
7	Ventilation	10,851	m <sup>2</sup>	30.00	325,530		Ok.
8	Electrics Installation	10,851	m <sup>2</sup>	105.00	1,139,355		Ok.
9	Gas Installation	10,851	Incl				
10	Fire and Lighting Protection	10,851	m <sup>2</sup>	8.00	86,808		Ok.
11	Communications, Security and Control system	10,851	m <sup>2</sup>	80.00	868,080		Ok.
12	Specialist Installations		Excl				
13	Builderswork in connection			3.00	113,610		Ok.
14	Testing & Commissioning			2.00	78,012		Ok.
15	MEP Subcontractor Preliminaries			12.00	477,435		12% for sub contractor preliminaries
16	Sub Total				4,456,056		
17	<b>Residential Cooling - 10 apartments (Top floor only)</b>						
18	Condenser unit - S&C	39	nr	1,800.00	70,200		Ok.
19	Shell and core pipework - S&C	39	nr	600.00	23,400		Ok.
20	Allowance for on costs (MEP), BWIC etc			18.00	16,848		Ok.
	Increased allowance due to building height increase	116,800	sq ft GIA	1.00	116,800		Ok.
					<b>4,683,304</b>		
	<b>Lifts</b>						
1	Allowance for residential passenger lift serving floors basement to level 6 - Assumed 17 person lift	4	nr	145,000.00	580,000		Ok.
2	Allowance for passenger / goods / firefighting lift serving floors basement to level 6 - Assumed 17 person lift	1	nr	180,000.00	180,000		Ok.
3	Allowance for residential passenger lift serving floors basement to level 7 - Assumed 17 person lift	1	nr	165,000.00	165,000		Ok.
4	Allowance for passenger lift serving floors basement to ground floor - Car Park Access only	2	nr	25,000.00	50,000		Ok.
	Increased allowance due to building height increase	116,800	sq ft GIA	0.50	58,400		Ok.
					<b>1,033,400</b>		

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX F - 1B 2P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 2 - Unit 2.TY.17				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	64 689	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	81	m <sup>2</sup>	30	2,427		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	49	m <sup>2</sup>	90	4,396		Ok.
	<b>Sub-Total</b>				<b>6,823</b>	<b>9.9</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	3	nr	800	2,400		£800 per door considered sufficient
	<b>Sub-Total</b>				<b>2,400</b>	<b>3.5</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	81	m <sup>2</sup>	8	647		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	98	m <sup>2</sup>	8	781		Ok.
	<b>Sub-Total</b>				<b>1,429</b>	<b>2.1</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	59	m <sup>2</sup>	25	1,470		Ok.
	Engineered timber flooring to living spaces and bedrooms	42	m <sup>2</sup>	125	5,250		£125/m2 top end engineered timber floor
	Carpet to bedroom	17	m <sup>2</sup>	45	756		Ok.
	Painted MDF skirting throughout, plant on	62	m	30	1,866		Ok.
	<b>Sub-Total</b>				<b>9,342</b>	<b>13.6</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	59	m <sup>2</sup>	40	2,352		Ok.
	Paint to plasterboard ceiling, two coats	59	m <sup>2</sup>	8	470		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	400	400		Ok.
	<b>Sub-Total</b>				<b>3,222</b>	<b>4.7</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	22	m <sup>2</sup>	125	2,730		High quality
	Floor build up	5	m <sup>2</sup>	25	120		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	480		High quality
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	192		Ok.
	Paint to above	5	m <sup>2</sup>	8	38		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>6,760</b>	<b>9.8</b>	
<b>7.00</b>	<b>Kitchen and Appliances</b>						
	Allowance for kitchen furniture and units, worktop, splashback, integrated lighting etc.	1	item	5,500	5,500		Ok.
	Kitchen sink and taps	1	item	650	650		Ok.
	Allowance for built in appliances - oven, extractor, hob, fridge/freezer and dishwasher, A&G or equivalent	1	item	1,500	1,500		Ok.
	<b>Sub-Total</b>				<b>7,650</b>	<b>11.1</b>	
<b>8.00</b>	<b>Fixtures, Fittings and Joinery</b>						
	Fitted wardrobe to master bedroom, inc. hinged doors, hanging rail and shelves	1	item	2,500	2,500		Ok.
	Allowance for fittings and door to utility cupboard	1	item	1,250	1,250		Ok.
	<b>Sub-Total</b>				<b>3,750</b>	<b>5.4</b>	
<b>9.00</b>	<b>Mechanical and Electrical Services</b>						

**STAG BREWERY, LONDON  
PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196

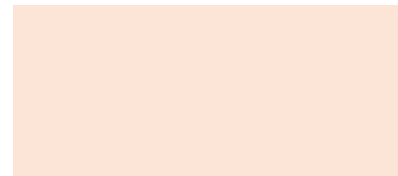
Client : Reselton Properties Ltd

Issue Date : 09-Apr-20

Base Date : 2Q 2020

**APPENDIX F - 1B 2P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft
	Allowance for MEP services - sprinklered, no air con	1	item	19,600	19,600	
	<b>Sub-Total</b>				<b>19,600</b>	<b>28.5</b>
	<b>SUB TOTAL</b>				<b>60,976</b>	<b>88.5</b>
10.00	Main Contractor Preliminaries	15	%	60,976	9,146	13.3
11.00	Main Contractor OH&P	5	%	70,123	3,506	5.1
	<b>1B2P - TOTAL</b>				<b>74,000</b>	<b>107.4</b>



JA Comments 28/09/20
Ok.
Ok. Ok.

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
Base Date : 2Q 2020

**APPENDIX F - 2B 3P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 2 - Unit 2.TY.12				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	69 743	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	100	m <sup>2</sup>	30	2,995		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	56	m <sup>2</sup>	90	5,045		Ok.
	<b>Sub-Total</b>				<b>8,040</b>	<b>10.8</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	3	nr	800	2,400		Comment as previous
	<b>Sub-Total</b>				<b>2,400</b>	<b>3.2</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	100	m <sup>2</sup>	8	799		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	86	m <sup>2</sup>	8	689		Ok.
	<b>Sub-Total</b>				<b>1,488</b>	<b>2.0</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	62	m <sup>2</sup>	25	1,555		Ok.
	Engineered timber flooring to living spaces and bedrooms	39	m <sup>2</sup>	125	4,882		Comment as previous
	Carpet to bedroom	23	m <sup>2</sup>	45	1,041		Ok.
	Painted MDF skirting throughout, plant on	68	m	30	2,040		Ok.
	<b>Sub-Total</b>				<b>9,518</b>	<b>12.8</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	62	m <sup>2</sup>	40	2,488		Ok.
	Paint to plasterboard ceiling, two coats	62	m <sup>2</sup>	8	498		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	400	400		Ok.
	<b>Sub-Total</b>				<b>3,386</b>	<b>4.6</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	23	m <sup>2</sup>	125	2,925		High quality
	Floor build up	5	m <sup>2</sup>	25	120		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	480		High quality
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	192		Ok.
	Paint to above	5	m <sup>2</sup>	8	38		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>6,955</b>	<b>9.4</b>	
<b>7.00</b>	<b>Kitchen and Appliances</b>						
	Allowance for kitchen furniture and units, worktop, splashback, integrated lighting etc.	1	item	6,000	6,000		Ok.
	Kitchen sink and taps	1	item	650	650		Ok.
	Allowance for built in appliances - oven, extractor, hob, fridge/freezer and dishwasher, A&G or equivalent	1	item	1,650	1,650		Ok.
	<b>Sub-Total</b>				<b>8,300</b>	<b>11.2</b>	
<b>8.00</b>	<b>Fixtures, Fittings and Joinery</b>						
	Fitted wardrobe to master bedroom, inc. hinged doors, hanging rail and shelves	1	item	2,500	2,500		Ok.
	Fitted wardrobe to second bedroom, inc. hinged doors, hanging rail and shelves	1	nr	2,000	2,000		Ok.
	Allowance for fittings and door to utility cupboard	1	item	1,250	1,250		Ok.
	<b>Sub-Total</b>				<b>5,750</b>	<b>7.7</b>	

**STAG BREWERY, LONDON**  
**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

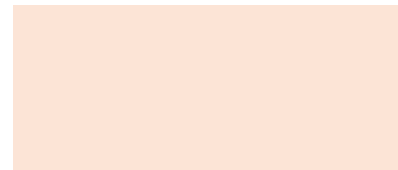
Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**APPENDIX F - 2B 3P APARTMENT - SQUIRE & PARTNERS**



Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft
9.00	<b>Mechanical and Electrical Services</b>					
	Allowance for MEP services - sprinklered, no air con	1	item	21,200	21,200	
	<b>Sub-Total</b>				<b>21,200</b>	<b>28.5</b>
	<b>SUB TOTAL</b>				<b>67,037</b>	<b>90.3</b>
10.00	Main Contractor Preliminaries	15	%	67,037	10,056	13.5
11.00	Main Contractor OH&P	5	%	77,093	3,855	5.2
<b>2B3P - TOTAL</b>					<b>81,000</b>	<b>109.1</b>

JA Comments 28/09/20	
Ok.	
Ok.	
Ok.	

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
Base Date : 2Q 2020

**APPENDIX F - 2B 4P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 2 - Unit 2.TY.8				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	82 883	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	125	m <sup>2</sup>	30	3,760		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	79	m <sup>2</sup>	90	7,143		Ok.
	<b>Sub-Total</b>				<b>10,902</b>	<b>12.4</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	5	nr	800	4,000		As before
	<b>Sub-Total</b>				<b>4,000</b>	<b>4.5</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	125	m <sup>2</sup>	8	1,003		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	100	m <sup>2</sup>	8	804		Ok.
	<b>Sub-Total</b>				<b>1,806</b>	<b>2.0</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	69	m <sup>2</sup>	25	1,733		Ok.
	Engineered timber flooring to living spaces and bedrooms	42	m <sup>2</sup>	125	5,228		As before
	Carpet to bedroom	28	m <sup>2</sup>	45	1,238		Ok.
	Painted MDF skirting throughout, plant on	86	m	30	2,574		Ok.
	<b>Sub-Total</b>				<b>10,772</b>	<b>12.2</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	69	m <sup>2</sup>	40	2,773		Ok.
	Paint to plasterboard ceiling, two coats	69	m <sup>2</sup>	8	555		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	500	500		Ok.
	<b>Sub-Total</b>				<b>3,827</b>	<b>4.3</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	24	m <sup>2</sup>	125	3,023		Ok.
	Floor build up	5	m <sup>2</sup>	25	135		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	540		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	216		Ok.
	Paint to above	5	m <sup>2</sup>	8	43		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>7,157</b>	<b>8.1</b>	
<b>7.00</b>	<b>Bathroom 2 - shower</b>						
	Ceramic tiling to bathroom walls	19	m <sup>2</sup>	125	2,405		Ok.
	Floor build up	3	m <sup>2</sup>	25	83		Ok.
	Ceramic tiling to floor	3	m <sup>2</sup>	100	330		Ok.
	Moisture resistant plasterboard ceiling	3	m <sup>2</sup>	40	132		Ok.
	Paint to above	3	m <sup>2</sup>	8	26		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	500	500		Ok.
	Shower, inc. tray, screen, fittings etc	1	nr	1,200	1,200		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>5,976</b>	<b>6.8</b>	
<b>8.00</b>	<b>Kitchen and Appliances</b>						



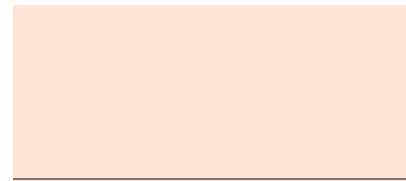
**STAG BREWERY, LONDON  
PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
Base Date : 2Q 2020

**APPENDIX F - 2B 4P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft
	Allowance for kitchen furniture and units, worktop, splashback, integrated lighting etc.	1	item	6,500	6,500	
	Kitchen sink and taps	1	item	650	650	
	Allowance for built in appliances - oven, extractor, hob, fridge/freezer and dishwasher, A&G or equivalent	1	item	1,650	1,650	
	<b>Sub-Total</b>				<b>8,800</b>	<b>10.0</b>
<b>9.00</b>	<b>Fixtures, Fittings and Joinery</b>					
	Fitted wardrobe to master bedroom, inc. hinged doors, hanging rail and shelves	1	item	2,500	2,500	
	Fitted wardrobe to second bedroom, inc. hinged doors, hanging rail and shelves	1	nr	2,000	2,000	
	Allowance for fittings and door to utility cupboard	1	item	1,250	1,250	
	<b>Sub-Total</b>				<b>5,750</b>	<b>6.5</b>
<b>10.00</b>	<b>Mechanical and Electrical Services</b>					
	Allowance for MEP services - sprinklered, no air con	1	item	23,800	23,800	
	<b>Sub-Total</b>				<b>23,800</b>	<b>27.0</b>
	<b>SUB TOTAL</b>				<b>82,791</b>	<b>93.8</b>
11.00	Main Contractor Preliminaries	15	%	82,791	12,419	14.1
12.00	Main Contractor OH&P	5	%	95,209	4,760	5.4
<b>2B4P - TOTAL</b>					<b>100,000</b>	<b>113.3</b>



JA Comments 28/09/20	
Ok.	
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Ok.	
Ok.	

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX F - 3B 5P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 2 - Unit 2.6.7				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	102 1,098	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	123	m <sup>2</sup>	30	3,682		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	99	m <sup>2</sup>	90	8,941		Ok.
	<b>Sub-Total</b>				<b>12,623</b>	<b>11.5</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	6	nr	800	4,800		As before
	<b>Sub-Total</b>				<b>4,800</b>	<b>4.4</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	123	m <sup>2</sup>	8	982		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	168	m <sup>2</sup>	8	1,348		Ok.
	<b>Sub-Total</b>				<b>2,329</b>	<b>2.1</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	76	m <sup>2</sup>	25	1,890		Ok.
	Engineered timber flooring to living spaces and bedrooms	55	m <sup>2</sup>	125	6,813		As before
	Carpet to bedroom	21	m <sup>2</sup>	45	950		Ok.
	Painted MDF skirting throughout, plant on	99	m	30	2,955		Ok.
	<b>Sub-Total</b>				<b>12,607</b>	<b>11.5</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	76	m <sup>2</sup>	40	3,024		Ok.
	Paint to plasterboard ceiling, two coats	76	m <sup>2</sup>	8	605		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	1,000	1,000		Ok.
	<b>Sub-Total</b>				<b>4,629</b>	<b>4.2</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	23	m <sup>2</sup>	125	2,925		Ok.
	Floor build up	5	m <sup>2</sup>	25	130		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	520		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	208		Ok.
	Paint to above	5	m <sup>2</sup>	8	42		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>7,025</b>	<b>6.4</b>	
<b>7.00</b>	<b>Bathroom 2 - shower</b>						
	Ceramic tiling to bathroom walls	19	m <sup>2</sup>	125	2,373		Ok.
	Floor build up	3	m <sup>2</sup>	25	81		Ok.
	Ceramic tiling to floor	3	m <sup>2</sup>	100	326		Ok.
	Moisture resistant plasterboard ceiling	3	m <sup>2</sup>	40	130		Ok.
	Paint to above	3	m <sup>2</sup>	8	26		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	500	500		Ok.
	Shower, inc. tray, screen, fittings etc	1	nr	1,200	1,200		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>5,936</b>	<b>5.4</b>	
<b>8.00</b>	<b>Kitchen and Appliances</b>						

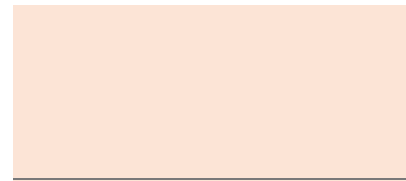
**STAG BREWERY, LONDON**  
**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX F - 3B 5P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft
	Allowance for kitchen furniture and units, worktop, splashback, integrated lighting etc.	1	item	7,000	7,000	
	Kitchen sink and taps	1	item	650	650	
	Allowance for built in appliances - oven, extractor, hob, fridge/freezer and dishwasher, A&G or equivalent	1	item	1,650	1,650	
	<b>Sub-Total</b>				<b>9,300</b>	<b>8.5</b>
<b>9.00</b>	<b>Fixtures, Fittings and Joinery</b>					
	Fitted wardrobe to master bedroom, inc. hinged doors, hanging rail and shelves	1	item	2,500	2,500	
	Fitted wardrobe to second bedroom, inc. hinged doors, hanging rail and shelves	2	nr	2,000	4,000	
	Allowance for fittings and door to utility cupboard	1	item	1,250	1,250	
	<b>Sub-Total</b>				<b>7,750</b>	<b>7.1</b>
<b>10.00</b>	<b>Mechanical and Electrical Services</b>					
	Allowance for MEP services - sprinklered, no air con	1	item	27,400	27,400	
	<b>Sub-Total</b>				<b>27,400</b>	<b>25.0</b>
	<b>SUB TOTAL</b>				<b>94,398</b>	<b>86.0</b>
11.00	Main Contractor Preliminaries	15	%	94,398	14,160	12.9
12.00	Main Contractor OH&P	5	%	108,558	5,428	4.9
<b>3B5P - TOTAL</b>					<b>114,000</b>	<b>103.8</b>



JA Comments 28/09/20	
Ok.	
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Ok.	
Ok.	
Ok.	
Ok.	
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Ok.	
Ok.	

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX F - 3B 6P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 2 - Unit 2.6.6				Av. Apartment NSA m <sup>2</sup> 122 Av. Apartment NSA ft <sup>2</sup> 1,313		
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	147	m <sup>2</sup>	30	4,399		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	124	m <sup>2</sup>	90	11,189		Ok.
	<b>Sub-Total</b>				<b>15,588</b>	<b>11.9</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	6	nr	800	4,800		As before
	<b>Sub-Total</b>				<b>4,800</b>	<b>3.7</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	147	m <sup>2</sup>	8	1,173		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	215	m <sup>2</sup>	8	1,719		Ok.
	<b>Sub-Total</b>				<b>2,893</b>	<b>2.2</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	105	m <sup>2</sup>	25	2,620		Ok.
	Engineered timber flooring to living spaces and bedrooms	61	m <sup>2</sup>	125	7,588		As before
	Carpet to bedroom	44	m <sup>2</sup>	45	1,985		Ok.
	Painted MDF skirting throughout, plant on	119	m	30	3,570		Ok.
	<b>Sub-Total</b>				<b>15,762</b>	<b>12.0</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	105	m <sup>2</sup>	40	4,192		Ok.
	Paint to plasterboard ceiling, two coats	105	m <sup>2</sup>	8	838		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	1,000	1,000		Ok.
	<b>Sub-Total</b>				<b>6,030</b>	<b>4.6</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	24	m <sup>2</sup>	125	2,990		Ok.
	Floor build up	5	m <sup>2</sup>	25	131		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	525		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	210		Ok.
	Paint to above	5	m <sup>2</sup>	8	42		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>7,098</b>	<b>5.4</b>	
<b>7.00</b>	<b>Bathroom 2 - shower over bath</b>						
	Ceramic tiling to bathroom walls	24	m <sup>2</sup>	125	2,990		Ok.
	Floor build up	5	m <sup>2</sup>	25	131		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	525		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	210		Ok.
	Paint to above	5	m <sup>2</sup>	8	42		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>7,098</b>	<b>5.4</b>	

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196

Issue Date : 09-Apr-20

Client : Reselton Properties Ltd

Base Date : 2Q 2020

**APPENDIX F - 3B 6P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft
<b>8.00</b>	<b>Kitchen and Appliances</b>					
	Allowance for kitchen furniture and units, worktop, splashback, integrated lighting etc.	1	item	7,000	7,000	
	Kitchen sink and taps	1	item	650	650	
	Allowance for built in appliances - oven, extractor, hob, fridge/freezer and dishwasher, A&G or equivalent	1	item	1,650	1,650	
	<b>Sub-Total</b>				<b>9,300</b>	<b>7.1</b>
<b>9.00</b>	<b>Fixtures, Fittings and Joinery</b>					
	Fitted wardrobe to master bedroom, inc. hinged doors, hanging rail and shelves	1	item	2,500	2,500	
	Fitted wardrobe to second bedroom, inc. hinged doors, hanging rail and shelves	2	nr	2,000	4,000	
	Allowance for fittings and door to utility cupboard	1	item	1,250	1,250	
	<b>Sub-Total</b>				<b>7,750</b>	<b>5.9</b>
<b>10.00</b>	<b>Mechanical and Electrical Services</b>					
	Allowance for MEP services - sprinklered, no aircon	1	item	32,800	32,800	
	<b>Sub-Total</b>				<b>32,800</b>	<b>25.0</b>
	<b>SUB TOTAL</b>				<b>109,119</b>	<b>83.1</b>
11.00	Main Contractor Preliminaries	15	%	109,119	16,368	12.5
12.00	Main Contractor OH&P	5	%	125,487	6,274	4.8
<b>3B6P - TOTAL</b>					<b>132,000</b>	<b>100.5</b>

JA Comments 28/09/20
Ok.
Ok.
Ok.
Ok.
Ok.
Ok.
Ok.
Ok.
Ok.
Ok.

**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
Base Date : 2Q 2020

**APPENDIX F - 4B 7P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 9 - Unit 9.4.1				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	175 1,884	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	219	m <sup>2</sup>	30	6,583		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	126	m <sup>2</sup>	90	11,296		Ok.
	<b>Sub-Total</b>				<b>17,879</b>	<b>9.5</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	8	nr	800	6,400		As before
	<b>Sub-Total</b>				<b>6,400</b>	<b>3.4</b>	
<b>3.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	219	m <sup>2</sup>	8	1,756		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	198	m <sup>2</sup>	8	1,583		Ok.
	<b>Sub-Total</b>				<b>3,339</b>	<b>1.8</b>	
<b>4.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	154	m <sup>2</sup>	25	3,861		Ok.
	Engineered timber flooring to living spaces and bedrooms	93	m <sup>2</sup>	125	11,618		As before
	Carpet to bedroom	62	m <sup>2</sup>	45	2,768		Ok.
	Painted MDF skirting throughout, plant on	147	m	30	4,398		Ok.
	<b>Sub-Total</b>				<b>22,644</b>	<b>12.0</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	154	m <sup>2</sup>	40	6,178		Ok.
	Paint to plasterboard ceiling, two coats	154	m <sup>2</sup>	8	1,236		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	1,000	1,000		Ok.
	<b>Sub-Total</b>				<b>8,413</b>	<b>4.5</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	21	m <sup>2</sup>	125	2,665		Ok.
	Floor build up	4	m <sup>2</sup>	25	105		Ok.
	Ceramic tiling to floor	4	m <sup>2</sup>	100	420		Ok.
	Moisture resistant plasterboard ceiling	4	m <sup>2</sup>	40	168		Ok.
	Paint to above	4	m <sup>2</sup>	8	34		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>6,592</b>	<b>3.5</b>	
<b>7.00</b>	<b>Bathroom 2 - shower over bath</b>						
	Ceramic tiling to bathroom walls	22	m <sup>2</sup>	125	2,795		Ok.
	Floor build up	5	m <sup>2</sup>	25	115		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	460		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	184		Ok.
	Paint to above	5	m <sup>2</sup>	8	37		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>6,791</b>	<b>3.6</b>	



**STAG BREWERY, LONDON**

**PRIVATE RESIDENTIAL FIT OUT - INDICATIVE COSTINGS**

Job No. : 34196  
 Client : Reselton Properties Ltd

Issue Date : 09-Apr-20  
 Base Date : 2Q 2020

**APPENDIX F - 4B 8P APARTMENT - SQUIRE & PARTNERS**

Ref	Description	Quant	Unit	Rate £	TOTAL £	£/ sqft	JA Comments 28/09/20
	Building 7 - Unit 7.8.5				Av. Apartment NSA m <sup>2</sup> Av. Apartment NSA ft <sup>2</sup>	150 1,615	
<b>1.00</b>	<b>Internal Partitions</b>						
	Plasterboard drylining to corridor, façade and party walls, assumed 2.6m high	170	m <sup>2</sup>	30	5,109		Ok.
	Partitions to apartment, assumed double sided plasterboard partitions, room to room, inc. 3mm skim coat, assumed 2.775m high	123	m <sup>2</sup>	90	11,066		Ok.
	<b>Sub-Total</b>				<b>16,175</b>	<b>10.0</b>	
<b>2.00</b>	<b>Internal Doors</b>						
	Apartment entrance door, single hinged door, assumed timber veneer, inc. frame and ironmongery, sov hole and doorbell		nr		Incl.		
	Internal apartment doors, single hinged, timber veneer, inc. frame and ironmongery	7	nr	800	5,600		As before
	<b>Sub-Total</b>				<b>5,600</b>	<b>3.5</b>	
<b>3.00</b>	<b>Stairs</b>						
	Allowance for timber staircase to duplex	1	item	15,000	15,000		Ok.
	<b>Sub-Total</b>				<b>15,000</b>	<b>9.3</b>	
<b>4.00</b>	<b>Wall Finishes</b>						
	Paint to plasterboard drylining, two coats	170	m <sup>2</sup>	8	1,362		Ok.
	Paint to plasterboard partitions to kitchen, living and bedroom areas, two coats	198	m <sup>2</sup>	8	1,583		Ok.
	<b>Sub-Total</b>				<b>2,945</b>	<b>1.8</b>	
<b>5.00</b>	<b>Floor Finishes</b>						
	Floor build up generally - assumed screed and resilient layer	129	m <sup>2</sup>	25	3,234		Ok.
	Engineered timber flooring to living spaces and bedrooms	64	m <sup>2</sup>	125	7,988		As before
	Carpet to bedroom	65	m <sup>2</sup>	45	2,946		Ok.
	Painted MDF skirting throughout, plant on	140	m	30	4,200		Ok.
	<b>Sub-Total</b>				<b>18,367</b>	<b>11.4</b>	
<b>5.00</b>	<b>Ceiling Finishes</b>						
	Suspended plasterboard m/f ceiling, including 3mm skim coat	129	m <sup>2</sup>	40	5,174		Ok.
	Paint to plasterboard ceiling, two coats	129	m <sup>2</sup>	8	1,035		Ok.
	E.O for access panels, grilles, pattresses etc.	1	item	1,000	1,000		Ok.
	<b>Sub-Total</b>				<b>7,209</b>	<b>4.5</b>	
<b>6.00</b>	<b>Bathroom 1 - shower over bath</b>						
	Ceramic tiling to bathroom walls	22	m <sup>2</sup>	125	2,795		Ok.
	Floor build up	5	m <sup>2</sup>	25	115		Ok.
	Ceramic tiling to floor	5	m <sup>2</sup>	100	460		Ok.
	Moisture resistant plasterboard ceiling	5	m <sup>2</sup>	40	184		Ok.
	Paint to above	5	m <sup>2</sup>	8	37		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	750	750		Ok.
	Bath	1	nr	400	400		Ok.
	Shower fittings over bath, inc. controls and head	1	nr	750	750		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.
	<b>Sub-Total</b>				<b>6,791</b>	<b>4.2</b>	
<b>7.00</b>	<b>Bathroom 2 - shower</b>						
	Ceramic tiling to bathroom walls	18	m <sup>2</sup>	125	2,275		Ok.
	Floor build up	3	m <sup>2</sup>	25	73		Ok.
	Ceramic tiling to floor	3	m <sup>2</sup>	100	290		Ok.
	Moisture resistant plasterboard ceiling	3	m <sup>2</sup>	40	116		Ok.
	Paint to above	3	m <sup>2</sup>	8	23		Ok.
	Vanity unit, inc. storage, mirror above etc	1	item	500	500		Ok.
	Shower, inc. tray, screen, fittings etc	1	nr	1,200	1,200		Ok.
	Sink and taps	1	nr	600	600		Ok.
	Wall mounted WC, inc. concealed cistern, ironmongery, soft close lid, push flush	1	nr	500	500		Ok.
	Wall mounted heated towel rail	1	nr	150	150		Ok.
	Allowance for other fittings, hooks, shelving, toilet roll holder etc.	1	item	50	50		Ok.





Stag Brewery  
 Enlarged Planning Scheme Cost Estimate (April 2020) - Flexible Use

FLEXIBLE USE SUMMARY

JA Comments 28/09/20

PHASE 2				
<b>BUILDING 1</b>				
Flexible use excl substructure - see typical build up	1,313	sq ft GIA	125	163,856
Add for substructure where not above basement	1,313	sq ft GIA	15	19,695
<b>Total Building 1 Flexible Use costs</b>				<b>180,000</b>
<b>BUILDING 2</b>				
Flexible use excl substructure - see typical build up	4,344	sq ft GIA	125	542,111
Add for substructure where not above basement				Above basement
<b>Total Building 2 Flexible Use costs</b>				<b>540,000</b>
<b>BUILDING 3</b>				
No flexible use proposed				0
<b>BUILDING 4 - REFURBISHMENT</b>				
See specific cost build up including in residential summary				Elsewhere
<b>PHASE 2 FLEXIBLE USE TOTAL</b>				<b>720,000</b>

See below.  
Ok.

See below.

PHASE 3				
<b>BUILDING 5</b>				
Flexible use refurb costed elsewhere				Refurb
<b>BUILDING 6</b>				
Flexible use excl substructure - see typical build up	4,922	sq ft GIA	125	614,242
Add for substructure where not above basement - partially above	4,922	sq ft GIA	10	49,220
<b>Total Building 6 Flexible Use costs</b>				<b>660,000</b>
<b>BUILDING 7</b>				
Flexible use excl substructure - see typical build up	6,639	sq ft GIA	125	828,516
Add for substructure where not above basement				Above basement
<b>Total Building 7 Flexible Use costs</b>				<b>830,000</b>
<b>BUILDING 8</b>				
Flexible use excl substructure - see typical build up	4,755	sq ft GIA	125	593,401
Add for substructure where not above basement				Above basement
<b>Total Building 8 Flexible Use costs</b>				<b>590,000</b>
<b>PHASE 2 FLEXIBLE USE TOTAL</b>				<b>2,080,000</b>

See below.  
Ok.

PHASE 4				
<b>BUILDING 9</b>				
Flexible use excl substructure - see typical build up	3,736	sq ft GIA	125	466,235
Add for substructure where not above basement	3,736	sq ft GIA	15	56,040
<b>Total Building 9 Flexible Use costs</b>				<b>520,000</b>
<b>BUILDING 10</b>				
Flexible use excl substructure - see typical build up	2,946	sq ft GIA	125	367,647
Add for substructure where not above basement - partially above	2,946	sq ft GIA	10	29,460
<b>Total Building 10 Flexible Use costs</b>				<b>400,000</b>
<b>BUILDING 11</b>				
Flexible use excl substructure - see typical build up	3,527	sq ft GIA	125	440,153
Add for substructure where not above basement				Above basement
<b>Total Building 11 Flexible Use costs</b>				<b>440,000</b>
<b>BUILDING 12</b>				
Flexible use excl substructure - see typical build up	4,035	sq ft GIA	125	503,549
Add for substructure where not above basement				Above basement
<b>Total Building 12 Flexible Use costs</b>				<b>500,000</b>
<b>PHASE 4 FLEXIBLE USE TOTAL</b>				<b>1,860,000</b>

See below.  
Ok.

See below.  
Ok.

See below.

See below.

PHASE 1				
No flexible use proposed				

PHASE 5				
No flexible use proposed				

**Stag Brewery**

**Enlarged Planning Scheme Cost Estimate (April 2020) - Flexible Use**

**FLEXIBLE USE SUMMARY**

**FLEXIBLE USE TYPICAL BUILD UP - BASED ON ORIGINAL PLANNING SCHEME BUILDING 2**

		GIA m2		670		
		GIA sq ft		7,212		
		£/sq ft GIA		125		
<b>Flexible Use</b>						
1	Flexible Use Shell and Core	670	m <sup>2</sup>	1,341.16	898,579.24	
2	Flexible Use Fit Out		Excl			
					<b>900,000.00</b>	
<b>Flexible Use Shell and Core</b>						
1	Substructure				Over basement	
2	Frame and Upper Floors				<b>50,175.00</b>	
3	Roof				0	
4	External Walls and Doors				558,150.00	
5	Stairs				0.00	
6	Internal Walls and Doors				19,440.00	
7	Internal Finishes & Fittings				13,400.00	
8	Mechanical and Electrical Installation				103,000.00	
9	Lifts				0.00	
10	Sub Total				744,165.00	
11	Main Contractor Preliminaries (15%)			15.00	111,624.75	Ok.
12	Main Contractor OH&P (5%)			5.00	42,789.49	Ok.
					<b>898,579.24</b>	
<b>Substructure</b>						
1	Foundations; Building 2 built above basement		Incl			
2	Ground floor slab; captured within basement costs		Incl			
					<b>0.00</b>	
<b>Frame and Upper Floors</b>						
<b>1 Columns</b>						
2	In situ concrete columns to retail areas, ground floor, assumed 55nr columns, 425mm x 425mm, 4.05m high	40	m <sup>3</sup>	200.00	8,000.00	Amend to £200
3	Reinforcement to concrete columns, 280kg/m3 as advised by WSL	11	tn	1,250.00	13,750.00	Ok.
4	Formwork to 425mm x 425mm concrete columns, basic finish	379	m <sup>2</sup>	75.00	28,425.00	Ok.
<b>5 Upper Floors</b>						
6	Allowance for upper floor slabs to flexible use - Ground Floor only		Excl			
					<b>50,175.00</b>	
<b>Roof</b>						
1	Roof structure and coverings - see Residential		Incl			
					<b>0.00</b>	
<b>External Walls and Doors</b>						
1	Allowance for flexible use frontage - part glazed, part solid brick cladding, 4.3m high	602	m <sup>2</sup>	825.00	496,650.00	Ok shop front content
2	Allowance for external double leaf glazed manual entrance doors to flexible use areas, quantity as per S&P drawing	7	nr	7,500.00	52,500.00	Ok.
3	Allowance for external single leaf glazed manual entrance doors to flexible use areas, quantity as per S&P drawing	2	nr	4,500.00	9,000.00	Ok.
					<b>558,150.00</b>	

JA Comments 28/09/20

Rate not affected by small adjustments below.

Ok.  
Ok.

Amend to £200

Ok.  
Ok.

Ok shop front content  
Ok.  
Ok.

**Stag Brewery**

**Enlarged Planning Scheme Cost Estimate (April 2020) - Flexible Use**

**FLEXIBLE USE SUMMARY**

JA Comments 28/09/20

<b>Stairs</b>				
1	Allowance for staircore serving basement to ground floor - Assumed shared access to flexible use from basement car park; see Residential	Incl		
				<u>0.00</u>
<b>Internal Walls and Doors</b>				
1	Allowance for internal blockwork party walls to flexible use areas only; assumed 140mm thick and 3.9m high, including wind posts etc	62	m <sup>2</sup> 120.00	7,440.00
2	Allowance for internal single doors to flexible use areas, assumed quantity	8	nr 1,500.00	12,000.00
				<u>19,440.00</u>
<b>Internal Finishes &amp; Fittings</b>				
1	Allowance for wall finishes to Flexible Use areas - Shell and core only		Excl	
2	Allowance for dust sealer to Flexible Use ground floor slab	670	m <sup>2</sup> 10.00	6,700.00
3	Allowance for dust sealer to soffits of Flexible Use areas	670	m <sup>2</sup> 10.00	6,700.00
4	Allowance for internal and external statutory signage - by tenant		Excl	
				<u>13,400.00</u>
<b>Mechanical and Electrical Installation</b>				
1	Allowance for capped power, water, drainage, sprinklers etc services to Flexible Use areas	4	nr 25,000.00	100,000.00
2	BWIC (3%)		% 3.00	3,000.00
				<u>103,000.00</u>
<b>Lifts</b>				
1	Allowance for goods / passenger lifts - Ground floor only; see Residential		Incl	
				<u>0.00</u>

Ok party wall

Ok.

Ok.

Ok.

Ok.

Ok.

**Stag Brewery**  
**Enlarged Planning Scheme Cost Estimate (April 2020) - Cinema**

**CINEMA SUMMARY**

PHASE 2				
<b>BUILDING 1</b>				
Cinema	17,288	sq ft GIA	320	5,530,471
<b>Total Building 1 Cinema Costs</b>				<b>5,530,000</b>
<b>PHASE 2 CINEMA TOTAL</b>				<b>5,530,000</b>

**CINEMA BUILD UP - BASED ON ORIGINAL PLANNING SCHEME PLUS AMENDMENTS FOR ENLARGED SCHEME**

					GIA m2	2,120		
					GIA sq ft	22,819		
					£/sq ft GIA	320		
Job No: 34196	No.	Description	Quantity	Unit	Rate	Cost		
		<b>Building 1 - Cinema - shell only</b>						
	1	Cinema - Shell only	2,120	m <sup>2</sup>	3,442.62	<u>7,298,363</u>		
						<b>7,300,000</b>		
		<b>Cinema - Shell only</b>						
	1	Cinema Shell Only	2,120	m <sup>2</sup>	3,442.62	7,298,363		
	2	Cinema Fit Out		Excl				
						<u>7,298,363</u>		
		<b>Cinema Shell Only</b>						
	1	Substructure				<b>1,570,488</b>		
	2	Frame				920,300		
	3	Upper Floors				112,780		
	4	Roof				447,915		
	5	External Walls and Doors				2,409,750		
	6	Stairs				105,000		
	7	Internal Walls and Doors				107,400		
	8	Internal Finishes & Fittings				100,700		
	9	Mechanical and Electrical Installation				218,360		
	10	Lifts				51,500		
	11	Sub Total				6,044,193		
	12	Main Contractor Preliminaries			15.00	906,629		Ok.
	13	Main Contractor OH&P			5.00	347,541		Ok.
						<u>7,298,363</u>		
		<b>Substructure</b>						
	1	<b>Piled Foundations</b>						
	2	Allowance for piling mat	749	m <sup>2</sup>	35.00	26,215		Ok.
	3	Allowance for mobilisation and demobilisation of piling rig	1	Item	10,000.00	10,000		Ok.
	4	Allowance for CFA piles to cinema, 600mm dia, 25m deep as advised by WSL; 99 nr piles	2,475	m	135.00	334,125		Ok.
	5	Allowance for disposal of arising from piling, assumed inert	693	m <sup>3</sup>	30.00	20,790		Ok.
	6	Allowance for excavation of 33 pile caps, assumed 2.5m x 2.5m	206	m <sup>3</sup>	25.00	5,150		Ok.
	7	Disposal to above, assumed inert	206	m <sup>3</sup>	30.00	6,180		Ok.
	8	In situ concrete to 33 pile caps, assumed 2.5m x 2.5m	206	m <sup>3</sup>	200.00	41,200		Ok.
	9	Reinforcement to 33 pile caps, 150kg/m3 as advised by WSL	31	t	1,250.00	38,750		Ok.
	10	Formwork to 33 pile caps	330	m <sup>2</sup>	65.00	21,450		Ok.
	11	Allowance for pile caps to core bases	1	Item	25,000.00	25,000		Ok.
	12	Allowance for ground beams, including excavation, disposal, concrete etc; details TBC	374	m	400.00	149,600		Ok.
	13	E.O for forming lowered area to L-01, including excavation, retaining walls, slabs etc	281	m <sup>2</sup>	1,500.00	421,500		Ok.
	14	<b>Ground Floor Slab</b>						
	15	Excavation of ground floor slab, assumed 300mm deep	225	m <sup>3</sup>	25.00	5,625		Ok.
	16	Disposal to above, assumed inert	225	m <sup>3</sup>	30.00	6,750		Ok.
	17	Allowance for contaminated material (10%)	23	m <sup>3</sup>	100.00	2,300		Ok.
	18	Allowance for build up to ground floor slab, assumed 300mm thick	225	m <sup>3</sup>	150.00	33,750		Amend to £150
	19	Allowance for concrete to ground floor slab, 300mm thick as advised by WSL	225	m <sup>3</sup>	185.00	41,625		Amend to £185
	20	Allowance for reinforcement to the above; 220kg/m3 as advised by WSL	50	tn	1,250.00	62,500		Ok.
	21	Formwork to ground floor slab, edges, basic finishes	40	m <sup>2</sup>	65.00	2,600		Ok.
	22	Insulation / DPM to ground floor slab	749	m <sup>2</sup>	25.00	18,725		Ok.
		Enlarged scheme uplift for additional basement areas	22,819	ft2	13.00	296,653		Ok.
						<u>1,570,488</u>		
		<b>Frame</b>						
	1	<b>Frame to Cinema</b>						
	2	Allowance for steel frame to Cinema, tonnage as per WSL advice	305	tn	2,100.00	640,500		Ok.
	3	Allowance for fittings to steelwork (10%)	31	tn	2,200.00	68,200		Ok.
	4	E.O. for connections at ground floor; basepates etc	1	Item	10,000.00	10,000		Ok.
	5	Allowance for intumescent fire protection to steelwork; assumed 90 minutes	6,720	m <sup>2</sup>	30.00	201,600		Ok.
						<u>920,300</u>		
		<b>Upper Floors</b>						

Rate not affected by small adjustments below.

**JA Comments 28/09/20**

Cinema to shell but will need to include acoustic provisions etc.

Cinema to shell but will need to include acoustic provisions etc.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

Ok.

**Stag Brewery**  
**Enlarged Planning Scheme Cost Estimate (April 2020) - Cinema**

**CINEMA SUMMARY**

<b>1</b>	<b>Upper Floor Slabs</b>					
2	Allowance for Comflor metal deck 51, as advised by WSL	1,195	m <sup>2</sup>	45.00	53,775	Ok.
3	Allowance for concrete to comflor metal decking, 150mm as advised by WSL	168	m <sup>3</sup>	185.00	31,080	Ok.
4	Allowance for A393 reinforcement mesh to upper floor slabs, as advised by WSL	1,195	m <sup>2</sup>	15.00	17,925	Ok.
5	Allowance for upstands etc, details TBC	1	Item	10,000.00	10,000	Ok.
6	Allowance for forming raking floors to cinema screens - assumed tiered seating by tenant		Excl			
					<b>112,780</b>	
	<b>Roof</b>					
<b>1</b>	<b>L02 Floor Slab</b>					
2	Allowance for Comflor metal deck 51, as advised by WSL	915	m <sup>2</sup>	45.00	41,175	Ok.
3	Allowance for A393 reinforcement mesh to upper floor slabs, as advised by WSL	915	m <sup>2</sup>	15.00	13,725	Ok.
4	Allowance for concrete to comflor metal decking, 150mm as advised by WSL	129	m <sup>3</sup>	185.00	23,865	Ok.
5	Allowance for upstands etc details TBC	1	Item	10,000.00	10,000	Ok.
<b>6</b>	<b>Roof Structure</b>					
7	Allowance for forming parapet to main roof for junction with L02 cladding, details TBC, 0.8m high	124	m	350.00	43,400	Ok.
8	Allowance for applied finish to parapet (one side only) - assumed render	99	m <sup>2</sup>	100.00	9,900	Ok.
<b>9</b>	<b>Main Roof Covering</b>					
10	Allowance for main roof covering including waterproofing, insulation and drainage	913	m <sup>2</sup>	200.00	182,600	Ok.
11	Allowance for external area at L02 including surface finish, waterproofing insulation and drainage - assumed precast concrete paving slabs	379	m <sup>2</sup>	250.00	94,750	Ok.
12	Allowance for perimeter detail to main roof (L02 parapet included above)	95	m	300.00	28,500	Ok.
					<b>447,915</b>	
	<b>External Walls and Doors</b>					Note quality of envelope
<b>1</b>	<b>Ground Floor</b>					
2	Allowance for mostly solid Bronze Anodized Aluminium cladding to ground floor facade, 5.28m high	709	m <sup>2</sup>	800.00	567,200	Noted
3	E.O allowance to the above for coloured mosaic tiles to entrances	23	m <sup>2</sup>	200.00	4,600	Ok.
4	Allowance for decorative frieze - details TBC; 750mm high	134	m	500.00	67,000	Ok.
5	Allowance for external double leaf glazed Cinema entrance doors, assumed manual	2	nr	7,500.00	15,000	Ok.
6	Allowance for external single leaf door, assumed manual	2	nr	5,000.00	10,000	Ok.
7	Allowance for external single leaf solid back of house doors; assumed manual	1	nr	2,500.00	2,500	Ok.
<b>8</b>	<b>Level 1</b>					
9	Allowance for mostly solid, part glazed facade to L01, 6.8m high overall including continuation of facade at L02	912	m <sup>2</sup>	800.00	729,600	Ok.
10	E.O Allowance to the above for coloured mosaic tiles to entrance	46	m <sup>2</sup>	200.00	9,200	Ok.
<b>11</b>	<b>Level 2</b>					
12	Allowance for mostly solid Bronze Anodized Aluminium Cladding, facade to L02, 4.830 high overall Incl	873	m <sup>2</sup>	800.00	698,400	Ok.
<b>13</b>	<b>Canopies</b>					
14	Allowance for external canopy to cinema entrance, details TBC, target rate	110	m <sup>2</sup>	850.00	93,500	Ok.
<b>15</b>	<b>Sundries</b>					
16	Allowance for rainwater pipes	1	Item	15,000.00	15,000	Ok.
17	Allowance for Bronze Anodized Aluminium fin profile, to external facade	791	m	250.00	197,750	Ok.
					<b>2,409,750</b>	
	<b>Stairs</b>					
1	Allowance for stairs serving floors L00 to L02, including balustrade / handrails	6	Flight	12,500.00	75,000	Ok.
2	Allowance for stairs serving floors L01 to L00, including balustrade / handrails	2	Flight	7,500.00	15,000	Ok.
3	Allowance for stairs to overcome level changes at ground floor level, including balustrade / handrails	3	nr	5,000.00	15,000	Ok.
					<b>105,000</b>	
	<b>Internal Walls and Doors</b>					
1	Allowance for internal walls and doors to cinema building - shell only, tenant to undertake fit out works	2,120	m <sup>2</sup>	20.00	42,400	Ok.
2	Allowance for internal single doors	29	nr	1,000.00	29,000	Ok.
3	Allowance for internal double doors	15	nr	1,500.00	22,500	Ok.
4	Allowance for acoustic partitions / linings etc - by tenant		Excl			
5	Allowance for simple glazed balustrade to cinema lobby void, assumed 1.2m high	18	m <sup>2</sup>	750.00	13,500	Ok.
					<b>107,400</b>	
	<b>Internal Finishes &amp; Fittings</b>					
<b>1</b>	<b>Internal Finishes</b>					
2	Allowance for wall finishes to Cinema - shell only		Excl			
3	Allowance for screed to Cinema floor slabs	2,120	m <sup>2</sup>	35.00	74,200	Ok.
4	Allowance for dust sealer to soffits of Cinema slabs	2,120	m <sup>2</sup>	10.00	21,200	Ok.
<b>5</b>	<b>Fixed Fittings</b>					
6	Allowance for internal and external statutory signage	2,120	m <sup>2</sup>	2.50	5,300	Ok.
7	Allowance for cinema toilet area fit out - excluded, by tenant		Excl			
8	Allowance for fittings to cinema, bar, lobby etc - by tenant		Excl			
					<b>100,700</b>	
	<b>Mechanical and Electrical Installation</b>					
1	Allowance for capped power, water, drainage, sprinklers etc - MEPH distribution by tenant	2,120	m <sup>2</sup>	100.00	212,000	Ok.
2	BWIC (3%)		%	3.00	6,360	Ok.
					<b>218,360</b>	

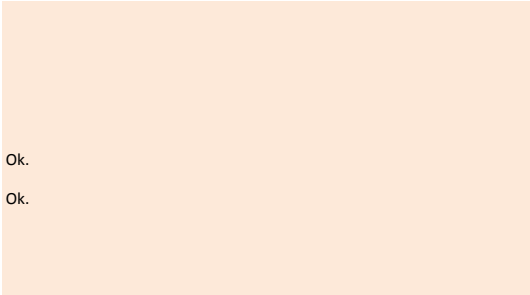
**Stag Brewery**

**Enlarged Planning Scheme Cost Estimate (April 2020) - Cinema**

**CINEMA SUMMARY**

**Lifts**

1	Allowance for goods / passenger lifts - Ground to L02; Cinema - Assumed 26 person lift	1	nr	50,000.00	50,000	Ok.
2	BWIC (3%)			3.00	<u>1,500</u>	Ok.
					<u>51,500</u>	



**Stag Brewery**  
**Enlarged Planning Scheme Cost Estimate (April 2020) - Office**

**OFFICE - NEW BUILD**

**GIA sq ft 28,526**  
**NIA sq ft 19,968**

**NEW BUILD OFFICE**

	Total	£/sq ft GIA	£/sq ft NIA
Substructure	285,260	10.00	14.29
Frame	1,141,040	40.00	57.14
Upper Floors	385,101	13.50	19.29
Roof	313,786	11.00	15.71
Envelope	1,711,560	60.00	85.71
Stairs	99,841	3.50	5.00
Internal Walls and Doors	285,260	10.00	14.29
Internal Finishes and Fittings	356,575	12.50	17.86
MEPH	1,568,930	55.00	78.57
Lifts	300,000	10.52	15.02
CAT A	998,410	35.00	50.00
	<b>7,195,763</b>	<b>252.25</b>	<b>360.36</b>
Prelims (15%)	1,079,364	37.84	54.05
OH&P (5%)	413,756	14.50	20.72
	<b>8,688,884</b>	<b>304.60</b>	<b>435.14</b>

**PHASE 1 OFFICE TOTAL 8,690,000**

**JA Comments 28/09/20**

*No build-ups, therefore taken high level view.*

Ok.

Ok.

Ok.

Ok.

Details of envelope required to support this cost.

Ok.

For review.

For review.

For review.

For review.

For review.

Consider an adjustment of £250k achievable on the figures provided where noted for review.

Ok.

Ok.



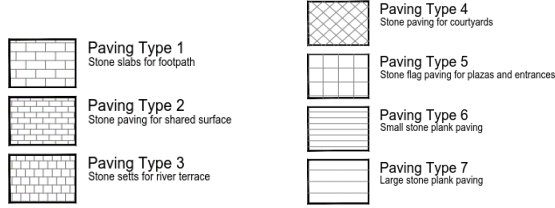
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## **Appendix 3: Build Costs – Areas of Difference**

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
1	Infrastructure/enabling	Substation and electricity connections	£1,300,000	£1,175,000	-£150,000	Limited detail has been provided as to why JA consider a £150,000 reduction is required. G&T acknowledge that the costs included are allowances as quotes have yet to be provided, however, the allowances were based on other schemes and G&T consider them to be reasonable.	No change	Some compromise but consider JA figure provides a reasonable budget	-£75,000
2	Infrastructure/enabling	Energy centre and renewables	£80/m2 GIA	£75/m2 GIA	-£970,000	The build up to the G&T rate of £80/m2 is set out below and includes for the anticipated higher requirements to achieve planning and building regulations:- Energy Centre - £45 Uplift for Carbon requirements - £15 Sustainability allowance ie PVs, etc - £10 Subcontractor Oncosts - £10 Total : £80/m2 G&T consider the allowance to be reasonable for a scheme of this type.	No change	Build up noted would query s/c on costs at £10 (14.3%?) also London Guide requirements acknowledged but is there not a clear strategy / pricing for Carbon and Renewables ? Some compromise say	-£770,000
3	Ph 2 Basement	Main contractor preliminaries	16%	15%	-£160,000	The basement costs allocated to Phase 2 are part of the larger construction of the whole East side basement. Due to the size and shape of the basement, there will be a considerable requirement for perimeter site security, hoardings, work undertaken in 3 phases and interface details between the three areas of construction - G&T consider that it is reasonable for an increased preliminaries allowance to be made for this and propose to retain the 16% allowance	No change	Basement comments noted but at this stage a lower preliminary cost should be possible i.e. reduced on site management while the basement element is occurring.	-£160,000
4	Ph 2 Basement	Build up to raft slab	£160/m3	£150/m3	-£32,000	The G&T rate of £160/m3 is already lower than recent tender returns for slab blinding and beds - build up as follows:- - Beds: £151.32/m3 - Subcontractor prelims (21.2%): £32.08 <b>TOTAL: £183.40/m3</b> G&T propose to retain the £160/m3 rate	No change	50% compromise proposed	-£16,000
5	Ph 2 Basement	Waterproof concrete to raft slab	£225/m3	£215/m3	-£92,000	G&T has reviewed and considers that a rate of £220/m3 may be achievable, G&T does not consider that the JA proposed rate of £215/m3 makes adequate allowance for the waterproof concrete requirement, which recent tender returns suggest is an e.o. £71.99/m3 for the top 300mm of the slab and to the perimeter (plus SC prelims). G&T has incorporated a revised rate of £220/m3 in the cost build ups	-£46,000	Ditto	-£69,000
6	Ph 2 Basement	Concrete to ground floor slab	£200/m3	£190/m3	-£43,000	The G&T rate of £200/m3 is already lower than recent tender returns - build up as follows:- - concrete to slabs: £187/m3 - sub contractor prelims (20.2%) £37.69/m3 <b>TOTAL: £224.69m3</b> G&T propose to retain the £200/m3 rate	No change	Ditto	-£21,500
7	Ph 2 Basement	Concrete to transfer beams and ramp	£210/m3	£200/m3	-£4,000	Minor variance. JA amendment accepted	-£4,000	Ok	-£4,000
8	Ph 2 Basement	140mm thick 3.7m high blockwork walls	£110/m2	£90/m2	-£39,000	The G&T rate of £110/m2 is already lower than recent tender returns for 140mm blockwork wall - build up as follows:- - 140mm thick blockwork: £81.42 - Windposts: £9.06 - Wall ties/head details/lintels/access panels: £6.21 - Subcontractor prelims (22%): £21.27 <b>TOTAL: £118/m2</b> G&T propose to retain the £110/m2 rate	No change	Compromise as includes wind posts but s/c prelims look high	-£19,500
9	Ph 2 Basement	Screed to basement areas	£35/m2	£20/m2	-£138,000	Between the screed and finish to basement areas G&T has allowed £60/m2 for the build up and floor finish to the basement - G&T considers this to be in line with market pricing of epoxy paint or similar and does not consider reducing this allowance to £45/m2 to be reasonable	No change	All depends on the quality / specification of the screed and finish to the basement slab. JA maintain achievable with proposed but suggest compromise	-£88,000

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
10	Ph 2 Basement	MEP to basement car parking areas	£125/m2	£110/m2	-£102,000	Please see below for the build up to the G&T rate of £125/m2:- Public Health - £5 Car Park Vent - £40 Electrical - £32 Sprinklers - £23 Comms – Fire Alarms, BMS, etc - £10 Subcontractor On Costs (12%) and testing (1.5%) - £15 Total: £125/m2  This is in line with G&T benchmarks for similar spaces, it is anticipated that there would be an enhanced lighting provision as part of the occupier "front door" experience and G&T do not consider there to be scope to reduce the allowance by the 12% that JA suggest	No change	Enhanced lighting provision noted suggest compromise	-£51,000
11	Ph 3&4 basement	Main contractor preliminaries	16%	15%	-£270,000	The basement costs allocated to Phase 3&4 are part of the larger construction of the whole East side basement. Due to the size and shape of the basement, there will be a considerable requirement for perimeter site security, hoardings, work undertaken in 3 phases and interface details between the three areas of construction - G&T consider that it is reasonable for an increased preliminaries allowance to be made for this and propose to retain the 16% allowance	No change	See previous comments	-£270,000
12	Ph 3&4 basement	Build up to raft slab	£160/m3	£150/m3	-£51,000	See Item 4 - G&T consider the rate of £160/m3 should be retained	No change	See previous comments	-£25,500
13	Ph 3&4 basement	Waterproof concrete to raft slab	£225/m3	£215/m3	-£144,000	See Item 5 - G&T consider a rate of £220/m3 could be achievable	-£72,000	Ok	-£72,000
14	Ph 3&4 basement	Concrete to upstands	£210/m3	£200/m3	-£1,000	Minor variance. JA associates amendment accepted	-£1,000	Ok	-£1,000
15	Ph 3&4 basement	Concrete to columns and core walls	£210/m3	£200/m3	-£8,000	The G&T rate of £210/m3 is already lower than recent tender returns - build up as follows:- - concrete to core walls: £202.35/m3 - sub contractor prelims (20.2%) £40.79/m3 <b>TOTAL: £243.14/m3</b>  G&T propose to retain the £210/m3 rate	No change	See previous comments	-£4,000
16	Ph 3&4 basement	Concrete to ground floor slab	£200/m3	£190/m3	-£68,000	See Item 6 - G&T consider the rate of £200/m3 should be retained	No change	See previous comments	-£34,000
17	Ph 3&4 basement	Concrete to transfer beams and ramp	£210/m3	£200/m3	-£3,000	Minor variance. JA amendment accepted	-£3,000	Ok	-£3,000
18	Ph 3&4 basement	140mm thick 3.7m high blockwork walls	£110/m2	£90/m2	-£76,000	See Item 8 - G&T consider the rate of £110/m2 should be retained	No change	See previous comments	-£38,000
19	Ph 3&4 basement	Screed to basement areas	£35/m2	£20/m2	-£215,000	See Item 9 - G&T consider the rate of £35/m2 should be retained	No change	See previous comments	-£107,500
20	Ph 3&4 basement	MEP to basement car parking areas	£125/m2	£110/m2	-£174,000	See Item 10 - G&T consider the rate of £125/m2 should be retained	No change	See previous comments	-£87,000
21	Ph 5 basement	Main contractor preliminaries	16%	15%	-£131,000	As the Phase 5 basement is fully within one phase, G&T consider that 15% preliminaries is achievable - adjustment made	-£127,000	See previous comments	-£131,000
22	Ph 5 basement	Concrete to basement lining walls	£210/m3	£200/m3	-£6,000	See Item 15 - G&T consider the £210/m3 rate should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£3,000
23	Ph 5 basement	Build up to raft slab	£160/m3	£150/m3	-£24,000	See Item 4 - G&T consider the rate of £160/m3 should be retained	No change	See previous comments	-£12,000
24	Ph 5 basement	Waterproof concrete to raft slab	£225/m3	£215/m3	-£68,000	See Item 5 - G&T consider a rate of £220/m3 could be achievable	-£34,000	Ok	-£34,000
25	Ph 5 basement	Concrete to upstands	£210/m3	£200/m3	-£1,000	Minor variance. JA amendment accepted	-£1,000	Ok	-£1,000
26	Ph 5 basement	Concrete to columns and core walls	£210/m3	£200/m3	-£5,000	See Item 15 - G&T consider the £210/m3 rate should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£2,500
27	Ph 5 basement	Concrete to ground floor slab	£200/m3	£190/m3	-£134,000	See Item 6 - G&T consider the rate of £200/m3 should be retained	No change	See previous comments	-£67,000
28	Ph 5 basement	Concrete to ramp	£210/m3	£200/m3	-£1,000	Minor variance. JA amendment accepted	-£1,000	Ok	-£1,000

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
29	Ph 5 basement	140mm thick 3.7m high blockwork walls	£110/m2	£90/m2	-£23,000	See Item 8 - G&T consider the rate of £110/m2 should be retained	No change	See previous comments	-£11,500
30	Ph 5 basement	Screed to basement areas	£35/m2	£20/m2	-£102,000	See Item 9 - G&T consider the rate of £35/m2 should be retained	No change	See previous comments	-£51,000
31	Ph 5 basement	MEP to basement car parking areas	£125/m2	£110/m2	-£45,000	See Item 10 - G&T consider the rate of £125/m2 should be retained	No change	See previous comments	-£22,500
32	S&C residential	Concrete to columns and core walls	£210/m3	£200/m3	-£180,000	See Item 15 - G&T consider the £210/m3 rate should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£90,000
33	S&C residential	Concrete to upper floor slabs	£195/m3	£185/m3	-£350,000	See Item 6 - G&T consider the rate of £195/m3 should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£175,000
34	S&C residential	Concrete to roof slabs	£195/m3	£185/m3	-£50,000	See Item 6 - G&T consider the rate of £195/m3 should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£25,000
35	S&C residential	Duplex stairs	£12,500/nr	£10,000/nr	-£10,000	Affects only 3nr apartments. G&T note that the allowance also needs to include for main contractor prelims and OH&P - G&T consider that the £12,500 should remain to allow for the 15% and 5%.	No change	In our view £10k including prelims / OH&P is achievable	-£10,000
36	Private resi fit out	Internal apartment doors	£900/nr	£800/nr	-£320,000	G&T has reviewed the rate against tenders from similar schemes, recent tenders suggest the G&T rate is already lower than that received from the market:- Door and ironmongery: £875 Sub Contractor prelims (12%): £105 <b>TOTAL: £980/door</b>  G&T propose to retain the rate of £900/door	No change	We consistently see rates of £800 per internals door and lower on cost plans that we review and also our own projects.	-£320,000
37	Private resi fit out	Engineered timber flooring	£150/m2	£125/m2	-£930,000	G&T has reviewed the rate against tenders from similar schemes and believe a reduction on the G&T rate can be achieved, however consider the JA adjustment to be too low - see below for recent tendered rates:- Engineered timber flooring: £117/m2 Sub Contractor prelims (18%): £16/m2 <b>TOTAL: £138/m2</b>  <b>G&amp;T propose to reduce the rate to £135/m2 (as inflation added on elsewhere in cost estimate)</b>	-£540,000	We consistently see rates of £125/m2 for engineered timber floor and lower on cost plans that we review and also our own projects.	-£930,000
38	Private Resi - S&C Refurb	Build up to ground floor slab	£160/m3	£150/m3	-£1,000	See Item 4 - G&T consider the rate of £160/m3 should be retained	No change	See previous comments	-£500
39	Private Resi - S&C Refurb	Concrete to ground floor slab	£200/m3	£190/m3	-£1,000	See Item 6 - G&T consider the rate of £200/m3 should be retained	No change	See previous comments	-£500
40	Private Resi - S&C Refurb	Concrete to upper floor slabs	£195/m3	£190/m3	-£4,000	See Item 6 - G&T consider the rate of £195/m3 should be retained - it is lower than recent tender returns for similar work	No change	See previous comments	-£2,000
41	Private Resi - S&C Refurb	Concrete to L07 terrace slab	£195/m3	£185/m3	£0	No variance when rounding taken into account.	£0	Ok	£0
42	Private Resi - S&C Refurb	MEP Subcontractor preliminaries	13%	12%	-£13,000	G&T acknowledge that 12% has been applied to other elements of the scheme and agree to amend to 12%	-£13,000	See previous comments	-£13,000
43	Private Resi - S&C Refurb	Duplex stairs	£12,500/nr	£10,000/nr	-£15,000	G&T note that the allowance also needs to include for main contractor prelims and OH&P - G&T consider that the £12,500 should remain to allow for the 15% and 5%.	No change	See previous comments	-£15,000
44	Private Resi - fit out	Internal apartment doors	£900/nr	£800/nr	-£15,000	G&T has reviewed the rate against tenders from similar schemes, recent tenders suggest the G&T rate is already lower than that received from the market:- Door and ironmongery: £875 Sub Contractor prelims (12%): £105 <b>TOTAL: £980/door</b>  G&T propose to retain the rate of £900/door	No change	See previous comments	-£15,000

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
45	Private Resi - fit out	Engineered timber flooring	£150/m2	£125/m2	-£31,000	G&T has reviewed the rate against tenders from similar schemes and believe a reduction on the G&T rate can be achieved, however consider the JA adjustment to be too low - see below for recent tendered rates:- Engineered timber flooring: £117/m2 Sub Contractor prelims (18%): £16/m2 <b>TOTAL: £138/m2</b>  <b>G&amp;T propose to reduce the rate to £135/m2 (as inflation added on elsewhere in cost estimate)</b>	-£22,000	See previous comments	-£31,000
46	Flexible Use - Refurb	Build up to ground floor slab	£160/m3	£150/m3	-£2,000	See Item 4 - G&T consider the rate of £160/m3 should be retained	No change	See previous comments	-£1,000
47	Flexible Use - Refurb	Concrete to ground floor slab	£200/m3	£190/m3	-£2,000	See Item 6 - G&T consider the rate of £200/m3 should be retained	No change	See previous comments	-£1,000
48	Flexible Use - Refurb	Concrete to upper floor slabs	£195/m3	£185/m3	£0	No variance when rounding taken into account.	£0	Ok	£0
49	Flexible Use - Refurb	140mm thick internal blockwork party walls	£110/m2	£90/m2	-£6,000	See Item 8 - G&T consider the rate of £110/m2 should be retained. Please also note that JA has accepted the rate of £110/m2 to party wall areas elsewhere within the scheme	No change	See previous comments	-£3,000
50	Office (Phase 2)		£315.15/sq ft GIA	£304.63/sq ft GIA	-£300,000	JA has included a lump sum adjustment of £250k, stated as being considered achievable across Internal Walls and Doors, Internal Finishes and Fittings, MEPH, Lifts and CAT A fit out. This equates to a £10.47/sq ft GIA adjustment which G&T consider to be too significant to incorporate without further detail/justification. G&T has reviewed our latest office benchmarking and the average is £313/sq ft GIA, which G&T consider to be a reasonable rate to include - adjustment made.	-£61,000	Further comments noted together with benchmarking but we are still struggling with the £313/sf rate based on other schemes and cost plan reviews. Suggest compromise	-£61,000
51	On Site Landscaping	Hard landscaping	£250/m2	£225/m2	-£840,000	G&T note that the Gillespies proposals for the hard landscaping include numerous types of natural stone paving, often in a small sett or plank format (see extract below). The G&T rate of £250/m2 is an average for all types of paving, recent tender returns suggest a range from £155/m2 for the more standard paving formats to £225/m2 for the plank areas and £410/m2 for the small sett areas, plus the sub base build up below the paving plus sub contractor prelims. G&T still consider the rate of £250/m2 to be reasonable for the proposals.  	No change	Additional comments noted and quality acknowledged. Areas of items such as the granite setts would be a fairly small proportion of the overall area. Suggest compromise	-£420,000
<b>SUB TOTAL EXCL INFLATION</b>					<b>-£6,350,000</b>		<b>-£925,000</b>		<b>-£4,365,500</b>
1	Inflation	Inflation from 4Q 17 to 4Q 18	£5,618,000	£5,610,000	-£8,000	From review, it appears that G&T did not issue the detailed build up to the inflation calculations and the % shown in the summary table is slightly misleading as the calculation was actually done off the page. The inflation calculation is as follows:- 4Q 17 to 4Q 18: 1 year of inflation, G&T TPI of 1% for 2018: G&T total on site construction cost excl demo of £561,120,000 x 1% = £5,611,000 plus £7,000 demo inflation (see Appendix H) = £5,618,000 G&T is happy with this calculation and the only variance proposed to be incorporated is associated with the above accepted reductions	-£9,000	Inflation calculation accepted. Variance only on amendments above.	-£44,000

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
2	Inflation	Inflation from 4Q 18 to 2Q 20	£8,543,000	£5,731,000	-£2,812,000	As above, the inflation calculation tab is included with this document, summary as below for inflation from 4Q 18 to 2Q 20: G&T TPI of 1% for 2019 (full year so full 1% applied), G&T TPI of 1% for 2020 (two quarters to 0.5% applied) - note year on year so cannot be added together:- G&T total on site construction cost excl demo incl inflation to 4Q 18: £566,731,000. Inflate to 4Q 19 x 1% = 5,667,300 = £572,398,000 - inflate to 2Q 20 x 0.5% = £2,862,000 = £575,260,000 Plus demo of £4,203,000 = £579,463,000 G&T is happy with this method of calculation and the only variance proposed to be incorporated is associated with the above accepted reductions	-£14,000	Inflation calculation accepted. Variance only on amendments above.	-£66,000
		<b>SUB TOTAL - ON SITE WORKS</b>			<b>-£9,170,000</b>		<b>-£948,000</b>	<b>£0</b>	<b>-£4,475,500</b>

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
<b>WORKS OUTSIDE THE SITE BOUNDARY</b>									
1	Lower Richmond Road	Main contractor preliminaries	35%	30%	-£112,000	Recent tender returns for standalone external works packages have included preliminaries costs of 39% to 43% including traffic management. Given the scope of works to Lower Richmond Road, the works will clearly have to be undertaken in phases with multiple site set ups, temporary barriers, signage, out of hours and the like which G&T consider will drive a high preliminaries percentage - G&T consider the 35% originally included to be reasonable for the scope of works required	No change	We are still struggling with these % but based on some intensive Traffic Management would propose a compromise	-£56,000
2	Mortlake High Street	Main contractor preliminaries	35%	30%	-£51,000	Recent tender returns for standalone external works packages have included preliminaries costs of 39% to 43% including traffic management. Given the scope of works to Mortlake High Street, the works will clearly have to be undertaken in phases with multiple site set ups, temporary barriers, signage, out of hours and the like which G&T consider will drive a high preliminaries percentage - G&T consider the 35% originally included to be reasonable for the scope of works required	No change	See previous comments	-£25,500
3	Ship Lane	Main contractor preliminaries	25%	20%	-£20,000	G&T had already adopted a lower preliminaries rate to the side roads to reflect a reduced traffic management requirement. G&T considers the 25% originally included to still be a reasonable allowance for the works described	No change	See previous comments	-£10,000
4	Williams Lane	Main contractor preliminaries	25%	20%	-£41,000	G&T had already adopted a lower preliminaries rate to the side roads to reflect a reduced traffic management requirement. G&T considers the 25% originally included to still be a reasonable allowance for the works described	No change	See previous comments	-£20,500
5	Tow Path Bulls Alley	Main contractor preliminaries	25%	20%	-£61,000	G&T had already adopted a lower preliminaries rate to the side roads to reflect a reduced traffic management requirement. G&T considers the 25% originally included to still be a reasonable allowance for the works described	No change	See previous comments	-£30,500
6	Sheen Lane	Main contractor preliminaries	35%	30%	-£8,000	JA adjustment accepted - minor variance	-£8,000	See previous comments	-£4,000
7	Towpath Slipway	Main contractor preliminaries	35%	30%	-£19,000	Get consider that given the scope of works (including construction of cofferdams, dewatering, piling etc) that the duration of the Towpath Slipway works will be extended beyond that typically required for external works items thereby generating an increased preliminaries requirement. G&T consider the 35% originally included to be reasonable for the scope of works required	No change	See previous comments	-£9,500
8	Towpath Slipway	Main contractor OH&P	7.5%	5%	-£14,000	G&T rate of 7.5% applied in error - JA amendment accepted	-£14,000	Ok	-£14,000
9	Off site works generally	Inflation on additional footway works, 4Q 18 to 2Q 20			-£11,000	See inflation comments above.	No change	Ok	No change
<b>SUB TOTAL - OFF SITE WORKS</b>					<b>-£337,000</b>		<b>-£22,000</b>	<b>£0</b>	<b>-£170,000</b>
<b>TOTAL ADJUSTMENT EXCL CONTINGENCY</b>					<b>-£9,507,000</b>		<b>-£970,000</b>	<b>£0</b>	<b>-£4,645,500</b>

Ref	Category	Item	G&T rate / allowance	JA rate / allowance	Impact of adjustment (incl prelims and OH&P)	G&T Response 08.10.20	G&T Revised Position (incl prelims and OH&P)	JA Comments	JA Revised Position (incl prelims and OH&P)
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## Appendix 4: GLA Argus Appraisal of Viability

### APPRAISAL SUMMARY

ARGUS SOFTWARE

Stag Brewery  
Stag Brewery  
GLA Position

Appraisal Summary for Merged Phases 1 2 3 4 5

Currency In £

#### REVENUE

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
Building 2 residential	130	117,122	987.00	889,226	115,599,414
Building 3 residential	57	49,266	987.00	853,080	48,625,542
Building 4 residential	20	23,444	987.00	1,155,961	23,139,228
Plot 1A Basement Car Parking	408	0	38.94	25,000	10,200,000
Ground rents	1	0	0.00	8,000,000	8,000,000
Building 6 residential	25	22,798	987.00	900,065	22,501,626
Building 7 residential	93	82,021	987.00	870,481	80,954,727
Building 8 residential	101	94,389	987.00	922,395	93,161,943
Building 9 residential	13	13,961	987.00	1,059,962	13,779,507
Building 11 residential	55	53,959	987.00	968,319	53,257,533
Building 12 residential	44	40,871	987.00	916,811	40,339,677
Building 10 Rented Affordable	38	32,346	365.00	310,692	11,806,290
Building 13 Residential	43	31,797	987.00	729,852	31,383,639
Building 14 affordable (INT)	34	25,597	365.00	274,791	9,342,905
Building 15 Residential	122	82,118	987.00	664,348	81,050,466
Building 16 residential	91	61,968	987.00	672,114	61,162,416
Building 17 Residential	93	63,733	987.00	676,392	62,904,471
Building 18 affordable (LAR and Intermediate)	192	152,847	365.00	290,569	55,789,155
Building 19 affordable (LAR)	44	42,087	365.00	349,131	15,361,755
Building 20 affordable (LAR)	24	21,915	365.00	333,291	7,998,975
Building 21 affordable (LAR)	24	21,915	365.00	333,291	7,998,975
Building 22 residential	7	17,782	987.00	2,507,262	17,550,834
<b>Totals</b>	<b>1,659</b>	<b>1,051,936</b>			<b>871,909,078</b>

#### Rental Area Summary

	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Building 1 Office	1	22,821	40.00	912,840	912,840	912,840
Building 1 Flexible use	1	1,050	35.00	36,750	36,750	36,750
Building 1 Cinema	1	13,830	14.33	198,242	198,242	198,242
Building 2 flexible use	1	3,475	35.00	121,625	121,625	121,625
Building 4 flexible use	1	4,061	35.00	142,135	142,135	142,135
Building 5 flexible use	1	10,222	35.00	357,770	357,770	357,770
Building 5 office	1	24,814	40.00	992,560	992,560	992,560
Building 5 hotel	1	15,198		0	0	
Building 6 flexible use	1	3,938	35.00	137,830	137,830	137,830
Building 7 flexible use	1	5,311	35.00	185,885	185,885	185,885
Building 8 Affordable flexible use	1	3,604	27.50	104,610	104,610	104,610
Building 9 flexible use	1	2,989	35.00	104,615	104,615	104,615
Building 10 flexible use	1	2,357	35.00	82,495	82,495	82,495
Building 11 flexible use	1	2,822	35.00	98,770	98,770	98,770
Building 12 flexible use	1	3,228	35.00	112,980	112,980	112,980
<b>Totals</b>	<b>15</b>	<b>119,920</b>			<b>3,589,107</b>	<b>3,589,107</b>

#### Investment Valuation

<b>Building 1 Office</b>					
Market Rent	912,840	YP @	6.0000%	16.6667	
(2yrs Rent Free)		PV 2yrs @	6.0000%	0.8900	13,540,406
<b>Building 1 Flexible use</b>					
Market Rent	36,750	YP @	6.0000%	16.6667	
(9mths Rent Free)		PV 9mths @	6.0000%	0.9572	586,309
<b>Building 1 Cinema</b>					
Market Rent	198,242	YP @	6.0000%	16.6667	
(3mths Rent Free)		PV 3mths @	6.0000%	0.9855	3,256,244
<b>Building 2 flexible use</b>					

**APPRAISAL SUMMARY****ARGUS SOFTWARE****Stag Brewery****Stag Brewery****GLA Position**

Market Rent (9mths Rent Free)	121,625	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,940,404
<b>Building 4 flexible use</b>					
Market Rent (9mths Rent Free)	142,135	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	2,267,621
<b>Building 5 flexible use</b>					
Market Rent (9mths Rent Free)	357,770	YP @ PV 9mths @	5.5000% 5.5000%	18.1818 0.9606	6,248,876
<b>Building 5 office</b>					
Market Rent (2yrs Rent Free)	992,560	YP @ PV 2yrs @	6.0000% 6.0000%	16.6667 0.8900	14,722,914
<b>Building 5 hotel</b>					
Manual Value					13,215,000
<b>Building 6 flexible use</b>					
Market Rent (9mths Rent Free)	137,830	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	2,198,939
<b>Building 7 flexible use</b>					
Market Rent (9mths Rent Free)	185,885	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	2,965,608
<b>Building 8 Affordable flexible use</b>					
Market Rent (9mths Rent Free)	104,610	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,668,947
<b>Building 9 flexible use</b>					
Market Rent (9mths Rent Free)	104,615	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,669,027
<b>Building 10 flexible use</b>					
Market Rent (9mths Rent Free)	82,495	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,316,125
<b>Building 11 flexible use</b>					
Market Rent (9mths Rent Free)	98,770	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,575,776
<b>Building 12 flexible use</b>					
Market Rent (9mths Rent Free)	112,980	YP @ PV 9mths @	6.0000% 6.0000%	16.6667 0.9572	1,802,482
<b>Total Investment Valuation</b>					<b>68,974,676</b>
<b>GROSS DEVELOPMENT VALUE</b>					<b>940,883,754</b>
Purchaser's Costs			(4,690,278)		
Effective Purchaser's Costs Rate	6.80%			(4,690,278)	
<b>NET DEVELOPMENT VALUE</b>					<b>936,193,476</b>
<b>NET REALISATION</b>					<b>936,193,476</b>
<b>OUTLAY</b>					
<b>ACQUISITION COSTS</b>					
Fixed Price	36,000,000				
Fixed Price			36,000,000		36,000,000
Stamp Duty	5.00%	1,800,000			

**APPRAISAL SUMMARY****ARGUS SOFTWARE****Stag Brewery****Stag Brewery****GLA Position**

Agent Fee	1.00%	360,000	
Legal Fee	0.80%	288,000	
			2,448,000

**CONSTRUCTION COSTS**

Construction	ft <sup>2</sup>	Build Rate ft <sup>2</sup>	Cost	
Building 1 Office	28,526	323.12	9,217,321	
Building 1 Flexible use	1,313	323.12	424,257	
Building 1 Cinema	17,288	323.12	5,586,099	
Building 2 flexible use	4,344	323.12	1,403,633	
Building 4 flexible use	5,076	323.12	1,640,157	
Building 5 flexible use	12,777	323.12	4,128,504	
Building 5 office	31,017	323.12	10,022,213	
Building 5 hotel	18,998	323.12	6,138,634	
Building 6 flexible use	4,922	323.12	1,590,397	
Building 7 flexible use	6,639	323.12	2,145,194	
Building 8 Affordable flexible use	4,755	323.12	1,536,436	
Building 9 flexible use	3,736	323.12	1,207,176	
Building 10 flexible use	2,946	323.12	951,912	
Building 11 flexible use	3,527	323.12	1,139,644	
Building 12 flexible use	4,035	323.12	1,303,789	
Building 2 residential	145,515	323.12	47,018,807	
Building 3 residential	63,546	323.12	20,532,984	
Building 4 residential	31,752	323.12	10,259,706	
Building 2 and 3 above ground car parking	2,810	323.12	907,967	
Building 6 residential	31,281	323.12	10,107,517	
Building 7 residential	104,981	323.12	33,921,461	
Building 8 residential	120,964	323.12	39,085,688	
Building 9 residential	18,114	323.12	5,852,996	
Building 11 residential	66,388	323.12	21,451,291	
Building 12 residential	52,706	323.12	17,030,363	
Building 10 Rented Affordable	43,455	323.12	14,041,180	
Building 10 above ground car parking	2,639	323.12	852,714	
Building 13 Residential	38,590	323.12	12,469,201	
Building 14 affordable (INT)	32,378	323.12	10,461,979	
Building 15 Residential	100,017	323.12	32,317,493	
Building 16 residential	76,636	323.12	24,762,624	
Building 17 Residential	78,634	323.12	25,408,218	
Building 18 affordable (LAR and intermediate)	196,733	323.12	63,568,367	
Building 19 affordable (LAR)	52,489	323.12	16,960,246	
Building 20 affordable (LAR)	27,579	323.12	8,911,326	
Building 21 affordable (LAR)	27,579	323.12	8,911,326	
Building 22 residential	19,424	323.12	6,276,283	
<b>Totals</b>	<b>1,484,109 ft<sup>2</sup></b>		<b>479,545,300</b>	
Construction Contingency		5.00%	29,412,381	
Demolition			4,154,000	513,111,681
<b>Other Construction Costs</b>				
Infrastructure works			27,210,000	
Basement			62,207,966	
Ph 1 Highways and pavements			5,036,450	
Capital contribution to cinema fito			1,000,000	
Ph 1 highways and pavements			6,981,300	
Ph 1 highways and pavements			2,112,600	104,548,316
<b>Municipal Costs</b>				
CIL (Borough and Mayoral) Ph 1			378,805	
Carbon offset			1,864,600	
TFL bus contribution			3,675,000	
TfL pedestrian improvement scheme			228,878	
Air quality			160,000	
LBRUT CPZ cost			130,000	
Health mitigation			465,850	
Cavat			13,489	
Level crossing works			170,000	



**APPRAISAL SUMMARY****ARGUS SOFTWARE****Stag Brewery****Stag Brewery****GLA Position**

Travel plan Incl monitoring & bond		280,000	
Construction mngt monitoring		30,000	
Tow path improvement works		44,265	
Waste management		53,475	
Barnes Eagles licence termination		90,750	
Mortlake Green		145,344	
Grass pitch improvements		18,000	
CIL Borough and Mayoral (Ph 2)		35,520,125	43,268,581
<b>PROFESSIONAL FEES</b>			
Professional fees	10.00%	58,724,762	58,724,762
<b>MARKETING &amp; LETTING</b>			
Marketing	2.00%	14,908,220	
Letting Agent Fee	10.00%	162,760	
Letting Legal Fee	5.00%	383,912	15,454,893
<b>DISPOSAL FEES</b>			
Sales Agent Fee	1.00%	9,361,935	
Sales Legal Fee	0.50%	4,680,967	14,042,902
<b>TOTAL COSTS BEFORE FINANCE</b>			<b>787,619,134</b>
<b>FINANCE</b>			
Debit Rate 6.500%, Credit Rate 0.000% (Nominal)			
Total Finance Cost			67,741,108
<b>TOTAL COSTS</b>			<b>855,360,242</b>
<b>PROFIT</b>			<b>80,833,234</b>
<b>Performance Measures</b>			
Profit on Cost%		9.45%	
Profit on GDV%		8.59%	
Profit on NDV%		8.63%	
Development Yield% (on Rent)		0.42%	
Equivalent Yield% (Nominal)		5.95%	
Equivalent Yield% (True)		6.17%	
IRR% (without Interest)		11.96%	
Rent Cover	22 yrs 6 mths		
Profit Erosion (finance rate 6.500)	1 yr 5 mths		