



GERALDEVE
A NEWMARK COMPANY

One Fitzroy, 6 Mortimer Street,
London W1T 3JJ
Tel. +44 (0)20 7493 3338
geraldve.com

Josh Lawlor
Senior Planning Officer
London Borough of Camden

By email: josh.lawlor@camden.gov.uk

2nd June 2023

Our ref: ALB/SABO/U0010503

Dear Josh

Response to BPS Viability Review dated May 2023
Royal National Throat, Nose and Ear Hospital, Camden, WC1X 8DA

This letter has been prepared in response to the points raised within the BPS Viability Review (the “BPS Review”) dated 11th May 2023 in relation to a planning application to redevelop the above site (“the Site”). The viability discussions have been ongoing between GE and BPS.

The BPS Review agreed with the GE FVA that the Scheme is in a deficit position, however, the deficit amount differs. The GE FVA concluded a deficit of c. -£42.1m, compared to BPS’ Review of c. -£32.0m, however, BPS state that this is inconclusive as there a number of areas of disagreement and ambiguity, as follows:

- 1) Private residential sales values – BPS disagree with Savills’ pricing, considering it to be understated;
- 2) Affordable values – some ambiguity – previously adopted input, however, BPS have requested full valuation to justify the position;
- 3) Office rents – some ambiguity – BPS state that it is unclear what accommodation is being provided as lab space; and
- 4) Finance rate – BPS disagree with the 8.5% finance rate and have reduced this to 8.0%.

The BPS Review agreed with the construction costs applied in the GE FVA, however, a full cost plan has now been provided by Turner and Townsend (T&T) and the costs have been updated. This is discussed in this letter.

We comment on each element in turn below.

Private residential sales values

For the GE FVA, Savills were instructed to provide a market report and pricing of the 44 private residential units within the Scheme. Savills estimated that the total GDV of the private units was £38,977,500, with the blended average value of the pricing being £1,272 psf.

In their previous review dated April 2021, BPS disagreed with Savills’ pricing. The latest BPS Review maintains this, commenting that Savills have not provided any more recent, or better, evidence since their previous submission. BPS conclude that a GDV for the private units of £41,876,678, equating to £1,367 psf, is appropriate.

Savills have responded to the comments made by BPS and comment that they have not provided any further evidence to support their position and previously they relied on dated transactions, which will be even more

outdated now. Savills' full response is attached at **Appendix 1**.

Savills provide additional commentary and justification to support their position. Savills and BPS are broadly aligned on the pricing of the studio, 1 and 3 bed units (Savills' pricing is higher), so their focus has been on the pricing of the 2 bed units.

Savills provide further evidence of 2 bed units both on the market and having been sold recently. They acknowledge the differences between the evidence and the subject units and consider that their pricing of the 2 bed units on the upper floors could be increased. The updated private residential pricing reflects a GDV of £39,627,500, equating to a blended average of £1,294 psf.

Affordable values

As the Scheme which is the subject of the May 2023 FVA makes no changes to the affordable housing units from the previous version of the scheme that BPS reviewed, the GE FVA applied the affordable housing values agreed previously with BPS. For the London Affordable Rent these are £100 psf and for the Intermediate Rent units these are £240 psf.

The BPS Review requests an updated valuation with a full printed cash flow to justify their values. The GE affordable housing team have reviewed the BPS request and comment that the value for the Intermediate Rent units remains appropriate, however, that the London Affordable Rent value should be increased. The updated values for the affordable units are set out below:

Tenure	Total Units	Total Floor Area	Capital Value	Rate psf	Rate Per Unit
London Affordable Rent	15	15,769	£2,379,871	£151	£158,658
Intermediate	13	8,590	£2,082,049	£242	£160,158
Total/ Blended	28	24,359	£4,461,920	£183	£159,354

The full calculations are set out at **Appendix 2**.

Office rents

The GE FVA applies office rents to the Scheme ranging from £62.50 - £82.50 psf, as advised by Cushman and Wakefield (C&W). The BPS Review notes that these rents appear reasonable for office use, although it questions why lab space/ life science accommodation has not been considered given the Applicant is bringing forward lab-enabled space and lab space for the UCL Ear Institute.

As set out in the attached detailed cost plan, and as per the approach taken under the previous planning application, the lab-enabled accommodation has been costed and valued on the basis of a Cat A fit-out, excluding Cat B lab fit-out. We appreciate that this may have not been clear from the cost information appended to our recent FVA, but we trust that this is now more readily identifiable from the detailed cost plan appended to this letter.

To further explain the approach taken and to clarify the definition of 'lab-enabled' that GE and the Applicant has been working to, the Scheme has been designed so that within the commercial building, the two basement floors, the Swinton Street ground floor and floors one and two all comprise flexible office accommodation that is lab-enabled and thus has the potential to be converted into lab accommodation, depending on market conditions, and subject to additional costs, at a later date. The lab-enabled accommodation has effectively been future-proofed for potential lab use and includes upgraded air-handling, increased floor to ceiling heights and power back-up for example, but it is important to note that it does not comprise fully fitted-out lab accommodation.

The Wicklow Street ground floor and floors three to seven have all been designed to be standard office accommodation, which is not capable of being converted to lab use at a later date. As per the cost plan, this has also been costed on the basis of a standard Cat A fit-out, as per the approach taken under the previous planning application.

As the development is predominantly speculative, (other than the accommodation being provided for UCL), the ultimate specification of the lab-enabled accommodation is not known at this stage. For this reason, standard

office rents have been applied to the lab-enabled accommodation in the FVA, rather than full lab rents, as the fit-out is assumed to be more aligned with the fit-out of the standard office accommodation. It follows that if lab rents were to be applied to the lab-enabled accommodation, additional lab fit-out costs would also need to be applied, when these become known.

Finance rate

The GE FVA included a finance rate of 8.5%. The BPS Review has lowered this to 8.0%, stating that this is in line with their understanding.

In response, we comment that the FVA provided suitable justification for the finance rate adopted and subsequent interest rate rises would mean that a higher rate could now be adopted. However, in the interest of progressing the viability discussions, we are content to adopt BPS' finance rate of 8.0% on a without prejudice basis, although we note this does not represent our opinion of finance rates in the market at the current time.

Construction costs

The BPS Review agrees with the construction costs applied in the GE FVA. However, a full cost plan has now been provided by T&T (see **Appendix 3**) and the costs have been updated to reflect the latest planning drawings and the increased cost of MEP. The increase in cost is £5.7m and the total construction cost as set out in the cost plan is £185,160,259.

Viability Conclusion – GE / BPS

The table below summarises the update on the areas of disagreement as set out in the BPS Review:

Element	GE FVA	BPS Review	GE Updated Position
Private residential sales values	£38,977,500 (£1,272 psf)	£41,876,678 (£1,367 psf)	£39,627,500 (£1,294 psf)
Affordable values	LAR: £100 psf Intermediate: £240 psf	Updated valuation with full cash flow print-out requested	LAR: £151 psf Intermediate: £242 psf
Office rents (lab-enabled space)	£67.50 - £82.50 psf	Question on why lab space/ life science accommodation has not been considered	FVA rents maintained – if a lab occupier is the end user additional costs and values would need to be considered.
Finance rate	8.5%	8.0%	8.0% (without prejudice)
Construction costs (exc. D&B Risk)	£179,454,449	Agreed	Full cost plan provided. Costs updated to total of £185,160,259

Viability Outcome

Following the updates outlined above, we have rerun the Scheme appraisal. The updated viability outcome is as follows:

Appraisal Output	
Target rate of return	15.2% profit on GDV (£50,160,308)
Scheme actual return	1.8% profit on GDV (£5,812,864)
Surplus/ deficit	-13.4% profit on GDV (-£44,347,444)

The updated appraisal is attached at **Appendix 4**.

Sensitivity

We set out updated sensitivity analysis on build costs and commercial rents (profit on GDV output) as follows:

		Office Rents £/sq ft				
		0%	5%	10%	15%	20%
Construction Costs	-5%	6.2%	9.3%	12.2%	14.8%	17.2%
	-2.5%	4.0%	7.2%	10.1%	12.9%	15.4%
	0%	1.8%	5.0%	8.0%	10.9%	13.5%
	+2.5%	-0.5%	2.8%	5.9%	8.9%	11.6%
	+5%	-2.8%	0.7%	3.8%	6.8%	9.6%

As can be seen from the table above, in the event that office rents increase from their base position by 20% in conjunction with build cost savings of -2.5% the target rate of return is exceeded. We maintain our view therefore that whilst the Scheme cannot afford any additional planning contributions at this stage, it is potentially capable of being viable and is therefore deliverable.

We trust that this letter addresses all the points raised in the BPS review. If there are any further queries, please do not hesitate to contact me directly.

Yours sincerely



Alex Brown MRICS MRTPI
Partner

abrown@geraldev.com

Direct tel. +44 (0)20 7333 6384

Mobile +44 (0)7983 333 510

Encs.

Appendix 1 – Savills Residential Letter and Updated Pricing

Appendix 2 – GE Affordable Housing Value Calculations

Appendix 3 – T&T Cost Plan

Appendix 4 – Updated Appraisal

Appendix 1

24 May 2023
330 Gray's Inn Road - Savills Letter 24.05.23

The Savills logo consists of the word "savills" in a lowercase, red, sans-serif font, positioned on a solid yellow rectangular background.

Nick Morris
330 Gray's Inn Road Limited

By email.

Rose Fyfe
E: RFyfe@savills.com
DL: +44 (0) 202993066

33 Margaret Street W1G 0JD
T: +44 (0) 20 7499 8644
F: +44 (0) 20 7495 3773
savills.com

Dear Nick

330 Gray's Inn Road, WC1

Introduction

This letter has been prepared by the specialist Consultancy team within the London Residential Development Department of Savills. The purpose of this letter is to respond to the Independent Viability Review prepared by BPS Chartered Surveyors in relation to the proposed development at 330 Gray's Inn Road, WC1. This letter specifically responds to the comments made with regards to the private residential values.

Please note any advice contained or attached in this report is informal and given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role.

No liability is given to any third party and the figures suggested are in accordance with Professional Standards PS 1 and PS 2 of the RICS Valuation – Professional Standards (PS 1.5 - VPS 1-5 exceptions), effective from 1st July 2017. Any advice attached is not a formal ("Red Book") valuation, and neither Savills nor the author can accept any responsibility to any third party who may seek to rely upon it, as a whole or any part as such. If formal advice is required this will be explicitly stated along with our understanding of limitations and purpose.

Response to BPS

We understand BPS and the applicant failed to come to an agreement on the private sales values at the previous assessment and that an agreement has still not been reached. Since the initial assessment, Savills have fully reviewed and re-priced the proposed scheme based on the most recent evidence available. Our recent market report which provides updated market commentary and comparable evidence acknowledges that although a difficult market, there has been growth in sales values in the borough between the initial assessment and now. As a result we have increased our pricing to a blend of £1,272 per sq ft.

We note that BPS have not provided an updated position presenting the same sales values and no new evidence to support. BPS state we should refer back to their previous commentary, comparables and justification of their sales value blend of £1,367 per sq ft. BPS previously relied on very dated transactions which will now be even more outdated and therefore should not be relied on to support their view on value.

We have also provided an in-depth commentary and justification of our pricing in our updated market report. However, we provide below some commentary and new evidence to assist in coming to an agreement on the values.

We set out below both ours and BPS's submitted position on values for the proposed scheme. We can see that our pricing of the studio, 1 and 3 beds more or less align, with our pricing being higher for the 1 and 3 beds. The disparity is therefore on the 2 beds only, which we will now focus on.

BPS Pricing

Beds	No. units	Av. Price	Sq m.	Sq. ft.	Av. £ sq. ft.	Min Price	Max Price
Studio	16	£650,938	43	468	£1,397	£625,000	£675,000
1	11	£750,909	56	600	£1,259	£715,000	£780,000
2	15	£1,276,667	87	933	£1,371	£1,150,000	£1,450,000
3	2	£1,600,000	115	1233	£1,299	£1,550,000	£1,650,000

Savills Pricing

UNIT TYPE	NO. UNITS	AV PRICE	AV AREA (SQ M)	AV SIZE (SQ FT)	AV £/FT SQ	MIN PRICE	MAX PRICE
Studio	16	£650,000	43	467	£1,392	£625,000	£700,000
1 Bed	11	£764,545	57	610	£1,254	£750,000	£790,000
2 Bed	15	£1,114,500	87	933	£1,195	£975,000	£1,272,500
3 Bed	2	£1,725,000	114	1,232	£1,400	£1,650,000	£1,800,000

Both Savills and BPS agree that St Pancras Place is a good comparable for the subject site due to proximity to one another, however the transactions are now very outdated having taken place in 2015 and are therefore less reliable. We are aware of three 2 bed units now on the second hand market in St Pancras Place:

- 3rd Floor, 713 sqft – asking £860,000 (added on 03/04/2023)
- 4th Floor, 750 sqft – asking £900,000 (price reduced on 27/10/2022)
- 5th Floor, 821 sqft – asking £1,250,000 (added on 20/01/2022)

We are also aware of a 2 bed unit (840 sqft) having sold for £950,000 in January 2022.

Although all of the above units are now no longer “new build” they provide a useful benchmark of value and all units remain in good condition. We would still expect a premium to be applicable for a new build scheme. We note that the two more expensive units have been on the market for some time suggesting these units are overpriced for the current market.

We acknowledge that the 2 bed units in the subject site are larger than the units at St Pancras Place above, however the layouts are fairly compromised due to the irregular shape of the buildings resulting in wasted space within the unit such as long corridors and slanting walls. This has resulted in a lower £/sqft blend overall, as the sqft of each unit is not reflective of an efficient and regular unit layout, unlike at St Pancras Place. We therefore focus on the capital values as this is the price a party is willing to pay for a unit in this location.

The units at the subject site also start on the ground floor some with compromised views of the railway or are overlooked by surrounding buildings. Our starting values of £975k and £1m for the 2 beds on the ground floor

therefore is reasonable against the unit on the market on the 3rd floor of St Pancras Place representing a new build premium of over 10% despite being on lower floors and with compromised views.

On the upper levels of the subject scheme we acknowledge the potential for superior views and therefore higher values. We priced the units on the 9th floor at £1.145m and £1.2725m. Given the unit on the 5th floor at St Pancras Place is on the market for £1.25m, there is potential that the subject site will achieve slightly higher values. We note that this unit has been on the market for 5 months so far suggesting it could be overpriced and therefore we are hesitant to increase our pricing too far as sales rates will be severely affected as a result. Nevertheless, in light of this new evidence we have increased our pricing of the 2 bed units on the upper floors.

We provide below a summary of our updated pricing position.

Savills Updated Pricing

UNIT TYPE	AV SIZE (SQ FT)	MIN PRICE	AV PRICE	MAX PRICE	AV £/FT SQ	NO. UNITS
Studio	467	£625,000	£650,000	£700,000	£1,392	16
1 Bed	610	£750,000	£764,545	£790,000	£1,254	11
2 Bed	933	£975,000	£1,157,833	£1,347,500	£1,241	15
3 Bed	1,232	£1,650,000	£1,725,000	£1,800,000	£1,400	2
ALL	696		£900,625		£1,294	44

We consider our updated value position above to be a fair reflection of the site characteristics and scheme proposals taking into account the current market conditions and evidence base available. If we were to increase the values of the 2 bed units any further the sales rates would be negatively affected therefore resulting in an significantly extended sales programme.

Yours sincerely



Rose Fyfe MRICS, Associate Director

Project:	330 Gray's Inn Road
Schedule:	18116_Stage 2_Area Schedule_Planning Amendments_Detailed Resi Numbers
Date:	24-May-23
Ref:	RF/RC



UNIT TYPE	MIN SIZE (SQ FT)	AV SIZE (SQ FT)	MAX SIZE (SQ FT)	AV AREA (SQ M)	LOW £/FT SQ	AV £/FT SQ	HIGH £/FT SQ	MIN PRICE	AV PRICE	MAX PRICE	UNIT MIX	NO. UNITS	TOTAL AREA (SQ FT)	TOTAL (SQM)	% AREA	TOTAL PRICE	% GDV
Studio 1 Bed 2 Bed 3 Bed	420	467	538	43	£1,301	£1,392	£1,519	£625,000	£650,000	£700,000	36%	16	7,470	694	24%	£10,400,000	26.2%
	549	610	689	57	£1,089	£1,254	£1,439	£750,000	£764,545	£790,000	25%	11	6,706	623	22%	£8,410,000	21.2%
	872	933	1,023	87	£1,017	£1,241	£1,371	£975,000	£1,157,833	£1,347,500	34%	15	13,993	1,300	46%	£17,367,500	43.8%
	1,173	1,232	1,292	114	£1,394	£1,400	£1,406	£1,650,000	£1,725,000	£1,800,000	5%	2	2,465	229	8%	£3,450,000	8.7%
ALL		696		65		£1,294			£900,625		100%	44	30,634	2,846	100%	£39,627,500	100%

Assumptions:

- | | |
|---|---|
| 1 | A long leasehold interest of minimum 250 years unexpired |
| 2 | A high-quality internal specification and quality of finish in accordance with market expectations |
| 3 | Optimised internal layouts in accordance with market expectations |
| 4 | Good floor to ceiling heights (2.5m+ throughout) |
| 5 | Reasonable Ground Rents and Service Charges, commensurate with the development and its location |
| 6 | An appropriate marketing programme in accordance with current practice, relative to the development |

Range	Value	No. Of Units	% Of Units	% Of Value
Up to £300k	-	-	0%	0%
£300k - £450k	-	-	0%	0%
£450k - £600k	-	-	0%	0%
£600 - £750k	10,400,000	16	36%	26%
£750k - £900k	8,410,000	11	25%	21%
£900k - £1m	1,957,500	2	5%	5%
£1m - £1.25m	10,065,000	9	20%	25%
£1.25m +	8,795,000	6	14%	22%
Does Not Incl. Parking	£ 39,627,500	44		

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Project: 330 Gray's Inn Road
Schedule: 18116_Stage 2_Area Schedule_Planning Amendments_Detailed Resi Numbers
Date: 24-May-23
Ref: RF/RC



Unit No	Floor	Unit Type	Aspect	Private Amenity	M²	FT²	Price	£/ft²
B_00_01	UGF	Studio	Building	Balcony	41	441	£625,000	£1,416
B_00_02	UGF	2 Bed	Courtyard	Balcony	85	915	£975,000	£1,066
B_00_03	UGF	Studio	Courtyard	Balcony	45	484	£655,000	£1,352
B_00_04	UGF	Studio	Courtyard	Balcony	46	495	£660,000	£1,333
B_00_05	UGF	2 Bed	Courtyard/railway	Balcony	91	980	£1,000,000	£1,021
B_01_01	1	Studio	Building	Balcony	42	452	£627,500	£1,388
B_01_02	1	2 Bed	Courtyard	Balcony	85	915	£982,500	£1,074
B_01_03	1	Studio	Courtyard	Balcony	45	484	£657,500	£1,357
B_01_04	1	1 Bed	Courtyard	Balcony	64	689	£750,000	£1,089
B_01_05	1	2 Bed	Courtyard/railway	Balcony	92	990	£1,007,500	£1,017
B_02_01	2	1 Bed	Building	Terrace	57	614	£750,000	£1,222
B_02_02	2	1 Bed	Building/courtyard	Terrace	60	646	£765,000	£1,185
B_02_03	2	Studio	Courtyard	Balcony	50	538	£700,000	£1,301
B_02_04	2	1 Bed	Courtyard/railway	Balcony	64	689	£750,000	£1,089
B_02_05	2	Studio	Building/railway	Balcony	44	474	£650,000	£1,372
B_03_01	3	Studio	Building	Balcony	39	420	£632,500	£1,507
B_03_02	3	2 Bed	Building/courtyard	Balcony	81	872	£1,100,000	£1,262
B_03_03	3	Studio	Courtyard	Balcony	44	474	£652,500	£1,378
B_03_04	3	1 Bed	Courtyard/railway	Balcony	58	624	£750,000	£1,201
B_03_05	3	Studio	Building/railway	Balcony	44	474	£642,500	£1,357
B_04_01	4	Studio	Building	Balcony	39	420	£635,000	£1,513
B_04_02	4	2 Bed	Building/courtyard	Balcony	81	872	£1,107,500	£1,270
B_04_03	4	Studio	Courtyard	Balcony	44	474	£655,000	£1,383
B_04_04	4	1 Bed	Courtyard/railway	Balcony	58	624	£755,000	£1,209
B_04_05	4	Studio	Building/railway	Balcony	44	474	£655,000	£1,383
B_05_01	5	Studio	Building	Balcony	39	420	£637,500	£1,519
B_05_02	5	2 Bed	Building/courtyard	Balcony	81	872	£1,115,000	£1,279
B_05_03	5	Studio	Courtyard	Balcony	44	474	£657,500	£1,388
B_05_04	5	1 Bed	Courtyard/railway	Balcony	58	624	£760,000	£1,217
B_05_05	5	Studio	Building/railway	Balcony	44	474	£657,500	£1,388
B_06_01	6	2 Bed	Building/The City	Balcony	81	872	£1,172,500	£1,345
B_06_02	6	2 Bed	The City	Balcony	95	1023	£1,325,000	£1,296
B_06_03	6	1 Bed	Islington	Balcony	51	549	£775,000	£1,412
B_07_01	7	2 Bed	Building/The City	Balcony	81	872	£1,180,000	£1,353
B_07_02	7	2 Bed	The City	Balcony	95	1023	£1,332,500	£1,303
B_07_03	7	1 Bed	Islington	Balcony	51	549	£780,000	£1,421
B_08_01	8	2 Bed	Building/The City	Balcony	81	872	£1,187,500	£1,362
B_08_02	8	2 Bed	The City	Balcony	95	1023	£1,340,000	£1,310
B_08_03	8	1 Bed	Islington	Balcony	51	549	£785,000	£1,430
B_09_01	9	2 Bed	Building/The City	Balcony	81	872	£1,195,000	£1,371
B_09_02	9	2 Bed	The City	Balcony	95	1023	£1,347,500	£1,318
B_09_03	9	1 Bed	Islington	Balcony	51	549	£790,000	£1,439
B_10_01	10	3 Bed	Building/The City	Balcony & Roof Terrace	109	1173	£1,650,000	£1,406
B_10_02	10	3 Bed	The City / Islington	Balcony x2 & Roof Terrace	120	1292	£1,800,000	£1,394
					2,846.0	30,634	£39,627,500	1293.576522

- Assumptions:**
- 1 A long leasehold interest of minimum 250 years unexpired
 - 2 A high-quality internal specification and quality of finish in accordance with market expectations
 - 3 Optimised internal layouts in accordance with market expectations
 - 4 Good floor to ceiling heights (2.5m+ throughout)
 - 5 Reasonable Ground Rents and Service Charges, commensurate with the development and its location
 - 6 An appropriate marketing programme in accordance with current practice, relative to the development

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Appendix 2

330 Grays Inn Road, London Borough of Camden

London Affordable Rented Units – Value Calculations

Flat No. (Planning)	Private / Intermediate / Social Rent	Type	LAR Weekly Rent	Management & Maintenance Deductions 25%	Annual Net Rent	Annual Net Rent Capitalised 4.5%
A_00_01	Social Rent	3B5P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_00_02	Social Rent	3B5P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_00_03	Social Rent	3B5P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_00_04	Social Rent	2B4P (Duplex)	£ 178	£ 132	£ 6,885	£ 152,993
A_00_05	Social Rent	3B6P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_00_06	Social Rent	3B5P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_00_07	Social Rent	3B5P (Duplex)	£ 188	£ 139	£ 7,267	£ 161,491
A_01_01	Social Rent	3B6P	£ 188	£ 139	£ 7,267	£ 161,491
A_01_02	Social Rent	2B4P	£ 178	£ 132	£ 6,885	£ 152,993
A_01_03	Social Rent	2B4P	£ 178	£ 132	£ 6,885	£ 152,993
A_01_04	Social Rent	3B5P	£ 188	£ 139	£ 7,267	£ 161,491
A_02_01	Social Rent	3B6P	£ 188	£ 139	£ 7,267	£ 161,491
A_02_02	Social Rent	2B4P	£ 178	£ 132	£ 6,885	£ 152,993
A_02_03	Social Rent	2B4P	£ 178	£ 132	£ 6,885	£ 152,993
A_02_04	Social Rent	3B5P	£ 188	£ 139	£ 7,267	£ 161,491

Assumptions applied:

- London Affordable Rents, 2023-24 applied, in line with GLA guidance
- Management and maintenance deduction of 26% applied to gross rent
- Annual net rent capitalised by 4.5% yield

£	2,379,871
	15,769
£	151

Intermediate Rented Units – Value Calculations

Flat No. (Planning)	Private / Intermediate / Social Rent	Type	Weekly Rent	Service Charge Deduction 10%	Management & Maintenance Deductions 26%	Annual Net Rent	Annual Net Rent Capitalised 4.5%
A_03_01	Intermediate	2B4P	£ 250	£ 225	£ 167	£ 8,691	£ 193,140
A_03_02	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_03_03	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_03_04	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_03_05	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_03_06	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_04_01	Intermediate	2B4P	£ 250	£ 225	£ 167	£ 8,691	£ 193,140
A_04_02	Intermediate	2B3P	£ 215	£ 194	£ 143	£ 7,475	£ 166,100
A_04_03	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_04_04	Intermediate	2B4P	£ 250	£ 225	£ 167	£ 8,691	£ 193,140
A_05_01	Intermediate	2B4P	£ 250	£ 225	£ 167	£ 8,691	£ 193,140
A_05_03	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924
A_05_03	Intermediate	1B2P	£ 185	£ 167	£ 123	£ 6,432	£ 142,924

£	2,082,049
	8590
£	242

Assumptions applied:

- Intermediate Rents applied, in line with LB Camden income and affordability criteria
- 10% Service Charge allowance applied to gross rent
- Management and maintenance deduction of 26% applied to net rent
- Annual net rent capitalised by 4.5% yield

Appendix 3

01 June 2023



Turner & Townsend

Grays Inn Road

Stage 2 Cost Plan

**RNTNE Hospital Site, Grays Inn Road
Groveworld**

making the **difference**

Richard Wilson
Cost Manager

Turner & Townsend Cost Management Limited
One New Change
London
EC4M 9AF

t: +44 (0)20 7544 4000
e: richard.wilson1@turntown.co.uk
www.turnerandtowntsend.com



GROVEWORLD

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Quality check

Rev	Status	Prepared by	Checked by	Date	Issued to	Company	Transmission	Date
0	Draft	Hana Sicander	James Towers	26/02/2020	Nick Morris and Ross Jacobson	Groeworld	email	26/02/2020
1	Draft	Hana Sicander	James Towers	24/03/2020	Nick Morris, Ross Jacobson and Alex Neal	Groeworld & Gerald Eve	email	24/03/2020
2	Draft	Hana Sicander	James Towers	01/12/2020	Nick Morris, Ross Jacobson	Groeworld	email	01/12/2020
3	Draft	Richard Wilson	James Towers	01/03/2023	Nick Morris, Ross Jacobson	Groeworld	email	01/03/2023
4	Issue	Richard Wilson	James Towers	01/06/2023	Nick Morris, Ross Jacobson	Groeworld	email	01/06/2023

Section 1 - Overall Summary of Costs

The below table outlines the summary cost for the scheme at the RNTNE Hospital Site, Grays Inn Road:

1 Summary of Costs

Elements		Stage 2 (May 2023)	Comments
Demolition & Utilities Subtotal		£3,787,760	incl. Demolition and retaining existing building
Basement and Substructures Subtotal		£22,008,419	incl. B3 and vibration isolation methodology
Commercial Subtotal (Office)		£25,531,704	incl. Commercial office and affordable office
Lab Enabled Space		£17,318,976	Lab space replacing previous commercial space
Ear Institute Space		£11,619,280	Ear institute replacing previous commercial space
Residential Works Subtotal		£28,307,986	incl. residential apartments and communal areas
4* Hotel Works Subtotal		£44,103,887	incl. 4* rooms and communal areas
Building Works Subtotal		£152,678,011	
Main Contractor Preliminaries	15.5%	£23,665,092	
Main Contractor OH&P	5%	£8,817,155	
Main Contractor D&B Risk	2.5%	£4,629,006	
Total Construction Works		£189,789,265	
Cost rate (£/m ²)		£5,291/m ²	
Cost rate (£/ft ²)		£492/ft ²	
Risk Allowances			
Residual Risk Allowance	5.25%	£9,963,936	
Risk Subtotal		£9,963,936	
Total Recommended Budget (Rounded)		£199,750,000	
Cost rate (£/m ²)		£5,569/m ²	
Cost rate (£/ft ²)		£517/ft ²	

Section 1 - Overall Summary of Costs

2 Project Introduction

- The project consists of a mixed use scheme including private and affordable residential units, office, lab enabled office space (dry and wet lab enabled) along with a hotel. This includes forming a new basement area down to B3 for plant and ancillary space to service all three buildings;
- The lab enabled spaces are split across several floors with the Wet Lab enabled spaces located on B2, B1 and Swinton GF level. The dry lab enabled spaces are located on L01 and L02. It is assumed that these areas are CAT A Lab enabled space only and exclude all CAT B Lab fit out;
- Levels B1 and B2 are required to achieve high levels of resistance to both sound and vibration. The cost plan takes into consideration a 'box in box' solution as proposed by Hann Tucker;
- The cost plan is based upon the area schedule detailed in Section 11. The area figures have been provided by Allford Hall Monaghan Morris (AHMM) and have been agreed/verified by TTCM for the purpose of this cost plan;
- The residential unit mix is recorded in Section 8;
- The project requires a sequencing strategy in order to facilitate the relocation of neighbouring stakeholders;
- The cost plan has been prepared solely for the use of Groeworld and should not be relied upon by any third party;
- This cost plan provides early cost advice for the realisation of the works via a Design & Build procurement route procured via a two stage tendering strategy.

3 Cost Rate Build-up

- Appendix A to C illustrate the build up to the fit out rates and at this stage, assumes different specifications for private and affordable tenures;
- Appendix D illustrates the build up to the fit out to the 4* hotel;
- Appendix E - O details the build up cost for each of the separate uses of the scheme with the Shell and Core split from the fit out;
- Shell & Core rates have been comprised of a mixture of both benchmark rates per element as well the use of the structural information received to form a basis for assumptions;
- Allowances are based on the assumptions listed in Section 2 which have been made following discussions with the design team which include but are not limited to AHMM, Hann Tucker, WSP, XC02;
- We have made an allowance for design and build risk at 2.5%, with the intention of procuring the main contractor via a two-stage design and build procurement route. A main contractor taking on a project of this size and scale will be required to take on a level of design risk and responsibility and therefore a D&B risk premium should be allowed for. This design and build risk should be considered separate to construction, design or employers risk;
- Reviewing the on-costs across our London projects, main contractor preliminaries can range between 15-18%, overheads and profit can range between 4-6%, design and build risk between 2-5% and residual risk between 5-7.5%, at this stage of design (RIBA Stage 2). TTCM have allowed for 15.5% (Prelims), 5% (OHP), 2.5% D&B Risk, a residual risk allowance of 5.25%;
- It must be noted that on some of our major London projects, main contractor on-costs can vary above and below the ranges shown above, as they are generally defined by the individual project particulars and requirements.

4 Inflation

- Inflation has been excluded. However, based upon a 6 year programme with a start on site as of Q4 2023 and the mid point of construction being Q4 2026, TTCM recommend an allowance of 8.2% be held elsewhere in the appraisal.

5 Procurement strategy

- A phasing and procurement strategy should be considered further at the next stage - at this time we have assumed a two stage design and build procurement route.

6 Next Steps of the scheme

- Review the phasing strategy with the Client to improve the buildability;
- Continue to update the cost plan and work with the design team and develop the scheme to Stage 3;
- Review any further design information from Hann Tucker on the vibration and acoustic strategy in B2 and B1;
- Review any further design information to understand the full extent of the foundation underpinning needed to the adjacent building;
- Continue discussions with the design team on facade;
- Agree the basis of proceeding to the next stage, including design team deliverables etc.;
- Review the design concept, site constraints, and programme with the client;
- Discuss the most suitable procurement route for this scheme, including suitable design stage.

Section 1a - Financial Overview

The below table outlines the summary cost for each of the building uses on the scheme at Grays Inn Road:										
Elements		Utilities & Demolition	Basement & Subs	Commercial Office	Lab Enabled Space	UCL Ear Institute	Affordable Office	Residential	4* Hotel	Grays Inn Road Stage 2 Estimated Costs
Shell & Core		£3,787,760	£21,177,767	£20,134,740	£11,648,263	£5,491,614	£0	£22,192,923	£25,525,727	£109,958,795
Fit Out		£0	£830,652	£5,036,006	£5,670,713	£6,127,666	£360,958	£6,115,062	£18,578,160	£42,719,217
Building Works Subtotal		£3,787,760	£22,008,419	£25,170,746	£17,318,976	£11,619,280	£360,958	£28,307,986	£44,103,887	£152,678,011
Main Contractor Preliminaries	15.5%	£587,103	£3,411,305	£3,901,466	£2,684,441	£1,800,988	£55,948	£4,387,738	£6,836,102	£23,665,092
Main Contractor OH&P	5.0%	£218,743	£1,270,986	£1,453,611	£1,000,171	£671,013	£20,845	£1,634,786	£2,546,999	£8,817,155
Main Contractor D&B Risk	2.5%	£114,840	£667,268	£763,146	£525,090	£352,282	£10,944	£858,263	£1,337,175	£4,629,006
Total Construction Works		£4,708,446	£27,357,978	£31,288,967	£21,528,678	£14,443,564	£448,696	£35,188,772	£54,824,163	£189,789,265
Cost rate (£/m ²)		£131/m ²	£2,779/m ²	£4,022/m ²	£5,135/m ²	£4,424/m ²	£742/m ²	£5,250/m ²	£8,127/m ²	£5,291/m ²
Cost rate (£/ft ²)		£12/ft ²	£258/ft ²	£374/ft ²	£477/ft ²	£411/ft ²	£69/ft ²	£488/ft ²	£755/ft ²	£492/ft ²
Risk Allowances										
Residual Risk Allowance	5.25%	£247,193	£1,436,294	£1,642,671	£1,130,256	£758,287	£23,557	£1,847,411	£2,878,269	£9,963,936
Risk Subtotal		£247,193	£1,436,294	£1,642,671	£1,130,256	£758,287	£23,557	£1,847,411	£2,878,269	£9,963,936
Total Recommended Budget (Rounded)		£4,960,000	£28,790,000	£32,930,000	£22,660,000	£15,200,000	£470,000	£37,040,000	£57,700,000	£199,750,000
Cost rate (£/m ²)		n/a	n/a	£4,233/m ²	£5,405/m ²	£4,655/m ²	£777/m ²	£5,526/m ²	£8,554/m ²	£5,569/m ²
Cost rate (£/ft ²)		n/a	n/a	£393/ft ²	£502/ft ²	£433/ft ²	£72/ft ²	£513/ft ²	£795/ft ²	£517/ft ²
Assumed Scope of Works		Utility upgrades to account for lab enabled/UCL elements.	As per AHMM design. 3 levels with plant allowed for lab enabled/UCL elements.	Shell and Core/Standard CAT A.	Shell and Core upgrades to facilitate the space being Lab enabled. Excludes all CAT B and Fit Out.	Shell and core upgrades included to accommodate UCL. Full CAT B fit out for teaching space and office.	Mix of affordable and amenable low spec CAT B fit out.	Mix of Private/Affordable specification.	4* Hotel Specification with full front and back of house fit out included.	

Section 2 - Basis of Cost

2.1 Assumptions

The following Assumptions have been made in the preparation of this Stage 2 Cost Plan:

- Cost based on values from 2Q 2023;
- Construction costs have been based on quantities taken from the design drawings listed in 2.2;
- Overall areas taken from AHMM's area schedule for the purpose of this cost plan (dated 12.04.2023);
- All works procured under one contract with one main contractor;
- Rates have been based on internal benchmarking and market testing where possible;
- Demolition of existing buildings is based on market tested feedback from the supply chain;
- Retaining existing hospital building off Grays Inn Road for 4 levels;
- Allowance for temporary propping retained building during demolition process;
- Basement to level B3 as shown in AHMM drawing 18116_00_A_00_097 A;
- The B3 slab is RC 1000mm thick as per the design detail from WSP, drawing titled 'DDNS 036B Basement Plans,' Drawing Reference 70057187 Revised January 2023;
- The B2 slab is RC 300mm thick as per the design detail from WSP, also drawing titled 'DDNS 036B Basement Plans,' Drawing Reference 70057187 Revised January 2023;
- The B1 slab is RC 300mm thick as per the design detail from WSP, also drawing titled 'DDNS 036B Basement Plans,' Drawing Reference 70057187 Revised January 2023;
- The WGF slab is RC 300mm thick as per the design detail from WSP, also drawing titled 'DDNS 036B Basement Plans,' Drawing Reference 70057187 Revised January 2023;
- The lab enabled spaces are split across several floors with the Wet Lab enabled spaces located on B2, B1 and Swinton GF level. The dry lab enabled space is located on L01 and L02;
- It has been assumed that there will need to be a phasing strategy in relocating neighbouring stakeholders;
- It has been assumed that the 'box in box' methodology is suitable for the tenant and project requirements. An allowance for isolation bearings has been made (£15k each) and 1nr being required every 50m2;
- It has been assumed that the required thickness of walls and slab to the 'box-in-box methodology' is 300mm thick;
- The Office Building Frame is now entirely RC Concrete to all floors;
- The Office Building RC Columns are C32/40 concrete; reinforced with 160kg/m3 (as per WSP Document 'DDNS 037 Office Framing - Concrete Options' dated January 2023);
The dimensions of each columns are:
600mm x 600mm (LG - L02)
450mm x 450mm (L03 - L05)
350mm x 350mm (L06 - Roof)
- The Office Building RC Walls are 250mm thick; C32/40 concrete; reinforced with 160kg/m3;
- The Office Building upper floors are 250mm; C32/40 Concrete; reinforced with 120kg/m3 (as per WSP Document 'DDNS 037 Office Framing - Concrete Options' dated January 2023);
- The Office Building requires transfer beams 750mm x 650mm (as per WSP Document 'DDNS 037 Office Framing - Concrete Options' dated January 2023);
- The Office Building requires transfer beams 1600mm x 1500mm over the loading bay (as per WSP Document 'DDNS 037 Office Framing - Concrete Options' dated January 2023);
- The Hotel Building upper floors are 200mm, 350mm or 450mm thick C32/40 Concrete PT Slabs with 5kg/m3 (as advised by WSP);
- The Hotel is frame is RC concrete frame with a post tension concrete slab (as agreed with WSP and Grovworl);
- The Hotel Building RC Columns are C32/40 concrete; reinforced with 160kg/m3 (as per WSP Document 'DDN ST 13 Hotel Scheme Layout - Concrete Options' dated June 2020);
The dimensions of each columns are:
550mm x 550mm and 1250mm x 250mm (LG - L03)
450mm x 450mm and 850mm x 250mm (L03 - L05)
350mm x 350mm and 400mm x250mm (L06 - Roof)
- The Residential Building Frames are entirely RC Concrete to all floors;
- The Residential Buildings RC Columns are C32/40 concrete; reinforced with 150kg/m3 or 160kg/m3 (as per WSP Document 'DDNS 033C Residential Blocks Structural Framing' dated January 2023);
The dimensions of each columns are:
575mm x 575mm - 160kg/m3 (LG - L02)
400mm x 400mm - 150kg/m3 (L03 - L06)
300mm x 300mm - 160kg/m3 (L07 - Roof)
- The Residential Building RC Walls are 250mm thick; C32/40 concrete; reinforced with 130kg/m3 or 400mm thick; C32/40 concrete; reinforced with 130kg/m3;
- The Residential Building upper floors are 225mm; C32/40 Concrete; reinforced with 90kg/m3 (as per WSP Document 'DDNS 033C Residential Blocks Structural Framing' dated January 2023);
- The Residential Building requires transfer beams 750mm x 650mm, 1000mm x 600mm and 1000mm x 750mm (as per WSP Document 'DDNS 033C Residential Blocks Structural Framing' dated January 2023);
- CAT A Fit out to commercial buildings inclusions are listed below in Section 2;
- Affordable Housing at 25%, Shared Ownership at 17% and Private Housing at 58% of total residential GIA;
- Four star Hotel based on 18m² NIA and specification assumed similar to typical high spec four star hotel;
- Residual risk allowance to account for design development, survey results, contaminated land and ground obstructions;
- Fit out costs based on the quantities and specifications listed in Appendix A, B, C and D;
- Utility infrastructure enhancements and diversions - provisional allowances for existing gas at this stage for commercial hotel. Existing water and HV feed based on quotations received;
- An allowance for asbestos removal has been made within the demolition costs.

Section 2 - Basis of Cost

2.1 Assumptions (Continued)

- An allowance has been made for contaminated material within site remediation and excavation;
- Energy Centre included in B3 is included in the MEP basement allowance.

2.2 Information used

AHMM

- Area Schedule Rev H - dated 10/03/2023;
- 18116_00_(00)_097 - Rev P01 - PROPOSED MASTERPLAN BASEMENT 3 (no date) - received 10/03/2023;
- 18116_00_(00)_098 - Rev P02 - PROPOSED MASTERPLAN BASEMENT 2 (no date) - received 10/03/2023;
- 18116_00_(00)_099 - Rev P03 PROPOSED MASTERPLAN BASEMENT -1 LEVEL (no date) - received 10/03/2023;
- 18116_00_(00)_100 - Rev P03 PROPOSED MASTERPLAN WICKLOW ST. GROUND FLOOR LEVEL (28/02/23) - received 10/03/2023;
- 18116_00_(00)_100M - Rev P03 PROPOSED MASTERPLAN SWINTON ST. GROUND FLOOR (28/08/23) - received 10/03/2023;
- 18116_00_(00)_101 - Rev P02 PROPOSED MASTERPLAN FIRST FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_102 - Rev P02 PROPOSED MASTERPLAN SECOND FLOOR PLAN OFFICE HOTEL RESIDENTIAL SECOND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_103 - Rev P02 PROPOSED MASTERPLAN THIRD FLOOR PLAN OFFICE HOTEL RESIDENTIAL THIRD FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_104 - Rev P02 PROPOSED MASTERPLAN FOURTH FLOOR PLAN OFFICE HOTEL RESIDENTIAL FOURTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_105 - Rev P02 PROPOSED MASTERPLAN FIFTH FLOOR PLAN OFFICE HOTEL RESIDENTIAL FIFTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_106 - Rev P02 PROPOSED MASTERPLAN SIXTH FLOOR PLAN OFFICE HOTEL RESIDENTIAL SIXTH FLOOR PLAN (28/02/28) - received 10/03/2023;
- 18116_00_(00)_107 - Rev P02 PROPOSED MASTERPLAN SEVENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_108 - Rev P03 PROPOSED MASTERPLAN EIGHTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_109 - Rev P03 PROPOSED MASTERPLAN NINTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_110 - Rev P03 PROPOSED MASTERPLAN TENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_111 - Rev P03 PROPOSED MASTERPLAN ELEVENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_112 - Rev P03 PROPOSED MASTERPLAN TWELETH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_113 - Rev P03 PROPOSED MASTERPLAN THIRTEENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_114 - Rev P03 PROPOSED MASTERPLAN FOURTEENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_00_(00)_201 - Rev P03 PROPOSED MASTERPLAN SWINTON STREET CONTEXT ELEVATION (no date) - received 10/03/2023;
- 18116_00_(00)_202 - Rev P03 PROPOSED MASTERPLAN WICKLOW STREET CONTEXT ELEVATION (28/02/23) - received 10/03/2023;
- 18116_00_(00)_203 - Rev P02 PROPOSED MASTERPLAN WICKLOW COURTYARD ELEVATION (1 of 2) (28/02/23) - received 10/03/2023;
- 18116_00_(00)_204 - Rev P03 PROPOSED MASTERPLAN WICKLOW COURTYARD ELEVATION (2 of 2) (28/02/23) - received 10/03/2023;
- 18116_00_(00)_300 - Rev P02 PROPOSED MASTERPLAN SWINTON STREET CONTEXT SECTION (no date) - received 10/03/2023;
- 18116_01_(00)_100M - Rev P02 PROPOSED HOTEL FLOOR PLANS UPPER GF PLAN (28/02/23) - received 10/03/2023;
- 18116_01_(00)_101 - Rev P02 PROPOSED HOTEL FLOOR PLANS FIRST FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_01_(00)_102 - Rev P02 PROPOSED HOTEL FLOOR PLANS SECOND FLOOR PLAN (27/02/23) - received 10/03/2023;
- 18116_01_(00)_103 - Rev P02 PROPOSED HOTEL FLOOR PLANS THIRD FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_01_(00)_104 - Rev P02 PROPOSED HOTEL FLOOR PLANS FOURTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_02_(00)_100 - Rev P02 PROPOSED OFFICE FLOOR PLANS LOWER GROUND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_02_(00)_100M - Rev P02 PROPOSED OFFICE FLOOR PLANS UPPER GROUND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_02_(00)_102 - Rev P02 PROPOSED OFFICE FLOOR PLANS SECOND FLOOR (28/02/23) - received 10/03/2023;
- 18116_02_(00)_103 - Rev P02 PROPOSED OFFICE FLOOR PLANS THIRD FLOOR (28/02/23) - received 10/03/2023;
- 18116_02_(00)_108 - Rev P03 PROPOSED ROOF PLAN (28/02/23) - received 10/03/2023;
- 18116_02_(00)_200 - Rev P03 PROPOSED OFFICE ELEVATION SOUTH ELEVATION (SWINTON STREET) (28/02/23) - received 10/03/2023;
- 18116_02_(00)_201 - Rev P03 PROPOSED OFFICE ELEVATION NORTH ELEVATION (WICKLOW STREET) (28/02/23) - received 10/03/2023;
- 18116_02_(00)_202 - Rev P03 PROPOSED OFFICE ELEVATION WEST ELEVATION (WICKLOW COURT YARD) (28/02/23) - received 10/03/2023;
- 18116_02_(00)_203 - Rev P03 PROPOSED OFFICE ELEVATION EAST ELEVATION (RESIDENTIAL GARDEN) (28/02/23) - received 10/03/2023;
- 18116_02_(00)_300 - Rev P03 PROPOSED OFFICE SECTION LOOKING EAST (18/01/23) - received 10/03/2023;
- 18116_03_(00)_100 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS LOWER GROUND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_100M - Rev P03 PROPOSED RESIDENTIAL FLOOR PLANS UPPER GROUND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_101 - Rev P03 PROPOSED RESIDENTIAL FLOOR PLANS FIRST FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_102 - Rev P03 PROPOSED RESIDENTIAL FLOOR PLANS SECOND FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_103 - Rev P03 PROPOSED RESIDENTIAL FLOOR PLANS THIRD FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_104 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS FOURTH FLOOR PLAN (28/02/23) - received 10/03/2023;

Section 2 - Basis of Cost

AHMM Information Continued

- 18116_03_(00)_105 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS FIFTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_106 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS SIXTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_107 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS SEVENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_108 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS EIGHTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_109 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS NINTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_110 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS TENTH FLOOR PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_111 - Rev P02 PROPOSED RESIDENTIAL FLOOR PLANS ROOF PLAN (28/02/23) - received 10/03/2023;
- 18116_03_(00)_200 - Rev P03 PROPOSED RESIDENTIAL ELEVATIONS SWINTON STREET - SOUTH FACING (28/02/23) - received 10/03/2023;
- 18116_03_(00)_201 - Rev P03 PROPOSED RESIDENTIAL ELEVATIONS SWINTON STREET - NORTH FACING (28/02/23) - received 10/03/2023;
- 18116_03_(00)_202 - Rev P03 PROPOSED RESIDENTIAL ELEVATIONS WICKLOW STREET - SOUTH FACING (28/02/23) - received 10/03/2023;
- 18116_03_(00)_203 - Rev P03 PROPOSED RESIDENTIAL ELEVATIONS WICKLOW STREET - SOUTH FACING (28/02/23) - received 10/03/2023;
- 18116_03_(00)_204 - Rev P02 PROPOSED RESIDENTIAL ELEVATIONS RESIDENTIAL - SOUTH FACING (28/02/23) - received 10/03/2023;
- 18116_03_(00)_205 - Rev P01 PROPOSED RESIDENTIAL ELEVATIONS RESIDENTIAL - WEST FACING (30/11/20) - received 10/03/2023;
- 18116_03_(00)_300 - Rev P01 PROPOSED RESIDENTIAL ELEVATIONS RESIDENTIAL - CROSS SECTION (28/02/23) - received 10/03/2023;
- TTCM have recieved an updated set of drawing information dated 31.05.2023 which supercedes the information listed above. Following review of this information and from feedback from the design team and Groveworld it is evident that there are minor changes to this latest revision set and therefore at this stage should not have an impact on the cost plan;
- Lab Enabled Office Review (dated 17th November 2022);
- UCL Ear Institute Relocation Design Team Meeting (2nd November 2022);

WSP

- DDN ST 13 Hotel Scheme Layout - Concrete Options' (dated June 2020); Parts 1 - 20;
- DDNS 037 Office Framing - Concrete Options' (dated January 2023); Parts 1 - 9;
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS FIRST FLOOR PLAN; Drawing Number 18116 03 A (00)_101 Rev P02 (dated January 2023);
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS SECOND FLOOR PLAN; Drawing Number 18116 03 A (00)_102 Rev P02 (dated January 2023);
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS THIRD FLOOR PLAN; Drawing Number 18116 03 A (00)_103 Rev P02 (dated January 2023);
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS FOURTH FLOOR PLAN; Drawing Number 18116 03 A (00)_104 Rev P01 (dated January 2023);
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS FIFTH FLOOR PLAN; Drawing Number 18116 03 A (00)_105 Rev P01 (dated January 2023);
- DDNS 033C Residential Blocks Structural Framing; PROPOSED RESIDENTIAL FLOOR PLANS SIXTH FLOOR PLAN; Drawing Number 18116 03 A (00)_106 Rev P01 (dated January 2023);
- DDNS 036B Basement Plans; Basement 3; Drawing Number: 18116 00 A (00)_097 Rev A (dated January 2023);
- DDNS 036B Basement Plans; Sub Basement Level; Drawing Number: 18116 00 A (00)_098 Rev A (dated January 2023);
- DDNS 036B Basement Plans; Proposed Masterplan Basement Level; Drawing Number: 18116 00 A (00)_099 Rev A (dated January 2023);
- DDNS 036B Basement Plans; Proposed Masterplan Wicklow Street Ground Floor: Drawing Number: 18116 00 A (00)_100 Rev A (dated January 2023);

HANN TUCKER

- Structural Isolation Document Reference: 031122_HT_01 - dated 3rd November 2022 (Mason UK Ltd) as provided by Hann Tucker Associates;

XC02

- M&E Stage 2 Design Report - 31/03/2023

Section 2 - Basis of Cost

2.3 Substructure

- Retaining wall to basement assumed 250mm thick;
- Secant piled walls to perimeter to basement 1000mm diameter;
- Capping beam to the secant piled walls are 1450(w) x 1250(d) as advised by WSP (24.04.2023);
- 56 number piles at 750mm diameter and 25m deep as advised by WSP (02.03.2023);
- Pile raft foundation at 1000mm thick and level of reinforcement 175kg/m³;
- Basement level B2 and B1 suspended slab at 300mm thick and level of reinforcement 120kg/m³;
- Drainage and attenuation tank has been allowed for below the raft slab at lowest floor level;
- Lower Ground Floor outside the building footprints assumed thickness 400mm and level of reinforcement at 100kg/m³;
- Insulation assumed at 250mm and screed thickness 60mm; spec TBC;
- Disposal of excavated material; 10% allowance for non-hazardous material and 5% allowance for hazardous material;
- RC Core walls assumed for basement attenuation tank;
- Pre-cast stairs and standard finishes to stairs;
- Waterproofing to the wall liner and raft slab;
- Internal wall within the basement assumed to be Blockwork and two layer stud partitions;
- Standard internal finishes to circulation, FM office and basement stores and plant room.

2.4 Frame and Upper Floors

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- RC Columns with following dimensions; 550mm x 550mm and 1250mm x 250mm (LG - L03); 450mm x 450mm and 850mm x 250mm (L03 - L05); 350mm x 350mm and 400mm x 250mm (L06 - Roof). - RC Walls assumed thickness 250mm and level of reinforcement 110kg/m ³ ; - RC Walls assumed thickness 350mm and level of reinforcement 110kg/m ³ ; - Post tensioned concrete floors to upper floors; - Post tensioned transfer slabs with thickness of 200mm, 350mm or 450mm; C32/40 Concrete with 5kg/m ³ ; - Allowance to strengthen structural frame of existing retained hospital.	- RC Columns with a level of reinforcement at 160kg/m ³ ; 600mm x 600mm (LG - L02); 450mm x 450mm (L03 - L05); 350mm x 350mm (L06 - Roof). - RC Walls assumed thickness 250mm and level of reinforcement 160kg/m ³ ; - C32/C40 concrete floors 250mm thick, reinforced with 120kg/m ³ ; - Transfer beams 750mm x 650mm.	- RC Columns with the following dimensions; 575mm x 575mm - 160kg/m ³ (LG - L02); 400mm x 400mm - 150kg/m ³ (L03 - L06); 300mm x 300mm - 160kg/m ³ (L07 - Roof). - RC Walls assumed thickness 250mm and level of reinforcement 130kg/m ³ ; or 400mm thick; C32/40 concrete; reinforced with 130kg/m ³ ; - RC Transfer Beams of various sizes; 750mm x 650mm; 1000mm x 600mm; 1000mm x 750mm.	- RC Columns with the following dimensions; 575mm x 575mm - 160kg/m ³ (LG - L02); 400mm x 400mm - 150kg/m ³ (L03 - L06); 300mm x 300mm - 160kg/m ³ (L07 - Roof). - RC Walls assumed thickness 250mm and level of reinforcement 130kg/m ³ ; or 400mm thick; C32/40 concrete; reinforced with 130kg/m ³ ; - RC Transfer Beams of various sizes; 750mm x 650mm; 1000mm x 600mm; 1000mm x 750mm.	- RC Columns with the following dimensions; 350mm x 350mm - 160kg/m ³ ; 450mm x 450mm - 160kg/m ³ ; 600mm x 600mm - 160kg/m ³ . - RC Walls assumed thickness 250mm and level of reinforcement 160kg/m ³ ; - C32/C40 concrete floors 300mm thick, reinforced with 160kg/m ³ ; - C32/C40 Concrete 300mm thick, reinforced with 150kg/m ³ to form 'box-in-box' for vibration and sound suppression in basement.

2.5 Roof

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- PT Roof Structure thickness at 200mm and level of steel 15kg/m ² ; - Flat roof to core area; - Biodiverse area to flat areas; - Paved finish to terrace areas.	- Flat roof to core area (plant area); - Pre cast roof to non plant area of roof; - Biodiverse area to flat areas; - Paved finish to terrace areas.	- RC Roof Structure thickness 225mm with a level of reinforcement at 130kg/m ³ ; - Flat roof to core area; - Biodiverse area to flat areas; - Paved finish to terrace areas.	- RC Roof Structure thickness 225mm with a level of reinforcement at 110kg/m ³ ; - Flat roof to core area; - Biodiverse area to flat areas; - Paved finish to terrace areas.	- Not applicable, included in standard office cost plan section.

Section 2 - Basis of Cost

2.6 Stairs & Ramps

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Pre-cast Stairs; - Steel handrail and balustrade; - Exposed Steel staircase to internal courtyard from Level 00 to Level 04.	- Pre-cast Stairs; - Steel handrail and balustrade;	- Pre-cast Stairs; - Steel handrail and balustrade;	- Pre-cast Stairs; - Steel handrail and balustrade;	- Pre-cast Stairs; - Steel handrail and balustrade;

2.7 External Walls, Windows and External Doors

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Pre-cast Terracotta Panels; - Aluminium Double Glazing; - Glazing to internal courtyard area;	- Pre-cast Panels; - Aluminium Double Glazing; - Revolving Entrance Door	- Pre-cast Panels; - Aluminium Double Glazing; - Glazed façade to communal stair cores	- Pre-cast Panels; - Aluminium Double Glazing;	- Pre-cast Panels; - Aluminium Double Glazing;

2.8 Internal Walls and Partitions

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Two layer stud partitioning on all upper floors; - Glazed balustrades to restaurant area;	- Two layer stud partitioning on all upper floors; - Blockwork on Level -1.	- Two layer stud partitioning on all upper floors;	- Two layer stud partitioning on all upper floors; - Glazed balustrades to office area.	- Two layer stud partitioning on all upper floors; - The lab enabled spaces at B2 and B1 will be isolated by a 300mm thick concrete 'box-in-box' methodology suspended on solation bearings.

2.9 Internal Doors

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Standard internal doors; - Riser doors;	- Standard internal doors; - Riser doors;	- Standard internal doors; - Riser doors;	- Standard internal doors; - Riser doors;	- Standard internal doors; - Riser doors;

2.10 Internal Finishes

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Finishes to hallway to hotel rooms paint to walls; - Exposed concrete ceilings; - Carpet to hallway flooring; - Exposed concrete to stairs; - For more detail on hotel room finishes please see Appendix D.	- Suspended ceilings to office space level 3 onwards; - Raised access flooring to office space from level 3 to level 7; - Exposed concrete finish to ceilings level 1 to level 2.	- Standard finish to communal core; - Plasterboard lining and standard paint to ceilings; - For more detail please see Appendix B and C.	- Plasterboard lining and standard paint to ceilings; - For more detail please see Appendix A.	- White Rock uPVC Sheet wall lining to lab areas; - Painted finish to communal and corridor areas; - Suspended ceilings to lab areas. - Raised access flooring to office space with vinyl finish;

2.11 Fittings, Furnishings and Equipment

Hotel	Office	Residential Block A	Residential Block B	Lab Enabled
- Standard FF&E allowance to front of house area; - Reception Desk; - Allowance FF&E within hotel rooms, see Appendix D.	- Reception Desk; - Cycle Stands.	- Cycle Stands.	- Reception Desk; - Kitchenette to concierge; - Cycle Stands.	- Fit out by tenant.

Section 2 - Basis of Cost

2.12 MEP

Disposal Installations:

- Drainage installation to HDPE for rainwater & soil stacks;
- Drainage installation to be acoustically insulated throughout;
- Allowance made for pumped drainage to basement;
- Drainage costs assume that the drainage stacks are efficiently distributed throughout with an element of offsets but not onerous horizontal;
- No allowance made for refuse chutes/disposal systems;
- No allowance made for enhanced toxic drainage systems to lab spaces;

Water Installations

- Residential domestic water & sprinkler combines storage tank to be 9,000 litre capacity;
- Booster pumps to be combined with residential sprinkler system;
- Leak detection assumed to plant spaces only within residential building;
- Rainwater harvesting system included to serve irrigation across the development;
- All BCWS distribution pipework assumed to be copper;
- All HWS distribution pipework assumed to be copper;
- It is assumed that a Cat-5 break tank and pump set is required for each block on top of centralised RWHS system;

Heat Source

- ASHP costs are based on a total of 4,400kw of combines heating and cooling capacity is required to serve the development, as advised by XCO2;
- Heat source costs exclude secondary steelwork;
- Heat source costs exclude craneage;
- The cost plan assumes that the development will be served by 4nr centralised ASHP's, located on the office roof, as per XCO2 design;
- ASHP's feed a main energy centre plant room on B2, which feeds secondary plant and equipment across the other functions;

Space Heating & Air Conditioning

- Affordable residential to be LTHW radiators only, no cooling;
- Private resi to be heated via UFH, with 2-pipe fan coil units providing cooling, fed via roof mounted, centralised ASHP's;
- Residential blocks to be provided with electric boiler top with 680kw capacity;
- Hotel rooms heating & cooling to be provided via 4-pipe FCU's fed by LTHW & CHW networks;
- Comms rooms cooling will be fed via CHW network, due to spatial limitations for condenser equipment on the office roof;
- All shell & core LTHW & CHW distribution pipework to be screwed steel;
- CAT-A areas LTHW & CHW distribution pipework to be screwed steel;
- Apartment fit out LTHW pipework to be copper;
- Apartment fit out CHW pipework to be screwed steel;

Ventilation

- All AHU duties are based on XCO2 information which is as follows:
- 11m3/s for the office;
- 33m3/s for lab enabled spaces;
- 19m3/s for UCL ear institute;
- 28m3/s for the hotel;
- All residential apartments to have MVHR systems throughout;
- MVHR systems ductwork within apartments to be flat plastic type;
- Fire rated ductwork has been assumed to the basement smoke extract system on a m2 basis;
- Hotel ventilation system to be via centralised AHU's within riser ductwork terminating at each room;
- TTCM cost plan allows for kitchen extract systems space provision only, kitchen extract equipment to be client direct/by tenant;
- It is assumed that on the residential shell & core, MVHR systems will only be required to ground floor as per XCO2 drawings. No allowance has been made for MVHR systems to residential corridors over and above the GF;

Section 2 - Basis of Cost

2.12 MEP Continued

Electrical

- Main site supply based on 11MVA;
- Main energy centre within B3 to be supplied by HV by UKPN - included within utilities cost plan;
- Main switchroom to feed secondary switchrooms at LV within each functional area;
- Civils works such as trenching associated with LV site wide distribution are excluded from the MEP cost plan;
- All LV distribution to be multicore XLPE SWA type;
- Life safety generator to be 2.25 MVA and is located on office roof as advised by XC02;
- It is assumed that the generator on the office roof is sufficiently sized to provide all backup requirements across all functional areas including UCL & lab enabled spaces;
- Generator cost includes for fuel tanks which are to be 2x 18,000litre as advised by XC02;
- No UPS has been included within the cost plan. XC02 advise these are only required within comms rooms and therefore it is assumed they will be rack-mounted client direct/tenant fit out items;
- Lighting requirements to all areas based on table 13 within XC02 report;
- Hotel, office lab spaces to have DALI lighting controls;
- Residential apartments to have manual lighting controls;
- External lighting is included within externals cost plan. In the absence of any design around this, TTCM have applied a benchmarked allowance;
- Externals lighting controls to be photocells and time switches;
- Hotel lighting and temperature controls to be via guest room management system;
- No electric car chargers required within the development;
- Cost plan allows for PV cells in line with stage 3 requirements and section 3.21 of XC02 report;

Fuel Installations

- It is assumed the only incoming gas supply will be to the hotel restaurant unit, this is included within the hotel S&C cost plan;

Lift Installations

- Affordable residential lifts based on 2nr, 7 stops;
- Private residential lifts based on 2nr, 12 stops;
- Hotel lifts based on 4nr, 15 stops;
- Office lifts based on 4nr, 12 stops;
- UCL ear institute lifts based on 4nr, 4 stops;
- Lab enabled lifts based on 4nr, 6 stops;

Fire & Lightning Protection

- Residential sprinkler system to be served via domestic water system, no separate tank and S&C pipework;
- Commercial sprinkler system to serve office, hotel & labs;
- Sprinkler void protection to all voids of 800mm+ depth throughout the scheme based on section 2.10 of XC02 report;

Communication & Security

- Video entry system assumed to apartments;
- Room booking system active AV & IT to CAT-B ear institute only;
- Fire alarm void detection to all void of 800mm+ depth throughout the scheme in line with section 2.10 of report;
- Allowance for external CCTV coverage within externals cost plan;
- Air quality monitoring systems to be provided to office areas only;

Lab Enabled

- Cost plan assumes higher cooling loads for the lab enables space than a general office;
- Cost plan assumes higher ventilation loads than a general office, with odour filtration to lab enabled space;
- All medical gases excluded to lab enabled space;
- All fume cupboards excluded to lab enabled space;
- No allowance made for enhanced chemical or toxic drainage installations such as vulcathene;
- For CAT-A fit out, 1nr FCU has been assumed per 25m2;

Section 2 - Basis of Cost

2.12 MEP Continued

Ear Institute

- It is assumed that chemical and toxic drainage will be required to this space;
- Quantity of sinks etc unknown, therefore water supplies have been costed on a notional m2 benchmark basis;
- Quantity of fan coil units has been based on 1 per 25m2 across the NIA of the ear institute;
- Enhanced cooling capacities have been provided in comparison to an office fit out;
- Enhanced ventilation capacities have been provided in comparison to an office fit out;
- Odour filtration is assumed to be required via the ventilation system, and this has been included within the AHU costs;
- Sprinklers are based on a general allowance of 1 head per 10m2;
- An allowance for active AV such as meeting room booking and TV screens has been made. However the scope for these is unknown;
- TTCM have allowed for the following specialist piped supply services on a notional m2 basis:
 - Medical and lab gases (types and quantities of gases unknown)
 - Treat water systems - potential for RO water
 - Natural gas supply system;
- TTCM have allowed for supply & install of 15nr fume cupboards based on benchmarks from other facilities.

2.13 Exclusions

The following items are specifically excluded from the cost estimate at this time:

- Licences, legal encumbrances - e.g. wayleaves, easements, covenants, rights of way, rights of light and the like;
- Sales and marketing costs (risk item);
- Revenue/operating costs (rent, rates, service charge, planned & preventative maintenance);
- Compensation / costs associated with working on, above, or adjacent to land in the possession of others;
- Party wall or rights of light considerations;
- Furniture, artwork or other Client Direct items;
- Ecological constraints e.g. knotweed/hazardous plants, or endangered/protected species (bats, newts, slow worms, badgers etc.);
- VAT;
- Ground obstructions (risk item);
- Acoustic treatment to façade;
- Out of hours working;
- Client Contingency allowances kept at development appraisal level;
- Local Authority Fees and Charges;
- Fees, Charges and or Commuted Sums associated with the Discharge of Section Agreements of the like;
- Professional Team Fees and Legal Fees;
- Finance costs & fees;
- Renewable technologies other than PV;
- All active AV & IT other than allowed for in ear institute;
- Extended warranties;
- Bonds, non-negligence insurance, latent defects insurance policies;
- Independent commissioning management;
- Supplementary MVHR due to acoustic or thermal requirements (allowance for single unit per apartment);
- Comfort cooling -MVHR allowed for only to Shared Ownership and Affordable residential units. (Comfort cooling is provided to Private Residential units);
- Infrastructure charges other than those listed in report;
- Impact from Railway/TFL;
- Utility infrastructure enhancements;
- Independent commissioning management;
- Mock-ups;
- Re-lamping of luminaires;
- Beneficial use of lifts;
- All FF&E apart from FOH FF&E to hotel, residential and office reception areas;

Section 2 - Basis of Cost

2.13 Exclusions (Continued)

- Mobile phone booster system;
- Factory acceptance testing;
- Painting of services;
- Prefabricated risers;
- Seasonal commissioning;
- Bespoke electronic O&M manuals;
- Samples & spares;
- Soft landings;
- No allowance for powered door holders;
- Recycled material other than those referred to in the planning document;
- No fume cupboards, except as identified to the Ear Institute;
- The 'box in box' methodology does not take into consideration the reduced impact on the NIA;
- Lab-enabled specification to commercial building - all fit out by tenant;
- Inflation from current day to mid point of construction;
- All UPS installations - it assumed these will be client direct;
- Intruder alarms;
- IPS panels to bathrooms - sanitary appliances only;
- Gas suppression to communications rooms;
- Damper monitoring installations;
- Autoclaves;

Section 3 - Utilities & Demolition

The tables outlines the expected benchmark cost for each Utilities and Demolition:

Elements		Total Cost (£)	Utilities & Demolition £/m2		£/ft2	Comments
Demolition and retained section of existing building		£2,080,760	£58		£5	Based on quotation received
Upgrade of HV feed from utility provider power station		£1,367,000	£38		£4	Based on quotation received
Upgrade of existing gas infrastructure to site		£175,000	£5		£0.45	Provisional Sum. Excludes Infra charges
Upgrade of existing water infrastructure to site		£165,000	£5		£0.43	Based on quotation received
Non-Sector Works Subtotal		£3,787,760	£106		£10	
Main Contractor Preliminaries	15.5%	£587,103	£16		£2	
Main Contractor Overheads & Profit	5%	£218,743	£6		£1	
Main Contractor D&B Risk	2.5%	£114,840	£3		£0.30	
Total Construction Works		£4,708,446	£131		£12	

Section 4 - Basement and Substructure Cost

The tables outlines the expected basement and substructure cost by element:

Notes:

Cost Plan Dec 2020 allowed for B1 level only; 2023 Cost plan allows for a total of 3 basement levels.

MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.

Elements	Basement			Comments
	Total Cost (£)	£/m ²	£/ft ²	
Shell & Core				
Facilitating Works	£0	£0		£0 incl. in section 3.
Substructure	£12,230,238	£1,242		£115 Includes vibration and accoustic isolation.
Frame & upper floors	£5,314,874	£540		£50
Roof	£727,073	£74		£7
Stairs	£224,640	£23		£2
External Walls, windows and doors	£0	£0		£0
Internal Walls and Partitions	£1,629,277	£165		£15
Internal Doors	£138,456	£14		£1
FFE	£168,005	£17		£2
Services	£0	£0		£0 MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works	£745,204	£76		£7
Shell & Core Subtotal	£21,177,767	£2,151	£200	
Fit-out				
Standard finishes to all areas	£830,652	£84		£8 Painted walls, waterproof floor paint, dust sealer to underside slab.
Fit Out Subtotal	£830,652	£84	£8	
Basement and Subs Subtotal	£22,008,419	£2,235	£208	
Main Contractor Preliminaries	15.5%	£3,411,305	£347	£32
Main Contractor Overheads & Profit	5%	£1,270,986	£129	£12
Main Contractor D&B Risk	2.5%	£667,268	£68	£6
Total Facilitating Works, Basement and Substructure Cost	£27,357,978	£2,779	£258	
Cost rate (£/m ²)	£2,779/m ²			
Cost rate (£/ft ²)	£258/ft ²			

Section 5 - Commercial Office Cost

The tables outlines the expected commercial office cost by element:

Elements		Stage 2	Office £/m2	£/ft2	Comments
Shell & Core					
Substructure		inc.	inc.	inc.	inc. in basement and substructure. Pro Rata allowance below.
Frame & upper floors		£2,194,221	£282	£26	Concrete Frame.
Roof		£1,572,263	£202	£19	
Stairs		£168,480	£22	£2	
External Walls, windows and doors		£5,675,134	£730	£68	Increased height of louvres around plant.
Internal Walls, Partitions & Finishes		£1,084,172	£139	£13	
Internal Doors		£194,130	£25	£2	
FFE		£348,939	£45	£4	
Services		£8,308,587	£1,068	£99	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works		£588,814	£76	£7	
Shell & Core Subtotal		£20,134,740	£2,588	£240	
Fit Out		£5,036,006	£647	£60	Based upon GIA.
Commercial Works Subtotal		£25,170,746	£3,236	£301	
Main Contractor Preliminaries	15.5%	£3,901,466	£502	£47	
Main Contractor Overheads & Profit	5%	£1,453,611	£187	£17	
Main Contractor D&B Risk	2.5%	£763,146	£98	£9	
Total Construction Works		£31,288,967	£4,022	£374	
Cost rate (£/m ²)		£4,022/m ²			
Cost rate (£/ft ²)		£374/ft ²			
Pro rata allowance for Substructure and Basement		£7,419,083			This includes for preliminaries, OH&P and risk.
Pro rata allowance for Utilities and Demolition		£1,276,862			This includes for preliminaries, OH&P and risk.
Total Construction Works (Incl pro rata allowances)		£39,984,912			
Cost rate (£/m ²)		£3,827/m ²			
Cost rate (£/ft ²)		£356/ft ²			

Section 6 - Lab Enabled Space Cost

The tables outlines the expected lab enabled cost by element:

Elements		Stage 2	Lab Enabled Spaces £/m2	£/ft2	Comments
Shell & Core					
Substructure		inc.	inc.	inc.	inc. in basement and substructure. Pro Rata allowance below.
Frame & upper floors		£1,319,044	£315	£29	Concrete Frame.
Roof		£0	£0	£0	Inc. in Standard Office.
Stairs		£84,240	£20	£2	
External Walls, windows and doors		£2,964,469	£707	£66	
Internal Walls, Partitions & Finishes		£94,451	£23	£2	
Internal Doors		£63,504	£15	£1	
FFE		£60,314	£14	£1	
Services		£6,744,899	£1,609	£149	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works		£317,342	£76	£7	
Shell & Core Subtotal		£11,648,263	£2,778	£258	
Fit Out		£5,670,713	£1,353	£126	Based upon GIA.
Commercial Works Subtotal		£17,318,976	£4,131	£384	
Main Contractor Preliminaries	15.5%	£2,684,441	£640	£59	
Main Contractor Overheads & Profit	5%	£1,000,171	£239	£22	
Main Contractor D&B Risk	2.5%	£525,090	£125	£12	
Total Construction Works		£21,528,678	£5,135	£477	
Cost rate (£/m ²)		£5,135/m²			
Cost rate (£/ft ²)		£477/ft²			
Pro rata allowance for Substructure and Basement		£3,998,526			This includes for preliminaries, OH&P and risk.
Pro rata allowance for Utilities and Demolition		£688,166			This includes for preliminaries, OH&P and risk.
Total Construction Works (Incl pro rata allowances)		£26,215,370			
Cost rate (£/m ²)		£4,655/m²			
Cost rate (£/ft ²)		£432/ft²			

Section 7 - Ear Institute Cost

The tables outlines the expected ear institute cost by element:

Elements		Stage 2	Ear Institute £/m2	£/ft2	Comments
Shell & Core					
Substructure		inc.	inc.	inc.	inc. in basement and substructure. Pro Rata allowance below.
Frame & upper floors		£346,902	£106	£10	Concrete Frame.
Roof		£0	£0	£0	
Stairs		£38,025	£12	£1	
External Walls, windows and doors		£0	£0	£0	
Internal Walls, Partitions & Finishes		£249,172	£76	£7	
Internal Doors		£29,952	£9	£1	
FFE		£0	£0	£0	
Services		£4,647,185	£1,423	£132	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works		£180,378	£55	£5	
Shell & Core Subtotal		£5,491,614	£1,682	£156	
Fit Out		£6,127,666	£1,877	£174	Based upon GIA.
Commercial Works Subtotal		£11,619,280	£3,559	£331	
Main Contractor Preliminaries	15.5%	£1,800,988	£552	£51	
Main Contractor Overheads & Profit	5%	£671,013	£206	£19	
Main Contractor D&B Risk	2.5%	£352,282	£108	£10	
Total Construction Works		£14,443,564	£4,424	£411	
Cost rate (£/m ²)		£4,424/m²			
Cost rate (£/ft ²)		£411/ft²			
Pro rata allowance for Substructure and Basement		£3,113,976			This includes for preliminaries, OH&P and risk.
Pro rata allowance for Utilities and Demolition		£535,931			This includes for preliminaries, OH&P and risk.
Total Construction Works (Incl pro rata allowances)		£18,093,471			
Cost rate (£/m ²)		£4,126/m²			
Cost rate (£/ft ²)		£383/ft²			

Section 8 - Residential Element Cost

The tables outlines the expected residential benchmark cost by element:

Elements	Stage 2	Residential £/m2	£/ft2	Comments
Shell & Core				
Substructure	inc.	inc.	inc.	inc. in basement and substructure. Pro Rata allowance below.
Frame & upper floors	£3,964,316	£591	£55	
Roof	£720,150	£107	£10	
Stairs	£465,251	£69	£6	
External Walls, windows and doors	£9,663,907	£1,442	£134	
Internal Walls, Partitions and finishes	£1,855,079	£277	£26	
Internal Doors	£99,144	£15	£1	
FFE	£181,902	£27	£3	
Services	£4,735,820	£707	£66	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works	£507,354	£76	£7	
Shell & Core Subtotal	£22,192,923	£3,311	£308	
Fit-out Costs for all Units of this type				
Private				See Appendix A for breakdown per type.
1 Bed - Studio	£902,508	£135	£13	
1 Bed 1/2 Person 1 Bathroom	£721,979	£108	£10	
2 Bed 3/4 Person 2 Bathroom	£1,502,468	£224	£21	
3 Bed 3/4 Person 2 Bathroom	£234,765	£35	£3	
Private Subtotal	£3,361,721	£502	£47	
Shared Ownership				See Appendix B for breakdown per type.
1 Bed 1/2 Person 1 Bathroom	£409,405	£61	£6	
2 Bed 3/4 Person 2 Bathroom	£376,659	£56	£5	
3 Bed 4/5/6 Person 2 Bathroom	£0	£0	£0	
Shared Ownership Subtotal	£786,064	£117	£11	
Affordable				See Appendix C for breakdown per type.
1 Bed 1/2 Person 1 Bathroom	£0	£0	£0	
2 Bed 3/4 Person 2 Bathroom	£364,884	£54	£5	
3 Bed 4/5/6 Person 2 Bathroom	£888,013	£132	£12	
Affordable Subtotal	£1,252,897	£187	£17	
Circulation area	£714,380	£107	£10	Includes residential lobby within Block B.
Fit Out Subtotal	£6,115,062	£912	£85	

Section 8 - Residential Element Cost

Residential Apartment Subtotal		£28,307,986	£4,223	£392
Main Contractor Preliminaries	15.5%	£4,387,738	£655	£61
Main Contractor Overheads & Profit	5%	£1,634,786	£244	£23
Main Contractor D&B Risk	2.5%	£858,263	£128	£12
Total Residential Apartment Cost		£35,188,772	£5,250	£488
Cost rate (£/m ²)		£5,250/m ²		
Cost rate (£/ft ²)		£488/ft ²		
Pro rata allowance for Substructure and Basement		£6,392,692		This includes for preliminaries, OH&P and risk.
Pro rata allowance for Utilities and Demolition		£1,100,214		This includes for preliminaries, OH&P and risk.
Total Construction Works (Incl pro rata allowances)		£42,681,678		
Cost rate (£/m ²)		£4,741/m ²		
Cost rate (£/ft ²)		£440/ft ²		
The cost below display the £/unit which includes for the allowance for facilitating works, basement, subs, utilities, preliminaries, OH&P, risk.				
Private				
1 Bed Studio (43m ²)		£316,052		
1 Bed 1/2 Persons 1 Bathroom (56m ²)		£403,777		
2 Bed 3/4 Person 2 Bathroom (86m ²)		£619,455		
3 Bed 4/5/6 Person 2 Bathroom (116m ²)		£817,821		
Shared Ownership				
1 Bed 1/2 Persons 1 Bathroom (50m ²)		£332,104		
2 Bed 3/4 Person 2 Bathroom (85m ²)		£501,693		
3 Bed 4/5/6 Person 2 Bathroom (109m ²)		£573,634		
Affordable				
1 Bed 1/2 Persons 1 Bathroom (50m ²)		£301,913		
2 Bed 3/4 Person 2 Bathroom (85m ²)		£586,229		
3 Bed 4/5/6 Person 2 Bathroom (109m ²)		£746,971		

Section 9 - 4*Hotel Element Cost

The tables outlines the expected 4*Hotel benchmark cost by element:

Elements		Stage 2 Cost	4* Hotel £/m2	£/ft2	Comments
Shell & Core					
Facilitating Works		£200,000	£30	£3	
Substructure		inc.	inc.	inc.	inc. in basement and substructure. Pro Rata allowance below.
Frame & upper floors		£3,638,519	£539	£50	
Roof		£724,276	£107	£10	
Stairs		£525,213	£78	£7	
External Walls, windows and doors		£10,453,732	£1,550	£144	
Internal Walls, Partitions and finishes		£1,774,192	£263	£24	
Internal Doors		£220,860	£33	£3	
FFE		£97,471	£14	£1	
Services		£7,380,855	£1,094	£102	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works		£510,609	£76	£7	
Shell & Core Subtotal		£25,525,727	£3,784	£352	
Fit-out 4* Hotel					
					See Appendix D
1 Bed 1/2 Person 1 Bathroom		£13,349,987	£1,979	£184	Incl FF&E and M&E fit out. Based upon GIA.
4* Hotel Subtotal		£13,349,987	£1,979	£184	
FoH & BoH Areas					
Circulation area		£283,196	£42	£4	
Lobby Fit Out		£554,992	£82	£8	
Back of House		£149,559	£22	£2	
Restaurant		£3,047,050	£452	£42	
Café		£425,395	£63	£6	
Arcade Route		£234,600	£35	£3	
Retained Building		£533,380	£79	£7	
FoH & BoH - Fit out Subtotal		£5,228,172	£775	£72	
Fit Out Subtotal		£18,578,160	£2,754	£256	
4* Hotel Subtotal		£44,103,887	£6,538	£607	
Main Contractor Preliminaries	15.5%	£6,836,102	£1,013	£94	
Main Contractor Overheads & Profit	5%	£2,546,999	£378	£35	
Main Contractor D&B Risk	2.5%	£1,337,175	£198	£18	
Total 4* Hotel Cost		£54,824,163	£8,127	£755	
<i>Cost rate (£/m ²)</i>		<i>£8,127/m²</i>			
<i>Cost rate (£/ft ²)</i>		<i>£755/ft²</i>			
<i>Cost rate (£/per key)</i>		<i>£301,232</i>			This includes for preliminaries, OH&P and risk.
Pro rata allowance for Substructure and Basement		£6,433,703			This includes for preliminaries, OH&P and risk.
Pro rata allowance for Utilities and Demolition		£1,107,273			This includes for preliminaries, OH&P and risk.
Total Construction Works (Incl pro rata allowances)		£62,365,138			
<i>Cost rate (£/m ²)</i>		<i>£6,883/m²</i>			
<i>Cost rate (£/ft ²)</i>		<i>£639/ft²</i>			
<i>Cost rate (£/per key)</i>		<i>£342,666</i>			

Section 10 - Affordable Office Cost

The tables outlines the expected Affordable Office benchmark cost by element:

Elements	Stage 2 Cost	Affordable Office £/m2	£/ft2	Comments
Shell & Core				
Facilitating Works	£0	£0	£0	
Substructure	£0	£0	£0	£0 Retained Building.
Frame & upper floors	£0	£0	£0	£0 Retained Building.
Roof	£0	£0	£0	£0 Retained Building.
Stairs	£0	£0	£0	£0 Retained Building.
External Walls, windows and doors	£0	£0	£0	£0 Retained Building.
Internal Walls, Partitions and finishes	£79,365	£131	£12	
Internal Doors	£36,288	£60	£6	
FFE	£23,875	£39	£4	
Services	£221,430	£366	£34	MEP allowed in basement cost plan of 2020 has been reallocated to respective buildings in 2023 cost plan following design received from XC02.
External Works	£0	£0	£0	
Shell & Core Subtotal	£360,958	£597	£55	Based upon GIA.

Section 11 - Area Schedule & Unit Mix

Description	(m ²)	(ft ²)
Total GIA (m²)	35,870	386,103

Non-Sector	(m ²)	(ft ²)
Basement GIA (m ²) Including Liftcores (75m ²) down to B3	9,845	105,972
Public Realm inc (Hard/soft landscaping and Roads) (m ²)	1,970	21,205
Total site area (over three buildings)	5,295	56,995

Commercial - Office	(m ²)	(ft ²)
Commercial - Office GIA	7,779	83,732
Commercial - Office NIA	5,679	61,131

Commercial - Affordable Office	(m ²)	(ft ²)
Commercial - Affordable Office GIA	605	6,512
Commercial - Affordable Office NIA	376	4,047

Ear Institute (UCL)	(m ²)	(ft ²)
Ear Institute Lab Space GIA	2,383	25,651
Ear Institute Lab Enabled NIA	1,885	20,290
Office GIA	882	9,494
Office NIA	435	4,682

Lab Enabled Space	(m ²)	(ft ²)
Lab Enabled GIA	4,192	45,128
Lab Enabled NIA	3,158	33,993

Residential	(m ²)	(ft ²)
Residential Apartments GIA	6,703	72,148
Residential Apartments NIA	5,274	56,769
Circulation	1,429	15,379
Residential Apartment Units	72	-
Residential Apartments NIA:GIA	79%	-

Unit mix - Private Sale (61% of Total)	Units (Nr)	
1 Bed Studio (43m ²)	16	
1 Bed 1/2 Persons 1 Bathroom (56m ²)	11	
2 Bed 3/4 Person 2 Bathroom (86m ²)	15	
3 Bed 4/5/6 Person 2 Bathroom (116m ²)	2	
Tenure total	44	

Unit mix - Social - (Shared Ownership 18% of Total)	Units (Nr)	
1 Bed 1/2 Persons 1 Bathroom (55m ²)	8	
2 Bed 3/4 Person 2 Bathroom (71m ²)	5	
3 Bed 4/5/6 Person 2 Bathroom (95m ²)	0	
Tenure total	13	

Unit mix - Social - (Affordable 21% of Total)	Units (Nr)	
1 Bed 1/2 Persons 1 Bathroom (50m ²)	0	
2 Bed 3/4 Person 2 Bathroom (85m ²)	5	
3 Bed 4/5/6 Person 2 Bathroom (109m ²)	10	
Tenure total	15	
Total residential units	72	

Hotel	(m ²)	(ft ²)
Hotel GIA m ²	6,746	72,611
Hotel NIA m ²	4,787	51,528
Hotel Nr Keys (18m ²)	182	
Circulation m ²	1,959	21,083

Please note that the overall GIA of each building does not include any areas within the basement.

Appendix A

Appendix A - Private Fit Out Cost Model

Ref	Element	Rate	1 Bed - Studio			1 Bed 1/2 Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Unit Size (NIA)		43	m ²		56	m ²		86	m ²		116	m ²	
1.00	Allowances													
1.1	Latent defects policy - assumed NHBC	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000
2.00	Superstructure													
2.1	<u>Internal Walls and Partitions</u> Non load bearing metal stud partition, faced with plasterboard, skim finish	£125	26.0	m ²	£3,250	28.0	m ²	£3,500	70.0	m ²	£8,750	101.0	m ²	£12,625
2.2	<u>Internal Doors</u> Main Entrance door; specification TBC	£1,500	1.0	nr.	£1,500	1.0	nr.	£1,500	1.0	nr.	£1,500	1.0	nr.	£1,500
	Single timber door sets; specification TBC	£650	0.0	nr.	£0	2.0	nr.	£1,300	3.0	nr.	£1,950	4.0	nr.	£2,600
	Cupboard doors; single; as described above	£650	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0	1.0	nr.	£650
	Cupboard doors; double; as described above	£850	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0
	Internal Resi Sliding Door	£500	1.0	nr.	£500	0.0	nr.	£0	1.0	nr.	£500	0.0	nr.	£0
3.00	Internal Finishes & Fittings													
3.00	Hall, Living Room and Kitchen													
3.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory	£15	65.0	m ²	£975	96.0	m ²	£1,440	121.0	m ²	£1,815	112.0	m ²	£1,680
3.2	<u>Floor Finishes</u> Engineered Oak Timber flooring; specification TBC	£125	25.0	m ²	£3,125	38.0	m ²	£4,750	43.0	m ²	£5,375	56.0	m ²	£7,000
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	18.0	m	£450	34.0	m	£850	40.0	m	£1,000	35.0	m	£875
3.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	25.0	m ²	£1,375	38.0	m ²	£2,090	121.0	m ²	£6,655	56.0	m ²	£3,080

Appendix A - Private Fit Out Cost Model

Ref	Element	Rate	1 Bed - Studio			1 Bed 1/2 Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Unit Size (NIA)		43	m ²		56	m ²		86	m ²		116	m ²	
4.00	Bedroom													
4.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory	£15	42.0	m ²	£630	42.0	m ²	£630	101.0	m ²	£1,515	132.0	m ²	£1,980
4.2	<u>Floor Finishes</u> Carpet; incl underlay; Spec TBC	£50	13.0	m ²	£650	13.0	m ²	£650	31.0	m ²	£1,550	37.0	m ²	£1,850
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	14.0	m	£350	14.0	m	£350	34.0	m	£850	44.0	m	£1,100
4.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	13.0	m ²	£715	13.0	m ²	£715	31.0	m ²	£1,705	37.0	m ²	£2,035
4.4	<u>Fittings</u> Wardrobe; in-built to master room; shelf, hanging rail; double doors to match internal doors; minimum 1200mm x 600mm	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	2.0	nr.	£2,000	3.0	nr.	£3,000

Appendix A - Private Fit Out Cost Model

Ref	Element	Rate	1 Bed - Studio			1 Bed 1/2 Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Unit Size (NIA)		43	m ²		56	m ²		86	m ²		116	m ²	
5.00	Kitchen													
5.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory				incl.			incl.			incl.			incl.
5.2	<u>Floor Finishes</u> Engineered Oak Timber flooring; specification TBC				incl.			incl.			incl.			incl.
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system				incl.			incl.			incl.			incl.
5.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system				incl.			incl.			incl.			incl.
5.4	<u>Kitchen units</u> Kitchen, including installation & delivery; Keller handless Kitchen Sink and Taps		1.0	item	£6,439	1.0	item	£6,709	1.0	item	£7,000	1.0	item	£8,000
					incl.			incl.			incl.			incl.
5.5	<u>Kitchen Appliances</u> Siemens Appliances; Integrated fan-assisted oven, 4-ring flush induction hob, self-circulating extractor fan, Fridge freezer, dishwasher and washer dryer				incl.			incl.			incl.			incl.

Appendix A - Private Fit Out Cost Model

Ref	Element	Rate	1 Bed - Studio			1 Bed 1/2 Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Unit Size (NIA)		43	m ²		56	m ²		86	m ²		116	m ²	
6.00	Bathroom													
6.1	<u>Wall Finishes</u>													
	Feature wall tiles; to 1nr. wall	£75	11.0	m ²	£825	9.0	m ²	£675	18.0	m ²	£1,350	24.0	m ²	£1,800
	Large format tiles to 3nr. walls	£45	16.0	m ²	£720	14.0	m ²	£630	27.0	m ²	£1,215	36.0	m ²	£1,620
6.2	<u>Floor Finishes</u>													
	Stone floor tile, 500 x 500 x 10 natural	£80	4.0	m ²	£320	3.0	m ²	£240	5.0	m ²	£400	8.0	m ²	£640
	Skirting; ceramic 150 x 18mm	£35	4.0	m	£140	4.0	m	£140	6.0	m	£210	11.0	m	£385
6.3	<u>Ceiling Finishes</u>													
	MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	4.0	m ²	£220	5.0	m ²	£275	9.0	m ²	£495	13.0	m ²	£715
6.4	<u>Bathroom Fittings</u>													
	Bath; specification TBC	£600	1.0	nr.	£600	1.0	nr.	£600	2.0	nr.	£1,200	2.0	nr.	£1,200
	E.O. Bath side panel; specification TBC	£120	1.0	nr.	£120	1.0	nr.	£120	2.0	nr.	£240	2.0	nr.	£240
	Bath Screen; specification TBC	£130	1.0	nr.	£130	1.0	nr.	£130	2.0	nr.	£260	2.0	nr.	£260
	Ideal Standard shower tray; specification TBC	£300	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0	1.0	nr.	£300
	Shower Screen; Specification TBC	£250	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0	1.0	nr.	£250
	Ideal Standard wash basin; specification TBC	£225	1.0	nr.	£225	1.0	nr.	£225	2.0	nr.	£450	2.0	nr.	£450
	Wall hung WC; specification TBC	£250	1.0	nr.	£250	1.0	nr.	£250	2.0	nr.	£500	2.0	nr.	£500
	WC Seat Cover; specification TBC	£40	1.0	nr.	£40	1.0	nr.	£40	2.0	nr.	£80	2.0	nr.	£80
	Concealed WC Frame and Cistern	£200	1.0	nr.	£200	1.0	nr.	£200	2.0	nr.	£400	2.0	nr.	£400
	Dual Flush Plate Gloss Chrome; soft close; specification TBC	£45	1.0	nr.	£45	1.0	nr.	£45	2.0	nr.	£90	2.0	nr.	£90
	Thermostatic wall mounted chrome bath/shower mixer; specification TBC	£180	1.0	nr.	£180	1.0	nr.	£180	2.0	nr.	£360	3.0	nr.	£540
	Basin mixer tap; specification TBC	£125	1.0	nr.	£125	1.0	nr.	£125	2.0	nr.	£250	2.0	nr.	£250
	Single Hook Chrome; specification TBC	£30	1.0	nr.	£30	1.0	nr.	£30	2.0	nr.	£60	2.0	nr.	£60
	Toilet Roll Holder; chrome; specification TBC	£40	1.0	nr.	£40	1.0	nr.	£40	2.0	nr.	£80	2.0	nr.	£80
	Mirrored laminated cabinet and shelving unit	£350	1.0	nr.	£350	1.0	nr.	£350	2.0	nr.	£700	2.0	nr.	£700
	Chrome heated towel rail; ladder style; heated	£300	1.0	nr.	£300	1.0	nr.	£300	2.0	nr.	£600	2.0	nr.	£600

Appendix A - Private Fit Out Cost Model

Ref	Element	Rate	1 Bed - Studio			1 Bed 1/2 Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Unit Size (NIA)		43	m ²		56	m ²		86	m ²		116	m ²	
7.00	Cupboard / storage													
7.1	<u>Wall Finishes</u>													
	Water-borne paint System - Internal Paint System to Walls - neutral ivory	£15	0.0	m2	£0	0.0	m2	£0	19.4	m2	£291	23.0	m2	£345
7.2	<u>Floor Finishes</u>													
	Engineered Oak Timber flooring; specification TBC	£125	0.0	m ²	£0	0.0	m ²	£0	3.0	m ²	£375	4.0	m ²	£500
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	0.0	m	£0	0.0	m	£0	6.9	m	£173	7.0	m	£175
8.00	MEP Services													
	Studio 1 Bed	£29,588	1.0	item	£29,588	1.0	item	£34,555	1.0	item	£47,220	1.0	item	£56,228
	1 Bed 2 Person	£34,555												
	2 Bed 4 Person	£47,220												
	3 Bed 5/6 Person	£56,228												
Sub-Total of M&E Fit-Out Installations					£29,588	£34,555			£47,220			£56,228		
Sub-Total Fit-Out Only					£26,819	£31,079			£52,944			£61,155		
Total of Fit-Out					£56,407	£65,634			£100,165			£117,383		
Cost/m ²					£1,303	£1,172			£1,165			£1,008		
Cost/ft ²					£121	£109			£108			£94		

Appendix B

Appendix B - Shared Ownership Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
1.00	Allowances										
1.1	Latent defects policy - assumed NHBC	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000
2.00	Superstructure										
2.1	<u>Internal Walls and Partitions</u> Non load bearing metal stud partition, faced with plasterboard, skim finish	£105	31.0	m ²	£3,255	79.0	m ²	£8,295	98.0	m ²	£10,290
2.2	<u>Internal Doors</u> Main Entrance door; specification TBC	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000
	Single timber door sets; specification TBC	£400	1.0	nr.	£400	4.0	nr.	£1,600	5.0	nr.	£2,000
	Cupboard doors; single; as described above	£300	0.0	nr.	£0	0.0	nr.	£0	2.0	nr.	£600
	Cupboard doors; double; as described above	£600	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0
	Internal Resi Sliding Door	£500	1.0	nr.	£500	1.0	nr.	£500	0.0	nr.	£0
3.00	Internal Finishes & Fittings										
3.00	Hall, Living Room and Kitchen										
3.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory	£15	79.0	m ²	£1,185	129.0	m ²	£1,935	171.0	m ²	£2,565

Appendix B - Shared Ownership Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
3.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC	£55	32.0	m ²	£1,760	46.0	m ²	£2,530	55.0	m ²	£3,025
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	23.0	m	£575	39.0	m	£975	50.0	m	£1,250
3.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	32.0	m ²	£1,760	46.0	m ²	£2,530	55.0	m ²	£3,025
4.00	Bedroom										
4.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory.	£15	48.0	m ²	£720	30.0	m ²	£450	121.0	m ²	£1,815
4.2	<u>Floor Finishes</u> Carpet Tile to bedrooms; Spec TBC	£45	14.0	m ²	£630	24.0	m ²	£1,080	34.0	m ²	£1,530
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	16.0	m	£400	28.0	m	£700	40.0	m	£1,000
4.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	14.0	m ²	£770	24.0	m ²	£1,320	34.0	m ²	£1,870
4.4	<u>Fittings</u> Wardrobe; in-built; shelf, hanging rail; double doors; size TBC	£750	0.0	nr.	£300	0.0	nr.	£0	0.0	nr.	£0

Appendix B - Shared Ownership Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
5.00	Kitchen										
5.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory. Assume no tiling to kitchen walls				incl.			incl.			incl.
5.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system				incl. incl.			incl. incl.			incl. incl.
5.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system				incl.			incl.			incl.
5.4	<u>Kitchen units</u> Kitchen - Keller handled kitchen units, worktop, splashback, sink, tap including installation & delivery		1.0	item	£5,000	1.0	item	£5,200	1.0	item	£5,700
5.5	<u>Kitchen Appliances</u> Caple or similar spec appliances (incl. cooker/oven, extractor, fridge freezer, washer dryer)				incl.			incl.			incl.

Appendix B - Shared Ownership Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
6.00	Bathroom										
6.1	<u>Wall Finishes</u>										
	Water-borne paint System - Internal Paint System to Walls - neutral ivory to 50% walls	£15	9.0	m ²	£135	22.0	m ²	£330	21.0	m ²	£315
	Large format tiles to 50% walls	£50	14.0	m ²	£700	32.0	m ²	£1,600	31.0	m ²	£1,550
6.2	<u>Floor Finishes</u>										
	Supply and install Vinyl Flooring; Spec TBC	£60	3.0	m ²	£180	7.0	m ²	£420	8.0	m ²	£480
	Skirting; ceramic 150 x 18mm	£35	4.0	m	£140	10.0	m	£350	13.0	m	£455
6.3	<u>Ceiling Finishes</u>										
	MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	5.0	m ²	£275	11.0	m ²	£605	9.0	m ²	£495
6.4	<u>Bathroom Fittings</u>										
	Shower Screen; specification TBC	£250	1.0	nr.	£250	2.0	nr.	£500	1.0	nr.	£250
	Ideal Standard shower tray; specification TBC	£300	1.0	nr.	£300	2.0	nr.	£600	1.0	nr.	£300
	Ideal Standard wash basin; specification TBC	£225	1.0	nr.	£225	2.0	nr.	£450	2.0	nr.	£450
	Ideal Standard WC with cistern, incl flush handle; specification TBC	£350	1.0	nr.	£350	2.0	nr.	£700	2.0	nr.	£700
	Thermostatic wall mounted chrome bath/shower mixer; specification TBC	£180	1.0	nr.	£180	2.0	nr.	£360	1.0	nr.	£180
	Basin mixer tap; specification TBC	£125	1.0	nr.	£125	2.0	nr.	£250	2.0	nr.	£250
	Single Hook	£30	1.0	nr.	£30	2.0	nr.	£60	2.0	nr.	£60
	Toilet roll holder	£30	1.0	nr.	£30	2.0	nr.	£60	2.0	nr.	£60
	Bathroom mirror; wall hung	£150	1.0	nr.	£150	2.0	nr.	£300	2.0	nr.	£300
	Heated towel rail; ladder style; heated	£300	1.0	nr.	£300	2.0	nr.	£600	2.0	nr.	£600

Appendix B - Shared Ownership Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
7.00	Cupboard / storage										
7.1	<u>Wall Finishes</u> Water-borne paint System Type A - Internal Paint System to Walls - neutral ivory	£15	0.0	m2	£0	0.0	m2	£0	32.0	m2	£480
7.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC	£55	0.0	m ²	£0	0.0	m ²	£0	7.0	m ²	£385
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£25	0.0	m	£0	0.0	m	£0	14.0	m	£350
8.00	MEP Services										
	1 Bed 2 Persons 1 Bathroom	£28,551	1.0	item	£28,551						
	2 Bed 4 Person 2 Bathroom	£39,032				1.0	item	£39,032			
	3 Bed 5 Person 3 Bathroom	£47,493							1.0	item	£47,493
Sub-Total of M&E Fit-Out Installations					£28,551	£39,032			£47,493		
Sub-Total Fit-Out Only					£22,625	£36,300			£44,330		
Total of Fit-Out					£51,176	£75,332			£91,823		
Cost/m ²					£1,024	£886			£842		
Cost/ft ²					£95	£82			£78		

Appendix C

Appendix C - Affordable Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
1.00	Allowances										
1.1	Latent defects policy - assumed NHBC	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000
2.00	Superstructure										
2.1	<u>Internal Walls and Partitions</u> Non load bearing metal stud partition, faced with plasterboard, skim finish	£95	31.0	m ²	£2,945	79.0	m ²	£7,505	98.0	m ²	£9,310
2.2	<u>Internal Doors</u>										
	Main Entrance door; specification TBC	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000	1.0	nr.	£1,000
	Single timber door sets; specification TBC	£450	1.0	nr.	£450	4.0	nr.	£1,800	5.0	nr.	£2,250
	Cupboard doors; single; as described above	£300	0.0	nr.	£0	0.0	nr.	£0	2.0	nr.	£600
	Cupboard doors; double; as described above	£430	0.0	nr.	£0	0.0	nr.	£0	0.0	nr.	£0
	Internal Resi Sliding Door	£500	1.0	nr.	£500	1.0	nr.	£500	0.0	nr.	£0
3.00	Internal Finishes & Fittings										
3.00	Hall, Living Room and Kitchen										
3.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory	£15	79.0	m ²	£1,185	129.0	m ²	£1,935	171.0	m ²	£2,565

Appendix C - Affordable Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
3.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£50 £25	32.0 23.0	m ² m	£1,600 £575	46.0 39.0	m ² m	£2,300 £975	55.0 50.0	m ² m	£2,750 £1,250
3.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£45	32.0	m ²	£1,440	46.0	m ²	£2,070	55.0	m ²	£2,475
4.00	Bedroom										
4.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory.	£15	48.0	m ²	£720	30.0	m ²	£450	121.0	m ²	£1,815
4.2	<u>Floor Finishes</u> Carpet Tile to bedrooms; Spec TBC MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£40 £25	14.0 16.0	m ² m	£560 £400	24.0 28.0	m ² m	£960 £700	34.0 40.0	m ² m	£1,360 £1,000
4.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£45	14.0	m ²	£630	24.0	m ²	£1,080	34.0	m ²	£1,530
4.4	<u>Fittings</u> Wardrobe; in-built; shelf, hanging rail; double doors; size TBC	£550	0.0	nr.	£300	0.0	nr.	£0	0.0	nr.	£0

Appendix C - Affordable Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
5.00	Kitchen										
5.1	<u>Wall Finishes</u> Water-borne paint System - Internal Paint System to Walls - neutral ivory. Assume no tiling to kitchen walls				incl.			incl.			incl.
5.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system				incl. incl.			incl. incl.			incl. incl.
5.3	<u>Ceiling Finishes</u> MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system				incl.			incl.			incl.
5.4	<u>Kitchen units</u> Kitchen - Keller handled kitchen units, worktop, splashback, sink, tap including installation & delivery		1.0	item	£5,000	1.0	item	£5,200	1.0	item	£5,700
5.5	<u>Kitchen Appliances</u> Caple or similar spec appliances (incl. cooker/oven, extractor, fridge freezer, washer dryer)				incl.			incl.			incl.

Appendix C - Affordable Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
6.00	Bathroom										
6.1	<u>Wall Finishes</u>										
	Water-borne paint System - Internal Paint System to Walls - neutral ivory to 50% walls	£15	9.0	m ²	£135	22.0	m ²	£330	21.0	m ²	£315
	Large format tiles to 50% walls	£45	14.0	m ²	£630	32.0	m ²	£1,440	31.0	m ²	£1,395
6.2	<u>Floor Finishes</u>										
	Supply and install Vinyl Flooring; Spec TBC	£45	3.0	m ²	£135	7.0	m ²	£315	8.0	m ²	£360
	Skirting; ceramic 150 x 18mm	£30	4.0	m	£120	10.0	m	£300	13.0	m	£390
6.3	<u>Ceiling Finishes</u>										
	MF Ceiling System, Apartment Ceiling System; neutral ivory Water-borne paint system	£55	5.0	m ²	£275	11.0	m ²	£605	9.0	m ²	£495
6.4	<u>Bathroom Fittings</u>										
	Shower Screen; specification TBC	£250	1.0	nr.	£250	2.0	nr.	£500	1.0	nr.	£250
	Ideal Standard shower tray; specification TBC	£300	1.0	nr.	£300	2.0	nr.	£600	1.0	nr.	£300
	Ideal Standard wash basin; specification TBC	£225	1.0	nr.	£225	2.0	nr.	£450	2.0	nr.	£450
	Ideal Standard WC with cistern, incl flush handle; specification TBC	£350	1.0	nr.	£350	2.0	nr.	£700	2.0	nr.	£700
	Thermostatic wall mounted chrome bath/shower mixer; specification TBC	£180	1.0	nr.	£180	2.0	nr.	£360	1.0	nr.	£180
	Basin mixer tap; specification TBC	£100	1.0	nr.	£100	2.0	nr.	£200	2.0	nr.	£200
	Single Hook	£30	1.0	nr.	£30	2.0	nr.	£60	2.0	nr.	£60
	Toilet roll holder	£30	1.0	nr.	£30	2.0	nr.	£60	2.0	nr.	£60
	Bathroom mirror; wall hung	£75	1.0	nr.	£75	2.0	nr.	£150	2.0	nr.	£150
	Heated towel rail; ladder style; heated	£200	1.0	nr.	£200	2.0	nr.	£400	2.0	nr.	£400

Appendix C - Affordable Fit Out Cost Model

Ref	Element	Rate	1 Bed 1Persons 1 Bathroom			2 Bed 3/4 Person 2 Bathroom			3 Bed 4/5/6 Person 2 Bathroom		
			Qty	Unit	Total	Qty	Unit	Total	Qty	Unit	Total
	Average Unit Size (NIA)		50	m ²		85	m ²		109	m ²	
7.00	Cupboard / storage										
7.1	<u>Wall Finishes</u> Water-borne paint System Type A - Internal Paint System to Walls - neutral ivory	£15	0.0	m2	£0	0.0	m2	£0	32.0	m2	£480
7.2	<u>Floor Finishes</u> Vinyl Flooring; specification TBC	£50	0.0	m ²	£0	0.0	m ²	£0	7.0	m ²	£350
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£12	0.0	m	£0	0.0	m	£0	14.0	m	£168
8.00	MEP Services										
	1 Bed 2 Persons 1 Bathroom	£28,551	1.0	item	£28,551						
	2 Bed 4 Person 2 Bathroom	£39,032				1.0	item	£39,032			
	3 Bed 5 Person 3 Bathroom	£47,493							1.0	item	£47,493
Sub-Total of M&E Fit-Out Installations					£28,551	£39,032			£47,493		
Sub-Total Fit-Out Only					£21,340	£33,945			£41,308		
Total of Fit-Out					£49,891	£72,977			£88,801		
Cost/m ²					£998	£864			£815		
Cost/ft ²					£93	£80			£76		

Appendix D

Appendix D - 4*Hotel Fit Out Cost Model

1 Bed 1 Persons 1 Bathroom					
Ref	Element	Rate	Qty	Unit	Total
Average Unit Size (NIA)			18.0	m ²	
1.00	Allowances				
1.1	Latent defects policy - assumed NHBC	£1,000	1.0	nr.	£1,000
2.00	Superstructure				
2.1	<u>Internal Walls and Partitions</u> Non load bearing metal stud partition, faced with plasterboard, skim finish	£125	32.0	m ²	£4,000
2.2	<u>Internal Doors</u> Entrance door; including architraves; specification TBC	£2,250	1.0	nr.	£2,250
	Single timber doorsets; including architraves; to bathroom specification TBC	£1,150	1.0	nr.	£1,150
	Riser doors; single; as described above	£900	1.0	nr.	£900
	Riser doors; double; as described above	£1,200	1.0	nr.	£1,200
3.00	Internal Finishes & Fittings				
3.00	Bedroom				
3.1	<u>Wall Finishes</u> Water-borne paint System - Ivory; Spec TBC	£15	42.5	m ²	£638
	Allowance for Feature walling; bespoke	£230	14.2	m ²	£3,258
	Timber Wall Panelling including headboard	£5,000	1.0	item	£5,000
3.2	<u>Floor Finishes</u> Timber flooring; including vapour membrane and floor acoustic system; and decorative trims spec TBC; Assumed 20% of floor area	£325	14.4	m ²	£4,680
	MDF skirting; 150mm x 18mm pencil round; pre-primed to receive satin white Water-borne paint system	£60	15.2	m	£911

Appendix D - 4*Hotel Fit Out Cost Model

1 Bed 1 Persons 1 Bathroom					
Ref	Element	Rate	Qty	Unit	Total
	Average Unit Size (NIA)		18.0	m ²	
3.3	<u>Ceiling Finishes</u>				
	Exposed Concrete Ceiling	£30	18.0	m ²	£540
	Extra over for fair face to concrete ceiling	£50	18.0	m ²	£900
	Dust Sealant	£15	18.0	m ²	£270
3.4	<u>Fittings</u>				
	Wardrobe; in-built; shelf, hanging rail; double doors; bespoke wardrobe assumed to be 1000mm	£1,500	1.0	nr.	£1,500
	Timber window ledge to form window seating	£200	1.0	nr.	£200
4.00	Tea/ Coffee Making				
4.1	<u>Kitchen Appliances</u>				
	Budget range (incl. fridge and kettle)	£300	1.0	nr.	£300
5.00	Bathroom				
5.1	<u>Wall Finishes</u>				
	Ceramic Wall Tiles	£250	21.3	m ²	£5,313
5.2	<u>Floor Finishes</u>				
	Ceramic Floor Tiles	£200	3.6	m ²	£720
	Skirting to match flooring	£35	7.6	m	£266
5.3	<u>Ceiling Finishes</u>				
	MF Ceiling System, Room Ceiling System with marine ply; skimmed; height 2.5-3.0m; neutral ivory	£100	3.6	m ²	£360
	Water-bourne paint system				

Appendix D - 4*Hotel Fit Out Cost Model

1 Bed 1 Persons 1 Bathroom					
Ref	Element	Rate	Qty	Unit	Total
	Average Unit Size (NIA)		18.0	m ²	
5.4	<u>Bathroom Fittings</u>				
	Thermostatic wall mounted bath mixer; specification TBC	£275	1.0	nr.	£275
	Shower Screen door includes for shower door handle/rail	£1,500	1.0	nr.	£1,500
	Shower tray; specification TBC	£300	1.0	nr.	£300
	Thermostatic wall mounted shower mixer; specification TBC	£250	1.0	nr.	£250
	Shower Shelf	£120	1.0	nr.	£120
	Vanity Unit; Mirrored laminated cabinet, shelving unit, wash basin, basin mixer tap and wall hung bathroom mirror; Spec TBC	£4,000	1.0	nr.	£4,000
	WC with cistern, incl flush handle; specification TBC	£1,000	1.0	nr.	incl
	Single Hook	£180	1.0	nr.	£180
	Toilet roll holder	£110	1.0	nr.	incl
	Heated towel rail; ladder style suitable for 4nr towels; heated	£150	1.0	nr.	£150
6.00					
6.1	<u>Fittings, Furniture and Equipment allowance</u>				
	Beside Tables to either side of the bed	£250	2.0	nr.	£500
	Work Surface assumed to be 750mm from finished floor level including shelf	£1,500	1.0	nr.	£1,500
	Desk Chair	£350	1.0	nr.	£350
	Full Length Mirror	£300	1.0	nr.	£300
	Zip & Link Beds	£500	1.0	nr.	£500
	Freestanding Desk Lights	£40	2.0	nr.	£80
	Television 43inch Incl. frame	£1,000	1.0	nr.	£1,000
	Curtains	£260	1.0	nr.	£260
	Coat hook including breakfast bag hook	£150	1.0	nr.	£150
	Other Accessories & OS&E; bedding, books, Artwork, Rug, Tea , Coffee and Sugar for Tea & Coffee Making, Glassware, Safe, Telephone, Radio, Minibar, Ironing, Bins, Hairdryer, Tissue Box, Bottle Opener and x7 Hangers and vintage piece.	excl.			excl.

Appendix D - 4*Hotel Fit Out Cost Model

1 Bed 1 Persons 1 Bathroom					
Ref	Element	Rate	Qty	Unit	Total
	Average Unit Size (NIA)		18.0	m ²	
7.00	MEP Services 1 Bed 4* Hotel	£33,543	1.0	item	£26,582
Sub-Total of M&E Fit-Out Installations					£26,582
Sub-Total Fit-Out Only excl M&E					£46,770
Total of Fit-Out					£73,352
Cost/m ²					£4,075
Cost/ft ²					£379

Appendix E

15 Detailed Cost Analysis

15.1 01 Basement and Subs

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
0	Facilitating works				2,080,760	
0.1	Toxic/hazardous/contaminated material treatment				70,000	
0.1.2	Contaminated land				70,000	
0.1.2.1	Contaminated ground material removal				70,000	
0.1.2.1/1	Allowance for removal of toxic or hazardous materials in the existing building	1	item	30,000.00	30,000	
0.1.2.1/2	Allowance for Asbestos and Demolition Surveys	1	item	40,000.00	40,000	
0.2	Major demolition works				1,785,760	
0.2.1	Demolition works				1,785,760	
0.2.1.1	Demolition of entire buildings				1,785,760	
0.2.1.1/1	Demolition; All Structures; to lowest level of existing structure	12,923	m2	100.00	1,292,300	
0.2.1.1/2	Allowance for reclaiming bricks for use in external works/landscaping	1	item	10,000.00	10,000	
0.2.1.1/3	Soft Strip Works; Preparatory to demolition	12,923	m2	20.00	258,460	
0.2.1.1/4	Allowance for temporary works during demolition	1	item	200,000.00	200,000	
0.2.1.1/5	Allowance for removal of temporary support to adjacent hotel	1	item	25,000.00	25,000	
0.3	Temporary support to adjacent structures				225,000	
0.3.1	Temporary support to adjacent structures				225,000	
0.3.1.1	Support structures				225,000	
0.3.1.1/1	Allowance for temporary works during demolition including removal;	1	item	225,000.00	225,000	
1	Substructure				12,230,238	
1.1	Substructure				12,230,238	
1.1.2	Specialist foundations				1,220,407	
1.1.2.1	Piled foundations: Piling mats/platforms				426,044	
1.1.2.1/1	Piling mat; alterations and maintenance of piling mat	4,110	m2	30.00	123,300	
1.1.2.1/2	Excavation and disposal of piling mat; assumed depth of 800mm	3,288	m3	55.00	180,840	
1.1.2.1/3	Site Dewatering	1	item	50,000.00	50,000	
1.1.2.1/4	Extra over for breaking through obstructions	1	item	10,000.00	10,000	
1.1.2.1/5	Allowance for subcontractor preliminaries	17.00	%	364,140.00	61,904	
1.1.2.3	Piled foundations: Moving piling rig to pile position.				72,833	
1.1.2.3/1	Mobilisation of rig	1	item	50,000.00	50,000	
1.1.2.3/2	Rig set up at each position	350	nr	35.00	12,250	
1.1.2.3/3	Allowance for subcontractor preliminaries	17.00	%	62,250.00	10,583	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
1.1.2.4	Piled foundations: Piles				316,126	
1.1.2.4/1	Piles; 600mm diameter; 25m long; exact details TBC	56	nr	3,003.00	168,168	
1.1.2.4/2	Disposal of pile arising; off site; clean inert material	619	m3	55.00	34,045	
1.1.2.4/3	Extra over allowance for non hazardous material; assumed 10%	62	m3	80.00	4,952	
1.1.2.4/4	Extra over allowance for hazardous material; assumed 5%	31	m3	240.00	7,428	
1.1.2.4/5	Allowance for removing unknown obstructions	1	item	50,000.00	50,000	
1.1.2.4/6	Cutting off tops of concrete piles	56	nr	100.00	5,600	
1.1.2.4/7	Allowance for subcontractor preliminaries	17.00	%	270,193.00	45,933	
1.1.2.10	Piled foundations: Pile tests				405,405	
1.1.2.10/1	Pile tests	175	nr	1,980.00	346,500	
1.1.2.10/2	Preliminaries	17.00	%	346,500.00	58,905	
1.1.3	Lowest floor construction				3,320,351	
1.1.3.1	Lowest floor construction				3,320,351	
1.1.3.1/1	B3 raft slab; assumed 1000mm thick, C32/40 concrete, Spec TBC	2,470	m3	200.00	494,000	
1.1.3.1/2	Reinforcement assumed 175kg/m3	432.25	t	1,700.00	734,825	
1.1.3.1/3	Formwork to Edge	931	m	30.00	27,930	
1.1.3.1/4	Allowance for waterproof to the raft slab; Spec TBC	2,624	m2	60.00	157,440	
1.1.3.1/5	Allowance for formation of lift pits	4	nr	5,500.00	22,000	
1.1.3.1/6	Allowance for below ground drainage; spec TBC	2,709	m2	165.00	446,985	
1.1.3.1/7	Insulation; Assumed thickness 250mm; Spec TBC	8,714	m2	60.00	522,840	
1.1.3.1/8	Screed; Assumed thickness 60mm; Spec TBC	8,714	m2	50.00	435,700	
1.1.3.1/9	Allowance for subcontractor preliminaries	17.00	%	2,815,479.00	478,631	
1.1.4	Basement excavation				5,061,011	
1.1.4.1	Basement excavation				5,061,011	
1.1.4.1/1	Dispose of excavated material from reduced levels off site - assume clean inert	50,819	m3	50.00	2,540,950	
1.1.4.1/2	Extra over allowance for non hazardous material; assumed 10%	5,082	m3	80.00	406,552	
1.1.4.1/3	Extra over allowance for hazardous material; assumed 5%	2,541	m3	240.00	609,828	
1.1.4.1/4	Allowance for propping to deep foundation	2,401	m2	320.00	768,320	
1.1.4.1/5	Allowance for subcontractor preliminaries	17.00	%	4,325,650.00	735,361	
1.1.5	Basement retaining walls				2,628,469	
1.1.5.1	Basement retaining wall				2,628,469	
1.1.5.1/1	Guide Wall; Installation	322	m	480.00	154,560	
1.1.5.1/2	Guide Wall; Removal	322	m	42.00	13,524	
1.1.5.1/3	Secant pile wall; assumed 1000mm diameter at 1.2m c/c, 30m deep (male)	42	nr	6,300.00	264,600	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
1.1.5.1/4	Secant pile wall; assumed 1000mm diameter at 1.2m c/c, 30m deep (male), top 4m to be temporary	8	nr	6,300.00	50,400	
1.1.5.1/5	Secant pile wall; assumed 1000mm diameter at 1.2m c/c, 30m deep (male)	23	nr	6,300.00	144,900	
1.1.5.1/6	1000mm diameter unreinforced piles to secant pile wall, 32m deep (female)	42	nr	6,300.00	264,600	
1.1.5.1/7	1000mm diameter unreinforced piles to secant pile wall, 32m deep (female), top 4m to be temporary	8	nr	6,300.00	50,400	
1.1.5.1/8	1000mm diameter unreinforced piles to secant pile wall, 32m deep (female)	23	nr	6,300.00	144,900	
1.1.5.1/9	Capping Beam; 1460 x 1250; exact details TBC	406	m3	200.00	81,200	
1.1.5.1/10	Formwork to sides of capping Beam	884	m2	55.00	48,620	
1.1.5.1/11	Allowance for breaking out top of temporary secant piles	23	nr	1,100.00	25,056	
1.1.5.1/12	Cleaning to faces of secant piled wall	3,286	m2	10.00	32,860	
1.1.5.1/13	Lining wall, assumed 250mm thick, C40/50 concrete	822	m3	200.00	164,400	
1.1.5.1/14	Reinforcement; assumed 150kg/m3	123.30	t	1,700.00	209,610	
1.1.5.1/15	Formwork to one side	3,286	m2	55.00	180,730	
1.1.5.1/16	Waterproofing to lining wall	3,286	m2	55.00	180,730	
1.1.5.1/17	Allowance for retaining wall to Lower Ground Floor; Assumed 250mm Thick	156	m3	200.00	31,200	
1.1.5.1/18	Reinforcement; assumed 150kg/m3	23.40	t	1,700.00	39,780	
1.1.5.1/19	Formwork to one side	623	m2	55.00	34,265	
1.1.5.1/20	Allowance for retaining wall to Lower Ground Floor; Assumed 250mm Thick	62	m3	200.00	12,400	
1.1.5.1/21	Reinforcement; assumed 150kg/m3	9.30	t	1,700.00	15,810	
1.1.5.1/22	Formwork to one side	247	m2	55.00	13,585	
1.1.5.1/23	Allowance for retaining wall to Lower Ground Floor; Assumed 250mm Thick	131	m3	200.00	26,200	
1.1.5.1/24	Reinforcement; assumed 150kg/m3	19.65	t	1,700.00	33,405	
1.1.5.1/25	Formwork to one side	524	m2	55.00	28,820	
1.1.5.1/26	Allowance for subcontractor preliminaries	17.00	%	2,246,554.56	381,914	
2	Superstructure				8,034,320	
2.1	Frame				3,849,306	
2.1.4	Concrete frames				934,514	
2.1.4.1	Columns				235,660	
2.1.4.1/1	Reinforced Concrete Columns; 600x600mm; C32/40 Concrete	206	m3	200.00	41,200	
2.1.4.1/2	Reinforcement; 160kg/m3	32.96	t	1,700.00	56,032	
2.1.4.1/3	Formwork to columns	1,374	m2	45.00	61,830	
2.1.4.1/4	Reinforced Walking Columns; 600x250mm; C32/40 Concrete	66	m3	200.00	13,200	
2.1.4.1/5	Reinforcement; 160kg/m3	10.56	t	1,700.00	17,952	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.1.4.1/6	Formwork to columns	249	m2	45.00	11,205	
2.1.4.1/7	Allowance for subcontractor preliminaries	17.00	%	201,419.00	34,241	
2.1.4.3	Walls				698,179	
2.1.4.3/1	RC Walls 250mm thick; 160kg/m3	526	m3	200.00	105,200	
2.1.4.3/2	Reinforcement; 160kg/m3	84.16	t	1,700.00	143,072	
2.1.4.3/3	Formwork to both sides of RC Walls	4,205	m2	60.00	252,300	
2.1.4.3/4	RC Walls to Attenuation tank	158	m3	200.00	31,600	
2.1.4.3/5	Reinforcement, assumed 170kg/m3	26.86	t	1,700.00	45,662	
2.1.4.3/6	Formwork to walls; Generally to both sides	315	m2	60.00	18,900	
2.1.4.3/7	Allowance for subcontractor preliminaries	17.00	%	596,734.00	101,445	
2.1.4.4	Extra over walls for forming openings in walls for doors, windows, screens and the like				675	
2.1.4.4/1	Allowance for openings in core walls	9	m	75.00	675	
2.1.6	Specialist frames				2,914,792	
2.1.6.1	Specialist frame				2,914,792	
2.1.6.1/1	300mm thick Concrete Slab; Vibration Reduction Strategy; C32/C20 Assummed	2,764	m3	200.00	552,800	
2.1.6.1/2	Reinforcement level at 150kg/m3	414.60	t	1,700.00	704,820	
2.1.6.1/3	300mm thick Concrete Wall; C32/C20 Assummed	653	m3	200.00	130,600	
2.1.6.1/4	Reinforcement level at 150kg/m3	97.95	t	1,700.00	166,515	
2.1.6.1/5	Accoustic Insulation to fill void created; 50mm thick; Spec TBC	109	m2	60.00	6,540	
2.1.6.1/6	Compression Isolators to the B2 Vibration Slab; assumed 1nr per 50m2	62	nr	15,000.00	930,000	
2.1.6.1/7	Sub Con Preliminaries	17.00	%	2,491,275.00	423,517	
2.2	Upper floors				1,465,568	
2.2.1	Floors				1,465,568	
2.2.1.1	Concrete floors: Suspended floor slabs				1,465,568	
2.2.1.1/1	B2 raft slab; assumed 300mm thick, C32/40 concrete, Spec TBC	1,048	m3	200.00	209,600	
2.2.1.1/2	Reinforcement assumed 175kg/m3	183.40	t	1,700.00	311,780	
2.2.1.1/3	Formwork to Edge	493	m	30.00	14,790	
2.2.1.1/4	Allowance for formation of lift pits	11	nr	5,500.00	60,500	
2.2.1.1/5	Formwork to Soffit	3,493	m2	60.00	209,572	
2.2.1.1/6	B1 slab; assumed 300mm thick, C32/40 concrete, Spec TBC	754	m3	200.00	150,800	
2.2.1.1/7	Reinforcement assumed 100kg/m3	75.40	t	1,700.00	128,180	
2.2.1.1/8	Formwork to Edge	556	m	30.00	16,680	
2.2.1.1/9	Formwork to Soffit	2,512	m2	60.00	150,720	
2.2.1.1/10	Allowance for subcontractor preliminaries	17.00	%	1,252,622.20	212,946	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.3	Roof				727,073	
2.3.1	Roof structure				727,073	
2.3.1.4	Roof structure - flat roofs				727,073	
2.3.1.4/1	Lower Ground Floor; assumed 400mm thick, C32/40 concrete, Spec TBC	1,192	m3	200.00	238,400	
2.3.1.4/2	Reinforcement assumed 100kg/m3	119.20	t	1,700.00	202,640	
2.3.1.4/3	Formwork to Edge	53	m	30.00	1,590	
2.3.1.4/4	Formwork to Soffit	2,980	m2	60.00	178,800	
2.3.1.4/5	Allowance for subcontractor preliminaries	17.00	%	621,430.00	105,643	
2.4	Stairs and ramps				224,640	
2.4.1	Stair/ramp structures				224,640	
2.4.1.1	Stair structures				224,640	
2.4.1.1/1	Pre-cast Staircase; incl. handrails, balustrading, finishes, nosings and half landing; Spec TBC	16	nr	12,000.00	192,000	
2.4.1.1/2	Allowance for subcontractor preliminaries	17.00	%	192,000.00	32,640	
2.7	Internal walls and partitions				1,629,277	
2.7.1	Walls and partitions				1,629,277	
2.7.1.1	Internal walls				1,629,277	
2.7.1.1/1	140mm blockwork wall; dense aggregate concrete blocks	3,064	m2	120.00	367,648	
2.7.1.1/2	Wind posts to Blockwork Walls	112	nr	450.00	50,175	
2.7.1.1/3	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	3,354	m2	140.00	469,617	
2.7.1.1/4	Lining to core walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	2,033	m2	75.00	152,475	
2.7.1.1/5	Lining to blockwork walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	6,249	m2	75.00	468,675	
2.7.1.1/6	Allowance for subcontractor preliminaries	8.00	%	1,508,589.90	120,687	
2.8	Internal doors				138,456	
2.8.1	Internal doors				138,456	
2.8.1.1	Internal doors				138,456	
2.8.1.1/1	Internal Timber - Single	55	nr	900.00	49,500	
2.8.1.1/2	Internal Timber - Double	25	nr	1,700.00	42,500	
2.8.1.1/3	Internal Door; Double to Plant Room	13	nr	2,000.00	26,000	
2.8.1.1/4	Riser Doors; Single; Spec TBC	17	nr	600.00	10,200	
2.8.1.1/5	Allowance for subcontractor preliminaries	8.00	%	128,200.00	10,256	
3	Internal finishes				830,652	
3.1	Wall Finishes				380,153	
3.1.1	Wall Finishes				380,153	
3.1.1.1	Finishes to walls and columns				380,153	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.1.1.1/1	White Emulsion Paint to Core; Spec TBC;	2,330	m2	12.00	27,960	
3.1.1.1/2	Tiling to WC; assume 50% of wall	308	m2	120.00	36,960	
3.1.1.1/3	Exposed concrete walls; E/O for fair face to concrete walls; Dust Sealant	2,027	m2	40.00	81,092	Stores, AHU and Waste Rooms
3.1.1.1/4	Lab Bike Store Wall finish; assumed epoxy resin or similar;	534	m2	35.00	18,690	
3.1.1.1/5	Tiled Wall Finish to Lab Changing Rooms; Spec TBC;	552	m2	135.00	74,520	
3.1.1.1/6	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	1,119	m2	40.00	44,760	Stores, AHU and Waste Rooms
3.1.1.1/7	UCL Bike Store Wall finish; assumed epoxy resin or similar;	582	m2	35.00	20,370	
3.1.1.1/8	UCL Reception; high-quality wall finish; Spec TBC;	173	m2	275.00	47,642	
3.1.1.1/9	Allowance for subcontractor preliminaries	8.00	%	351,993.15	28,159	
3.2	Floor Finishes				393,077	
3.2.1	Finishes to floors				393,077	
3.2.1.1	Finishes to floors				393,077	
3.2.1.1/1	Carpet Tiles to Core; Spec TBC;	592	m2	40.00	23,680	
3.2.1.1/2	Floor Tiles to WC areas;	153	m2	135.00	20,655	
3.2.1.1/3	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	1,412	m2	40.00	56,480	Stores, AHU and Waste Rooms
3.2.1.1/4	Lab Bike Store Floor finish; assumed epoxy floor resin or similar;	289	m2	35.00	10,115	
3.2.1.1/5	Tiled Floor Finish to Lab Changing Rooms; Spec TBC;	213	m2	135.00	28,755	
3.2.1.1/6	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	5,056	m2	40.00	202,240	Stores, AHU and Waste Rooms
3.2.1.1/7	UCL Bike Store Floor finish; assumed epoxy floor resin or similar;	206	m2	35.00	7,210	
3.2.1.1/8	UCL Reception; high-quality floor finish; Spec TBC;	54	m2	275.00	14,825	
3.2.1.1/9	Allowance for subcontractor preliminaries	8.00	%	363,960.25	29,117	
3.3	Ceiling Finishes				57,422	
3.3.1	Finishes to ceilings				57,422	
3.3.1.1	Finishes to ceilings				57,422	
3.3.1.1/1	Exposed Concrete Finish to Ceilings; Spec TBC	726	m2	45.00	32,670	Circulation
3.3.1.1/2	Exposed Concrete Finish to Ceilings; Spec TBC	29	m2	45.00	1,305	Stores, AHU and Waste Rooms
3.3.1.1/3	Plasterboard Ceiling	26	m2	80.00	2,080	BoH and other areas
3.3.1.1/4	Eggshell Paint	26	m2	12.00	312	BoH and other areas
3.3.1.1/5	Suspended Ceiling System to WC; Spec TBC	113	m2	135.00	15,255	
3.3.1.1/6	Exposed Concrete Finish to Ceilings; Spec TBC	145	m2	40.00	5,800	
4	Fittings, furnishings and equipment				168,005	
4.1	Fittings, furnishings and equipment				168,005	
4.1.1	General fittings, furnishings and equipment				55,080	
4.1.1.1	Fittings				55,080	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
4.1.1.1/1	Bicycle Stands; Steel Frame Trays; Galvanised Steel Finish	170	nr	300.00	51,000	
4.1.1.1/2	Allowance for subcontractor preliminaries	8.00	%	51,000.00	4,080	
4.1.4	Signs/notices				112,925	
4.1.4.1	Component				112,925	
4.1.4.1/1	Internal Signage and wayfinding	8,713	m2	5.00	43,567	
4.1.4.1/2	External Signage	8,713	m2	7.00	60,993	
4.1.4.1/3	Allowance for subcontractor preliminaries	8.00	%	104,559.84	8,365	

Appendix F

15.2 Shell and Core Standard Office

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2	Superstructure					10,249,016	
2.1	Frame					904,023	
2.1.4	Concrete frames					904,023	
2.1.4.1	Columns					193,192	
2.1.4.1/1	Reinforced Concrete Columns; 350x350mm; C32/40 Concrete	28	m3	200.00		5,600	
2.1.4.1/2	Formwork to columns	320	m2	45.00		14,400	
2.1.4.1/3	Reinforcement; 160kg/m3	4.48	t	1,700.00		7,616	
2.1.4.1/4	Reinforced Concrete Columns; 450x450mm; C32/40 Concrete	105	m3	200.00		21,000	
2.1.4.1/5	Reinforcement; 160kg/m3	16.80	t	1,700.00		28,560	
2.1.4.1/6	Formwork to columns	926	m2	45.00		41,670	
2.1.4.1/7	Reinforced Concrete Columns; 600x600mm; C32/40 Concrete	60	m3	200.00		12,000	
2.1.4.1/8	Reinforcement; 160kg/m3	9.60	t	1,700.00		16,320	
2.1.4.1/9	Formwork to columns	399	m2	45.00		17,955	
2.1.4.1/10	Allowance for Subcontractor's Preliminaries'	17.00	%	165,121.00		28,071	
2.1.4.2	Beams					81,279	
2.1.4.2/1	Reinforced Concrete Transfer Beam; 750wx650dmm; C32/40 Concrete	112	m3	200.00		22,400	
2.1.4.2/2	Reinforcement; 160kg/m3	17.92	t	1,700.00		30,464	
2.1.4.2/3	Formwork to Soffit of Beam	171	m2	45.00		7,695	
2.1.4.2/4	Formwork to Edges of Beam	297	m2	30.00		8,910	
2.1.4.2/5	Allowance for Subcontractor's Preliminaries'	17.00	%	69,469.00		11,810	
2.1.4.3	Walls					629,552	
2.1.4.3/1	RC Walls 250mm thick; 160kg/m3	647	m3	200.00		129,400	
2.1.4.3/2	Reinforcement; 160kg/m3	103.52	t	1,700.00		175,984	
2.1.4.3/3	Formwork to RC Walls	5,171	m2	45.00		232,695	
2.1.4.3/4	Allowance for Subcontractor's Preliminaries'	17.00	%	538,079.00		91,473	
2.2	Upper floors					1,290,198	
2.2.1	Floors					1,290,198	
2.2.1.1	Concrete floors: Suspended floor slabs					1,290,198	
2.2.1.1/1	Reinforced Concrete Slab; 250mm; C32/40 Concrete	1,317	m3	200.00		263,400	
2.2.1.1/2	Reinforcement; 160kg/m3	210.72	t	1,700.00		358,224	
2.2.1.1/3	Formwork to Soffit of Slab	5,268	m2	45.00		237,060	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.2.1.1/4	Formwork to Edges of Slab	305	m2	30.00		9,150	
2.2.1.1/5	Reinforced Concrete Slab; 300mm; C32/40 Concrete	347	m3	200.00		69,400	
2.2.1.1/6	Reinforcement; 160kg/m3	55.52	t	1,700.00		94,384	
2.2.1.1/7	Formwork to Soffit of Slab	1,385	m2	45.00		62,325	
2.2.1.1/8	Formwork to Edges of Slab	293	m2	30.00		8,790	
2.2.1.1/9	Allowance for Subcontractor's Preliminaries'	17.00	%	1,102,733.00		187,465	
2.3	Roof					1,572,263	
2.3.1	Roof structure					953,433	
2.3.1.4	Roof structure - flat roofs					953,433	
2.3.1.4/1	Concrete C32/C40 250mm thick	295	m3	200.00		59,000	
2.3.1.4/2	Reinforced Concrete; 130mm Thick	92	m3	200.00		18,400	
2.3.1.4/3	Reinforcement; assumed 150kg/m3	58.05	t	1,700.00		98,685	
2.3.1.4/4	Formwork to Soffit	703	m2	60.00		42,180	
2.3.1.4/5	Formwork to Edge	1,405	m	30.00		42,150	
2.3.1.4/6	Concrete C32/C40 250mm thick	420	m3	200.00		84,000	
2.3.1.4/7	Reinforced Concrete; 130mm Thick	62	m3	200.00		12,400	
2.3.1.4/8	Reinforcement; assumed 150kg/m3	72.30	t	1,700.00		122,910	
2.3.1.4/9	Formwork to Soffit	1,680	m2	60.00		100,800	
2.3.1.4/10	Formwork to Edge	3,360	m	30.00		100,800	
2.3.1.4/11	Concrete C32/C40 250mm thick	209	m3	200.00		41,800	
2.3.1.4/12	Reinforcement; Level of Reinforcement 150kg/m3	31.35	t	1,700.00		53,295	
2.3.1.4/13	Formwork to Edge	835	m2	30.00		25,050	
2.3.1.4/14	Lift over run; 250mm thick, C40/50 concrete	9	m3	200.00		1,800	
2.3.1.4/15	Reinforcement; assumed 100kg/m3	1.00	t	1,700.00		1,700	
2.3.1.4/16	Formwork to soffit of slab; 3 to 4.5m high to soffit	35	m2	60.00		2,100	
2.3.1.4/17	Formwork to Edge	41	m	30.00		1,230	
2.3.1.4/18	Lift overrun Walls; 250mm thick, C40/50 concrete	16	m3	200.00		3,200	
2.3.1.4/19	Reinforcement 110kg/m3	2.00	t	1,700.00		3,400	
2.3.1.4/20	Allowance for Subcontractor's Preliminaries'	17.00	%	814,900.00		138,533	
2.3.2	Roof coverings					520,390	
2.3.2.1	Roof coverings, non-structural screeds, thermal insulation, and surface treatments					520,390	
2.3.2.1/1	Flat Roof; Preparation of surface	1,693	m2	6.00		10,158	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.3.2.1/2	Moisture Barrier Membrane; Hard Insulation Layer and Bitumen Roof Felt	1,087	m2	205.00		222,835	To Plant roof Area and Sawtooth Roof
2.3.2.1/3	Breather Membrane, Sterling Board, Mineral Wool Insulation, Vapour Control Barrier	75	m2	150.00		11,250	To Level 7
2.3.2.1/4	E/O for Biodiverse or Extensive Coverings; Spec TBC	75	m2	125.00		9,375	To Level 7
2.3.2.1/5	Breather Membrane, Sterling Board, Mineral Wool Insulation, Vapour Control Barrier	531	m2	150.00		79,650	Terrace Areas
2.3.2.1/6	Natural Stone Paving; to all terraces; Non-combustible build-up; assumed inc pedestals; assumed inc sand/cement bedding;	531	m2	210.00		111,510	Terrace Areas
2.3.2.1/7	Allowance for Subcontractor's Preliminaries'	17.00	%	444,778.00		75,612	
2.3.3	Specialist roof systems					70,200	
2.3.3.1	Specialist roof systems					70,200	
2.3.3.1/1	Allowance for mansafe system; Fall restraint cable system including abseiling anchor points and ladder restraints; Spec TBC;	1	nr	20,000.00		20,000	
2.3.3.1/2	Allowance for Davit Arm System	1	item	40,000.00		40,000	
2.3.3.1/3	Allowance for Subcontractor's Preliminaries'	17.00	%	60,000.00		10,200	
2.3.4	Roof drainage					28,240	
2.3.4.1	Gutters					28,240	
2.3.4.1/1	Allowance for roof drainage; inc main roof system & terrace roof areas; Spec TBC	706	m2	40.00		28,240	
2.4	Stairs and ramps					168,480	
2.4.1	Stair/ramp structures					168,480	
2.4.1.1	Stair structures					168,480	
2.4.1.1/1	Pre-cast Staircase; incl. handrails, balustrading, finishes, nosings and half landing; Spec TBC	12	nr	12,000.00		144,000	
2.4.1.1/2	Allowance for Subcontractor's Preliminaries'	17.00	%	144,000.00		24,480	
2.5	External walls					3,418,750	
2.5.1	External enclosing walls above ground level					3,418,750	
2.5.1.1	External walls					3,418,750	
2.5.1.1/1	Vapour barrier; insulation; sheathing board	1,604	m2	130.00		208,563	
2.5.1.1/2	Pre-cast panels - Facade A (Wicklow Street)	623	m2	865.00		538,930	
2.5.1.1/3	Pre-cast panels - Facade B (Swinton Street)	618	m2	750.00		463,320	
2.5.1.1/4	Pre-cast concrete panels - Facade C (Wicklow Courtyard Elevation)	192	m2	850.00		163,200	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.5.1.1/5	Pre-cast panels - Facade D (Garden Elevation)	813	m2	750.00		609,750	
2.5.1.1/6	Ground Floor Facade to Wicklow Street and Wicklow Courtyard Elevations)	394	m2	750.00		295,500	
2.5.1.1/7	Pre-cast panels - To roof areas Level 6 to 7	537	m2	850.00		456,093	
2.5.1.1/8	Allowance for fixed planters to facade	72	m	150.00		10,800	
2.5.1.1/9	Planters to office terrace areas	92	m	90.00		8,316	
2.5.1.1/10	Allowance for irrigation to planters	1	item	25,000.00		25,000	
2.5.1.1/11	Allowance for Subcontractor's Preliminaries'	23.00	%	2,779,471.93		639,279	
2.6	Windows and external doors					2,256,384	
2.6.1	External windows					1,999,314	
2.6.1.1	Windows					1,772,064	
2.6.1.1/1	Aluminium framed double glazed windows	2,064	m2	950.00	0.67	1,307,200	
2.6.1.1/2	Cladding Fire stopping	516	m	30.00	0.67	10,320	
2.6.1.1/3	Allowance for Subcontractor's Preliminaries'	23.00	%	1,976,280.00		454,544	
2.6.1.2	Louvers					227,250	
2.6.1.2/1	Louvred screens around plant; Spec TBC	303	m2	750.00		227,250	
2.6.2	External doors					257,070	
2.6.2.1	External doors					257,070	
2.6.2.1/1	Revolving Door	2	nr	30,000.00		60,000	
2.6.2.1/2	External Door - Double	11	nr	7,000.00		77,000	
2.6.2.1/3	External Door - Single	19	nr	3,000.00		57,000	
2.6.2.1/4	Allowance for bi-folding bay doors	1	item	15,000.00		15,000	
2.6.2.1/5	Allowance for Subcontractor's Preliminaries'	23.00	%	209,000.00		48,070	
2.7	Internal walls and partitions					444,787	
2.7.1	Walls and partitions					444,787	
2.7.1.1	Internal walls					444,787	
2.7.1.1/1	Lining to core walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	2,764	m2	75.00		207,300	
2.7.1.1/2	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	1,461	m2	140.00		204,540	
2.7.1.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	411,840.00		32,947	
2.8	Internal doors					194,130	
2.8.1	Internal doors					194,130	
2.8.1.1	Internal doors					194,130	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.8.1.1/1	Single and Quarter Leaf Door; FD60; Incl. all ironmongery and fittings; Spec TBC	11	nr	1,250.00		13,750	
2.8.1.1/2	Single Door; No Fire Rating; Incl. all ironmongery and fittings; Spec TBC	90	nr	900.00		81,000	
2.8.1.1/3	Single Door; FD60; Incl. all ironmongery and fittings; Spec TBC	25	nr	1,000.00		25,000	
2.8.1.1/4	Riser Doors; Single; Spec TBC	100	nr	600.00		60,000	
2.8.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	179,750.00		14,380	
3	Internal finishes					639,385	
3.1	Wall Finishes					238,134	
3.1.1	Wall Finishes					238,134	
3.1.1.1	Finishes to walls and columns					238,134	
3.1.1.1/1	Tiling to WC; Assume 50% of wall	239	m2	120.00		28,680	
3.1.1.1/2	High quality wall finish to Entrance Lobby; Office; details TBC	220	m2	600.00		132,000	Reception/Lobby
3.1.1.1/3	Masonry paint	192	m2	12.00		2,304	Loading Bay
3.1.1.1/4	Emulsion Paint; dulux trade; colour to be agreed	1,630	m2	12.00		19,560	Circulation Core
3.1.1.1/5	Large Tiling to Office Reception; Spec TBC;	138	m2	275.00		37,950	
3.1.1.1/6	Allowance for Subcontractor's Preliminaries'	8.00	%	220,494.00		17,640	
3.2	Floor Finishes					161,816	
3.2.1	Finishes to floors					161,816	
3.2.1.1	Finishes to floors					155,066	
3.2.1.1/1	Tiled floor finish to WC Areas; Spec TBC;	232	m2	30.00		6,960	
3.2.1.1/2	High quality floor finish to Entrance Lobby; Office; details TBC	168	m2	600.00		100,800	Reception/Lobby
3.2.1.1/3	Exposed Concrete Walls; incl. dust sealant;	125	m2	40.00		5,000	Loading Bay
3.2.1.1/4	Carpet to Core circulation; Spec TBC;	368	m2	40.00		14,720	Circulation Core
3.2.1.1/5	Large Tiling; Spec TBC;	92	m2	175.00		16,100	
3.2.1.1/6	Allowance for Subcontractor's Preliminaries'	8.00	%	143,580.00		11,486	
3.2.1.3	Skirtings and the like					6,750	
3.2.1.3/1	MDF Skirking Board; Spec TBC;	450	m	15.00		6,750	
3.3	Ceiling Finishes					239,435	
3.3.1	Finishes to ceilings					239,435	
3.3.1.1	Finishes to ceilings					239,435	
3.3.1.1/1	Suspended Ceiling System to Core Corridors;	369	m2	135.00		49,815	
3.3.1.1/2	Moisture resistant Suspended Ceiling System to wet areas;	232	m2	120.00		27,840	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
3.3.1.1/3	High quality ceiling finish to Entrance Lobby; Office; details TBC	168	m2	600.00		100,800	Reception/Lobby
3.3.1.1/4	Exposed Concrete Soffit; incl. dust sealant;	51	m2	40.00		2,040	Loading Bay
3.3.1.1/5	Large Tiling to Office; Spec TBC;	138	m2	175.00		24,150	
3.3.1.1/6	Allowance for Subcontractor's Preliminaries'	17.00	%	204,645.00		34,790	
4	Fittings, furnishings and equipment					348,939	
4.1	Fittings, furnishings and equipment					348,939	
4.1.1	General fittings, furnishings and equipment					110,333	
4.1.1.3	Equipment					110,333	
4.1.1.3/1	Reception desk	1	item	50,000.00		50,000	
4.1.1.3/2	Allowance for furniture to Reception	1	item	10,000.00		10,000	
4.1.1.3/3	Long Stay Bicycle Stands	193	nr	200.00		38,600	
4.1.1.3/4	Short Stay Bicycle Stands	12	nr	120.00		1,440	
4.1.1.3/5	Long Stay Bicycle Stands	1	nr	200.00		200	
4.1.1.3/6	Short Stay Bicycle Stands	16	nr	120.00		1,920	
4.1.1.3/7	Allowance for Subcontractor's Preliminaries'	8.00	%	102,160.00		8,173	
4.1.3	Special purpose fittings, furnishings and equipment					81,000	
4.1.3.1	Fittings					81,000	
4.1.3.1/1	Turnstiles	1	item	75,000.00		75,000	
4.1.3.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	75,000.00		6,000	
4.1.4	Signs/notices					157,607	
4.1.4.1	Component					157,607	
4.1.4.1/1	Internal Signage and wayfinding	12,161	item	5.00		60,805	
4.1.4.1/2	External Signage	12,161	item	7.00		85,127	
4.1.4.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	145,932.00		11,675	
5	Services					8,308,587	
5.1	Sanitary installations					425,050	
5.1.1	Sanitary appliances					425,050	
5.1.1.1	Sanitary appliances					425,050	
5.1.1.1/1	Sanitaryware	8,501	m2	50.00		425,050	
5.3	Disposal installations					221,026	
5.3.1	Foul drainage above ground					221,026	
5.3.1.1	Drainage to sanitary appliances					221,026	
5.3.1.1/1	Disposal Installations	8,501	m2	26.00		221,026	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
5.4	Water installations					617,598	
5.4.2	Cold water distribution					617,598	
5.4.2.1	Cold water distribution					617,598	
5.4.2.1/1	Water Installations	8,501	m2	72.65		617,598	
5.5	Heat source					399,547	
5.5.1	Heat source					399,547	
5.5.1.1	Heat source					399,547	
5.5.1.1/1	Heat Source	8,501	m2	47.00		399,547	
5.6	Space heating and air conditioning					1,285,521	
5.6.1	Central heating					1,285,521	
5.6.1.1	Central heating systems					1,285,521	
5.6.1.1/1	Space Heating & Air Conditioning	8,501	m2	151.22		1,285,521	
5.7	Ventilation					553,415	
5.7.1	Central ventilation					553,415	
5.7.1.1	Central ventilation systems					553,415	
5.7.1.1/1	Ventilation	8,501	m2	65.10		553,415	
5.8	Electrical installations					1,588,677	
5.8.1	Electrical mains and sub-mains distribution					1,588,677	
5.8.1.1	Electrical mains and sub-mains distribution					1,588,677	
5.8.1.1/1	Electrical Installations	8,501	m2	186.89		1,588,677	
5.10	Lift and conveyor installations					960,568	
5.10.1	Lifts and enclosed hoists					960,568	
5.10.1.1	Lifts: Passenger lifts					960,568	
5.10.1.1/1	Lifts Installations	8,501	m2	113.00		960,568	
5.11	Fire and lightning protection					406,263	
5.11.2	Fire suppression systems					406,263	
5.11.2.1	Sprinklers					406,263	
5.11.2.1/1	Fire & Lightning Protection	8,501	m2	47.79		406,263	
5.12	Communication, security and control systems					668,264	
5.12.1	Communication systems					668,264	
5.12.1.1	Telecommunication systems					668,264	
5.12.1.1/1	Communication, Security & Control Systems	8,501	m2	78.61		668,264	
5.13	Specialist installations					968,944	
5.13.3	Specialist mechanical installations					968,944	
5.13.3.1	Other specialist installations					968,944	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
5.13.3.1/1	Testing & Commissioning of MEP Services	8,501	m2	25.14		213,715	
5.13.3.1/2	MEP sub-contractor preliminaries	8,501	m2	88.84		755,229	
5.14	Builder's work in connection with services					213,715	
5.14.1	Builder's work in connection with services					213,715	
5.14.1.1	Builder's work in general areas					213,715	
5.14.1.1/1	Builderswork in connection with services	8,501	m2	25.14		213,715	

Appendix G

15.3 Shell and Core Lab Enabled

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2	Superstructure					4,436,603	
2.1	Frame					634,491	
2.1.4	Concrete frames					634,491	
2.1.4.1	Columns					185,024	
2.1.4.1/1	Reinforced Concrete Columns; 600x600mm; C32/40 Concrete	205	m3	200.00		41,000	
2.1.4.1/2	Reinforcement; 160kg/m3	32.80	t	1,700.00		55,760	
2.1.4.1/3	Formwork to columns	1,364	m2	45.00		61,380	
2.1.4.1/4	Allowance for Subcontractor's Preliminaries'	17.00	%	158,140.00		26,884	
2.1.4.2	Beams					63,985	
2.1.4.2/1	Reinforced Concrete Transfer Beam; 1600wx1500dmm; C32/40 Concrete	94	m3	200.00		18,800	
2.1.4.2/2	Reinforcement; 160kg/m3	15.04	t	1,700.00		25,568	
2.1.4.2/3	Formwork to Soffit of Beam	94	m2	60.00		5,640	
2.1.4.2/4	Formwork to Edges of Beam	156	m2	30.00		4,680	
2.1.4.2/5	Allowance for Subcontractor's Preliminaries'	17.00	%	54,688.00		9,297	
2.1.4.3	Walls					385,482	
2.1.4.3/1	RC Walls 250mm thick; 160kg/m3	396	m3	200.00		79,200	
2.1.4.3/2	Reinforcement; 160kg/m3	63.36	t	1,700.00		107,712	
2.1.4.3/3	Formwork to RC Walls	3,168	m2	45.00		142,560	
2.1.4.3/4	Allowance for Subcontractor's Preliminaries'	17.00	%	329,472.00		56,010	
2.2	Upper floors					684,553	
2.2.1	Floors					684,553	
2.2.1.1	Concrete floors: Suspended floor slabs					684,553	
2.2.1.1/1	Reinforced Concrete Slab; 250mm; C32/40 Concrete	889	m3	200.00		177,800	
2.2.1.1/2	Reinforcement; 160kg/m3	142.24	t	1,700.00		241,808	
2.2.1.1/3	Formwork to Soffit of Beam	3,556	m2	45.00		160,020	
2.2.1.1/4	Formwork to Edges of Beam	182	m2	30.00		5,460	
2.2.1.1/5	Allowance for Subcontractor's Preliminaries'	17.00	%	585,088.00		99,465	
2.4	Stairs and ramps					84,240	
2.4.1	Stair/ramp structures					84,240	
2.4.1.1	Stair structures					84,240	
2.4.1.1/1	Pre-cast Staircase; incl. handrails, balustrading, finishes, nosings and half landing; Spec TBC	6	nr	12,000.00		72,000	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.4.1.1/2	Allowance for Subcontractor's Preliminaries'	17.00	%	72,000.00		12,240	
2.5	External walls					1,851,165	
2.5.1	External enclosing walls above ground level					1,851,165	
2.5.1.1	External walls					1,851,165	
2.5.1.1/1	Vapour barrier; insulation; sheathing board	1,588	m2	130.00		206,440	
2.5.1.1/2	Pre-cast panels - Facade A (Wicklow Street)	312	m2	865.00		269,465	
2.5.1.1/3	Pre-cast panels - Facade B (Swinton Street)	309	m2	750.00		231,660	
2.5.1.1/4	Pre-cast concrete panels - Facade C (Wicklow Courtyard Elevation)	96	m2	850.00		81,626	
2.5.1.1/5	Pre-cast panels - Facade D (Garden Elevation)	407	m2	750.00		304,920	
2.5.1.1/6	Ground Floor Facade to Wicklow Street and Wicklow Courtyard Elevations)	197	m2	750.00		147,758	
2.5.1.1/7	Pre-cast panels - To roof areas Level 6 to 7	268	m2	850.00		228,047	
2.5.1.1/8	Allowance for fixed planters to facade	40	m	150.00		5,940	
2.5.1.1/9	Planters to office terrace areas	46	m	90.00		4,158	
2.5.1.1/10	Allowance for irrigation to planters	1	item	25,000.00		25,000	
2.5.1.1/11	Allowance for Subcontractor's Preliminaries'	23.00	%	1,505,012.30		346,153	
2.6	Windows and external doors					1,113,304	
2.6.1	External windows					1,113,304	
2.6.1.1	Windows					1,113,304	
2.6.1.1/1	Aluminium framed double glazed windows	2,064	m2	950.00	0.33	653,600	
2.6.1.1/2	Cladding Fire stopping	516	m	30.00	0.33	5,160	
2.6.1.1/3	Allowance for Subcontractor's Preliminaries'	23.00	%	1,976,280.00		454,544	
2.7	Internal walls and partitions					5,346	
2.7.1	Walls and partitions					5,346	
2.7.1.1	Internal walls					5,346	
2.7.1.1/1	150mm thick Internal Plasterboard Partition; Spec TBC;	66	m2	75.00		4,950	
2.7.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	4,950.00		396	
2.8	Internal doors					63,504	
2.8.1	Internal doors					63,504	
2.8.1.1	Internal doors					63,504	
2.8.1.1/1	Single Door; FD60; Incl. all ironmongery and fittings; Spec TBC	15	nr	1,000.00		15,000	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
2.8.1.1/2	Single Door; No Fire Rating; Incl. all ironmongery and fittings; Spec TBC	7	nr	900.00		6,300	
2.8.1.1/3	Single and Quarter Leaf Door; FD60; Incl. all ironmongery and fittings; Spec TBC	6	nr	1,250.00		7,500	
2.8.1.1/4	Riser Doors; Single; Spec TBC	50	nr	600.00		30,000	
2.8.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	58,800.00		4,704	
3	Internal finishes					89,105	
3.1	Wall Finishes					19,310	
3.1.1	Wall Finishes					19,310	
3.1.1.1	Finishes to walls and columns					19,310	
3.1.1.1/1	Tiling to WC; assume 50% of wall	149	m2	120.00		17,880	
3.1.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	17,880.00		1,430	
3.2	Floor Finishes					29,230	
3.2.1	Finishes to floors					29,230	
3.2.1.1	Finishes to floors					29,230	
3.2.1.1/1	Carpet Tiles to Core	248	m2	40.00		9,920	
3.2.1.1/2	Tiled floor finish to WC Areas; Spec TBC;	127	m2	135.00		17,145	
3.2.1.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	27,065.00		2,165	
3.3	Ceiling Finishes					40,565	
3.3.1	Finishes to ceilings					40,565	
3.3.1.1	Finishes to ceilings					40,565	
3.3.1.1/1	Suspended Ceiling System to Core Corridors;	248	m2	90.00		22,320	
3.3.1.1/2	Moisture resistant Suspended Ceiling System to wet areas;	127	m2	120.00		15,240	
3.3.1.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	37,560.00		3,005	
4	Fittings, furnishings and equipment					60,314	
4.1	Fittings, furnishings and equipment					60,314	
4.1.4	Signs/notices					60,314	
4.1.4.1	Component					60,314	
4.1.4.1/1	Internal Signage and wayfinding	12,161	item	5.00	0.33	20,266	
4.1.4.1/2	External Signage	12,161	item	7.00	0.33	28,373	
4.1.4.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	145,932.00		11,675	
5	Services					6,744,899	
5.1	Sanitary installations					214,350	
5.1.1	Sanitary appliances					214,350	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
5.1.1.1	Sanitary appliances					214,350	
5.1.1.1/1	Sanitary installations	7,145	m2	30.00		214,350	
5.3	Disposal installations					185,770	
5.3.1	Foul drainage above ground					185,770	
5.3.1.1	Drainage to sanitary appliances					185,770	
5.3.1.1/1	Disposal installations	7,145	m2	26.00		185,770	
5.4	Water installations					521,585	
5.4.2	Cold water distribution					521,585	
5.4.2.1	Cold water distribution					521,585	
5.4.2.1/1	Water installations	7,145	m2	73.00		521,585	
5.5	Heat source					314,380	
5.5.1	Heat source					314,380	
5.5.1.1	Heat source					314,380	
5.5.1.1/1	Heat source	7,145	m2	44.00		314,380	
5.6	Space heating and air conditioning					1,607,625	
5.6.1	Central heating					1,607,625	
5.6.1.1	Central heating systems					1,607,625	
5.6.1.1/1	Space heating & air conditioning	7,145	m2	225.00		1,607,625	
5.7	Ventilation					478,715	
5.7.1	Central ventilation					478,715	
5.7.1.1	Central ventilation systems					478,715	
5.7.1.1/1	Ventilation	7,145	m2	67.00		478,715	
5.8	Electrical installations					750,225	
5.8.1	Electrical mains and sub-mains distribution					750,225	
5.8.1.1	Electrical mains and sub-mains distribution					750,225	
5.8.1.1/1	Electrical installations	7,145	m2	105.00		750,225	
5.10	Lift and conveyor installations					478,715	
5.10.1	Lifts and enclosed hoists					478,715	
5.10.1.1	Lifts: Passenger lifts					478,715	
5.10.1.1/1	Lift installations	7,145	m2	67.00		478,715	
5.11	Fire and lightning protection					671,630	
5.11.2	Fire suppression systems					671,630	
5.11.2.1	Sprinklers					671,630	
5.11.2.1/1	Fire & lightning protection	7,145	m2	94.00		671,630	
5.12	Communication, security and control systems					564,455	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	FACTOR	TOTAL (£)	COMMENT
5.12.1	Communication systems					564,455	
5.12.1.1	Telecommunication systems					564,455	
5.12.1.1/1	Communication, security & control systems	7,145	m2	79.00		564,455	
5.13	Specialist installations					614,470	
5.13.3	Specialist mechanical installations					614,470	
5.13.3.1	Other specialist installations					614,470	
5.13.3.1/1	MEP sub-contractor preliminaries	7,145	m2	86.00		614,470	
5.14	Builder's work in connection with services					342,979	
5.14.1	Builder's work in connection with services					342,979	
5.14.1.1	Builder's work in general areas					342,979	
5.14.1.1/1	Testing & commissioning	7,145	m2	24.00		171,490	
5.14.1.1/2	Builderswork in connection with services	7,145	m2	24.00		171,490	

Appendix H

15.4 Shell and Core Resi

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2	Superstructure				16,224,812	
2.1	Frame				867,546	
2.1.4	Concrete frames				867,546	
2.1.4.1	Columns				186,631	
2.1.4.1/1	Reinforced Concrete Columns; 300x300mm; C32/40 Concrete	5	m3	200.00	1,000	
2.1.4.1/2	Reinforcement; 160kg/m3	0.80	t	1,700.00	1,360	
2.1.4.1/3	Formwork to columns	54	m2	45.00	2,430	
2.1.4.1/4	Reinforced Concrete Columns; 400x400mm; C32/40 Concrete	43	m3	200.00	8,600	
2.1.4.1/5	Reinforcement; 160kg/m3	6.88	t	1,700.00	11,696	
2.1.4.1/6	Formwork to columns	426	m2	45.00	19,170	
2.1.4.1/7	Reinforced Concrete Column; 500x500mm; C32/40 Concrete	7	m3	200.00	1,400	Block B - Columns - Level -1 to 00
2.1.4.1/8	Reinforcement level at 190kg/m3	1.33	t	1,700.00	2,261	Block B - Columns - Level -1 to 00
2.1.4.1/9	Formwork to Sides	52	m2	60.00	3,120	Block B - Columns - Level -1 to 00
2.1.4.1/10	Reinforced Concrete Columns; 575x575mm; C32/40 Concrete	55	m3	200.00	11,000	
2.1.4.1/11	Reinforcement; 160kg/m3	8.80	t	1,700.00	14,960	
2.1.4.1/12	Formwork to columns	596	m2	45.00	26,820	
2.1.4.1/13	Reinforced Concrete Walking Columns; 600x250mm; C32/40 Concrete	31	m3	200.00	6,200	
2.1.4.1/14	Reinforcement; 160kg/m3	4.96	t	1,700.00	8,432	
2.1.4.1/15	Formwork to columns	341	m2	45.00	15,345	
2.1.4.1/16	Reinforced Concrete Walking Column; 1000x250mm; C32/40 Concrete	20	m3	200.00	4,000	Block B - Columns - Level -1 to 00
2.1.4.1/17	Reinforcement level at 300kg/m3	6.00	t	1,700.00	10,200	Block B - Columns - Level -1 to 00
2.1.4.1/18	Formwork to Sides	192	m2	60.00	11,520	Block B - Columns - Level -1 to 00
2.1.4.1/19	Allowance for Subcontractor's Preliminaries'	17.00	%	159,514.00	27,117	
2.1.4.2	Beams				37,649	
2.1.4.2/1	Reinforced Concrete Transfer Beam; 700wx500dmm; C32/40 Concrete	9	m3	200.00	1,800	
2.1.4.2/2	Reinforcement; 160kg/m3	1.44	t	1,700.00	2,448	
2.1.4.2/3	Formwork to Soffit of Beam	17	m2	45.00	765	
2.1.4.2/4	Formwork to Edges of Beam	23	m2	45.00	1,035	
2.1.4.2/5	Reinforced Concrete Transfer Beam; 1000wx750dmm; C32/40 Concrete	8	m3	200.00	1,600	
2.1.4.2/6	Reinforcement; 160kg/m3	1.28	t	1,700.00	2,176	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.1.4.2/7	Formwork to Soffit of Beam	10	m2	45.00	450	
2.1.4.2/8	Formwork to Edges of Beam	15	m2	45.00	675	
2.1.4.2/9	Reinforced Concrete Transfer Beam; 1000wx600dmm; C32/40 Concrete	35	m3	200.00	7,000	
2.1.4.2/10	Reinforcement; 160kg/m3	5.60	t	1,700.00	9,520	
2.1.4.2/11	Formwork to Soffit of Beam	58	m2	45.00	2,610	
2.1.4.2/12	Formwork to Edges of Beam	70	m2	30.00	2,100	
2.1.4.2/13	Allowance for Subcontractor's Preliminaries'	17.00	%	32,179.00	5,470	
2.1.4.3	Walls				643,265	
2.1.4.3/1	Reinforced Concrete Walls; 400mm Thick; C32/40 Concrete	1,018	m3	200.00	203,600	Block A Walls
2.1.4.3/2	Reinforcement level at 130kg/m3	132.34	t	1,700.00	224,978	Block A Walls
2.1.4.3/3	Formwork to Sides	1,015	m2	60.00	60,900	Block A Walls
2.1.4.3/4	Reinforced Concrete Walls; 250mm Thick; C32/40 Concrete	81	m3	200.00	16,200	Block A Walls
2.1.4.3/5	Reinforcement level at 130kg/m3	10.53	t	1,700.00	17,901	Block A Walls
2.1.4.3/6	Formwork to Sides	437	m2	60.00	26,220	Block A Walls
2.1.4.3/7	Allowance for Subcontractor's Preliminaries'	17.00	%	549,799.00	93,466	
2.2	Upper floors				3,096,770	
2.2.1	Floors				2,661,284	
2.2.1.1	Concrete floors: Suspended floor slabs				2,661,284	
2.2.1.1/1	Reinforced Concrete Slab; 225mm Thick; C32/40 Concrete	191	m3	200.00	38,200	
2.2.1.1/2	Reinforcement level 90kg/m3	17.19	t	1,700.00	29,223	Block A
2.2.1.1/3	Formwork to Soffit	848	m2	60.00	50,880	Block A
2.2.1.1/4	Formwork to Edge	300	m	30.00	9,000	Block A
2.2.1.1/5	Reinforced Concrete Slab; 250mm Thick; C32/40 Concrete	776	m3	200.00	155,200	Block A
2.2.1.1/6	Reinforcement level 90kg/m3	69.84	t	1,700.00	118,728	Block A
2.2.1.1/7	Formwork to Soffit	3,104	m2	60.00	186,240	Block A
2.2.1.1/8	Formwork to Edge	1,090	m	30.00	32,700	Block A
2.2.1.1/9	Allowance to form structural openings	33	m2	100.00	3,300	Block A
2.2.1.1/10	GRP or grilles to riser holes etc.	15	nr	250.00	3,750	Block A
2.2.1.1/11	Reinforced Concrete Slab; 250mm Thick; C32/40 Concrete	1,052	m3	200.00	210,400	Block B
2.2.1.1/12	Reinforcement level 90kg/m3	94.68	t	1,700.00	160,956	Block B
2.2.1.1/13	Formwork to Soffit	4,207	m2	60.00	252,420	Block B
2.2.1.1/14	Formwork to Edge	1,389	m	30.00	41,670	Block B
2.2.1.1/15	Reinforced Concrete Slab; 1200mm Thick; C32/40 Concrete	235	m3	200.00	47,000	Block B
2.2.1.1/16	Reinforcement level 90kg/m3	21.15	t	1,700.00	35,955	Block B
2.2.1.1/17	Formwork to Soffit	196	m2	60.00	11,760	Block B

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.2.1.1/18	Formwork to Edge	82	m2	30.00	2,460	Block B
2.2.1.1/19	GRP or grilles to riser holes etc.	37	nr	250.00	9,250	Block B
2.2.1.1/20	Allowance to make holes for risers; Details TBC	92	m2	100.00	9,200	Block B
2.2.1.1/21	Allowance for Shock Isokorb; Thermal Break to Balconies; Spec TBC	271	m	150.00	40,650	Block B
2.2.1.1/22	Screed; Assumed thickness 60mm; Spec TBC	3,104	m2	50.00	155,200	Block A
2.2.1.1/23	Insulation; Assumed thickness 250mm; Spec TBC	3,104	m2	60.00	186,240	Block A
2.2.1.1/24	Screed; Assumed thickness 60mm; Spec TBC	4,402	m2	50.00	220,100	Block B
2.2.1.1/25	Insulation; Assumed thickness 250mm; Spec TBC	4,402	m2	60.00	264,120	Block B
2.2.1.1/26	Allowance for subcontractor's preliminaries'	17.00	%	2,274,602.00	386,682	
2.2.2	Balconies				425,570	
2.2.2.1	Balconies				425,570	
2.2.2.1/1	Bolt on balcony; steel frame; metal balustrade; cast in brackets; Spec TBC	18	nr	9,000.00	162,000	Block A
2.2.2.1/2	Bolt on balcony; steel frame; metal balustrade; cast in brackets; Spec TBC	5	nr	9,000.00	45,000	Block B
2.2.2.1/3	Assumed tile finish to terrace areas; Spec TBC	339	m2	215.00	72,885	Block B to Balconies
2.2.2.1/4	Natural Stone Paving; to all terraces; Non-combustible build-up; assumed inc pedestals; assumed inc sand/cement bedding;	390	m2	215.00	83,850	Block A Walkway
2.2.2.1/5	Allowance for subcontractor's preliminaries'	17.00	%	363,735.00	61,835	
2.2.3	Drainage to balconies				9,916	
2.2.3.1	Rainwater pipes				9,916	
2.2.3.1/1	Drainage to terrace areas	339	m2	25.00	8,475	Block B to Balconies
2.2.3.1/2	Allowance for subcontractor's preliminaries'	17.00	%	8,475.00	1,441	
2.3	Roof				720,150	
2.3.1	Roof structure				186,386	
2.3.1.4	Roof structure - flat roofs				186,386	
2.3.1.4/1	RC Concrete Slab; 225mm Thick; C32/40 Concrete	112	m3	200.00	22,400	Block A
2.3.1.4/2	Reinforcement level at 130kg/m3	14.56	t	1,700.00	24,752	Block A
2.3.1.4/3	Formwork to Edge	121	m	30.00	3,630	Block A
2.3.1.4/4	Formwork to Soffit	497	m2	60.00	29,820	Block A
2.3.1.4/5	RC Concrete Slab; 225mm Thick; C32/40 Concrete	116	m3	200.00	23,200	Block B
2.3.1.4/6	Reinforcement level at 110kg/m3	12.76	t	1,700.00	21,692	Block B
2.3.1.4/7	Formwork to Edge	99	m	30.00	2,970	Block B
2.3.1.4/8	Formwork to Soffit	514	m2	60.00	30,840	Block B
2.3.1.4/9	Allowance for Subcontractor's Preliminaries'	17.00	%	159,304.00	27,082	
2.3.2	Roof coverings				264,150	
2.3.2.1	Roof coverings, non-structural screeds, thermal insulation, and surface treatments				264,150	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.3.2.1/1	Flat Roof; Preparation of surface	461	m2	6.00	2,766	
2.3.2.1/2	Moisture Barrier Membrane; Hard Insulation Layer and Bitumen Roof Felt	86	m2	210.00	18,060	Block A
2.3.2.1/3	Natural Stone Paving; to all terraces; Non-combustible build-up; assumed inc pedestals; assumed inc sand/cement bedding;	131	m2	215.00	28,165	Block A
2.3.2.1/4	Breather Membrane, Sterling Board, Mineral Wool Insulation, Vapour Control Barrier	244	m2	150.00	36,600	Block A
2.3.2.1/5	E/O for Biodiverse or Extensive Coverings; Spec TBC	244	m2	85.00	20,740	Block A
2.3.2.1/6	Allowance for PV Panels	85	m2	250.00	21,250	Block A
2.3.2.1/7	Flat Roof; Preparation of surface	428	m2	6.00	2,568	Block B
2.3.2.1/8	Moisture Barrier Membrane; Hard Insulation Layer and Bitumen Roof Felt	22	m2	210.00	4,620	Block B
2.3.2.1/9	Natural Stone Paving; to all terraces; Non-combustible build-up; assumed inc pedestals; assumed inc sand/cement bedding;	126	m2	200.00	25,200	Block B
2.3.2.1/10	Breather Membrane, Sterling Board, Mineral Wool Insulation, Vapour Control Barrier	280	m2	150.00	42,000	Block B
2.3.2.1/11	E/O for Biodiverse or Extensive Coverings; Spec TBC	280	m2	85.00	23,800	Block B
2.3.2.1/12	Allowance for subcontractor's preliminaries'	17.00	%	225,769.00	38,381	
2.3.4	Roof drainage				47,315	
2.3.4.1	Gutters				47,315	
2.3.4.1/1	Allowance for roof drainage; Spec TBC	497	m2	40.00	19,880	Block A
2.3.4.1/2	Allowance for roof drainage; Spec TBC	514	m2	40.00	20,560	Block B
2.3.4.1/3	Allowance for subcontractor's preliminaries'	17.00	%	40,440.00	6,875	
2.3.5	Rooflights, skylights and openings				105,300	
2.3.5.1	Rooflights, skylights and openings				105,300	
2.3.5.1/1	Rooflight; Glazing to Residential Block A; Small; Spec TBC	3	nr	5,000.00	15,000	
2.3.5.1/2	Rooflight; Glazing to Residential Block A; Medium; Spec TBC	3	nr	10,000.00	30,000	
2.3.5.1/3	Rooflight; Glazing to Residential Block A; Large; Spec TBC	3	nr	15,000.00	45,000	
2.3.5.1/4	Allowance for subcontractor's preliminaries'	17.00	%	90,000.00	15,300	
2.3.6	Roof features				117,000	
2.3.6.1	Roof features				117,000	
2.3.6.1/1	Allowance for mansafe system; Fall restraint cable system including abseiling anchor points and ladder restraints; Spec TBC;	1	item	20,000.00	20,000	Block A
2.3.6.1/2	Allowance for mansafe system; Fall restraint cable system including abseiling anchor points and ladder restraints; Spec TBC;	1	item	20,000.00	20,000	Block B
2.3.6.1/3	Allowance for Davit Arm System; Spec TBC	1	item	30,000.00	30,000	Block A
2.3.6.1/4	Allowance for Davit Arm System; Spec TBC	1	item	30,000.00	30,000	Block B
2.3.6.1/5	Allowance for subcontractor's preliminaries'	17.00	%	100,000.00	17,000	
2.4	Stairs and ramps				465,251	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.4.1	Stair/ramp structures				252,720	
2.4.1.1	Stair structures				252,720	
2.4.1.1/1	Pre-cast Staircase; Spec TBC	7	nr	12,000.00	84,000	Block A
2.4.1.1/2	Timber Staircase; including timber handrail, balustrade and other works	6	nr	6,000.00	36,000	To duplexes
2.4.1.1/3	Pre-cast Staircase; Spec TBC	8	nr	12,000.00	96,000	Block B
2.4.1.1/4	Allowance for subcontractor's preliminaries'	17.00	%	216,000.00	36,720	
2.4.3	Stair/ramp balustrades and handrails				212,531	
2.4.3.2	Combined balustrades and handrails				212,531	
2.4.3.2/1	Handrail; Metal Handrails	113	m	125.00	14,125	Block A
2.4.3.2/2	Metal Balustrade to Staircase; Spec TBC	113	m	400.00	45,200	
2.4.3.2/3	Handrail; Metal Handrails	233	m	125.00	29,125	Block B
2.4.3.2/4	Metal Balustrade to Staircase; Spec TBC	233	m	400.00	93,200	
2.4.3.2/5	Allowance for subcontractor's preliminaries'	17.00	%	181,650.00	30,881	
2.5	External walls				6,938,307	
2.5.1	External enclosing walls above ground level				6,005,967	
2.5.1.1	External walls				6,005,967	
2.5.1.1/1	Vapour barrier; insulation; sheathing board	2,031	m2	135.00	274,185	Block A
2.5.1.1/2	Pre-cast Cladding	940	m2	700.00	658,000	
2.5.1.1/3	Tiling to Facade	349	m2	800.00	279,200	
2.5.1.1/4	Pre-cast Concrete Cladding	313	m2	700.00	219,100	To Ground Floor and North facing central area
2.5.1.1/5	Pre-Cast Brick Panels	69	m2	750.00	51,750	
2.5.1.1/6	Pre-Cast Concrete Cladding with half column	42	m2	800.00	33,600	
2.5.1.1/7	Aluminium rain screen	308	m2	850.00	261,800	To Level 4 to 5
2.5.1.1/8	Louvres or mesh	10	m2	90.00	900	
2.5.1.1/9	External Facade Column	249	m	800.00	199,200	
2.5.1.1/10	Cladding fire stopping	830	m	35.00	29,050	
2.5.1.1/11	Allowance for subcontractor's preliminaries	17.00	%	2,006,785.00	341,153	
2.5.1.1/12	Vapour barrier; insulation; sheathing board	3,618	m2	135.00	488,430	Block B
2.5.1.1/13	Pre-cast Concrete Cladding	2,078	m2	700.00	1,454,600	
2.5.1.1/14	Pre-cast Stone Panels	26	m2	1,000.00	26,000	
2.5.1.1/15	Pre-Cast Textured Concrete Panels	1,130	m2	700.00	791,000	
2.5.1.1/16	Pre-cast Concrete Cladding to slabs	214	m2	700.00	149,800	
2.5.1.1/17	Pre-Cast Stone Panels to Level 10	170	m2	1,000.00	170,000	
2.5.1.1/18	Cladding fire stopping	1,334	m	35.00	46,690	
2.5.1.1/19	Allowance for subcontractor's preliminaries	17.00	%	3,126,520.00	531,508	
2.5.4	External soffits				501,287	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.5.4.1	External soffit				501,287	
2.5.4.1/1	Finishes to Soffit	288	m2	650.00	187,200	Block A
2.5.4.1/2	Finishes to Soffit	339	m2	650.00	220,350	Block B
2.5.4.1/3	Allowance for subcontractor's preliminaries'	23.00	%	407,550.00	93,737	
2.5.5	Subsidiary walls, balustrades and proprietary balconies				431,054	
2.5.5.3	Combined balustrades and handrails				431,054	
2.5.5.3/1	Metal Guardrail to walkways	156	m	1,700.00	265,200	Block A
2.5.5.3/2	Metal balustrade to perimeter; assume 1100mm high	155	m	550.00	85,250	Block B to balconies
2.5.5.3/3	Allowance for subcontractor's preliminaries'	23.00	%	350,450.00	80,604	
2.6	Windows and external doors				2,725,599	
2.6.1	External windows				2,357,049	
2.6.1.1	Windows				2,357,049	
2.6.1.1/1	Glazing; Spec TBC	869	m2	900.00	782,100	Block A
2.6.1.1/2	Glazing; Spec TBC	948	m2	900.00	853,200	Block B
2.6.1.1/3	Glazing to Staircore; Spec TBC	281	m2	1,000.00	281,000	Block A to Staircore
2.6.1.1/4	Allowance for Subcontractor's Preliminaries'	23.00	%	1,916,300.00	440,749	
2.6.2	External doors				368,550	
2.6.2.1	External doors				368,550	
2.6.2.1/1	Balcony Doors to Apartments	35	nr	3,000.00	105,000	
2.6.2.1/2	Residential Entrance Door to Lobby; Spec TBC	1	nr	5,000.00	5,000	
2.6.2.1/3	External Door - Single	15	nr	3,000.00	45,000	
2.6.2.1/4	External Door; Double; Plant Room	1	nr	2,000.00	2,000	
2.6.2.1/5	Balcony Doors to Apartments	45	nr	3,000.00	135,000	
2.6.2.1/6	Residential Entrance Door to Lobby; Spec TBC	2	nr	5,000.00	10,000	
2.6.2.1/7	External Door - Double	1	nr	7,000.00	7,000	
2.6.2.1/8	External Door - Single	2	nr	3,000.00	6,000	
2.6.2.1/9	Allowance for subcontractor's preliminaries'	17.00	%	315,000.00	53,550	
2.7	Internal walls and partitions				1,312,046	
2.7.1	Walls and partitions				1,301,516	
2.7.1.1	Internal walls				1,301,516	
2.7.1.1/1	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	759	m2	140.00	106,260	
2.7.1.1/2	Lining to internal face of external wall; 2 Layers 15mm Plasterboard	2,010	m2	75.00	150,750	
2.7.1.1/3	Lining to core walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	1,138	m2	140.00	159,320	
2.7.1.1/4	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	1,612	m2	140.00	225,680	Block B

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.7.1.1/5	Lining to internal face of external wall; 2 Layers 15mm Plasterboard	3,270	m2	75.00	245,250	
2.7.1.1/6	Lining to core walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	2,125	m2	140.00	297,500	
2.7.1.1/7	Fire Curtain	1	item	10,000.00	10,000	
2.7.1.1/8	150mm thick Internal Plasterboard Partition; Spec TBC;	149	m2	75.00	11,175	
2.7.1.1/9	Allowance for subcontractor's preliminaries'	8.00	%	1,194,760.00	95,581	
2.7.2	Balustrades and handrails				10,530	
2.7.2.1	Combined balustrades and handrails				10,530	
2.7.2.1/1	Internal Glass Balustrade and Handrail	9	m	1,000.00	9,000	Block B Commercial Space
2.7.2.1/2	Allowance for subcontractor's preliminaries'	17.00	%	9,000.00	1,530	
2.8	Internal doors				99,144	
2.8.1	Internal doors				99,144	
2.8.1.1	Internal doors				99,144	
2.8.1.1/1	Residential Communal; Single Doors; Circulation Doors; Spec TBC	2	nr	1,500.00	3,000	Block A
2.8.1.1/2	Riser Doors; Single; Spec TBC	9	nr	600.00	5,400	
2.8.1.1/3	Riser Doors; Double; Spec TBC	6	nr	900.00	5,400	
2.8.1.1/4	Residential Communal; Single Doors; Circulation Doors; Spec TBC	18	nr	1,500.00	27,000	Block B
2.8.1.1/5	Riser Doors; Single; Spec TBC	1	nr	600.00	600	
2.8.1.1/6	Riser Doors; Double; Spec TBC	34	nr	900.00	30,600	
2.8.1.1/7	Internal Single Doors; FR 60; Inc all ironmongary; Spec TBC	22	nr	900.00	19,800	
2.8.1.1/8	Allowance for subcontractor's preliminaries'	8.00	%	91,800.00	7,344	
3	Internal finishes				543,033	
3.1	Wall Finishes				207,956	
3.1.1	Wall Finishes				207,956	
3.1.1.1	Finishes to walls and columns				207,956	
3.1.1.1/1	High quality wall finish to Entrance Lobby; Residential; details TBC	251	m2	600.00	150,600	Block B - Reception and Concierge
3.1.1.1/2	Emulsion Paint; dulux trade; colour to be agreed	394	m2	12.00	4,728	Block A Circulation
3.1.1.1/3	Emulsion Paint; dulux trade; colour to be agreed	625	m2	12.00	7,500	Block B Stairs
3.1.1.1/4	Tile Wall Finish to WC; Spec TBC	17	m2	120.00	2,040	Block B WC
3.1.1.1/5	Emulsion Paint; dulux trade; colour to be agreed	1,266	m2	12.00	15,192	Block B - Circulation Level 00 and above
3.1.1.1/6	Emulsion Paint; dulux trade; colour to be agreed	470	m2	12.00	5,640	Basement Store
3.1.1.1/7	Masonry paint	252	m2	12.00	3,024	Cycle Store Block A
3.1.1.1/8	Masonry paint	319	m2	12.00	3,828	Cycle Store Block B
3.1.1.1/9	Allowance for subcontractor's preliminaries'	8.00	%	192,552.00	15,404	
3.2	Floor Finishes				178,029	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.2.1	Finishes to floors				134,483	
3.2.1.1	Finishes to floors				128,039	
3.2.1.1/1	Entrance Barrier Matting	1	Item	5,000.00	5,000	Block B
3.2.1.1/2	Tiling to Reception Lobby Areas	96	m2	450.00	43,200	Block B Reception
3.2.1.1/3	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	15	m2	40.00	600	Block A Bin Store
3.2.1.1/4	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	21	m2	40.00	840	Block B Bin Store
3.2.1.1/5	Vinyl Sheet Floor Finish	6	m2	45.00	270	Block A Storage Room
3.2.1.1/6	Vinyl Sheet Floor Finish	35	m2	45.00	1,575	Block B WC
3.2.1.1/7	Vinyl Sheet Floor Finish	21	m2	45.00	945	Block B Parcel Room, Storage Room and Office
3.2.1.1/8	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	235	m2	40.00	9,400	Block A Stairs including Circulation
3.2.1.1/9	Carpet Tile	260	m2	40.00	10,400	Block B Stairs including Circulation
3.2.1.1/10	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	200	m2	40.00	8,000	Block B Stairs level 01 and above
3.2.1.1/11	Carpet Tile to Commercial Space; Spec TBC	504	m2	40.00	20,160	Block B Office
3.2.1.1/12	Vinyl Sheet Floor Finish	245	m2	45.00	11,025	BoH and other areas
3.2.1.1/13	Epoxy Resin Floor Finish	102	m2	35.00	3,570	Cycle Store Block A
3.2.1.1/14	Epoxy Resin Floor Finish	102	m2	35.00	3,570	Cycle Store Block B
3.2.1.1/15	Allowance for subcontractor's preliminaries'	8.00	%	118,555.00	9,484	
3.2.1.3	Skirtings and the like				6,444	
3.2.1.3/1	Skirting	537	m	12.00	6,444	Block B Stairs, Circulation and Reception
3.2.2	Raised access floors				43,546	
3.2.2.1	Raised access floor systems				43,546	
3.2.2.1/1	Raised Access Flooring; Spec TBC	504	m2	80.00	40,320	
3.2.2.1/2	Allowance for subcontractor's preliminaries'	8.00	%	40,320.00	3,226	
3.3	Ceiling Finishes				157,048	
3.3.1	Finishes to ceilings				83,565	
3.3.1.1	Finishes to ceilings				83,565	
3.3.1.1/1	Plasterboard Ceiling	96	m2	60.00	5,760	Block B Reception
3.3.1.1/2	Eggshell Paint	96	m2	12.00	1,152	Block B Reception
3.3.1.1/3	Ceiling Finish to BoH Areas; Spec TBC	15	m2	30.00	450	Block A Bin Store
3.3.1.1/4	Ceiling Finish to BoH Areas; Spec TBC	21	m2	30.00	630	Block B Bin Store
3.3.1.1/5	Ceiling Finish to BoH Areas; Spec TBC	6	m2	30.00	180	Block A Storage Room
3.3.1.1/6	Plasterboard Ceiling	35	m2	60.00	2,100	Block B WC
3.3.1.1/7	Eggshell Paint	35	m2	12.00	420	Block B WC

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.3.1.1/8	Ceiling Finish to BoH Areas; Spec TBC	21	m2	30.00	630	Block B Parcel Room, Storage Room and Office
3.3.1.1/9	Exposed Concrete Finish to Ceilings; Spec TBC	235	m2	35.00	8,225	Block A Stairs including Circulation
3.3.1.1/10	Plasterboard Ceiling	459	m2	60.00	27,540	Block B Stairs including Circulation
3.3.1.1/11	Eggshell Paint	459	m2	12.00	5,508	Block B Stairs including Circulation
3.3.1.1/12	Plasterboard Ceiling	245	m2	60.00	14,700	BoH and other areas
3.3.1.1/13	Eggshell Paint	245	m2	12.00	2,940	BoH and other areas
3.3.1.1/14	Exposed Concrete Finish to Ceilings; Spec TBC	102	m2	35.00	3,570	Cycle Store Block A
3.3.1.1/15	Exposed Concrete Finish to Ceilings; Spec TBC	102	m2	35.00	3,570	Cycle Store Block B
3.3.1.1/16	Allowance for subcontractor's preliminaries'	8.00	%	77,375.00	6,190	
3.3.3	Demountable suspended ceilings				73,483	
3.3.3.1	Demountable suspended ceilings				73,483	
3.3.3.1/1	Suspended Ceilings	504	m2	135.00	68,040	Block B Office
3.3.3.1/2	Allowance for subcontractor's preliminaries'	8.00	%	68,040.00	5,443	
4	Fittings, furnishings and equipment				181,902	
4.1	Fittings, furnishings and equipment				181,902	
4.1.1	General fittings, furnishings and equipment				91,325	
4.1.1.1	Fittings				91,325	
4.1.1.1/1	Reception desk	1	item	50,000.00	50,000	Block B - Reception
4.1.1.1/2	Allowance for a kitchenette	1	item	10,000.00	10,000	Block B
4.1.1.1/3	Long Stay Bicycle Stands	54	nr	200.00	10,800	Block A
4.1.1.1/4	Short Stay Bicycle Stands	1	nr	120.00	120	Block A
4.1.1.1/5	Long Stay Bicycle Stands	67	nr	200.00	13,400	Block B
4.1.1.1/6	Short Stay Bicycle Stands	2	nr	120.00	240	Block B
4.1.1.1/7	Allowance for subcontractor's preliminaries'	8.00	%	84,560.00	6,765	
4.1.4	Signs/notices				90,577	
4.1.4.1	Component				90,577	
4.1.4.1/1	Internal Signage and wayfinding	2,776	m2	5.00	13,880	Block A - Circulation and Reception
4.1.4.1/2	External Signage	2,776	m2	7.00	19,432	Block A - Circulation and Reception
4.1.4.1/3	Internal Signage and wayfinding	4,213	m2	5.00	21,065	Block B - Circulation and Reception
4.1.4.1/4	External Signage	4,213	m2	7.00	29,491	Block B - Circulation and Reception
4.1.4.1/5	Allowance for subcontractor's preliminaries'	8.00	%	83,868.00	6,709	
5	Services				4,735,820	
5.1	Sanitary installations				4,158	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.1.1	Sanitary appliances				4,158	
5.1.1.1	Sanitary appliances				4,158	
5.1.1.1/1	Sanitary Installations - affordable	3,045	m2	0.46	1,401	
5.1.1.1/2	Sanitary Installations - private	4,308	m2	0.64	2,757	
5.3	Disposal installations				191,174	
5.3.1	Foul drainage above ground				191,174	
5.3.1.1	Drainage to sanitary appliances				191,174	
5.3.1.1/1	Disposal Installations - affordable	3,045	m2	26.00	79,162	
5.3.1.1/2	Disposal Installations - private	4,308	m2	26.00	112,012	
5.4	Water installations				349,405	
5.4.2	Cold water distribution				349,405	
5.4.2.1	Cold water distribution				349,405	
5.4.2.1/1	Water Installations - affordable	3,045	m2	52.50	159,847	
5.4.2.1/2	Water Installations - private	4,308	m2	44.00	189,558	
5.5	Heat source				443,675	
5.5.1	Heat source				443,675	
5.5.1.1	Heat source				443,675	
5.5.1.1/1	Heat source - affordable	3,045	m2	63.78	194,191	
5.5.1.1/2	Heat source - private	4,308	m2	57.91	249,484	
5.6	Space heating and air conditioning				519,690	
5.6.1	Central heating				519,690	
5.6.1.1	Central heating systems				519,690	
5.6.1.1/1	Space Heating & Air Conditioning - affordable	3,045	m2	49.00	149,190	
5.6.1.1/2	Space Heating & Air Conditioning - private	4,308	m2	86.00	370,500	
5.7	Ventilation				291,815	
5.7.1	Central ventilation				291,815	
5.7.1.1	Central ventilation systems				291,815	
5.7.1.1/1	Ventilation - affordable	3,045	m2	35.00	106,565	
5.7.1.1/2	Ventilation - private	4,308	m2	43.00	185,250	
5.8	Electrical installations				811,022	
5.8.1	Electrical mains and sub-mains distribution				811,022	
5.8.1.1	Electrical mains and sub-mains distribution				811,022	
5.8.1.1/1	Electrical Installations - affordable	3,045	m2	119.64	364,268	
5.8.1.1/2	Electrical Installations - private	4,308	m2	103.70	446,754	
5.10	Lift and conveyor installations				608,732	
5.10.1	Lifts and enclosed hoists				608,732	
5.10.1.1	Lifts: Passenger lifts				608,732	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.10.1.1/1	Lift Installations - affordable	3,045	m2	74.00	225,308	
5.10.1.1/2	Lift Installations - private	4,308	m2	89.00	383,424	
5.11	Fire and lightning protection				242,220	
5.11.2	Fire suppression systems				242,220	
5.11.2.1	Sprinklers				242,220	
5.11.2.1/1	Fire & lightning protection - affordable	3,045	m2	30.71	93,503	
5.11.2.1/2	Fire & lightning protection - private	4,308	m2	34.52	148,717	
5.12	Communication, security and control systems				599,598	
5.12.1	Communication systems				599,598	
5.12.1.1	Telecommunication systems				599,598	
5.12.1.1/1	Comms & security installations - affordable	3,045	m2	79.90	243,272	
5.12.1.1/2	Comms & security installations - private	4,308	m2	82.71	356,326	
5.13	Specialist installations				552,380	
5.13.3	Specialist mechanical installations				552,380	
5.13.3.1	Other specialist installations				552,380	
5.13.3.1/1	Testing & Commissioning of MEP installations - affordable	3,045	m2	16.00	48,715	
5.13.3.1/2	MEP sub-contractor preliminaries - affordable	3,045	m2	56.22	171,174	
5.13.3.1/3	Testing & Commissioning of MEP installations - private	4,308	m2	17.00	73,236	
5.13.3.1/4	MEP sub-contractor preliminaries - private	4,308	m2	60.18	259,255	
5.14	Builder's work in connection with services				121,951	
5.14.1	Builder's work in connection with services				121,951	
5.14.1.1	Builder's work in general areas				121,951	
5.14.1.1/1	Builderswork in connection with services - affordable	3,045	m2	16.00	48,715	
5.14.1.1/2	Builderswork in connection with services - private	4,308	m2	17.00	73,236	

Appendix I

15.5 Shell and Core Hotel

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
0	Facilitating works				200,000	
0.1	Toxic/hazardous/contaminated material treatment				200,000	
0.1.1	Toxic or hazardous material removal				200,000	
0.1.1.1	Toxic or hazardous material removal				200,000	
0.1.1.1/1	Temporary works design & propping; support to 2x additional stories proposed to existing hotel	1	item	200,000.00	200,000	To Existing Hotel
2	Superstructure				17,089,372	
2.1	Frame				1,349,449	
2.1.1	Steel frames				306,222	
2.1.1.1	Structural steel frame, including fittings and fixings				306,222	
2.1.1.1/1	Allowance for steelwork to internal courtyard and facade to existing building (Level 3 and 4); assumed 100kg/m2	25.00	t	5,000.00	125,000	To internal courtyard and existing GIR facade level 3 and 4
2.1.1.1/2	EO for fittings and connections @ 20%	20.00	%	125,000.00	25,000	
2.1.1.1/3	Intumescent Coating System; fire resistance (minutes) to be confirmed; Include; Primers, On-site touch ups; Intumescent bolt caps	25.00	t	800.00	20,000	
2.1.1.1/4	EO for touch up @ 10%	10.00	%	20,000.00	2,000	
2.1.1.1/5	Steel Columns 356UC - 203UC	16.00	t	4,000.00	64,000	assumed 129kg/m
2.1.1.1/6	EO for fittings and connections @ 20%	20.00	%	64,000.00	12,800	
2.1.1.1/7	Intumescent Coating System; fire resistance (minutes) to be confirmed; Include; Primers, On-site touch ups; Intumescent bolt caps	16.00	t	800.00	12,800	
2.1.1.1/8	EO for touch up @ 10%	10.00	%	1,280.00	128	
2.1.1.1/9	Allowance for subcontractor's preliminaries'	17.00	%	261,728.00	44,494	
2.1.4	Concrete frames				1,043,227	
2.1.4.1	Columns				339,862	
2.1.4.1/1	Reinforced Concrete Columns; 300x300mm; C32/40 Concrete	5	m3	200.00	1,000	
2.1.4.1/2	Reinforcement at 160kg/m3	0.80	t	1,700.00	1,360	
2.1.4.1/3	Formwork to Sides	67	m2	60.00	4,020	
2.1.4.1/4	Reinforced Concrete Columns; 400x250mm; C32/40 Concrete	2	m3	200.00	400	
2.1.4.1/5	Reinforcement at 160kg/m3	0.32	t	1,700.00	544	
2.1.4.1/6	Formwork to Sides	17	m2	60.00	1,020	
2.1.4.1/7	Reinforced Concrete Columns; 450x450mm; C32/40 Concrete	40	m3	200.00	8,000	
2.1.4.1/8	Reinforcement at 160kg/m3	6.40	t	1,700.00	10,880	
2.1.4.1/9	Formwork to Sides	176	m2	60.00	10,560	
2.1.4.1/10	Reinforced Concrete Columns; 550x550mm; C32/40 Concrete	50	m3	200.00	10,000	
2.1.4.1/11	Reinforcement at 160kg/m3	8.00	t	1,700.00	13,600	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.1.4.1/12	Formwork to Sides	325	m2	60.00	19,500	
2.1.4.1/13	Reinforced Concrete Columns; 850x250mm; C32/40 Concrete	12	m3	200.00	2,400	
2.1.4.1/14	Reinforcement at 160kg/m3	1.92	t	1,700.00	3,264	
2.1.4.1/15	Formwork to Sides	172	m2	60.00	10,320	
2.1.4.1/16	Reinforced Concrete Columns; 1250x250mm; C32/40 Concrete	18	m3	200.00	3,600	
2.1.4.1/17	Reinforcement at 160kg/m3	2.88	t	1,700.00	4,896	
2.1.4.1/18	Formwork to Sides	170	m2	60.00	10,200	
2.1.4.1/19	Reinforced Concrete Columns; 1250x250mm; C32/40 Concrete	43	m3	200.00	8,600	
2.1.4.1/20	Reinforcement at 160kg/m3	6.88	t	1,700.00	11,696	
2.1.4.1/21	Formwork to Sides	77	m2	60.00	4,620	
2.1.4.1/22	Allowance to strengthen structural frame on existing hotel building to allow for the additional 2no. upper floors to be added	1	item	150,000.00	150,000	
2.1.4.1/23	Allowance for Subcontractor's Preliminaries'	17.00	%	290,480.00	49,382	
2.1.4.3	Walls				703,365	
2.1.4.3/1	Reinforced Concrete Walls; 350mm Thick; C32/40	20	m3	200.00	4,000	Core walls
2.1.4.3/2	Reinforcement at 110kg/m3	2.20	t	1,700.00	3,740	
2.1.4.3/3	Formwork to walls; Generally to both sides	57	m2	60.00	3,420	
2.1.4.3/4	Reinforced Concrete Walls; 250mm Thick; C32/40	911	m3	200.00	182,200	Core walls
2.1.4.3/5	Reinforcement at 110kg/m3	100.21	t	1,700.00	170,357	
2.1.4.3/6	Formwork to walls; Generally to both sides	3,625	m2	60.00	217,500	
2.1.4.3/7	E/O to form openings to RC concrete walls	133	nr	150.00	19,950	
2.1.4.3/8	Allowance for Subcontractor's Preliminaries'	17.00	%	601,167.00	102,198	
2.2	Upper floors				2,289,070	
2.2.1	Floors				2,289,070	
2.2.1.1	Concrete floors: Suspended floor slabs				2,289,070	
2.2.1.1/1	Post Tensioned Slab; 350mm Thick	127	m3	200.00	25,400	
2.2.1.1/2	Tensile Steel; Assumed level of reinforcement at 5kg/m2	4.00	t	5,450.00	21,800	
2.2.1.1/3	Rebar; Assumed level of reinforcement at 20kg/m2	13.00	t	1,700.00	22,100	
2.2.1.1/4	Formwork to Soffit	634	m2	60.00	38,040	
2.2.1.1/5	Formwork to Edge	105	m	30.00	3,150	
2.2.1.1/6	Post Tensioned Slab; 200mm Thick	747	m3	200.00	149,400	
2.2.1.1/7	Tensile Steel; Assumed level of reinforcement at 5kg/m2	20.00	t	5,450.00	109,000	
2.2.1.1/8	Rebar; Assumed level of reinforcement at 20kg/m2	77.00	t	1,700.00	130,900	
2.2.1.1/9	Formwork to Soffit	3,746	m2	60.00	224,760	
2.2.1.1/10	Formwork to Edge	2,332	m	30.00	69,960	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.2.1.1/11	Post Tensioned Slab; 450mm Thick	621	m3	200.00	124,200	Transfer Slab LVL 1, 5 + 8
2.2.1.1/12	Tensile Steel; Assumed level of reinforcement at 5kg/m2	7.00	t	5,450.00	38,150	
2.2.1.1/13	Rebar; Assumed level of reinforcement at 20kg/m2	28.00	t	1,700.00	47,600	
2.2.1.1/14	Formwork to Soffit	1,380	m2	60.00	82,800	
2.2.1.1/15	Formwork to Edge	721	m	30.00	21,630	
2.2.1.1/16	GRP or grilles to riser holes etc.	321	m2	250.00	80,250	
2.2.1.1/17	Cast in Channel to GeoGrid; Spec TBC	1,128	m	30.00	33,840	
2.2.1.1/18	Provisional Sum for PT Design	1	item	100,000.00	100,000	
2.2.1.1/19	Screed; Assumed thickness 60mm; Spec TBC	5,759	m2	50.00	287,950	
2.2.1.1/20	Insulation; Assumed thickness 250mm; Spec TBC	5,759	m2	60.00	345,540	
2.2.1.1/21	Allowance for Subcontractor's Preliminaries'	17.00	%	1,956,470.00	332,600	
2.3	Roof				724,276	
2.3.1	Roof structure				231,178	
2.3.1.4	Roof structure - flat roofs				231,178	
2.3.1.4/1	Post Tensioned Slab; 200mm Thick	161	m3	200.00	32,200	
2.3.1.4/2	Reinforcement at 15kg/m2	13.00	t	5,450.00	70,850	
2.3.1.4/3	Formwork to Soffit	801	m2	60.00	48,060	
2.3.1.4/4	Formwork to Edge	245	m	30.00	7,350	
2.3.1.4/5	Lift over run; 200mm thick, C40/50 concrete	4	m3	200.00	800	
2.3.1.4/6	Reinforcement; assumed 100kg/m3	0.40	t	1,700.00	680	
2.3.1.4/7	Formwork to soffit of slab; 3 to 4.5m high to soffit	15	m2	60.00	900	
2.3.1.4/8	Formwork to Edge	23	m	30.00	690	
2.3.1.4/9	Lift overrun Walls; 250mm thick, C40/50 concrete	8	m3	200.00	1,600	
2.3.1.4/10	Reinforcement; assumed 100kg/m3	0.80	t	1,700.00	1,360	
2.3.1.4/11	Formwork to walls; Generally to both sides	60	m2	60.00	3,600	
2.3.1.4/12	Parapet Walls; 200mm thick, C40/50 concrete	49	m3	200.00	9,800	
2.3.1.4/13	Reinforcement; assumed 60kg/m3	2.94	t	1,700.00	4,998	
2.3.1.4/14	Formwork to Sides	245	m2	60.00	14,700	
2.3.1.4/15	Allowance for Subcontractor's Preliminaries'	17.00	%	197,588.00	33,590	
2.3.2	Roof coverings				289,178	
2.3.2.1	Roof coverings, non-structural screeds, thermal insulation, and surface treatments				289,178	
2.3.2.1/1	Flat Roof; Preparation of surface	801	m2	6.00	4,806	
2.3.2.1/2	Moisture Barrier Membrane; Hard Insulation Layer and Bitumen Roof Felt	239	m2	225.00	53,775	
2.3.2.1/3	Natural Stone Paving; to all terraces; Non-combustible build-up; assumed inc pedestals; assumed inc sand/cement bedding;	298	m2	210.00	62,580	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.3.2.1/4	Breather Membrane, Sterling Board, Mineral Wool Insulation, Vapour Control Barrier	250	m2	175.00	43,750	
2.3.2.1/5	E/O for Biodiverse or Extensive Coverings; Spec TBC	250	m2	125.00	31,250	
2.3.2.1/6	Allowance for mansafe system; Fall restraint cable system including abseiling anchor points and ladder restraints; Spec TBC;	2	nr	25,000.00	50,000	
2.3.2.1/7	Copping stones to lift over run; spec TBC	25	m	40.00	1,000	
2.3.2.1/8	Allowance for Subcontractor's Preliminaries'	17.00	%	247,161.00	42,017	
2.3.3	Specialist roof systems				89,213	
2.3.3.1	Specialist roof systems				89,213	
2.3.3.1/1	Allowance for mansafe system; Fall restraint cable system including abseiling anchor points and ladder restraints; Spec TBC;	1	nr	20,000.00	20,000	
2.3.3.1/2	Davit Arm System	1	nr	45,000.00	45,000	
2.3.3.1/3	Allowance for PV Panels	45	m2	250.00	11,250	
2.3.3.1/4	Allowance for Subcontractor's Preliminaries'	17.00	%	76,250.00	12,963	
2.3.4	Roof drainage				37,487	
2.3.4.1	Gutters				37,487	
2.3.4.1/1	Allowance for drainage	801	m2	40.00	32,040	
2.3.4.1/2	Allowance for Subcontractor's Preliminaries'	17.00	%	32,040.00	5,447	
2.3.5	Rooflights, skylights and openings				77,220	
2.3.5.1	Rooflights, skylights and openings				77,220	
2.3.5.1/1	Rooflight; Glazing to Hotel Internal Courtyard; Spec TBC	66	m2	1,000.00	66,000	
2.3.5.1/2	Allowance for Subcontractor's Preliminaries'	17.00	%	66,000.00	11,220	
2.4	Stairs and ramps				525,213	
2.4.1	Stair/ramp structures				482,040	
2.4.1.1	Stair structures				482,040	
2.4.1.1/1	Pre-cast Staircase; including half landings and noisings; Spec TBC	16	nr	7,000.00	112,000	
2.4.1.1/2	Exposed Metal Staircase including handrail and balustrade	4	nr	15,000.00	60,000	to internal courtyard
2.4.1.1/3	External Staircase; Spec TBC	24	m2	10,000.00	240,000	
2.4.1.1/4	Allowance for Subcontractor's Preliminaries'	17.00	%	412,000.00	70,040	
2.4.3	Stair/ramp balustrades and handrails				43,173	
2.4.3.2	Combined balustrades and handrails				43,173	
2.4.3.2/1	Handrail; Metal Handrails	82	m	100.00	8,200	
2.4.3.2/2	Metal Balustrade to Staircase; Spec TBC	82	m	350.00	28,700	
2.4.3.2/3	Allowance for Subcontractor's Preliminaries'	17.00	%	36,900.00	6,273	
2.5	External walls				7,193,335	
2.5.1	External enclosing walls above ground level				7,193,335	
2.5.1.1	External walls				7,193,335	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.5.1.1/1	Vapour barrier; insulation; sheathing board	2,195	m2	135.00	296,325	
2.5.1.1/2	Ribbed terracotta panels	1,379	m2	1,400.00	1,930,600	
2.5.1.1/3	Glazed terracotta panels	435	m2	1,500.00	652,500	
2.5.1.1/4	Glazed terracotta panels	268	m2	1,500.00	402,000	
2.5.1.1/5	Ribbed terracotta panels to external staircase	113	m2	1,600.00	180,800	
2.5.1.1/6	Terracotta capping to floorslab	52	m2	1,400.00	72,800	Facade Type B
2.5.1.1/7	Vapour barrier; insulation; sheathing board	1,303	m2	135.00	175,905	
2.5.1.1/8	Glazed terracotta panels	671	m2	1,500.00	1,006,500	Facade Type C
2.5.1.1/9	Glazed terracotta panels	256	m2	1,500.00	384,000	
2.5.1.1/10	Ribbed glazed terracotta panels	376	m2	1,400.00	526,400	
2.5.1.1/11	Vapour barrier; insulation; sheathing board	156	m2	135.00	21,060	
2.5.1.1/12	Pre-cast concrete panels to rooftop extension	156	m2	950.00	148,200	
2.5.1.1/13	Cladding Fire stopping	1,705	m	30.00	51,150	
2.5.1.1/14	Allowance for Subcontractor's Preliminaries'	23.00	%	5,848,240.00	1,345,095	
2.6	Windows and external doors				3,260,397	
2.6.1	External windows				3,088,407	
2.6.1.1	Windows				3,088,407	
2.6.1.1/1	Glazing to Internal Courtyard Area	141	m2	1,000.00	141,000	Assumed glazing to internal courtyard
2.6.1.1/2	Aluminium framed double glazed windows	1,631	m2	1,300.00	2,120,300	
2.6.1.1/3	Aluminium framed double glazed fixed windows finish to extension	138	m2	1,300.00	179,400	
2.6.1.1/4	Replace existing windows in retained building	78	m2	900.00	70,200	
2.6.1.1/5	Allowance for Subcontractor's Preliminaries'	23.00	%	2,510,900.00	577,507	
2.6.2	External doors				171,990	
2.6.2.1	External doors				171,990	
2.6.2.1/1	External Door - Double	12	nr	8,000.00	96,000	FOH AREAS
2.6.2.1/2	External Door; Entrance; Spec TBC	1	nr	15,000.00	15,000	
2.6.2.1/3	External Door - Single	2	nr	3,000.00	6,000	
2.6.2.1/4	Roof Access door; Spec TBC	1	nr	5,000.00	5,000	
2.6.2.1/5	Bespoke External Gate	1	item	15,000.00	15,000	To Grays Inn Road
2.6.2.1/6	Roller Shutter	1	item	10,000.00	10,000	To Wicklow Yard
2.6.2.1/7	Allowance for Subcontractor's Preliminaries'	17.00	%	147,000.00	24,990	
2.7	Internal walls and partitions				1,526,773	
2.7.1	Walls and partitions				1,451,893	
2.7.1.1	Internal walls				1,451,893	
2.7.1.1/1	Lining to internal face of external wall; 2 Layers 15mm Plasterboard	3,307	m2	90.00	297,630	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.7.1.1/2	Lining to core walls; assumed 10mm cavity; Stud Partition and Single Layer SoundBlock	2,997	m2	75.00	224,775	
2.7.1.1/3	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	5,871	m2	140.00	821,940	
2.7.1.1/4	Allowance for Subcontractor's Preliminaries'	8.00	%	1,344,345.00	107,548	
2.7.2	Balustrades and handrails				74,880	
2.7.2.1	Combined balustrades and handrails				74,880	
2.7.2.1/1	Internal Glass Balustrade and Handrail	64	m	1,000.00	64,000	To Restaurant and space within Existing Building
2.7.2.1/2	Allowance for Subcontractor's Preliminaries'	17.00	%	64,000.00	10,880	
2.8	Internal doors				220,860	
2.8.1	Internal doors				220,860	
2.8.1.1	Internal doors				220,860	
2.8.1.1/1	Internal 1.5 Leaf Communal Door; Spec TBC	10	nr	1,900.00	19,000	1.5 leaf doors
2.8.1.1/2	Internal Timber - Double to Communal Areas	20	nr	2,200.00	44,000	2 leaf doors
2.8.1.1/3	Internal Timber - Single to Communal Areas	19	nr	1,700.00	32,300	
2.8.1.1/4	Riser Doors; Single; Spec TBC	182	nr	600.00	109,200	
2.8.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	204,500.00	16,360	
3	Internal finishes				247,419	
3.1	Wall Finishes				71,047	
3.1.1	Wall Finishes				71,047	
3.1.1.1	Finishes to walls and columns				71,047	
3.1.1.1/1	Emulsion Paint; dulux trade; to Hotel Communal Areas; Spec TBC	3,171	m2	12.00	38,052	Communal Hallway
3.1.1.1/2	Emulsion Paint; dulux trade; to Hotel Communal Areas; Spec TBC	1,288	m2	12.00	15,456	Stairs
3.1.1.1/3	Masonry paint	548	m2	12.00	6,576	Hotel BoH in basement
3.1.1.1/4	Emulsion Paint; dulux trade; colour to be agreed	475	m2	12.00	5,700	Hotel BoH in basement
3.1.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	65,784.00	5,263	
3.2	Floor Finishes				104,004	
3.2.1	Finishes to floors				104,004	
3.2.1.1	Finishes to floors				97,751	
3.2.1.1/1	Carpet to Hallway; Spec TBC	730	m2	80.00	58,400	Communal Hallway
3.2.1.1/2	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	341	m2	40.00	13,640	Stairs
3.2.1.1/3	Exposed concrete floor; E/O for fair face to concrete ceiling; Dust Sealant	250	m2	40.00	10,000	Basement Stores, AHU and Waste Rooms
3.2.1.1/4	Vinyl Sheet Floor Finish	154	m2	55.00	8,470	Basement BoH and other areas
3.2.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	90,510.00	7,241	
3.2.1.3	Skirtings and the like				6,253	
3.2.1.3/1	Skirting	386	m	15.00	5,790	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.2.1.3/2	Allowance for Subcontractor's Preliminaries'	8.00	%	5,790.00	463	
3.3	Ceiling Finishes				72,369	
3.3.1	Finishes to ceilings				72,369	
3.3.1.1	Finishes to ceilings				72,369	
3.3.1.1/1	Exposed Concrete Finish to Ceilings; Spec TBC	730	m2	40.00	29,200	Communal Hallway
3.3.1.1/2	Exposed Concrete Finish to Ceilings; Spec TBC	341	m2	40.00	13,640	Stairs
3.3.1.1/3	Exposed Concrete Finish to Ceilings; Spec TBC	250	m2	40.00	10,000	Basement Stores, AHU and Waste Rooms
3.3.1.1/4	Plasterboard Ceiling	154	m2	80.00	12,320	Basement BoH and other areas
3.3.1.1/5	Eggshell Paint	154	m2	12.00	1,848	Basement BoH and other areas
3.3.1.1/6	Allowance for Subcontractor's Preliminaries'	8.00	%	67,008.00	5,361	
4	Fittings, furnishings and equipment				97,471	
4.1	Fittings, furnishings and equipment				97,471	
4.1.1	General fittings, furnishings and equipment				2,678	
4.1.1.1	Fittings				2,678	
4.1.1.1/1	Long Stay Bicycle Stands	10	nr	200.00	2,000	
4.1.1.1/2	Short Stay Bicycle Stands	4	nr	120.00	480	
4.1.1.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	2,480.00	198	
4.1.4	Signs/notices				94,792	
4.1.4.1	Component				94,792	
4.1.4.1/1	Internal Signage and wayfinding	7,314	m2	5.00	36,571	
4.1.4.1/2	External Signage	7,314	m2	7.00	51,200	
4.1.4.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	87,770.64	7,022	
5	Services				7,380,855	
5.1	Sanitary installations				59,672	
5.1.1	Sanitary appliances				59,672	
5.1.1.1	Sanitary appliances				59,672	
5.1.1.1/1	Sanitaryware	7,770	m2	7.68	59,672	
5.3	Disposal installations				202,013	
5.3.1	Foul drainage above ground				202,013	
5.3.1.1	Drainage to sanitary appliances				202,013	
5.3.1.1/1	Disposal Installations	7,770	m2	26.00	202,013	
5.4	Water installations				402,938	
5.4.2	Cold water distribution				402,938	
5.4.2.1	Cold water distribution				402,938	
5.4.2.1/1	Water installations	7,770	m2	51.86	402,938	
5.5	Heat source				340,081	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.5.1	Heat source				340,081	
5.5.1.1	Heat source				340,081	
5.5.1.1/1	Heat Source	7,770	m2	43.77	340,081	
5.6	Space heating and air conditioning				1,387,518	
5.6.1	Central heating				1,387,518	
5.6.1.1	Central heating systems				1,387,518	
5.6.1.1/1	Space Heating & Air Conditioning	7,770	m2	178.58	1,387,518	
5.7	Ventilation				536,267	
5.7.1	Central ventilation				536,267	
5.7.1.1	Central ventilation systems				536,267	
5.7.1.1/1	Ventilation	7,770	m2	69.02	536,267	
5.8	Electrical installations				901,444	
5.8.1	Electrical mains and sub-mains distribution				901,444	
5.8.1.1	Electrical mains and sub-mains distribution				901,444	
5.8.1.1/1	Electrical installations	7,770	m2	116.02	901,444	
5.9	Fuel installations				10,023	
5.9.2	Fuel distribution systems				10,023	
5.9.2.1	Piped distribution systems				10,023	
5.9.2.1/1	Fuel Installations	7,770	m2	1.29	10,023	
5.10	Lift and conveyor installations				1,079,992	
5.10.1	Lifts and enclosed hoists				1,079,992	
5.10.1.1	Lifts: Passenger lifts				1,079,992	
5.10.1.1/1	Lift Installations	7,770	m2	139.00	1,079,992	
5.11	Fire and lightning protection				471,933	
5.11.2	Fire suppression systems				471,933	
5.11.2.1	Sprinklers				471,933	
5.11.2.1/1	Fire & Lightning protection	7,770	m2	60.74	471,933	
5.12	Communication, security and control systems				938,195	
5.12.1	Communication systems				938,195	
5.12.1.1	Telecommunication systems				938,195	
5.12.1.1/1	Communication, Security & Control Systems	7,770	m2	120.75	938,195	
5.13	Specialist installations				860,886	
5.13.3	Specialist mechanical installations				860,886	
5.13.3.1	Other specialist installations				860,886	
5.13.3.1/1	Testing & commissioning	7,770	m2	24.44	189,892	
5.13.3.1/2	MEP sub-contractor preliminaries	7,770	m2	86.36	670,994	
5.14	Builder's work in connection with services				189,892	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.14.1	Builder's work in connection with services				189,892	
5.14.1.1	Builder's work in general areas				189,892	
5.14.1.1/1	Builderwork in connection with services	7,770	m2	24.44	189,892	

Appendix J

15.8 UCL Ear Institute Shell and Core

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2	Superstructure				556,364	
2.1	Frame				252,270	
2.1.4	Concrete frames				252,270	
2.1.4.1	Columns				56,545	
2.1.4.1/1	Square Columns; Reinforced Concrete Column; 1000x250mm; C32/40 Concrete	5	m3	200.00	1,000	Block B - Columns - Level -1 to 00
2.1.4.1/2	Reinforcement level at 300kg/m3	1.50	t	1,700.00	2,550	Block B - Columns - Level -1 to 00
2.1.4.1/3	Formwork to Sides	43	m2	60.00	2,580	Block B - Columns - Level -1 to 00
2.1.4.1/4	Square Columns; Reinforced Concrete Column; 500x500mm; C32/40 Concrete	17	m3	200.00	3,400	Block B - Columns - Level -1 to 00
2.1.4.1/5	Reinforcement level at 190kg/m3	3.23	t	1,700.00	5,491	Block B - Columns - Level -1 to 00
2.1.4.1/6	Formwork to Sides	129	m2	60.00	7,740	Block B - Columns - Level -1 to 00
2.1.4.1/7	Square Columns; Reinforced Concrete Column; 575x575mm; C32/40 Concrete	29	m3	200.00	5,800	Block A -Columns
2.1.4.1/8	Reinforcement level at 160kg/m3	4.64	t	1,700.00	7,888	Block A -Columns
2.1.4.1/9	Formwork to Sides	198	m2	60.00	11,880	Block A -Columns
2.1.4.1/10	Allowance for Subcontractor's Preliminaries'	17.00	%	48,329.00	8,216	
2.1.4.3	Walls				195,725	
2.1.4.3/1	Reinforced Concrete Walls; 250mm Thick; C32/40 Concrete	186	m3	200.00	37,200	
2.1.4.3/2	Reinforcement level at 130kg/m3	24.18	t	1,700.00	41,106	
2.1.4.3/3	Formwork to Sides	1,483	m2	60.00	88,980	
2.1.4.3/4	Allowance for Subcontractor's Preliminaries'	17.00	%	167,286.00	28,439	
2.2	Upper floors				94,632	
2.2.1	Floors				94,632	
2.2.1.1	Concrete floors: Suspended floor slabs				94,632	
2.2.1.1/1	Reinforced Concrete Slab; 225mm Thick; C32/40 Concrete	124	m3	200.00	24,800	
2.2.1.1/2	Reinforcement level 90kg/m3	11.16	t	1,700.00	18,972	
2.2.1.1/3	Formwork to Soffit	548	m2	60.00	32,880	
2.2.1.1/4	Formwork to Edge	141	m	30.00	4,230	
2.2.1.1/5	Allowance for Subcontractor's Preliminaries'	17.00	%	80,882.00	13,750	
2.4	Stairs and ramps				38,025	
2.4.1	Stair/ramp structures				38,025	
2.4.1.1	Stair structures				38,025	
2.4.1.1/1	Pre-cast Staircase; incl. handrails, balustrading, finishes, nosings and half landing; Spec TBC	2	nr	12,000.00	24,000	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2.4.1.1/2	Allowance for entrance stairs to reception of UCL Ear Institute; incl. handrails, finishes and nosings;	1	item	8,500.00	8,500	
2.4.1.1/3	Allowance for Subcontractor's Preliminaries'	17.00	%	32,500.00	5,525	
2.7	Internal walls and partitions				141,486	
2.7.1	Walls and partitions				141,486	
2.7.1.1	Internal walls				141,486	
2.7.1.1/1	Gypsum Wall Stud Partition; Two Layers of 15mm SoundBlock Plasterboard; Thickness 250mm; Spec TBC	329	m2	140.00	46,089	
2.7.1.1/2	Glazed Partition; Spec TBC;	57	m2	900.00	51,444	
2.7.1.1/3	150mm thick Internal Plasterboard Partition; Spec TBC;	482	m2	75.00	36,150	
2.7.1.1/4	Allowance for Subcontractor's Preliminaries'	8.00	%	97,533.12	7,803	
2.8	Internal doors				29,952	
2.8.1	Internal doors				29,952	
2.8.1.1	Internal doors				29,952	
2.8.1.1/1	Internal Timber - Single	9	nr	900.00	8,100	
2.8.1.1/2	Roller Shutter Door to Loading Bay	1	nr	17,500.00	17,500	
2.8.1.1/3	Allowance for Subcontractor's Preliminaries'	17.00	%	25,600.00	4,352	
3	Internal finishes				107,686	
3.1	Wall Finishes				61,464	
3.1.1	Wall Finishes				61,464	
3.1.1.1	Finishes to walls and columns				61,464	
3.1.1.1/1	White Emulsion Paint to Core; Spec TBC;	265	m2	12.00	3,180	
3.1.1.1/2	Allowance for high quality wall finish to reception area;	122	m2	250.00	30,410	
3.1.1.1/3	Tiled Wall Finish to WC's; Spec TBC;	69	m2	120.00	8,321	
3.1.1.1/4	Allowance for UCL Feature Wall	1	item	15,000.00	15,000	
3.1.1.1/5	Allowance for Subcontractor's Preliminaries'	8.00	%	56,910.80	4,553	
3.2	Floor Finishes				20,144	
3.2.1	Finishes to floors				20,144	
3.2.1.1	Finishes to floors				20,144	
3.2.1.1/1	Carpet Tiles to Core; Spec TBC;	60	m2	40.00	2,400	
3.2.1.1/2	Allowance for high quality floor finish to reception area;	54	m2	250.00	13,478	
3.2.1.1/3	Tiled Floor Finish to WC's; Spec TBC;	21	m2	135.00	2,774	
3.2.1.1/4	Allowance for Subcontractor's Preliminaries'	8.00	%	18,651.75	1,492	
3.3	Ceiling Finishes				26,078	
3.3.1	Finishes to ceilings				26,078	
3.3.1.1	Finishes to ceilings				26,078	
3.3.1.1/1	Suspended Ceiling System to Core; Spec TBC;	60	m2	135.00	8,100	
3.3.1.1/2	Allowance for high quality ceiling finish to reception area;	54	m2	250.00	13,478	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.3.1.1/3	Moisture Resistant Suspended Ceiling System; Spec TBC;	21	m2	125.00	2,569	
3.3.1.1/4	Allowance for Subcontractor's Preliminaries'	8.00	%	24,146.25	1,932	
5	Services				4,647,185	
5.1	Sanitary installations				119,670	
5.1.1	Sanitary appliances				119,670	
5.1.1.1	Sanitary appliances				119,670	
5.1.1.1/1	Sanitary Installations	3,989	m2	30.00	119,670	
5.3	Disposal installations				143,604	
5.3.1	Foul drainage above ground				143,604	
5.3.1.1	Drainage to sanitary appliances				143,604	
5.3.1.1/1	Disposal Installations	3,989	m2	36.00	143,604	
5.4	Water installations				382,944	
5.4.2	Cold water distribution				382,944	
5.4.2.1	Cold water distribution				382,944	
5.4.2.1/1	Water Installations	3,989	m2	96.00	382,944	
5.5	Heat source				175,516	
5.5.1	Heat source				175,516	
5.5.1.1	Heat source				175,516	
5.5.1.1/1	Heat Source	3,989	m2	44.00	175,516	
5.6	Space heating and air conditioning				1,057,085	
5.6.1	Central heating				1,057,085	
5.6.1.1	Central heating systems				1,057,085	
5.6.1.1/1	Space Heating & Air Conditioning	3,989	m2	265.00	1,057,085	
5.7	Ventilation				303,164	
5.7.1	Central ventilation				303,164	
5.7.1.1	Central ventilation systems				303,164	
5.7.1.1/1	Ventilation	3,989	m2	76.00	303,164	
5.8	Electrical installations				578,405	
5.8.1	Electrical mains and sub-mains distribution				578,405	
5.8.1.1	Electrical mains and sub-mains distribution				578,405	
5.8.1.1/1	Electrical	3,989	m2	145.00	578,405	
5.10	Lift and conveyor installations				319,120	
5.10.1	Lifts and enclosed hoists				319,120	
5.10.1.1	Lifts: Passenger lifts				319,120	
5.10.1.1/1	Lift Installations	3,989	m2	80.00	319,120	
5.11	Fire and lightning protection				458,735	
5.11.2	Fire suppression systems				458,735	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.11.2.1	Sprinklers				458,735	
5.11.2.1/1	Fire & lightning Protection	3,989	m2	115.00	458,735	
5.12	Communication, security and control systems				446,768	
5.12.1	Communication systems				446,768	
5.12.1.1	Telecommunication systems				446,768	
5.12.1.1/1	Communication & Security	3,989	m2	112.00	446,768	
5.13	Specialist installations				542,504	
5.13.3	Specialist mechanical installations				542,504	
5.13.3.1	Other specialist installations				542,504	
5.13.3.1/1	Testing & Commisioning	3,989	m2	30.00	119,670	
5.13.3.1/2	Sub-Contractor Prelims	3,989	m2	106.00	422,834	
5.14	Builder's work in connection with services				119,670	
5.14.1	Builder's work in connection with services				119,670	
5.14.1.1	Builder's work in general areas				119,670	
5.14.1.1/1	BWIC	3,989	m2	30.00	119,670	

Appendix K

15.6 Cat A Fit Out Office

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3	Internal finishes				1,661,109	
3.1	Wall Finishes				62,946	
3.1.1	Wall Finishes				62,946	
3.1.1.1	Finishes to walls and columns				62,946	
3.1.1.1/1	Emulsion Paint; dulux trade; colour to be agreed	4,857	m2	12.00	58,284	
3.1.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	58,283.76	4,663	
3.2	Floor Finishes				762,583	
3.2.1	Finishes to floors				267,424	
3.2.1.1	Finishes to floors				247,579	
3.2.1.1/1	Carpet Tile to Commercial Space; Spec TBC	5,731	m2	40.00	229,240	
3.2.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	229,240.00	18,339	
3.2.1.2	Specialist flooring systems				19,845	
3.2.1.2/1	MDF Skirting Board; Spec TBC	1,323	m	15.00	19,845	
3.2.2	Raised access floors				495,158	
3.2.2.1	Raised access floor systems				495,158	
3.2.2.1/1	Raised Access Flooring; Spec TBC	5,731	m2	80.00	458,480	
3.2.2.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	458,480.00	36,678	
3.3	Ceiling Finishes				835,580	
3.3.1	Finishes to ceilings				835,580	
3.3.1.1	Finishes to ceilings				835,580	
3.3.1.1/1	Suspended Ceilings	5,731	m2	135.00	773,685	
3.3.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	773,685.00	61,895	
5	Services				3,374,897	
5.3	Disposal installations				42,505	
5.3.1	Foul drainage above ground				42,505	
5.3.1.1	Drainage to sanitary appliances				42,505	
5.3.1.1/1	Disposal Installations	8,501	m2	5.00	42,505	
5.6	Space heating and air conditioning				1,513,178	
5.6.1	Central heating				1,513,178	
5.6.1.1	Central heating systems				1,513,178	
5.6.1.1/1	Space Heating & Air Conditioning	8,501	m2	178.00	1,513,178	
5.8	Electrical installations				799,094	
5.8.1	Electrical mains and sub-mains distribution				799,094	
5.8.1.1	Electrical mains and sub-mains distribution				799,094	
5.8.1.1/1	Electrical Installations	8,501	m2	94.00	799,094	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.11	Fire and lightning protection				229,527	
5.11.2	Fire suppression systems				229,527	
5.11.2.1	Sprinklers				229,527	
5.11.2.1/1	Fire & Lightning Protection Installations	8,501	m2	27.00	229,527	
5.12	Communication, security and control systems				314,537	
5.12.1	Communication systems				314,537	
5.12.1.1	Telecommunication systems				314,537	
5.12.1.1/1	Communication, security & control systems	8,501	m2	37.00	314,537	
5.13	Specialist installations				391,046	
5.13.3	Specialist mechanical installations				391,046	
5.13.3.1	Other specialist installations				391,046	
5.13.3.1/1	Testing & commissioning of MEP services	8,501	m2	10.00	85,010	
5.13.3.1/2	MEP sub-contractor preliminaries	8,501	m2	36.00	306,036	
5.14	Builder's work in connection with services				85,010	
5.14.1	Builder's work in connection with services				85,010	
5.14.1.1	Builder's work in general areas				85,010	
5.14.1.1/1	Builderwork in connection with services	8,501	m2	10.00	85,010	

Appendix L

15.7 Cat A Fit-Out Lab Enabled

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3	Internal finishes				2,348,277	
3.1	Wall Finishes				790,776	
3.1.1	Wall Finishes				790,776	
3.1.1.1	Finishes to walls and columns				790,776	
3.1.1.1/1	White Rock Walls to Core Walls	1,470	m2	175.00	257,250	
3.1.1.1/2	White Rock Walls to External Walls	2,714	m2	175.00	474,950	
3.1.1.1/3	Allowance for Subcontractor's Preliminaries'	8.00	%	732,200.00	58,576	
3.2	Floor Finishes				733,148	
3.2.1	Finishes to floors				280,828	
3.2.1.1	Finishes to floors				244,253	
3.2.1.1/1	Vinyl Flooring; Spec TBC	5,654	m2	40.00	226,160	
3.2.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	226,160.00	18,093	
3.2.1.3	Skirtings and the like				36,575	
3.2.1.3/1	Up Turn Skirting to Vinyl Flooring; Spec TBC	1,045	m	35.00	36,575	
3.2.2	Raised access floors				452,320	
3.2.2.1	Raised access floor systems				452,320	
3.2.2.1/1	Raised Acces Floor; 150mm high	5,654	m2	80.00	452,320	
3.3	Ceiling Finishes				824,353	
3.3.1	Finishes to ceilings				824,353	
3.3.1.1	Finishes to ceilings				824,353	
3.3.1.1/1	Suspended Ceiling; Spec TBC	5,654	m2	135.00	763,290	
3.3.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	763,290.00	61,063	
4	Fittings, furnishings and equipment				26,948	
4.1	Fittings, furnishings and equipment				26,948	
4.1.4	Signs/notices				26,948	
4.1.4.1	Component				26,948	
4.1.4.1/1	Allowance for Internal Wayfinding Signage	4,990	m2	5.00	24,951	
4.1.4.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	24,951.40	1,996	
5	Services				3,295,488	
5.3	Disposal installations				40,441	
5.3.1	Foul drainage above ground				40,441	
5.3.1.1	Drainage to sanitary appliances				40,441	
5.3.1.1/1	Disposal installations	7,145	m2	5.66	40,441	
5.6	Space heating and air conditioning				1,414,210	
5.6.1	Central heating				1,414,210	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.6.1.1	Central heating systems				1,414,210	
5.6.1.1/1	Space Heating & Air Conditioning	7,145	m2	197.93	1,414,210	
5.8	Electrical installations				840,967	
5.8.1	Electrical mains and sub-mains distribution				840,967	
5.8.1.1	Electrical mains and sub-mains distribution				840,967	
5.8.1.1/1	Electrical Installations	7,145	m2	117.70	840,967	
5.11	Fire and lightning protection				202,061	
5.11.2	Fire suppression systems				202,061	
5.11.2.1	Sprinklers				202,061	
5.11.2.1/1	Fire & Lightning Protection	7,145	m2	28.28	202,061	
5.12	Communication, security and control systems				328,670	
5.12.1	Communication systems				328,670	
5.12.1.1	Telecommunication systems				328,670	
5.12.1.1/1	Communication Security & Controls	7,145	m2	46.00	328,670	
5.13	Specialist installations				384,330	
5.13.3	Specialist mechanical installations				384,330	
5.13.3.1	Other specialist installations				384,330	
5.13.3.1/1	Testing & Commissioning	7,145	m2	11.87	84,811	
5.13.3.1/2	MEP sub-contractor preliminaries	7,145	m2	41.92	299,518	
5.14	Builder's work in connection with services				84,811	
5.14.1	Builder's work in connection with services				84,811	
5.14.1.1	Builder's work in general areas				84,811	
5.14.1.1/1	Builderswork in connection with services	7,145	m2	11.87	84,811	

Appendix M

15.9 UCL Ear Institute Fit Out

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
2	Superstructure				14,900	
2.8	Internal doors				14,900	
2.8.1	Internal doors				14,900	
2.8.1.2	Fire resisting doors				14,900	
2.8.1.2/1	Internal Timber - Double	4	nr	1,700.00	6,800	
2.8.1.2/2	Internal Single Doors; FR 60; Inc all iromongary; Spec TBC	9	nr	900.00	8,100	
3	Internal finishes				1,376,020	
3.1	Wall Finishes				666,495	
3.1.1	Wall Finishes				666,495	
3.1.1.1	Finishes to walls and columns				666,495	
3.1.1.1/1	White Rock Walls to UCL Ear Institute; Spec TBC	1,825	m2	175.00	319,375	
3.1.1.1/2	Accoustic Wall Panels to the Lecture Threate; Spec TBC	167	m2	150.00	25,050	
3.1.1.1/3	Glazed Partitions to the UCL Ear Institute; Spec TBC	303	m2	900.00	272,700	
3.1.1.1/4	Allowance for Subcontractor's Preliminaries'	8.00	%	617,125.00	49,370	
3.2	Floor Finishes				391,827	
3.2.1	Finishes to floors				142,649	
3.2.1.1	Finishes to floors				128,474	
3.2.1.1/1	Carpet Tiles to Raised Access Floor; Spec TBC	43	m2	40.00	1,720	
3.2.1.1/2	Vinyl Flooring to UCL Ear Institute; Spec TBC	1,494	m2	60.00	89,640	
3.2.1.1/3	Vinyl Flooring to UCL Ear Institute; Spec TBC	701	m2	45.00	31,545	
3.2.1.1/4	Lab Bike Store Floor finish; assumed epoxy floor resin or similar;	41	m2	35.00	1,435	
3.2.1.1/5	Lab Bike Store Floor finish; assumed epoxy floor resin or similar;	11	m2	35.00	385	
3.2.1.1/6	Lab Bike Store Floor finish; assumed epoxy floor resin or similar;	8	m2	35.00	280	
3.2.1.1/7	Carpet to Core circulation; Spec TBC;	18	m2	40.00	720	
3.2.1.1/8	Allowance for Subcontractor's Preliminaries'	8.00	%	34,365.00	2,749	
3.2.1.3	Skirtings and the like				14,175	
3.2.1.3/1	Vinyl Upturn to form skirting for UCL Ear Institute; Spec TBC	345	m	35.00	12,075	
3.2.1.3/2	MDF Skirting Board; Spect TBC	140	m	15.00	2,100	
3.2.2	Raised access floors				249,178	
3.2.2.1	Raised access floor systems				249,178	
3.2.2.1/1	Raised Access Floor;	2,884	m2	80.00	230,720	
3.2.2.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	230,720.00	18,458	
3.3	Ceiling Finishes				317,698	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
3.3.1	Finishes to ceilings				317,698	
3.3.1.1	Finishes to ceilings				317,698	
3.3.1.1/1	Suspended Ceiling System	2,179	m2	135.00	294,165	
3.3.1.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	294,165.00	23,533	
4	Fittings, furnishings and equipment				482,597	
4.1	Fittings, furnishings and equipment				482,597	
4.1.1	General fittings, furnishings and equipment				345,816	
4.1.1.1	Fittings				345,816	
4.1.1.1/1	Stadium Style Seating to Lecture Theatre; Spec TBC	48	nr	400.00	19,200	
4.1.1.1/2	Work Desk to UCL Ear Institute; Spec TBC	76	nr	2,000.00	152,000	
4.1.1.1/3	Seating for work desk; Spec TBC	76	nr	250.00	19,000	
4.1.1.1/4	Table for Office Rooms; Spec TBC	10	nr	10,000.00	100,000	
4.1.1.1/5	Conference Room Style Seating; Spec TBC	60	nr	500.00	30,000	
4.1.1.1/6	Allowance for Subcontractor's Preliminaries'	8.00	%	320,200.00	25,616	
4.1.3	Special purpose fittings, furnishings and equipment				125,000	
4.1.3.2	Furnishings				125,000	
4.1.3.2/1	Fit out to Specialist BSU area; Spec TBC	100	m2	1,250.00	125,000	
4.1.4	Signs/notices				11,781	
4.1.4.1	Component				11,781	
4.1.4.1/1	Allowance for Internal Wayfinding Signage	2,182	m2	5.00	10,908	
4.1.4.1/2	Allowance for Subcontractor's Preliminaries'	8.00	%	10,908.45	873	
5	Services				4,254,149	
5.1	Sanitary installations				159,560	
5.1.1	Sanitary appliances				159,560	
5.1.1.1	Sanitary appliances				159,560	
5.1.1.1/1	Sanitaryware	3,989	m2	40.00	159,560	
5.3	Disposal installations				104,392	
5.3.1	Foul drainage above ground				104,392	
5.3.1.1	Drainage to sanitary appliances				104,392	
5.3.1.1/1	Disposal installations	3,989	m2	26.17	104,392	
5.4	Water installations				150,784	
5.4.2	Cold water distribution				150,784	
5.4.2.1	Cold water distribution				150,784	
5.4.2.1/1	Water installations	3,989	m2	37.80	150,784	
5.6	Space heating and air conditioning				649,569	
5.6.1	Central heating				649,569	
5.6.1.1	Central heating systems				649,569	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
5.6.1.1/1	Space heating & air conditioning	3,989	m2	162.84	649,569	
5.7	Ventilation				264,391	
5.7.1	Central ventilation				264,391	
5.7.1.1	Central ventilation systems				264,391	
5.7.1.1/1	Ventilation	3,989	m2	66.28	264,391	
5.8	Electrical installations				660,020	
5.8.1	Electrical mains and sub-mains distribution				660,020	
5.8.1.1	Electrical mains and sub-mains distribution				660,020	
5.8.1.1/1	Electrical installations	3,989	m2	165.46	660,020	
5.11	Fire and lightning protection				81,216	
5.11.2	Fire suppression systems				81,216	
5.11.2.1	Sprinklers				81,216	
5.11.2.1/1	Fire & lightning protection	3,989	m2	20.36	81,216	
5.12	Communication, security and control systems				432,607	
5.12.1	Communication systems				432,607	
5.12.1.1	Telecommunication systems				432,607	
5.12.1.1/1	Communication, security & control systems	3,989	m2	108.45	432,607	
5.13	Specialist installations				1,642,152	
5.13.1	Specialist piped supply installations				1,145,960	
5.13.1.1	Medical and laboratory gas supply systems				1,145,960	
5.13.1.1/1	Specialist piped supply systems	3,989	m2	287.28	1,145,960	
5.13.3	Specialist mechanical installations				496,192	
5.13.3.1	Other specialist installations				496,192	
5.13.3.1/1	Testing & commissioning of MEP installations	3,989	m2	27.44	109,458	
5.13.3.1/2	MEP sub-contractor preliminaries	3,989	m2	96.95	386,734	
5.14	Builder's work in connection with services				109,458	
5.14.1	Builder's work in connection with services				109,458	
5.14.1.1	Builder's work in general areas				109,458	
5.14.1.1/1	Builderswork in connection with services	3,989	m2	27.44	109,458	

Appendix N

15.10 External Works

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
8	External works				2,849,702	
8.1	Site preparation works				65,000	
8.1.2	Preparatory groundworks				65,000	
8.1.2.1	Forming new site contours and adjusting existing site levels				65,000	
8.1.2.1/1	Soft strip and preparation works for landscaping	1	item	50,000.00	50,000	
8.1.2.1/2	Breaking up of existing tarmac on Wicklow Street	1	item	15,000.00	15,000	
8.2	Roads, paths, pavings and surfacings				519,822	
8.2.1	Roads, paths and pavings				519,822	
8.2.1.3	Paved areas, hardstandings and the like				486,822	
8.2.1.3/1	Reinforced Concrete Planters; 150mm Thick	50	m3	150.00	7,500	Concrete Upstands - Planters
8.2.1.3/2	Reinforcement; Assumed 90kg/m3	4.50	t	1,700.00	7,650	Concrete Upstands - Planters
8.2.1.3/3	Formwork to walls; Generally to both sides	329	m2	60.00	19,740	Concrete Upstands - Planters
8.2.1.3/4	Re-claimed Brick spec TBC	584	m2	200.00	116,800	
8.2.1.3/5	Stone Tiles; Spec TBC	177	m2	250.00	44,250	
8.2.1.3/6	Granite Setts; approx. 200x100mm; Spec TBC	135	m2	650.00	87,750	
8.2.1.3/7	Re-claimed Bricks around Gravel; Spec TBC	77	m2	200.00	15,400	
8.2.1.3/8	Resin Bound Gravel; Spec TBC	180	m2	60.00	10,800	
8.2.1.3/9	Concrete Pavers; Spec TBC	110	m2	90.00	9,900	
8.2.1.3/10	Terrazzo, aggregate or similar; Spec TBC	100	m2	250.00	25,000	
8.2.1.3/11	Tree Grilles	38	nr	800.00	30,400	
8.2.1.3/12	Steps: 2 flights; 4 steps each; 2500mm wide; including landing	3	nr	3,000.00	9,000	Upper terrace
8.2.1.3/13	Steps: 2 flights; 10 steps each; 3000mm wide; including landing	1	nr	12,000.00	12,000	Residential Central Staircase
8.2.1.3/14	Steps: 2 flights; 7 steps each; 4500mm wide approx. (tapered), including landing and 3 handrails and balustrading to each flight	1	nr	8,000.00	8,000	First terrace and prvate terrace to eastern railway
8.2.1.3/15	Allowance for ramps	1	item	6,000.00	6,000	Across site
8.2.1.3/16	Cobbles to Wicklow street to replace tarmac	104	m2	150.00	15,600	
8.2.1.3/17	Excavate by machines to reduce levels, excavating starting at natural ground level or reduced ground level	104	m2	8.00	832	
8.2.1.3/18	Off site disposal of material arising from earthworks	104	m2	50.00	5,200	
8.2.1.3/19	Allowance to make good to surround pavements	1	item	50,000.00	50,000	
8.2.1.3/20	Allowance to road lines	1	item	5,000.00	5,000	Taxi Rank, Car spaces
8.2.1.6	Steps				33,000	
8.2.1.6/1	Pre Cast Concrete Steps; 2nr treads and 2nr risers	11	nr	3,000.00	33,000	
8.3	Soft landscapes, planting and irrigation systems				434,553	
8.3.1	Seeding and turfing				7,830	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
8.3.1.1	Grassed areas				7,830	
8.3.1.1/1	Grass areas; Spec TBC	174	m2	45.00	7,830	
8.3.2	External planting				394,762	
8.3.2.1	Planting				375,762	
8.3.2.1/1	Planting Mix 1; Tall Surface planting; mixture of grasses with some flowers; Spec TBC	35	m2	100.00	3,500	
8.3.2.1/2	Planting Mix 2; Integrated with bricks/paving - creeping ground covers and mixture of ferns; Spec TBC	79	m2	120.00	9,480	
8.3.2.1/3	Planting Mix 3; Surface planting between gravel and buildings; Spec TBC	163	m2	130.00	21,190	
8.3.2.1/4	Proposed Large Tree Planting; excavation of pits; disposal of excavated material off site; earthwork support; drainage and all other associated works	1	nr	8,000.00	8,000	
8.3.2.1/5	Proposed Medium Tree Planting; excavation of pits; disposal of excavated material off site; earthwork support; drainage and all other associated works	15	nr	8,000.00	120,000	
8.3.2.1/6	Proposed Small Tree Planting; excavation of pits; disposal of excavated material off site; earthwork support; drainage and all other associated works	19	nr	7,000.00	133,000	
8.3.2.1/7	Proposed Medium Tree Planting; excavation of pits; disposal of excavated material off site; earthwork support; drainage and all other associated works	3	nr	7,000.00	21,000	in pots
8.3.2.1/8	Planted Borders; species of plants TBC;	199	m2	300.00	59,592	
8.3.2.4	Trees				19,000	
8.3.2.4/1	Tree; species and maturity TBC	19	nr	1,000.00	19,000	
8.3.3	Irrigation systems				31,961	
8.3.3.1	Irrigation systems				31,961	
8.3.3.1/1	Irrigation system to soft landscaping areas; details to be stated	447	m2	65.00	29,055	
8.3.3.1/2	Testing of installations.	10.00	%	29,055.00	2,906	
8.4	Fencing, railings and walls				35,000	
8.4.1	Fencing and railings				10,000	
8.4.1.3	Gates				10,000	
8.4.1.3/1	Gate to Swinton Street; Spec TBC	1	item	10,000.00	10,000	
8.4.2	Walls and screens				25,000	
8.4.2.1	Walls				25,000	
8.4.2.1/1	Green wall on steel structure residential garden; Spec TBC	1	item	25,000.00	25,000	
8.5	External fixtures				54,300	
8.5.1	Site/street furniture and equipment				54,300	
8.5.1.1	Component				54,300	
8.5.1.1/1	Bench Seating; Spec TBC	41	m	1,000.00	41,000	
8.5.1.1/2	Pre-cast Steel Cycle Stands; Spec TBC	22	nr	150.00	3,300	
8.5.1.1/3	Standard Water Fountain - Drinkable; Spec TBC	2	nr	5,000.00	10,000	
8.7	External services				1,741,027	

CODE	DESCRIPTION	QTY	UNIT	RATE (£)	TOTAL (£)	COMMENT
8.7.1	Water mains supply				340,163	
8.7.1.1	Connections to statutory undertaker's water main				340,163	
8.7.1.1/1	Connections to statutory undertakers water main	1	item	290,163.00	290,163	
8.7.1.1/2	Connections to external water points	1	item	50,000.00	50,000	
8.7.2	Electricity mains supply				828,000	
8.7.2.1	Connections to statutory undertaker's electricity main				828,000	
8.7.2.1/1	Connections to statutory undertakers electricity main	1	item	828,000.00	828,000	
8.7.5	Gas mains supply				67,864	
8.7.5.1	Connections to statutory undertaker's gas main				67,864	
8.7.5.1/1	Connections to statutory undertakers gas main	1	nr	67,864.00	67,864	
8.7.6	Telecommunications and other communication system connections				170,000	
8.7.6.1	Telecommunication connections				170,000	
8.7.6.1/1	Allowance for new telecoms & fibre connections	1	item	170,000.00	170,000	
8.7.8	External security systems				115,000	
8.7.8.1	Surveillance equipment				115,000	
8.7.8.1/1	Surveillance equipment - CCTV to external areas	1	item	115,000.00	115,000	
8.7.9	External street lighting systems				220,000	
8.7.9.1	External lighting to pedestrian areas				220,000	
8.7.9.1/1	External lighting to external areas	1	item	220,000.00	220,000	

Appendix 4

330 Grays Inn Road, Ear Nose & Throat Hospital
Updated Scheme Appraisal
Updated 2.6.23

Development Appraisal
ARGUS Software
June 2, 2023

330 Grays Inn Road, Ear Nose & Throat Hospital
Updated Scheme Appraisal
Updated 2.6.23

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Residential Block A (LAR)	15	15,770	150.91	158,658	2,379,871
Residential Block A (Intermediate Rent)	13	8,590	242.39	160,158	2,082,049
Residential Block B (Private)	<u>44</u>	<u>30,634</u>	1,293.57	900,625	<u>39,627,495</u>
Totals	72	54,994			44,089,415

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Affordable Workspace (retained building)	1	2,937	30.00	88,112	88,112	88,112
GF - Wicklow - Office	1	6,138	72.50	445,023	445,023	445,023
4th Floor - Office	1	13,744	77.50	1,065,156	1,065,156	1,065,156
5th Floor - Office	1	13,167	77.50	1,020,443	1,020,443	1,020,443
6th floor - Office	1	6,978	80.00	558,238	558,238	558,238
7th Floor - Office	1	6,978	82.50	575,694	575,694	575,694
LG - B2 - Office	1	13,383	67.50	903,353	903,353	903,353
LG - B1 - Office	1	6,198	67.50	418,362	418,362	418,362
GF - Swinton - Office	1	6,429	72.50	466,126	466,126	466,126
1st Floor - Office	1	13,940	72.50	1,010,629	1,010,629	1,010,629
2nd Floor - Office	1	13,564	75.00	1,017,330	1,017,330	1,017,330
3rd Floor - Office	1	14,120	75.00	1,058,972	1,058,972	1,058,972
Affordable Workspace - Ward Building	1	10,374		0	0	
LG - B2 - Ear Institute	1	11,624	67.50	784,640	784,640	784,640
LG - B1 - Ear Institute	1	9,071	67.50	612,293	612,293	612,293
GF - Wicklow - Ear Institute	1	3,850	72.50	279,125	279,125	279,125
Hotel GDV (182 keys)	<u>1</u>	<u>50,732</u>		0	0	
Totals	17	203,228			10,303,495	10,303,495

Investment Valuation

Affordable Workspace (retained building)

Market Rent	88,112	YP @	5.2500%	19.0476	
(9mths Rent Free)		PV 9mths @	5.2500%	0.9624	1,615,140

GF - Wicklow - Office

Market Rent	445,023	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	8,944,061

4th Floor - Office

Market Rent	1,065,156	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	21,407,480

5th Floor - Office

Market Rent	1,020,443	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	20,508,831

6th floor - Office

Market Rent	558,238	YP @	4.5000%	22.2222	
(2yrs Rent Free)		PV 2yrs @	4.5000%	0.9157	11,359,896

7th Floor - Office

Market Rent	575,694	YP @	4.5000%	22.2222	
(2yrs Rent Free)		PV 2yrs @	4.5000%	0.9157	11,715,108

LG - B2 - Office

Market Rent	903,353	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	18,155,558

LG - B1 - Office

Market Rent	418,362	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	8,408,232

GF - Swinton - Office

Market Rent	466,126	YP @	4.7500%	21.0526	
(1yr Rent Free)		PV 1yr @	4.7500%	0.9547	9,368,192

330 Grays Inn Road, Ear Nose & Throat Hospital
Updated Scheme Appraisal
Updated 2.6.23
1st Floor - Office

Market Rent	1,010,629	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	21,023,496

2nd Floor - Office

Market Rent	1,017,330	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	21,162,896

3rd Floor - Office

Market Rent	1,058,972	YP @	4.5000%	22.2222	
(1yr 6mths Rent Free)		PV 1yr 6mths @	4.5000%	0.9361	22,029,145

LG - B2 - Ear Institute

Market Rent	784,640	YP @	4.6500%	21.5054	
(3yrs 9mths Rent Free)		PV 3yrs 9mths @	4.6500%	0.8433	14,229,685

LG - B1 - Ear Institute

Market Rent	612,293	YP @	4.6500%	21.5054	
(3yrs 9mths Rent Free)		PV 3yrs 9mths @	4.6500%	0.8433	11,104,113

GF - Wicklow - Ear Institute

Market Rent	279,125	YP @	4.7500%	21.0526	
(4yrs Rent Free)		PV 4yrs @	4.7500%	0.8306	4,880,777

Hotel GDV (182 keys)

Manual Value					80,000,000
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Total Investment Valuation
285,912,610
GROSS DEVELOPMENT VALUE
330,002,025

Purchaser's Costs		(14,002,058)			
Effective Purchaser's Costs Rate	4.90%			(14,002,058)	

NET DEVELOPMENT VALUE
315,999,968
NET REALISATION
315,999,968
OUTLAY
ACQUISITION COSTS

Fixed Price	19,400,000				
Fixed Price		19,400,000			
				19,400,000	
Stamp Duty		959,500			
Effective Stamp Duty Rate	4.95%				
Agent Fee	1.00%	194,000			
Legal Fee	0.50%	97,000			
				1,250,500	

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Affordable Workspace (retained building)	6,537	471.15	3,079,908
GF - Wicklow - Office	29,525	471.15	13,910,704
4th Floor - Office	16,609	471.15	7,825,330
5th Floor - Office	16,030	471.15	7,552,534
6th floor - Office	9,960	471.15	4,692,654
7th Floor - Office	9,884	471.15	4,656,847
LG - B2 - Office	17,601	471.15	8,292,711
LG - B1 - Office	7,985	471.15	3,762,133
GF - Swinton - Office	11,599	471.15	5,464,869
1st Floor - Office	17,429	471.15	8,211,673
2nd Floor - Office	17,060	471.15	8,037,819
3rd Floor - Office	16,985	471.15	8,002,483
Affordable Workspace - Ward Building	13,832	471.15	6,516,947
LG - B2 - Ear Institute	22,842	471.15	10,762,008
LG - B1 - Ear Institute	11,505	471.15	5,420,581
GF - Wicklow - Ear Institute	7,882	471.15	3,713,604
Hotel GDV (182 keys)	88,177	471.15	41,544,594

330 Grays Inn Road, Ear Nose & Throat Hospital
Updated Scheme Appraisal
Updated 2.6.23

Residential Block A (LAR)	19,124	471.15	9,010,273	
Residential Block A (Intermediate Rent)	10,582	471.15	4,985,709	
Residential Block B (Private)	<u>41,848</u>	471.15	<u>19,716,685</u>	
Totals	392,996 ft²		185,160,065	
Contingency		5.00%	9,258,003	
UCL payment			2,800,000	
CIL			6,291,458	
S106			2,918,277	
				206,427,804
Other Construction Costs				
Office void (manual cost)			2,034,420	
				2,034,420

PROFESSIONAL FEES

Professional fees		12.00%	22,219,208	22,219,208
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MARKETING & LETTING

Letting Agent Fee		10.00%	1,030,350	
Letting Legal Fee		5.00%	515,175	
				1,545,524

DISPOSAL FEES

Commercial disposal		1.50%	4,109,477	
Residential Agents/legals/marketing		2.50%	939,323	
				5,048,800

TOTAL COSTS BEFORE FINANCE
257,926,256
FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				52,260,848

TOTAL COSTS
310,187,104
PROFIT
5,812,864
Performance Measures

Profit on Cost%	1.87%
Profit on GDV%	1.76%
Profit on NDV%	1.84%
Development Yield% (on Rent)	3.32%
Equivalent Yield% (Nominal)	4.63%
Equivalent Yield% (True)	4.77%
IRR% (without Interest)	8.65%
Rent Cover	7 mths
Profit Erosion (finance rate 8.000)	3 mths