

Anglia Square, Norwich
Viability Report
RevA

Dated July 2022

Weston
Homes



**PLANNING &
DEVELOPMENT REPORT**

**ANGLIA SQUARE,
NORWICH**

**Scheme Viability Review Rev A
Amended Scheme**

Weston Homes

July 2022

Carter Jonas

Date: July 2022

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1.0 SCOPE

- 1.1 A ‘*Scheme Viability Review*’ Was been prepared by Carter Jonas on behalf of Weston Homes in support of a hybrid planning application, submitted to Norwich City Council (NCC), on 1ST April 2022 for the comprehensive redevelopment of Anglia Square, Norwich, and surrounding parcels of land (the Site), as outlined in red in Figure 1¹. The redevelopment comprises a residential-led mixed use scheme with flexible commercial accommodation to upgrade the existing shopping centre, (the Application), (NCC Ref 22/00434/F)..
- 1.2 Carter Jonas was instructed to review the viability of the scheme, the subject of this planning application in accordance with the National Planning Policy Framework (NPPF), Planning Practice Guidance (PPG), Royal Institution of Chartered Surveyors (RICS) guidance, Financial Viability in Planning - Royal Institution of Chartered Surveyors: conduct and reporting² and Norwich Local Plan Policy. This remains the instruction from Weston Homes in respect of the revisions to the scheme, which are submitted in July 2022, as explained below.
- 1.3 The Application, which is still to be determined, comprises a full set of technical documents to assess the potential impacts of the proposals, including an Environmental Statement for an EIA³ which covers a number of topics. In respect of the scheme’s viability, this was described and explained in the *Scheme Viability Review*, to justify the affordable housing provision proposed as part of the Application. Reference should be made to the original documents for further details of the proposal as submitted.
- 1.4 Following submission of the Application, and completion of the statutory consultation exercise, the Applicant has worked with NCC to review the consultation responses received from the local community, statutory consultees, other key stakeholders, and in the case of the viability assessment, Avison Young, the independent consultants appointed by NCC specifically to review the assessment, so as to identify an appropriate response where considered relevant. As a result of consideration of these responses and ongoing discussions with NCC, a number of changes to the Application as originally submitted have now been proposed.
- 1.5 These changes include the reduction in height by 1 storey of Blocks A and D; repositioning of basement and car park access to Block A; repositioning of houses and apartments within Block B; amendments to the housing mix and distribution through the scheme; raising ground floor finished floor level of Block C to above 100 year (+climate change) flood levels; elevational changes and repositioning of Block L (Stump Cross building); roof ridge and eaves on east side of Block M reduced in height; introduction of 2 storey podium between Blocks E and EF to provide lager car park and increased sunlight to podium; proposed crossings on Edward Street (opposite Beckham Place) and Pitt Street (by Tooley Lane) removed; and landscape amendments.
- 1.6 These changes comprise the **Amended Application** submitted in July 2022. Overall, the Amended Application continues to seek consent for up to 1,100 dwellings and up to 8,000 Sqm (NIA) non-residential floorspace and associated development, but with a change to the number of dwellings, car

¹ The ‘block’ plans inside the red line relate to the Scheme. There are 2 areas within the largest part of the Site which are excluded from the development area – Surrey Chapel (south-west corner of the Site) and the rectangular building at the north-west corner of the Site.

² 1st Edition, May 2019.

³ Environmental Impact Assessment.

park spaces, and commercial floorspace in Phase 1. Since the amendments result in minor changes to the full development description, an updated version of the full Amended Application description is contained in the Planning Statement Addendum.

- 1.7 This update to the Scheme Viability Review, (Revision A) sets out where necessary a response to the viability assessment related comments received by NCC on the Application as originally submitted from Avison Young, their appointed consultants, and also indicates whether the inputs to the viability assessment have been amended as a result of these comments. Additionally, it considers the implications of the changes to the Amended Application scheme now proposed in the light of the changes to the appraisal inputs. This Revision A should be read in place of the superseded version of the Scheme Viability Review.

Figure 1 – The Site



- 1.8 As noted in the original Review, there have been previous proposals for the Site, including a mixed use scheme submitted as a planning application in 2018 which was refused by the Secretary of State in 2020. This background informed the evolution of the Application scheme which Weston Homes (with its architect, Broadway Malyan) devised as the original basis of this hybrid application. The Amended Application scheme (Rev A) is an evolution of the April 2022 planning Application; Figure 2 sets out the key changes.

Figure 2 - Changes from the April 2022 planning Application to the July 2022 Amended Application (Rev A) Scheme

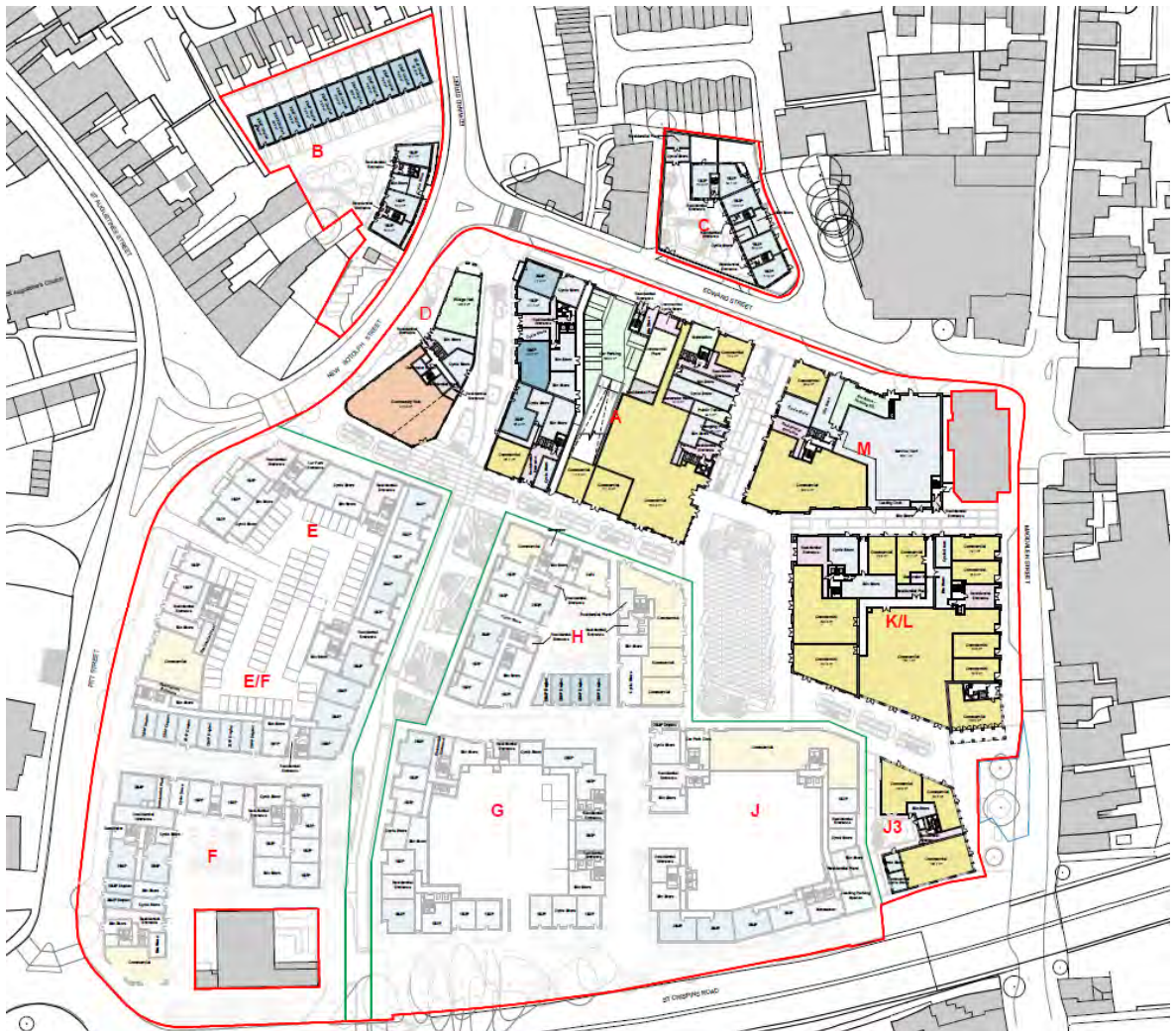
	April 2022 Submission	July 2022 Rev A Submission
Detailed Units	367	353
Outline Units	733	747
Detailed Parking Spaces	146	134
Outline Parking Spaces	304	316
Detailed Non-Residential NIA sq m	5,808	5,411
Outline Non-Residential NIA sq m	2,192	2,589

- 1.9 Rev A has the same number of dwellings but with fewer within the 'detailed' application and a marginally higher GIA for the whole scheme and slighter lower NIA. Thus, although the details of the description have changed as noted above, the high level description of the Development has therefore not changed since April 2022, remaining as:
- Up to 1,100 dwellings (townhouses, duplexes and apartments).
 - Up to 450 car parking spaces.
 - Up to 8,000 sq m (86,100 sq ft) flexible retail, commercial and other non-residential floorspace (NIA⁴).
- 1.10 Based on an Illustrative Masterplan for the Site, which may alter at Reserved Matters stage for the outline element, this Viability Appraisal has been prepared for:
- 1,062 homes.
 - 440 car parking spaces.
 - 71,000⁵ sq ft of commercial space.

⁴ Net Internal Area.

⁵ NIA (rounded).

Figure 3 – Ground Floor Plan Scheme Masterplan



- 1.11 The analysis of residential pricing (Appendix D) and scheme cost plan (Appendix E) dates from the April 2022 planning Application. There have been adjustments to the Schedules of Accommodation to reflect the changes to the residential mix and distribution of units. This Scheme Viability Review Rev A is based on the schedule of accommodation (and associated scheme plans) for the July 2022 Amended Application (Rev A) scheme. We consider that the adjustments to the scheme since April 2022 are an 'evolution' to that scheme and the analysis in Appendixes D and E still stands, subject to some pro-rata adjustments.
- 1.12 Figure 4 sets out the GIA and NIA areas used within the analysis for this report.
- 1.13 For the avoidance of doubt, in accordance with the current RICS Valuation – Global Standards 2022 which incorporates the International Valuation Standards (the 'RICS Global Red Book'), the provisions of VPS1 to VPS4 are not mandatory and accordingly no element of this report should be relied upon as a formal 'Red Book' valuation

Figure 4 - Area Schedule used in the Analysis

	Residential Units		Total Area		Residential Areas								Commercial				Car Parking (Gross)		
	Market	Affordable	GIA		GIA				NIA				GIA		NIA		SQ M	SQ FT	
			SQ M	SQ FT	Market	Affordable	Market	Affordable	Market	Affordable	Market	Affordable	SQ M	SQ FT	SQ M	SQ FT			
Phase 01																			
Block A	142	0	18,633	200,568	13,638	-	146,801	-	9,441	-	101,625	-	1,640	17,654	1,135	12,221	3,355	36,113	
Block C	0	21	1,418	15,263	-	1,418	-	-	15,263	-	11,515	-	-	-	-	-	-	-	
Block D	28	0	3,280	35,305	2,382	-	25,635	-	1,842	-	19,827	-	898	9,669	695	7,479	-	-	
Block M	48	0	5,832	62,772	4,907	-	52,822	-	3,111	-	33,484	-	924	9,950	586	6,308	-	-	
Total	218	21	29,163	313,908	20,927	1,418	225,258	15,263	14,394	1,070	154,937	11,515	3,463	37,274	2,416	26,008	3,355	36,113	
Phase 02																			
Block J3	8	0	1,172	12,619	659	-	7,098	-	516	-	5,552	-	513	5,521	401	4,318	-	-	
Block K/L	53	28	9,824	105,747	4,338	2,112	46,696	22,737	3,334	1,623	35,886	17,474	3,374	36,314	2,593	27,908	-	-	
Total	61	28	10,997	118,365	4,998	2,112	53,793	22,737	3,850	1,623	41,438	17,474	3,887	41,835	2,994	32,226	-	-	
Phase 03																			
Block B	0	25	1,868	20,107	-	1,868	-	20,107	-	1,555	-	16,734	-	-	-	-	-	-	
Block G	146	0	15,423	166,014	13,223	-	142,333	-	8,914	-	95,949	-	-	-	-	-	2,200	23,681	
Block H	129	0	11,207	120,632	10,497	-	112,986	-	7,675	-	82,613	-	710	7,646	519	5,591	-	-	
Block J	131	0	14,844	159,775	12,258	-	131,946	-	7,991	-	86,014	-	468	5,036	305	3,283	2,118	22,793	
Total	406	25	43,342	466,528	35,978	1,868	387,265	20,107	24,580	1,555	264,577	16,734	1,178	12,682	824	8,874	4,318	46,473	
Phase 04																			
Block E	148	32	20,227	217,725	13,603	2,356	146,417	25,359	9,238	1,600	99,437	17,222	309	3,324	210	2,257	3,960	42,625	
Block F	123	0	9,895	106,504	9,579	-	103,109	-	7,050	-	75,885	-	178	1,916	131	1,410	138	1,480	
Total	271	32	30,122	324,229	23,182	2,356	249,525	25,359	16,288	1,600	175,322	17,222	487	5,240	341	3,667	4,098	44,105	
GRAND TOTAL	956	106	113,623	1,223,030	85,085	7,754	915,842	83,467	59,112	5,848	636,274	62,945	9,014	97,030	6,575	70,775	11,770	126,691	

Calculation of the respective 'gross' areas for residential and commercial uses comes from pro-rata to net areas.

The split of the NIA (between 'market' and 'affordable' residential NIA) is taken from the Savills schedule as not set out in the Area Schedule.

The affordable/ private split is taken from Weston Homes' internal schedule.

Car parking space (sq m) including circulation: 27.5. The car parking space in Block B is 'surface' parking - therefore, no GIA is allowed for.

2.0 SCHEME REVENUE

2.1 The scheme in this Viability Appraisal (the Scheme) is made up of 1,062 homes. Of these, 106⁶ will be of affordable tenure and 956 'market' tenure. The average unit size is 658 sq ft.

Housing

2.2 We have used a value of £340 psf⁷ in our assessment for market housing. This reflects a significant uplift from the analysis which supported the 2018 planning application for the Site and the associated 2020 planning inquiry – at a higher growth rate than suggested by the UK House Price Index. The uplift is driven by overall growth in property values, the inclusion of a significant number of town houses and duplexes and optimisation of the size of the apartments⁸.

2.3 This figure factors in local comparable evidence and the detailed – unit by unit – analysis undertaken by Savills; full details are contained within Appendix D. Looking at specific, new build residential scheme comparables, a rate of £340 psf is used. This is an uplift from the £330 psf identified by Savills, allowing for a marginal uplift to reflect the scale and long term nature of the Scheme and the application of slightly lower car parking values⁹. Relevant comparable evidence:

- The nearby Canary Quay scheme has achieved average prices of £296 psf although there are some reports¹⁰ of higher values now being achieved.
- Beckham Place (on Edward Street, adjacent to the Site) has units being marketed at a rate in excess of £300 psf.
- St James Quay on Barrack Street is achieving rates of £349 psf for 1-bed apartments and £364 psf for 2-bed apartments¹¹.

2.4 These values compare to an average price for Norwich apartments (mainly second hand) of £150,000 and an average for all properties for £223,000¹².

2.5 We have reviewed the evidence provided by Avison Young on residential values and consider that the rate they have utilised to be 'aspirational' and best considered as part of sensitivity analysis (covered in Section 6).

2.6 Affordable 'capital' values at 60% of this have been assumed. This reflects a tenure mix of 85% social rent units and 15% shared ownership / shared equity or any other intermediate housing allowed. We understand that this tenure mix has been discussed with NCC and is in accordance with their requirements. Avison Young's Viability Review comments on (and runs various sensitives of) the

⁶ The proposal is based on 10% affordable housing so this figure should be 103. For appraisal purposes (linked to the mix in the respective blocks) 102 has been assumed but will be updated in any final analysis.

⁷ Per sq ft.

⁸ Smaller than in the previous Anglia Square scheme.

⁹ In this analysis, compared to the Savills commentary.

¹⁰ Commentary from NCC.

¹¹ Ignoring apartments with a river aspect and/ or parking.

¹² UK HPI data, August 2021.

affordable housing tenure mix but we consider this to be superseded by the use of the tenure mix now described.

- 2.7 The psf values equate to average per unit capital values¹³ of:
- Market residential - £224,000.
 - Affordable residential - £134,000.
- 2.8 Car parking provision is at basement and internal ground level for Block A, at surface level in limited areas (e.g., Block B), and otherwise is over ground and first floors inside the residential blocks. Of the maximum potential 450 spaces, at least 95% would be for scheme residents, with no more than 5% possible available for the non-residential uses with the Scheme. For this appraisal, a value of £15,000 per space has been assumed for 415 spaces which are for the market residential units and nil value has been applied to the 12 spaces allocated to the affordable housing units and residual 13 spaces allocated for non-residential uses¹⁴; as the outline elements of the Scheme are progressed, an additional 10 spaces for non-residential uses could be incorporated. The value achievable is related to the price at which residential dwellings are marketed. If there are additional space for non-residential uses then these have been assumed to be included within the terms for the commercial units.

Commercial

- 2.9 This space is predominantly at ground floor level and will be for Use Class E flexible retail, services, food and beverage and other commercial uses, including some 'sui generis' use provision. The current trading environment for retail across the United Kingdom is very difficult, accentuated by the Covid-19 pandemic and the growth in online purchase which has challenged shopping centres and high streets to adapt. Clearly, this is one of the drivers for the flexibility and quantum of non-residential uses in the proposed redevelopment of the existing Anglia Square shopping centre.
- 2.10 The Shopping Centre has been run (for several years) on the basis of needing to have short term leases in place – allowing for redevelopment. Therefore, the vast majority of units are on very short term let plus a few units have 3 years leases with a landlord only break option.
- 2.11 Letting transactions¹⁵ in the locality since March 2020 average £5.50 psf with a lease length of 2.61 years¹⁶ but we would anticipate improved trading environment to be created, with up to an additional 1100 dwellings immediately around the commercial units would create the ability to take a lease in a redeveloped/ reorientated Anglia Square that would achieve rents in the order of £15 psf (with upward/downward variations on individual units) on ground floor space with a 50% discount for 1st to 3rd floor space in Block L (£7.50 psf).
- 2.12 We have reviewed the evidence provided by Avison Young on retail rents and yields; we consider that the rates they have utilised are 'aspirational' and best considered as part of sensitivity analysis (covered in Section 6).

¹³ Split across unit types.

¹⁴ Nil value as this is assumed to be provided within the price of the units.

¹⁵ EGi.

¹⁶ EGi.

- 2.13 We have allowed for 12 months' void and 12 months' rent free¹⁷ and capitalised the retail income at 9.0%, reflecting current uncertainty in the occupier and investor market for these uses.

Other

- 2.14 The Site has been allocated £15 million (m) of HIF (non-repayable grant) by Homes England. This income is assumed to be spread over the first phase of the Scheme and spent within a defined period, reflecting current discussions between Weston Homes and Homes England.
- 2.15 From the point of the start of development of the Scheme (assumed for January 2023) interim income will be generated from the Site. Given the disturbance from ongoing construction works and the lack of certainty for tenants, this income will be significantly reduced from what would otherwise be assumed. We have split the income generation into 3 elements which are received until respective phases of construction have commenced and/ or new provision (mainly retail units) has been provided elsewhere. The income assumptions are derived from the commentary in Appendix C with a 50% discount to reflect the short term nature of the leases/ facilities and poor quality of the environment:
- Surface Car Parks: £170,000 per annum.
 - Shopping Centre:
 - £103,000 per annum (area to be replaced by Blocks J3 and K/L).
 - £103,000 per annum (area to be replaced by Blocks G, H and J).
 - Pitt Street Properties: £85,000 per annum.
- 2.16 No interim income is assumed to be generated from either Sovereign House or Gildengate House.

¹⁷ In the appraisal this is modelled in aggregate – i.e., at 24 months' rent free. Note – for Blocks E and F, the present value calculation is showing as 30 months for this rent free period. This cannot currently be fixed; the impact is to understate value by circa £15,000.

3.0 DEVELOPMENT COSTS

Construction & Infrastructure Costs

- 3.1 Exigere has undertaken a detailed cost plan for the Scheme. This is appended to this report (Appendix E).
- 3.2 The total construction and infrastructure cost set out in Appendix E is £290,363,000 across a Scheme with a GIA of 1,191,133 sq ft (110,660 sq m) - equating to £244 psf. The costs are made up of:
- Demolition: £14.5m.
 - Scheme: £236.7m.
 - External Works: £6.7m.
 - External Services: £3.7m.
 - Preliminaries: £28.8m.
- 3.3 The Scheme requires significant infrastructure works to clear the Site, enable development, maximise placemaking benefits and mitigate its impact (through off-site works). This is the basis on which the Scheme has been allocated £15 million (m) in grant funding from HIF¹⁸. Specific areas of work that have been identified include archaeological work, asbestos removal, drainage & services, utility connections and off site public realm¹⁹.
- 3.4 The specification of the off-site public realm has been amended between the April 2022 planning application and the Amended Application (Rev A), at the request of the County Highways Authority and / or NCC, including:
- Pitt Street Crossing and Edward Street crossing (adjacent Beckham Place).
 - New Botolph Street crossing now being upgraded to toucan crossing.
 - The bus layby and crossing elements which would form part of the mobility hub if implemented are now included in the Scheme's costs.
- 3.5 The following items are now specified (the costing/ detail for these items is in Appendix F) and incorporated into the overall construction and infrastructure cost budget.
- 3.6 The Exigere cost plan (Appendix E) was produced for the April 2022 planning Application scheme. We do not consider the changes to the Scheme (for Rev A) to be significant in the realm of the cost plan and we have therefore utilised the same cost of £290.3m. On top of this cost, we have added the cost for the off-site public realm works (£1.6m²⁰). Combined, this equates to an overall cost psf of £238.72.
- 3.7 Avison Young consider that savings of circa 7% (£20.3m) are possible, compared to the Exigere figure. We accept that there are 'value engineering' possibilities on a scheme of this scale but there are also significant upward cost risk at the current time. We have run a scenario which factors in the reduced cost identified by Avison Young (in Section 6) and a meeting (to go through the cost assumptions) can be arranged as required. It is not clear what the revised rates used by Avison Young are. Avison Young has also questioned whether a 24 month build programme is realistic; Weston

¹⁸ Housing Infrastructure Fund – administered by Homes England.

¹⁹ To Edward Street, Magdalen Street and Pitt Street & St Crispin's Road.

²⁰ Based on Option 2 – Botolph Street/ Edwards Junction Works.

Homes (as the main contractor) consider that this is realistic and has given detailed consideration to this point. Lastly, Avison Young query the inclusion of 24 month’s inflation for the construction period: when contractors are giving a fixed price, they will include a risk related allowance for inflation – thus, we consider this inclusion to be reasonable.

Section 106/ CIL

- 3.8 A Section 106 allowance of £0.319m is made in the Scheme appraisal. This is based on the level we understand was agreed for the previous Anglia Square scheme; this includes a Car Club Contribution of £115,000 (which is being reviewed by NCC), and a Green Infrastructure Contribution (‘RAMS tariff’) of £204,000²¹. No payment has been assumed for the ‘Under the Flyover scheme’, even though this may appear in the Section 106 Agreement as a fallback arrangement payment; – rather, this is to be included within the Scheme’s overall construction cost assuming that the Applicant will undertake these works on behalf of NCC as land owner. Nevertheless, it should be noted that the Section 106 allowance is provisional, pending further negotiation with NCC.
- 3.9 NCC has a CIL²² Exceptional Circumstances Relief policy. The adopted policy requires an application to demonstrate compliance with specified terms, which we consider would be satisfied by the Scheme in an application following grant of planning permission (given the viability level of the Scheme as evidenced in this report). Clearly, should the Scheme’s viability improve significantly, the Scheme would not benefit from this policy in part (i.e., for later Phases), or entirely, subject to application and review by NCC.

Other Development Costs

Figure 5 – Costs, Fees and Allowances

Item	Allowance	Rationale
Contingency	5%	Applied to all construction and infrastructure costs.
Professional Fees	8%	Economies of scale allow a lower rate than would otherwise be assumed.
Commercial Marketing:	1.5%	Of the commercial capital value.
Residential Marketing	1.5%	Of private units and car parking.
Letting Agents	10%	Of all commercial income (excluding ground rents).
Letting Legal Fee	10%	Of all commercial income (excluding ground rents).
Sales Agent Fee	1.0%	Of all commercial capital value and residential gross sales value (except on the affordable units but including residential car parking);
Sales Legal Fee	0.5%	
Finance Cost	6%	A rate of 6.0-6.5% is relatively standard. Given the outcome of the viability analysis, no finance cost has been included at this point.

²¹ £204,500 if the maximum 1,100 units are developed.

²² Community Infrastructure Levy.

- 3.10 The Avison Young's Viability Review amends rates for the first five items in Figure 5. We do not consider this to be appropriate and have retained the assumptions given:
- This is a complicated town centre project – 8% professional fees is at the bottom of our expectations and the rate anticipated on a project of this type.
 - At this stage of design (with most of the Scheme being 'outline'), 5% is standard in our experience.
 - Taking sales legals, sales agents and marketing costs together, this is less than 3% of the overall GDV. Given the need for the Scheme to achieve a significant uplift in values (to make a 'market level' of profit for Weston Homes), this overall sales and marketing cost is a reasonable benchmark compared to other projects of this scale.
- 3.11 Achieving Vacant Possession: the landowner team have been working on a commercially sensitive phased vacant possession strategy to facilitate development at Anglia Square for a number of years. As a result, no compensation is anticipated and therefore there are no costs for achieving vacant possession within the appraisal.
- 3.12 Consistent with this approach, the BLV²³ is based on re-letting the existing commercial areas of the Site. Given that the BLV is incurred at the commencement of the development programme, the interim income from the existing asset on the Site is included within the Scheme appraisal.

²³ Benchmark Land Value.

4.0 PROGRAMME & PHASING

4.1 The development of the Site needs to be undertaken on a phased basis given:

- Complications relating to the timing and programming of demolishing the existing structures on site:
 - Sovereign House.
 - Edward Street multi-storey car park.
 - Gildengate House.
 - Shopping Centre.
- The likely requirements of the LPA²⁴ which will restrict the development of the majority of the Surface Car Park areas until the demolition of Sovereign House is underway.
- The need to have phased delivery of apartments to meet market demand and sustain forecast residential values.

4.2 The planning application is a 'hybrid'. Our analysis assumes the submission of a Reserved Matters application by October 2022 and the Outline element fully approved and deliverable by the end of 2022.

4.3 For development purposes, the Scheme has been split into 4 phases:

- Phase 1: A, B, C, D and M.
- Phase 2: J3 and K/L (following the relocation of a key retail tenant²⁵).
- Phase 3: G, H and J - within 18 months, Weston Homes expect to be able to relocate Poundland and then start works on K/L and J3 (Phase 2).
- Phase 4: E and F.

4.4 Sales rates for residential units:

- The sales rate for market residential units is based on 8 dwellings per month, weighted²⁶ to earlier in the sales period.
- Residential unit sales commence prior to the construction completion of each of the respective phases. The phases have multiple blocks within them and thus sales have been assumed post 20 months²⁷ of the construction period. Because the phases have multiple blocks within them, residential sales continue (from the first sale) throughout the development programme as individual blocks are completed (note – this is a clarification based on Avison Young's querying the timing of sales relative to the completion of individual blocks).
- Revenue from affordable housing is assumed in annual tranches during the construction period – this is a proxy (given the length of the construction period) for a typical 'golden brick' arrangement with payments at the start, mid-point and completion of construction.

²⁴ Local Planning Authority.

²⁵ Poundland.

²⁶ At '65' as a proxy for 30% pre sales.

²⁷ Post 22 months for Phase 2 and post 24 months for Phase 4.

- Car park income is in line with residential sales phasing.
- 4.5 Commercial units are sold on completion with an assumed (combined) 12 months' rent free, and 12 month's void allowance factored in.
- 4.6 Figure 6 illustrates the current anticipated phasing approach, respecting the complications noted above, the likely stipulations of the LPA and ambitious, but realistic sales rates for the apartments.

Figure 6 – Indicative Scheme Phasing



5.0 BENCHMARK LAND VALUE AND DEVELOPER RETURNS

Benchmark Land Value

- 5.1 The BLV for the Site is £14.78m as outlined in Appendix C²⁸. This splits the Site into areas, including the existing assets highlighted in Figure 7.

Figure 7 – Highlighted Existing Assets within the Site



- 5.2 Avison Young's Viability Review report review the BLV figure, calculating an equivalent (to the Carter Jonas figure of £14.85m) of £11.65m. Whilst we do not agree with all of the Avison Young commentary, we have adopted (on a without prejudice basis) the £11.65m in our appraisal. Commenting on the specific points made by Avison Young:

- Sovereign House & Gildengate House: we have not undertaken a detailed appraisal at this stage. If this is intrinsic to the analysis/ report, this can be provided in due course.
- Shopping Centre and Multi-storey Car Park: the existing letting schedule for the asset is of limited relevance given that the shopping centre has been managed (over the last +5 years) to be ready for development. We consider that to test the value of the asset in its existing use, a new tenancy and management strategy is required. We consider that the comparable evidence presented (of the sale of shopping centres) provides the best guide to this but have considered the value from 2 perspectives:

²⁸ Analysis from March 2021.

- Shopping centre comparable sales evidence justifying the £24 psf.
- A 'bottom up' rental and yield exercise to re-let the shopping centre getting to a value of £20.20 psf to which a 20% premium is added.
- Pitt Street properties: as per our comment on Sovereign House & Gildengate House we have not undertaken a detailed appraisal at this stage. If this is intrinsic to the analysis/ report, this can be provided in due course.

Developer Returns

- 5.3 This is the output of the analysis.
- 5.4 The PPG states that for the purposes of plan making 'an assumption of 15-20% of GDV is considered a suitable return to developers in order to establish the viability of plan policies.
- 5.5 Multi-phased regeneration schemes which anticipate 'real growth' in values over time and the repositioning of a significant segment of a major city (i.e., schemes like Anglia Square) can proceed at lower profit levels but only at the discretion of developers with long time horizons and where the IRR²⁹ is strong.
- 5.6 This is a multi-phase project where the developer has the ability to manage delivery risk at different points in the programme.

²⁹ Internal Rate of Return.

6.0 CONCLUSION

- 6.1 The headline analysis based on the inputs set out in this report indicate a Scheme with a very significant negative viability position:
- Net Realisation: £261m.
 - Total Cost: £349m.
 - Deficit: (-)£88m.
- 6.2 If Avison Young's revised construction costs are utilised (saving 7% of construction costs), the deficit reduces to (-)£65m.
- 6.3 The Site is a challenging location to deliver a scheme and create profit to incentivise a developer. The above result clearly demonstrates this and suggests that a 'standard' approach to the delivery of the Scheme will not see it come forward.
- 6.4 This analysis is based on there being Exceptional Circumstances Relief (from CIL) and £15m of HIF monies. Sensitivity analysis showing the impact of no CIL relief and no HIF can be prepared but given that the Scheme is well below the standard viability thresholds (even with the sensitivities below), the conclusion/ impact of this is clear. Avison Young's Viability Review includes CIL; whilst this is a reasonable sensitivity, we consider that the conclusion of our analysis (and Avison Young's) is that Exceptional Circumstances Relief is critical to the delivery of the Scheme – thus we consider it reasonable to keep this assumption.
- 6.5 As noted within the report, at this stage, no finance costs have been included; there will be a cost relating to this, but its structuring (relative to the delivery of individual phases) needs to be considered in detail for the viability position noted above. Given the output of the analysis, consideration of this structure is deemed to not be required at this stage.
- 6.6 The Scheme is viable and deliverable with the proposed 10% affordable housing arrangements based on the following circumstances which exist but are subject to market risk and the specific business model of individual operators:
- A delivery strategy where the existing landowner (Columbia Threadneedle) is able to partner with a developer (Weston Homes) and structure land payments/ returns in a way which maximises scheme viability.
 - Significant long term 'real' growth in residential values in Norwich, driven by the quality of placemaking and the ability to re-position this part of the town.
 - Cost savings and efficiencies from a vertically integrated developer whom can deliver at a significantly lower cost level.
- 6.7 Scheme revenue assumptions (for commercial and residential uses) are at the upper end of today's expectations based upon an assumed quality of scheme and growth for the first phase of the Scheme.
- 6.8 Avison Young conclude that the Scheme is, 'incapable of providing additional affordable housing' (with a return of 4.4% profit on GDV) and that, 'for development to occur, there will have to be strong confidence in sales value growth'. They have maintained the position (as per NCC's historic view) that, 'the Council must ensure that adequate provision is secured within any S106 review mechanism for the growth of affordable housing on a phase-by-phase'.

- 6.9 Whilst we do not agree with all of the Avison Young comments/ analysis, there is agreement that the Scheme is providing the maximum reasonable amount of affordable housing. On the subject of deliverability, we have run a scenario (set out below) showing the impact of a modest 'step change' in residential values (in later phases of the Scheme) and significant cost reductions. We consider that Avison Young's assumptions on achievable residential values should be seen in this context: their residential values assume a very significant uplift on current day values in Norwich and are aspirational (and obviously what Weston Homes would like to secure); similarly, the commercial rent (£25psf) and associated capitalisation rate (6%) used are aspirational in our view.
- 6.10 Over the length of the delivery of the Scheme (circa 9 years), there is the potential to achieve a significant premium (in 'today's' prices) given its scale and significance. Relevant reports/ considerations:
- A study³⁰ of the redevelopment of the area north of Kings Cross railway station identified residential value growth of 163% (2004-2017) which was double the London average over the same period.
 - The RICS Placemaking & Value (2016) report identified successful schemes in lower-value areas achieving close to 20% premiums on local, new build competition.
- 6.11 Growth is in no way guaranteed but as a scenario, we consider it reasonable to consider an uplift in residential values for Phase 3 (10% uplift) and Phase 4 (20%) uplift at the point that the Scheme is established and various amenities are complete.
- 6.12 The Exigere report is a detailed assessment of the cost to deliver the Scheme. Given the scale of the Scheme (particularly given the parts where only Outline permission is sought) we expect there to be the potential for value engineering, without compromise to either the design or materials being used, particularly where a vertically integrated developer (i.e., Weston Homes - with in-house construction capability and the ability to deliver at a lower costs) was to bring forward a scheme.
- 6.13 BCIS data is not a replacement for the Exigere report but gives some indication of the upper limit of the savings that could be made. As of July 2022, the median BCIS rate for +6 storey residential apartment development³¹ is £162 psf. As a scenario, this lower rate has been applied to total construction and infrastructure costs – lowering this from £290.4m to £198.3m.
- 6.14 The output of this sensitivity analysis (of residential revenue and construction and infrastructure costs) is:
- Net Realisation: £282m.
 - Total Cost: £244m.
 - Profit: £38m.
- 6.15 This equates to a profit of 15% on GDV. This is at the bottom of the 15-20% range that we have identified as viable. On this basis, the affordable housing offer could not be increased.

³⁰ The Economic & Social Story of Kings Cross – Regeneris, 2017.

³¹ Rebased for Norwich.

APPENDIX A – SCHEME VIABILITY APPRAISAL (BASE)

Anglia Square
Norwich

Development Appraisal
Prepared by Francis Truss
Carter Jonas LLP
03 August 2022

**Anglia Square
Norwich**

Appraisal Summary for Merged Phases 1 2 3 4 5 6

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Block A - Market Residential	142	101,625	340.00	243,327	34,552,500
Block C - Affordable Residential	21	11,515	204.00	111,860	2,349,060
Block A - Car Parking	1	36,113	47.80	1,726,201	1,726,201
Block D - Market Residential	28	19,827	340.00	240,756	6,741,180
Block M - Market Residential	48	33,484	340.00	237,178	11,384,560
Block B - Affordable Residential	25	16,734	204.00	136,549	3,413,736
Block J3 - Market Residential	8	5,552	340.00	235,960	1,887,680
Block K/L - Market Residential	53	35,886	340.00	230,212	12,201,240
Block K/L - Affordable Residential	28	17,474	204.00	127,311	3,564,696
Block G - Market Residential	146	95,949	340.00	223,443	32,622,660
Block G - Car Parking	1	23,681	47.80	1,131,952	1,131,952
Block H - Market Residential	129	82,613	340.00	217,740	28,088,420
Block J - Market Residential	131	86,014	340.00	223,242	29,244,760
Block J - Car Parking	1	22,793	47.80	1,089,505	1,089,505
Block E - Market Residential	148	99,437	340.00	228,436	33,808,580
Block E - Affordable Residential	32	17,222	204.00	109,790	3,513,288
Block E - Car Parking	1	42,625	47.80	2,037,475	2,037,475
Block F - Market Residential	123	75,885	340.00	209,763	25,800,900
Block F - Car Parking	1	1,480	47.80	70,744	70,744
Totals	1,067	825,909			235,229,138

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A - Commercial	1	12,221	15.00	183,315	183,315	183,315
Block D - Commercial	1	7,479	15.00	112,185	112,185	112,185
Block M - Commercial	1	6,308	15.00	94,620	94,620	94,620
Block J3 - Commercial	1	4,318	15.00	64,770	64,770	64,770
Block K/L - Commercial	1	27,908	15.00	418,620	418,620	418,620
Block H - Commercial	1	5,591	15.00	83,865	83,865	83,865
Block J - Commercial	1	3,283	15.00	49,245	49,245	49,245
Block E - Commercial	1	2,257	15.00	33,855	33,855	33,855
Block F - Commercial	1	1,410	15.00	21,150	21,150	21,150
Totals	9	70,775			1,061,625	1,061,625

Investment Valuation

Block A - Commercial						
Market Rent	183,315	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	1,714,362	
Block D - Commercial						
Market Rent	112,185	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	1,049,154	
Block M - Commercial						
Market Rent	94,620	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	884,886	
Block J3 - Commercial						
Market Rent	64,770	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	605,729	
Block K/L - Commercial						
Market Rent	418,620	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	3,914,934	
Block H - Commercial						
Market Rent	83,865	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	784,305	
Block J - Commercial						
Market Rent	49,245	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	460,539	
Block E - Commercial						
Market Rent	33,855	YP @	9.0000%	11.1111		
		PV 2yrs 6mths @	9.0000%	0.8062	303,259	
Block F - Commercial						
Market Rent	21,150	YP @	9.0000%	11.1111		
		PV 2yrs 6mths @	9.0000%	0.8062	189,453	
Total Investment Valuation						9,906,622

GROSS DEVELOPMENT VALUE 245,135,760

Purchaser's Costs	(574,584)
Effective Purchaser's Costs Rate	5.80%
	(574,584)

NET DEVELOPMENT VALUE 244,561,176

Additional Revenue

HIF	15,000,000
Surface Car Parks	640,935
Retail Units - phase 2 impacted	153,846
Piitt Street Properties	360,705
Retail Units - Phase 3 impacted	208,590
	16,364,076

NET REALISATION 260,925,252

OUTLAY

ACQUISITION COSTS

**Anglia Square
Norwich**

Fixed Price	11,650,000		
Fixed Price		11,650,000	11,650,000
Stamp Duty	5.00%	582,500	
Agent Fee	1.00%	116,500	
Legal Fee	0.50%	58,250	
			757,250

CONSTRUCTION COSTS

Construction	ft ²	Build Rate ft ²	Cost
Block A - Commercial	17,654	238.72	4,214,363
Block D - Commercial	9,669	238.72	2,308,184
Block M - Commercial	9,950	238.72	2,375,264
Block J3 - Commercial	5,521	238.72	1,317,973
Block K/L - Commercial	36,314	238.72	8,668,878
Block H - Commercial	7,646	238.72	1,825,253
Block J - Commercial	5,036	238.72	1,202,194
Block E - Commercial	3,324	238.72	793,505
Block F - Commercial	1,916	238.72	457,388
Block A - Market Residential	146,801	238.72	35,044,335
Block C - Affordable Residential	15,263	238.72	3,643,583
Block A - Car Parking	36,113	238.72	8,620,895
Block D - Market Residential	25,635	238.72	6,119,587
Block M - Market Residential	52,822	238.72	12,609,668
Block B - Affordable Residential	20,107	238.72	4,799,943
Block J3 - Market Residential	7,098	238.72	1,694,435
Block K/L - Market Residential	46,696	238.72	11,147,269
Block K/L - Affordable Residential	22,737	238.72	5,427,777
Block G - Market Residential	142,333	238.72	33,977,734
Block G - Car Parking	23,681	238.72	5,653,128
Block H - Market Residential	112,986	238.72	26,972,018
Block J - Market Residential	131,946	238.72	31,498,149
Block J - Car Parking	22,793	238.72	5,441,145
Block E - Market Residential	146,417	238.72	34,952,666
Block E - Affordable Residential	25,359	238.72	6,053,700
Block E - Car Parking	42,625	238.72	10,175,440
Block F - Market Residential	103,109	238.72	24,614,180
Block F - Car Parking	1,480	238.72	353,306
Totals	1,223,031 ft²		291,961,960
Contingency		5.00%	14,598,098

Section 106 Costs			306,560,058
Section 106 Costs		319,000	319,000

PROFESSIONAL FEES			
Professional Fees	8.00%	23,356,957	23,356,957

MARKETING & LETTING			
Marketing	1.50%	3,319,483	3,319,483

DISPOSAL FEES			
Sales Agent Fee	1.00%	2,212,989	
Sales Legal Fee	0.50%	1,106,494	
			3,319,483

TOTAL COSTS			349,282,231
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PROFIT			(88,356,979)
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Performance Measures

Profit on Cost%	-25.30%
Profit on GDV%	-36.04%
Profit on NDV%	-36.13%
Development Yield% (on Rent)	0.30%
Equivalent Yield% (Nominal)	9.00%
Equivalent Yield% (True)	9.53%
IRR% (without Interest)	-16.77%
Rent Cover	-83 yrs -3 mths
Profit Erosion (finance rate 0.000)	N/A

APPENDIX B – SCHEME VIABILITY APPRAISAL (SENSITIVITY)

Anglia Square
Norwich

Development Appraisal
Prepared by Francis Truss
Carter Jonas LLP
03 August 2022

**Anglia Square
Norwich**

Appraisal Summary for Merged Phases 1 2 3 4 5 6

Currency in £

REVENUE

Sales Valuation	Units	ft ²	Sales Rate ft ²	Unit Price	Gross Sales
Block A - Market Residential	142	101,625	340.00	243,327	34,552,500
Block C - Affordable Residential	21	11,515	204.00	111,860	2,349,060
Block A - Car Parking	1	36,113	47.80	1,726,201	1,726,201
Block D - Market Residential	28	19,827	340.00	240,756	6,741,180
Block M - Market Residential	48	33,484	340.00	237,178	11,384,560
Block B - Affordable Residential	25	16,734	204.00	136,549	3,413,736
Block J3 - Market Residential	8	5,552	340.00	235,960	1,887,680
Block K/L - Market Residential	53	35,886	340.00	230,212	12,201,240
Block K/L - Affordable Residential	28	17,474	204.00	127,311	3,564,696
Block G - Market Residential	146	95,949	374.00	245,787	35,884,926
Block G - Car Parking	1	23,681	47.80	1,131,952	1,131,952
Block H - Market Residential	129	82,613	374.00	239,514	30,897,262
Block J - Market Residential	131	86,014	374.00	245,567	32,169,236
Block J - Car Parking	1	22,793	47.80	1,089,505	1,089,505
Block E - Market Residential	148	99,437	408.00	274,124	40,570,296
Block E - Affordable Residential	32	17,222	204.00	109,790	3,513,288
Block E - Car Parking	1	42,625	47.80	2,037,475	2,037,475
Block F - Market Residential	123	75,885	408.00	251,716	30,961,080
Block F - Car Parking	1	1,480	47.80	70,744	70,744
Totals	1,067	825,909			256,146,618

Rental Area Summary

	Units	ft ²	Rent Rate ft ²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Block A - Commercial	1	12,221	15.00	183,315	183,315	183,315
Block D - Commercial	1	7,479	15.00	112,185	112,185	112,185
Block M - Commercial	1	6,308	15.00	94,620	94,620	94,620
Block J3 - Commercial	1	4,318	15.00	64,770	64,770	64,770
Block K/L - Commercial	1	27,908	15.00	418,620	418,620	418,620
Block H - Commercial	1	5,591	15.00	83,865	83,865	83,865
Block J - Commercial	1	3,283	15.00	49,245	49,245	49,245
Block E - Commercial	1	2,257	15.00	33,855	33,855	33,855
Block F - Commercial	1	1,410	15.00	21,150	21,150	21,150
Totals	9	70,775			1,061,625	1,061,625

Investment Valuation

Block A - Commercial						
Market Rent	183,315	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	1,714,362	
Block D - Commercial						
Market Rent	112,185	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	1,049,154	
Block M - Commercial						
Market Rent	94,620	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	884,886	
Block J3 - Commercial						
Market Rent	64,770	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	605,729	
Block K/L - Commercial						
Market Rent	418,620	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	3,914,934	
Block H - Commercial						
Market Rent	83,865	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	784,305	
Block J - Commercial						
Market Rent	49,245	YP @	9.0000%	11.1111		
		PV 2yrs @	9.0000%	0.8417	460,539	
Block E - Commercial						
Market Rent	33,855	YP @	9.0000%	11.1111		
		PV 2yrs 6mths @	9.0000%	0.8062	303,259	
Block F - Commercial						
Market Rent	21,150	YP @	9.0000%	11.1111		
		PV 2yrs 6mths @	9.0000%	0.8062	189,453	
Total Investment Valuation						9,906,622

GROSS DEVELOPMENT VALUE

266,053,240

Purchaser's Costs
Effective Purchaser's Costs Rate

(574,584)

5.80%

(574,584)

NET DEVELOPMENT VALUE

265,478,656

Additional Revenue

HIF	15,000,000
Surface Car Parks	640,935
Retail Units - phase 2 impacted	153,846
Piitt Street Properties	360,705
Retail Units - Phase 3 impacted	208,590
	16,364,076

NET REALISATION

281,842,732

OUTLAY

ACQUISITION COSTS

**Anglia Square
Norwich**

Fixed Price	11,650,000		
Fixed Price		11,650,000	11,650,000
Stamp Duty	5.00%	582,500	
Agent Fee	1.00%	116,500	
Legal Fee	0.50%	58,250	
			757,250

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Block A - Commercial	17,654	162.21	2,863,655
Block D - Commercial	9,669	162.21	1,568,408
Block M - Commercial	9,950	162.21	1,613,989
Block J3 - Commercial	5,521	162.21	895,561
Block K/L - Commercial	36,314	162.21	5,890,494
Block H - Commercial	7,646	162.21	1,240,258
Block J - Commercial	5,036	162.21	816,890
Block E - Commercial	3,324	162.21	539,186
Block F - Commercial	1,916	162.21	310,794
Block A - Market Residential	146,801	162.21	23,812,590
Block C - Affordable Residential	15,263	162.21	2,475,811
Block A - Car Parking	36,113	162.21	5,857,890
Block D - Market Residential	25,635	162.21	4,158,253
Block M - Market Residential	52,822	162.21	8,568,257
Block B - Affordable Residential	20,107	162.21	3,261,556
Block J3 - Market Residential	7,098	162.21	1,151,367
Block K/L - Market Residential	46,696	162.21	7,574,558
Block K/L - Affordable Residential	22,737	162.21	3,688,169
Block G - Market Residential	142,333	162.21	23,087,836
Block G - Car Parking	23,681	162.21	3,841,295
Block H - Market Residential	112,986	162.21	18,327,459
Block J - Market Residential	131,946	162.21	21,402,961
Block J - Car Parking	22,793	162.21	3,697,253
Block E - Market Residential	146,417	162.21	23,750,302
Block E - Affordable Residential	25,359	162.21	4,113,483
Block E - Car Parking	42,625	162.21	6,914,201
Block F - Market Residential	103,109	162.21	16,725,311
Block F - Car Parking	1,480	162.21	240,071
Totals	1,223,031 ft²		198,387,859
Contingency		5.00%	9,919,393

208,307,251

Section 106 Costs

Section 106 Costs		319,000	319,000
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PROFESSIONAL FEES

Professional Fees	8.00%	15,871,029	15,871,029
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MARKETING & LETTING

Marketing	1.50%	3,633,245	3,633,245
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DISPOSAL FEES

Sales Agent Fee	1.00%	2,422,163	
Sales Legal Fee	0.50%	1,211,082	
			3,633,245

TOTAL COSTS

244,171,020

PROFIT

37,671,712

Performance Measures

Profit on Cost%	15.43%
Profit on GDV%	14.16%
Profit on NDV%	14.19%
Development Yield% (on Rent)	0.43%
Equivalent Yield% (Nominal)	9.00%
Equivalent Yield% (True)	9.53%
IRR% (without Interest)	9.00%
Rent Cover	35 yrs 6 mths
Profit Erosion (finance rate 0.000)	N/A

APPENDIX C – BENCHMARK LAND VALUE REPORT

Anglia Square, Norwich

Benchmark Land Value Review

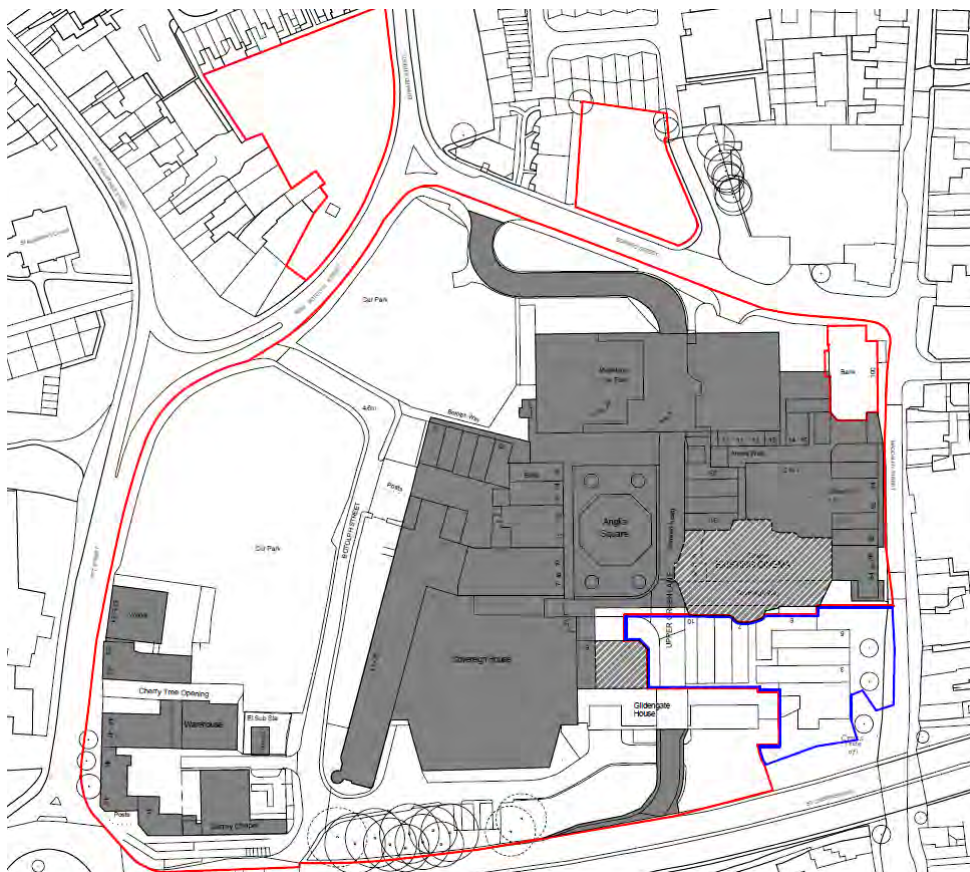
Carter Jonas

March 2021

1 Background & Scope

- 1.1 Carter Jonas is instructed to report on the Benchmark Land Value (BLV) of the Anglia Square site ('the Site'). This is to inform discussions between Weston Homes/ Columbia Threadneedle and Homes England regarding the funding available to support the delivery of a comprehensive, residential led development of the Site.
- 1.2 The Site secured¹ £15 million (m) of Marginal Viability Funding from Homes England's Housing Infrastructure Fund (HIF) in 2020. This report does not consider the funding mechanisms and options which may be available.
- 1.3 For the avoidance of doubt, no advice within this note is to be taken as a Carter Jonas formal opinion of value, covered by the RICS Global Valuation Standards 2020 (the RICS 'Red Book'). There is currently 'material valuation uncertainty' as per VPS 3 and VPGA 10 of the RICS Red Book Global. Consequently, less certainty – and a higher degree of caution – should be attached to this analysis than would normally be the case. This is not an analysis of the 'market value' of the Site and/ or the basis for any current or future agreement between Columbia Threadneedle and Weston Homes.
- 1.4 The Site is outlined in red and blue in Figure 1 (the different colours relate to a split in the development approach to the Site within the 2019 Application Scheme).

Figure 1 – The Site



¹ Heads of Terms in place.

2 The Site

- 2.1 The allocation of £15m of HIF money to the Site (along with the many attempts to deliver comprehensive regeneration of this Site over the years) is a demonstration of the viability challenges of comprehensive redevelopment. This BLV assessment is on the basis of no comprehensive redevelopment of the Site with no HIF money².
- 2.2 The Site area is circa 11.5 acres and is made up of the following constituent elements:
- Surface Car Parks.
 - Sovereign House.
 - Gildengate House.
 - The Shopping Centre and multi-storey car park.
 - Pitt Street properties.
- 2.3 Figure 2 highlights the first 3 of these elements³ specific existing assets on the Site. The Shopping Centre and multi-storey car park are not highlighted in Figure 2 and are best understood through looking at Figure 14. The Pitt Street properties are in the south west corner of the Site⁵.

Figure 2 – Highlighted Existing Assets within the Site



² As the HIF is predicated on a comprehensive scheme delivering circa 1,300 homes.

³ Plus, a substation that is not considered in this report.

⁴ Shaded in dark grey and forming the bulk of the Site, towards its north east corner. The multi-storey car park is at the northern edge of this, adjoining Edward Street.

⁵ Shaded in dark grey in Figure 1 and including the Surrey Chapel site which is not considered in this report.

2.4 No value has been ascribed to the substation nor the existing Surrey Chapel within the Site.

Surface Car Parks - £4.88m

2.5 This Site has 394 surface car parking spaces⁶ which are run by run by RCP with a day rate of £5⁷.

- Boltoph Street: 150 spaces.
- Anglia Square: 95 spaces.
- Broadside Warehouse: 94 spaces.
- Edward Street Petrol: 55 spaces.

2.6 We have utilised a capital value of £12,400 per space based on the assumption of:

- Net potential income per space - £867⁸.
- Capitalised at an all-risk yield of 7.0%⁹.

2.7 We understand that gross car park income has reached circa £475,000 in the past. Occupancy rates are currently hard to measure (given the pandemic) but the rate utilised allows for a significant reduction compared to this figure (circa 30%).

2.8 We are aware of various individual or small clusters of car parking spaces (in better located parts of Norwich¹⁰) which have achieved net rents of circa £1,100 per space on leases agreed in 2018 and 2019. We consider that the discount to this rate to be reasonable.

Sovereign House & Gildengate House - £2.76m

2.9 These assets are both vacant. They require (particularly Sovereign House given that we understand it potentially contains asbestos) significant capital expenditure before they can be revenue producing.

2.10 We have assumed that both buildings are capable¹¹ of being converted for residential uses. This could be delivered by way of a Permitted Development Rights scheme and would not be subject to the provision of affordable housing.

2.11 The developments produce low land values relative to the number of homes being delivered, reflecting the sub-optimal nature of the existing assets and development platform. Key assumptions and outputs are shown in Figure 3.

Figure 3 – Sovereign House and Gildengate House Conversion

⁶ There some additional individual spaces dotted around the Site.

⁷ Online price. Variances for per hour, paid at the venue, 'early birds' and evenings.

⁸ £5 per day for 365 days a year; 50% occupancy; 95% gross to net income ratio.

⁹ Yields for alternative investment types (such as car parks) can be as strong at 4.25%, particularly with a strong covenant and a 25-year index linked lease. This reflects a discount for the type of asset and operation which the Site is capable of.

¹⁰ Around Cattle Market Street.

¹¹ Following extensive refurbishment.

	Sovereign House	Gildengate House
Net Internal Area¹² (sq ft)	90,000	39,400
Gross Development Value¹³	£24.3m	£10.6m
<i>Build Cost¹⁴</i>	<i>£15.9m</i>	<i>£6.3m</i>
<i>Sales & Marketing¹⁵</i>	<i>£0.7m</i>	<i>£0.3m</i>
<i>Finance¹⁶</i>	<i>£1.4m</i>	<i>£0.6m</i>
<i>Developer Profit Allowance¹⁷</i>	<i>£4.9m</i>	<i>£2.1m</i>
Total Cost (pre land)	£22.8m	£9.4m
Potential Land Value	£1.5m	£1.3m¹⁸

The Shopping Centre and multi-storey car park - £3.52m

- 2.12 The current trading environment for retail across the United Kingdom is very difficult, even before the current pandemic. The growth in online purchase has challenged shopping centres and high streets to adapt.
- 2.13 The Shopping Centre has been run (for several years) on the basis of needing to have short terms leases in place – allowing for redevelopment. Therefore, the vast majority of units are on very short term let plus a few

¹² Taking the Net Internal Area and allowing a further 10% reduction for sellable space.

¹³ £270 psf capital value.

¹⁴ BCIS (Building Cost Information Service) lower quartile, 12% externals allowance, 10% contingency and 10% professional fees.

¹⁵ 3% to cover legal, marketing and agency fees.

¹⁶ 6% applied over 1.25 years.

¹⁷ 20% profit on Gross Development Value.

¹⁸ Rounding mean that this shows as a £0.1m variance to Gross Development Value less Total Cost.

units have 3 years leases with a landlord only break option. Deals with the existing tenants vary, with some agreements creating no net income (i.e., payment of rates and service charge only).

- 2.14 However, we understand that the Shopping Centre has reasonable occupancy levels and there remains interest at the right price point¹⁹; for instance, negotiations are currently ongoing in relation to two units. The upper floor of the Shopping Centre remains largely vacant including the former Hollywood Cinema.
- 2.15 National tenants which are in situ and are understood to trade well include Iceland, Boots, Greggs, QD and Poundland.
- 2.16 Like all City Centres, retail rents in Norwich have dropped in the last 12 months – this is consistent for Anglia Square and other centres within the City Centre²⁰. Anglia Square sits within a significant residential catchment area which should support a level of demand and convenience (as opposed to comparison) retail which has some resilience.
- 2.17 The potential to do significant works to improve the Shopping Centre in isolation from the rest of the Site appears limited. This is given the structural connectivity of the multi-storey car park²¹ and other elements of the Shopping Centre.
- 2.18 Equally, given current market conditions and prevailing retail lease lengths²², it is difficult to make the economic case for allocating significant sums to a refurbishment where the long-term opportunity remains a more comprehensive redevelopment of the Site at an appropriate time. We understand (from our historic involvement with the Site) that the cost to demolish the Shopping Centre and associated structures is significant and unlikely to be justifiable (in financial terms) relative to the value which could be generated as a cleared site²³.
- 2.19 This assessment is based on a headline rent of £7.50 per sq ft (psf). This is blended across all units and a higher rate should be achievable on the smaller units. This is a low rate based on no significant capital expenditure. Finer grain analysis would be required to determine whether 'cosmetic' improvements to the Centre would yield an appropriate uplift in rents. Letting transactions²⁴ in the locality since March 2020:
- 86 Magdalen Street: £5.43 psf for a 1,288 sq ft unit (August 2020).
 - Within the Centre:
 - 16 Boltoph Way: £2.52 psf for a 1,390 sq ft unit (June 2020).
 - Anglia Square: £10.11 psf for a 900 sq ft unit (March 2020).
- 2.20 The average for the last 18 months is £5.50 psf with a lease length of 2.61 years²⁵ but we would anticipate that the ability to offer longer term certainty to tenants within the Shopping Centre will allow for a premium up to £7.50 psf.
- 2.21 These rents are very low compared to those envisaged within the 2019 application scheme, including the areas of 'non-core' commercial space located in the less prominent positions fronting Pitt Street, New Botolph Street and Edward Street. These units were to be made available to small/ medium sized, local enterprises at rents equivalent to £9.75 psf (for a basic specification) on flexible terms as part of the wider

¹⁹ Comment from Adrian Fennell (Roche).

²⁰ Comment from Adrian Fennell (Roche).

²¹ Noting the deteriorating state of this structure. We have assumed that this does not need to be demolished.

²² 5 years would not be considered as a 'long lease' by most occupiers.

²³ For a surface car park or small-scale residential development for instance.



²⁴ EGi.

²⁵ EGi.

Section 106 agreement. The rents for 'standard' retail units in the application scheme were set at £12 up to £20 psf.

- 2.22 These rents were for a different product to the offer from the retail centre in its existing form. However, they are useful to give context and a benchmark to the appropriate rents to apply.
- 2.23 For these short leases we have assumed 3 months rent free and a 12-month void for all units.
- 2.24 The retail market is clearly in a state of flux, making the assessment of the capital value of the Shopping Centre difficult. Figure 4 details 3 relevant shopping centre sale transactions.

Figure 4 – Relevant Shopping Centre Investment Transactions

Shopping Centre	Summary	Key Points
Rugby Central, Market Mall, Rugby 	<p>The Property was purchased in January 2021 for £5.7m which equated to a Net Initial Yield of 17.50%. The Weighted Average Unexpired Lease Term was 4.1 years and was anchored by Asda and Wilko.</p>	<p>Freehold.</p> <p>Anchored by Asda with a 'discount offer'.</p> <p>Redevelopment potential.</p> <p>Sale price equates to £26 psf.</p>
Heathway Shopping Centre, Dagenham 	<p>This shopping centre was purchased in October 2020 for £6.9m. The property was long leasehold and was anchored by Wilko, Poundland, Peacocks, Boots, Savers and totalled 110,000 sq. ft. The property was purchased by the Council for 11% Net Initial Yield.</p>	<p>Long Leasehold with 85 years remaining on head lease and no dual rate adopted. Gearing is 10% of Gross Rent received.</p> <p>10% vacancy.</p> <p>Poundland holding over but Wilko lease is until 2030.</p> <p>Significant retail competition from Westfield Stratford, Bluewater, Thurrock Lakeside and Romford.</p> <p>Capital Value reflects £63 psf.</p> <p>Longer term redevelopment potential.</p>
Maylord Shopping Centre, Hereford	<p>This shopping centre was purchased in July 2020 for £3.9m. The property was part freehold and part leasehold and was anchored by Laura Ashley, Sports Direct, Wilko, Poundland, Carphone Warehouse and The Body Shop and totalled 144,741</p>	<p>High yield of 23% however the price reflects the fact that Sports Direct were about to vacate. Without Sports Direct income the Net Initial Yield is c.13%.</p> <p>Short leasehold interest with a high gearing at 24% of net rent.</p>



sq. ft. The property was purchased by the Council for 23% Net Initial Yield.

Opportunity to develop the site however no immediate plans for redevelopment

Capital value £27 psf.

Relatively remote location and poor-quality tenant line-up.

- 2.25 These transactions are for shopping centres which provide some income but where the medium/ long term opportunity is for redevelopment. The Hereford example appears to have a stronger lease profile than the Shopping Centre (in terms of unexpired leases) but Norwich is a much stronger location²⁶ and the Hereford site is for a short leasehold interest. It has a capital value which equates to £27 psf.
- 2.26 There is little rental income secured past 3 years (with most of it on much shorter leases) within the Shopping Centre which makes the capitalisation of income difficult. Considering the comparables in Figure 4 we have utilised an all-risk yield of 17.5% on the rental income identified earlier²⁷.
- 2.27 Correlated with this and incorporating an assumed 20% 'hope value', we consider that a capital value psf of £24²⁸ to be reasonable. This will clearly not be an 'institutional' asset but there are potential returns for smaller/ more local investors who are able to asset manage the Centre effectively and keep occupancy levels high.
- 2.28 The approach to calculating the potential value of the Shopping Centre is set out in Figure 5.

²⁶ A major city with a large primary catchment.

²⁷ Applied only to the ground floor Net Internal Area of 119,000 sq ft given the prevailing vacancy rates and poor retail/ consumer environment of the 1st floor.

²⁸ For the full retail Net Internal Area of 174,000 sq ft.

Figure 5 – Shopping Centre Assessment Summary

Net Internal Area (Retail)		
	<i>Ground</i>	118,686
	<i>1st Floor</i>	55,613
	Total	174,299
Capitalised Income		
Rent psf	Ground	£7.50 ²⁹
	1 st Floor	£0 ³⁰
Capitalisation rate		17.5%
Capital Value ³¹	Psf ³²	£20.2
	Total	£3.52m

- 2.29 The multi-storey car park is understood to not be in a condition which allows for occupation due to deterioration in the conditions of the concrete within it. We have attributed nil value to this asset.
- 2.30 The multi-storey car park could be demolished and replaced by a low-level replacement car park (over, say 2-levels). This would utilise similar rents to the surface car park (with some improvement given a new car park with security provisions etc) and achieve a stronger capitalisation rate of circa 6.0%.
- 2.31 The cost of doing this would be in the region of £7,500-10,000 per space as well as the cost of demolition. We are not privy to an up-to-date assessment of the cost of demolition but are aware that costs of £1.5-3.0m have previously been considered. Adding this demolition cost to the cost of developing the decked car park³³ makes for a marginally viable scheme.

Pitt Street Properties - £2.67m

- 2.32 This part of the Site is comprised of 6 separate properties in office/ 'b' use class³⁴. We are not privy to information on the occupation of the units but do understand that – as per other parts of the Site – that leases are short term. Areas are set out in Figure 6.

²⁹ This becomes an effective rate of £5.33 psf when a 20% allowance for service charge shortfall/ contingency is allowed for plus 12 months void and 3 month's rent free for the leases.

³⁰ No effective rent assumed given the need to invest in this area to generate income.

³¹ After allowing for letting agents (10%) and letting legal (5%) fees for the retail units.

³² Based on the total Net Internal Area.

³³ As well as other 'on costs'.

³⁴ Planning use classes.

Figure 6 – Pitt Street Properties area schedule

Property	Net Internal Area (sq ft)
41 Pitt Street	2,093
43/45 Pitt Street	3,630
47/51 Pitt Street	4,834
53/55 & 55a Pitt Street	2,369
53/55 & 55a Pitt Street – rear	3,845
57/61 Pitt Street	6,278
Total	23,049

- 2.33 Our assumption is that the units are re-let (or existing occupancy continues) at a rent of £10 psf except 57/61 Pitt Street which was historically used as a car wash site on its yard³⁵. This reflects a discount to leases in the locality³⁶ which are in excess of £12 psf³⁷, reaching up to circa £17 psf³⁸ for better quality space.
- 2.34 This income has been subject to a rent free and void allowance of 18 months³⁹ and is capitalised at an all-risk yield of 7.5%.

³⁵ £5 psf applied.

³⁶ North of the River Yare.

³⁷ St James' Works on Whitefriars at £12.50 psf in August 2019 for 5,400 sq ft of space.

³⁸ Kingfisher House, 1 Gilders Way at £16.50 psf in January 2021 for 4,620 sq ft of space.

³⁹ 6 months for 57/61 Pitt Street.

3 Summary

- 3.1 All the potential values stated in Section 2 are prior to the application of any 'premium' to incentivise the landowner to develop. This is an established principle in the guidance relating to BLVs. We consider that a rate of at least 20% is justified for the majority of the Site given its significant long term development potential (notwithstanding that it has been challenging to bring forward and deliver a scheme on the Site to date) and the scale of densification envisaged.
- 3.2 We have applied 20% to all elements apart from Gildengate House and Sovereign House. For these assets we have applied a 10% premium as their BLV is predicated on retention of a densified scheme⁴⁰.
- 3.3 We have netted purchaser's cost of 6.8%⁴¹ from the total potential value of the Site's constituent parts.
- 3.4 The combined BLV of the Site is set out in Figure 7. It should be noted that there are various gaps in the depth of data which has been available to us in undertaking this assessment and we have used our best endeavours to highlight this within the report.

⁴⁰ And thus, the densification that comes from comprehensive redevelopment of the Site is less transformational.

⁴¹ 5.0% stamp duty, 1.0% sales' agents fee, 0.5% legal fees and 0.3% VAT.

Figure 6 – BLV Summary for the Site

Asset	Basis of Appraisal	Indicative BLV	Key Issues
Surface Car Parks	EUV ⁴² + 20% premium	£5.86m	394 spaces. £867 per space capitalised at 7.0%. Reflects a circa 25% discount to 'good years' within the existing contract. Capital value of circa £12,400 per space.
Shopping Centre and multi-storey car park	EUV + 20% premium	£4.22m	<p>Significant capital expenditure not viable in the existing market given short leases. 2 scenarios considered:</p> <ul style="list-style-type: none"> - Capital value psf for a transaction (including premium) based on comparable transactions: £24 psf⁴³. - Lease the scheme⁴⁴ at a rate which produces net revenue of £5.33 psf⁴⁵. Capitalised at 17.5%. <p>Nil value applied to the multi-storey car park. Concrete deterioration makes the existing asset obsolete. Redevelopment option (demolition and reprovision) is marginally viable.</p>
Sovereign House	Residential under PDR ⁴⁶ + 10% premium	£1.28m	Residual appraisals. Full build costs for refurbishment. Potential for +100 dwellings subject to additional site investigation.
Gildengate House		£1.48m	
Pitt Street properties	EUV + 20% premium	£2.67m	Assumed re-letting with existing uses. Rents discounted to the wider market. Capitalised at 7.5%.
Total	Gross	£15.78m	Net is after 6.8% purchaser's costs.
	Net	£14.78m	

⁴² Existing Use Value.

⁴³ Including 'hope value'.

⁴⁴ Excluding the 1st floor area which is assumed to have nil value.

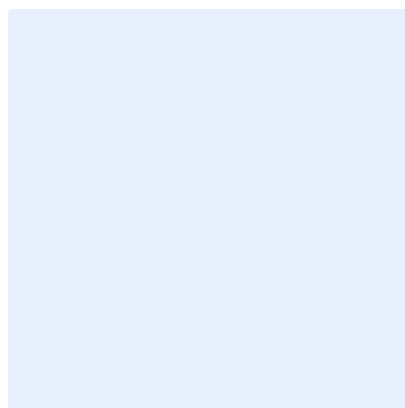
⁴⁵ Headline rent of £7.50 psf pre 20% allowance for service charge shortfall/ contingency plus 12 months void and 3 month's rent free per unit.

⁴⁶ Permitted Development Rights. A fall-back option would be to use the prominence of the site(s) to maximise advertising and other ancillary income.

APPENDIX D – RESIDENTIAL VALUE ANALYSIS

Anglia Square, Norwich

Market Report



1.0 INSTRUCTIONS

Instructions

In accordance with our instructions dated 14 April 2022, we set out in the following report our opinion of Gross Development Value for the proposed residential scheme at Anglia Square, Norwich, together with comparables and market commentary to support. We understand our Market Report will feed into a viability appraisal, being prepared and submitted by Carter Jonas.

Our report comprises the following:

- Residential Market Overview – National and Local
- Current/Recent City Centre Schemes
- Unit by Unit Pricing Exercise

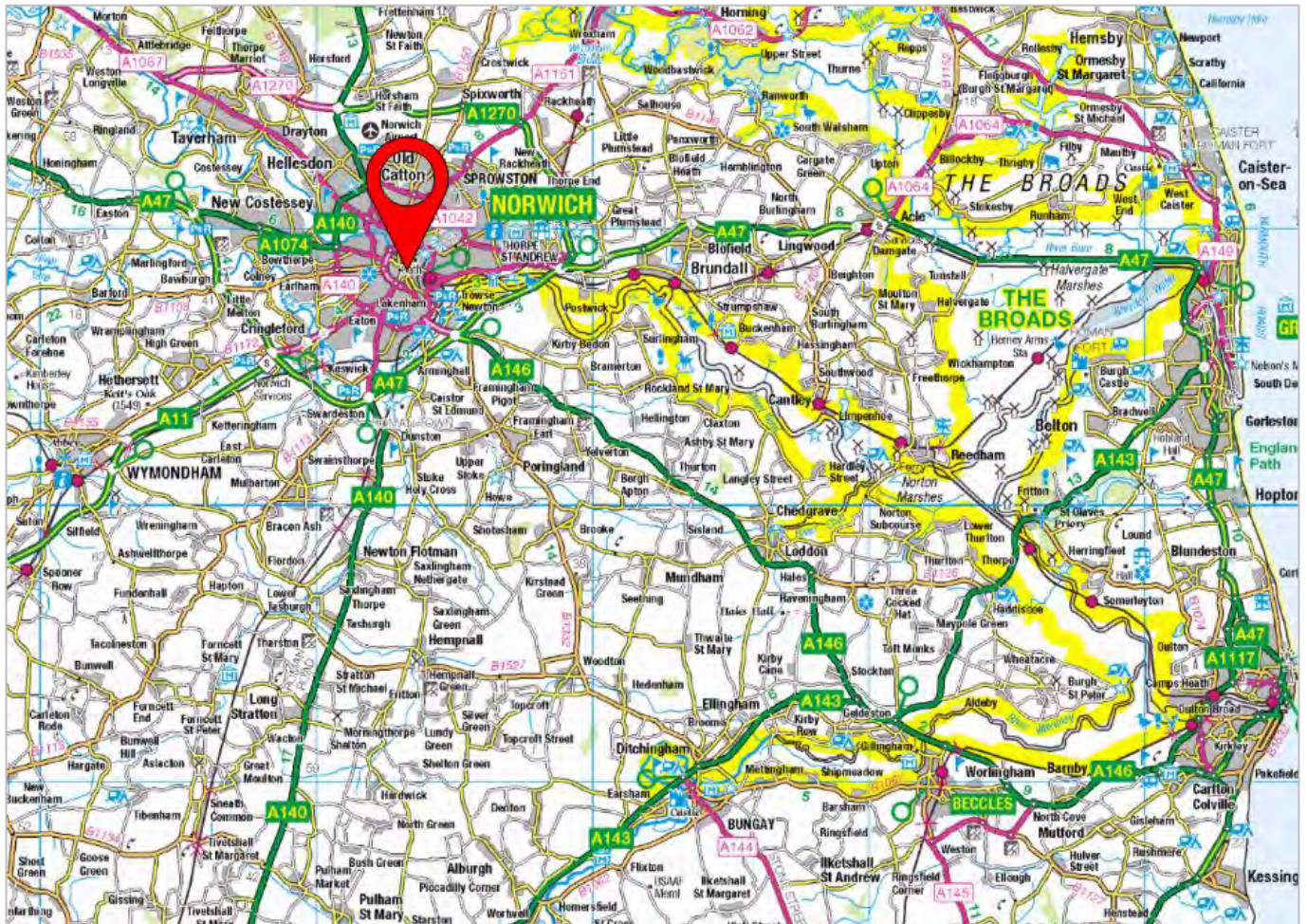
The advice set out in the Report is indicative only and is not a substitute for a valuation undertaken in accordance with the RICS Red Book.

The Report shall be provided to you for your information only on a strictly non-reliance and without liability basis. You agree not to use the Report for any other purpose and the Report may not be relied upon as the basis for any binding decision. Savills (UK) Limited does not accept responsibility for the consequence of any binding decision that may be made on the basis of the advice set out in the Report.

2.0 DESCRIPTION

Location

Norwich is a vibrant city which has seen substantial development over the past fifteen years. This has primarily been in the retail, leisure and residential sectors in and around the city centre. Chantry Place and Riverside are well established retail destinations and occupiers provide a mix of retail and leisure brands. The city centre is a major retail destination in its own right and benefits from the presence of John Lewis, Marks and Spencer, Jarrolds and an historic covered market. The city centre supports a diverse mix of established local retailers and entrepreneurial start-ups that enhance the 'destination' feel of Norwich.



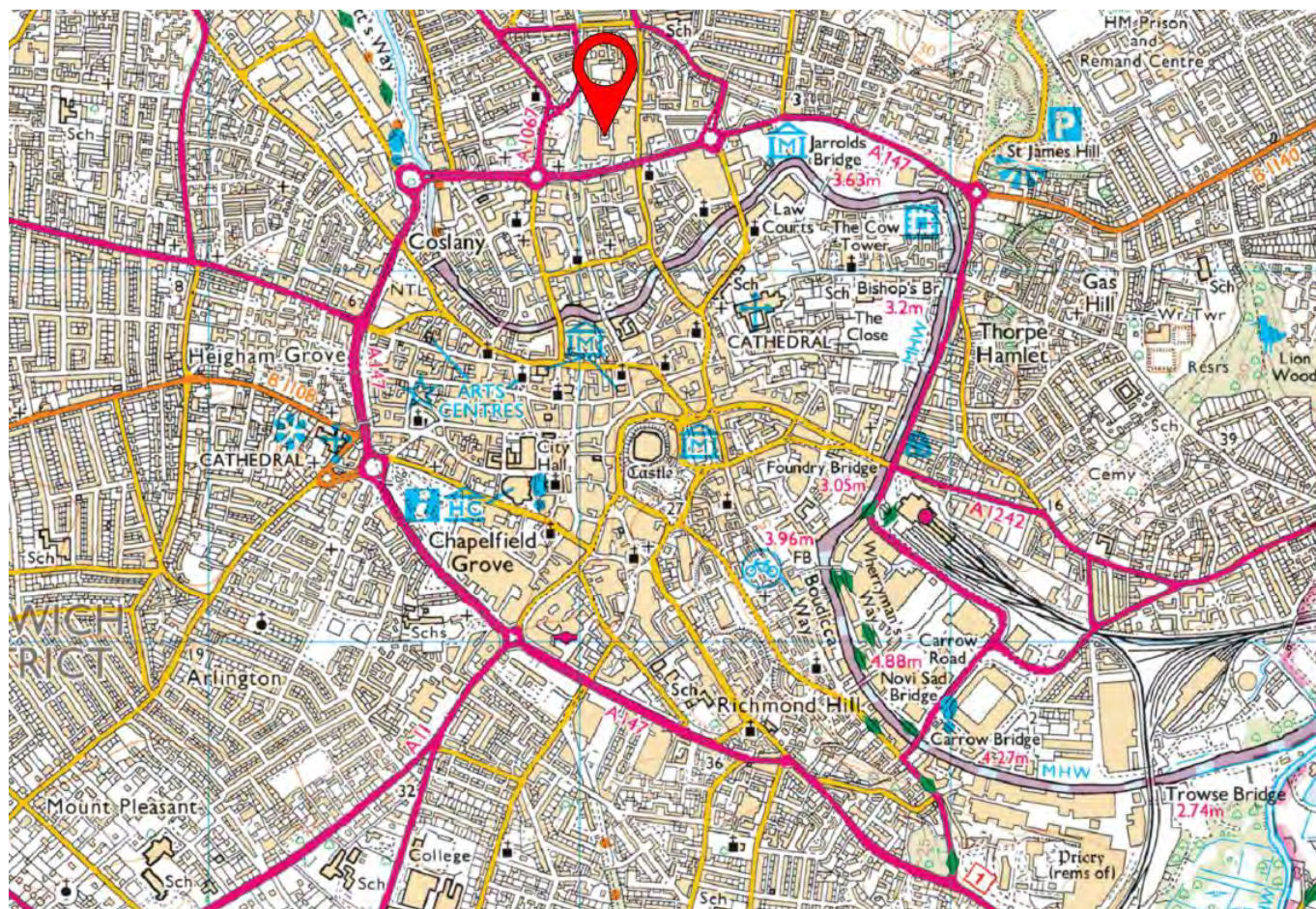
Norwich has a top 25 university in UEA, with about 18,000 students, plus the smaller Norwich University of the Arts which has a city centre campus. The city is a major tourist destination with two cathedrals, a castle, museums, five theatres and galleries as well as shops, clubs and bars. Over 11 million day tourists and 1.5 million overnight visitors are attracted to the city each year, with tourism being worth about £750 million per year to the city and supporting over 13,000 jobs.

The local economy is dominated by a few key long established employers concentrated in the finance and manufacturing sectors. The business base is perceived to be sound with occupiers including Aviva, Marsh, Moneyfacts, Lotus and Anglian Windows. The city has an established reputation for food research and the Norwich Research Park (NRP) is one of the leading classes for this type of development.

Norwich lies about 110 miles to the north east of London via the A11/M11 and about 45 miles to the north of Ipswich via the A140/A14. The railway station is situated to the east of the city centre and connects directly to London, Ipswich, Cambridge, and the Midlands, with the shortest time to London Liverpool Street being about 1 hour and 40 minutes. The city also benefits from an airport with a regular route to Schiphol, Amsterdam and internationally thereafter.

In terms of shopping centres, Chantry Place and Castle Quarter are both established, although Chantry Place has fared much better and is now deemed to be the prime shopping area in Norwich. Occupiers include Apple, Hugo Boss, H&M, Hollister and House of Fraser. Castle Quarter is very much a secondary location with the main occupiers being TKMaxx and Boots.

Anglia Square is situated to the north of the inner ring road (St. Crispin's Road A147). The area is mixed use comprising recently developed residential properties, particularly around Edward Street, terraced period houses and varied commercial uses and car parking.



Proposed Scheme

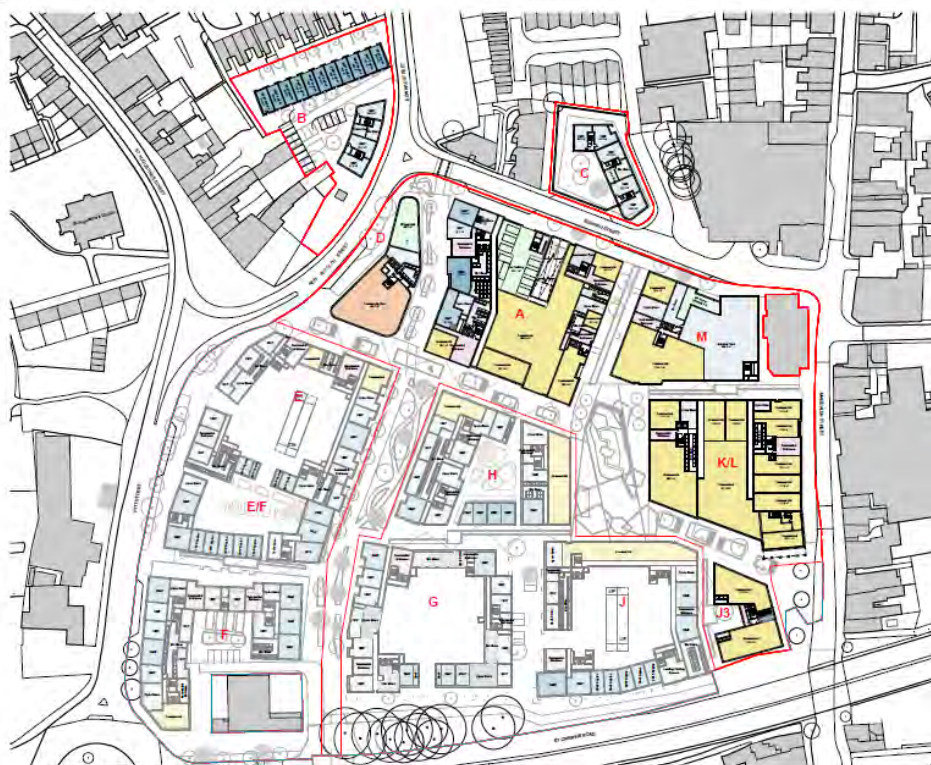
We are instructed to appraise the residential element of the scheme, comprising a total of 1,060 one, two and three bedroom apartments arranged over 11 distinct blocks. 10% of the scheme, 106 apartments, will be affordable rented tenure with the remaining 954 as open market. In addition there will be 127 parking spaces (13.33% provision).

A summary of the proposed accommodation and housing mix is shown below:

Development Overview

TYPE	AREA (sqm)	TENURE				UNIT TOTALS	HAB ROOM TOTALS	%	
		Private	Rented	S/O	Discount Sale				
1B1P	40	22	4	0	0	26	26	2.5%	44.7%
1B2P	50	359	89	0	0	448	896	42.3%	
2B3P	61	101	0	0	0	101	303	9.5%	50.4%
2B4P	70	433	0	0	0	433	1,299	40.8%	
3B4P	74	0	0	0	0	0	0	0.0%	4.91%
3B5P	86	38	13	0	0	51	204	4.8%	
3B6P	95	1	0	0	0	1	4	0.1%	
4B6P	0	0	0	0	0	0	0	0.0%	
TOTALS	N/A	954	106	0	0	1,060	2,732	N/A	
% UNITS	N/A	90.00%	10.00%			N/A	N/A	100%	
TOTAL HAB ROOMS		2,476	234						
HAB ROOMS BY TENURE	N/A		234	0	0				
HAB ROOMS BY %			100.00%	0.00%	0.00%				
TOTAL HAB ROOM %		90.63%	8.57%						

We attach an extract from the ground level master plan below:



The full suite of masterplans is attached at **Appendix 1**.

2.0 MARKET COMMENTARY AND COMPARABLES

UK Residential Market Commentary

The Savills UK Housing Market Update (April 2022) reports that house prices rose by 1.1% in March, with annual growth now at 14.1%, the highest growth since 2004 according to Nationwide. Growth has been strong across all regions, but annual growth was strongest in Wales (up 15.3%) and weakest in London (up 7.4%). It continues to be fuelled by a persistent supply/demand imbalance.

Despite tantalizing signs of rising supply, the imbalance compared to demand is set to continue and prices are expected to rise over the next few months. While growing numbers of surveyors have been reporting an increase in new instructions, according to RICS, they remain a minority. The number of homes coming to the market has also exceeded new sales since January, according to Twenty Ci. However it will take some time for these faint signs of new supply to meet the high levels of demand and have any impact on price growth.

Despite the low availability of stock, sales activity continues to be strong. Sales completions in February were 17% above the 2017-19 average. The number of sales agreed has also remained consistently high, about 15% above the 2017-19 average. The number of transactions completing each month is therefore likely to remain high for the next few months at least. This means out forecast for 1.24m transactions this year is likely to be exceeded.

Economic headwinds will do little to slow the market in the short term. Although the Bank of England base rate went up to 0.75% last month, mortgage lending rates remain low. Likewise, rising costs of living will take time to bite on the housing market, which is driven by more affluent households who are better able to cope with rising costs.

Longer term, rising costs of living and higher mortgage interest rates will severely limit price growth. The level of activity in the market may also be reduced. First time buyers will be most affected and they are also contending with the rapid increase in rental prices, which will cut the amount of money they are able to save for a deposit.

The full report is attached at **Appendix 2**.

Life After Help to Buy

The end of Help to Buy will leave a large gap in demand for new homes in England when it ends in March 2023. The scheme has supported 31.40% of all new homes sales since its inception in 2013 and 36.0% in the three years to Q1 2021. Without it there is not only reduced affordability, there is also less compulsion for first time buyers to go for new homes over second hand ones. So this milestone marks a major change for new homes buyers and for developers

Help to Buy purchasers only needed 5% deposit to proceed and this was key to getting many on the housing ladder as so few funders were offering mortgages at 95% LTV. Although availability has improved the number of more highly geared mortgages remains low; the number of loans completed at more than 75% LTV was 50% lower in 2019 than it was in 2007.

It is estimated that Help to Buy has accounted for around 50% of house purchases by buyers with up to a 10% deposit. About 54% of Help to Buy purchasers have only 5% deposit and a further 24% have had 10%. Two thirds of these buyers would therefore find it very difficult to make the same purchase without some funding scheme in place.

Over the past three years Help to Buy and Shared Ownership have supported an average of 72,000 purchases per annum. It is anticipated that new schemes such as Deposit Unlock, First Homes and more varied shared ownership

options may help to plug this gap. Other private sector schemes, such as Market Mortgage and Wayhome will also play a role.

The volume housebuilders will be the most affected by the end of Help to Buy and they are supporting Deposit Unlock. As before only 5% deposit will be needed and funders are signing up to be mortgage providers, however the interest rate is currently 2.9% higher than Help to Buy. It is anticipated that this will fall as transactional volumes rise. The funders are protected by a mortgage guaranteed funded by the housebuilders and this covers 35% of the value of the dwelling. The borrower must secure the remaining funding and there will still be a challenge in avoiding the 4.5 x loan to income multiple cap.

First Homes is a government offer and is a discounted market sale product. They will be sold at between 50% and 70% of the market value and the discount remains in perpetuity. A government grant will aid the first 1,000 sales and thereafter it is anticipated that these homes will be delivered through Section 106.

These two schemes alongside Shared Ownership are expected to deliver 33,000 of the 72,000 sales lost under Help to Buy ending. Built to Rent is a sector that is also likely to plug a bit more of the gap, although there would need to be a significant shift in mind-set over long term rental over home ownership.

There is still likely to be a shortfall and it is likely other solutions will come forward, such as building smaller, cheaper units. Whether end users will be satisfied with such a product remains to be seen. It is clear however that if circa 35,000 per annum are unable to buy new homes, the reduced demand may well start to impact on prices.

We attach at **Appendix 3** Savills' research bulletin, "Support for New Homes Sales: Life After Help to Buy".

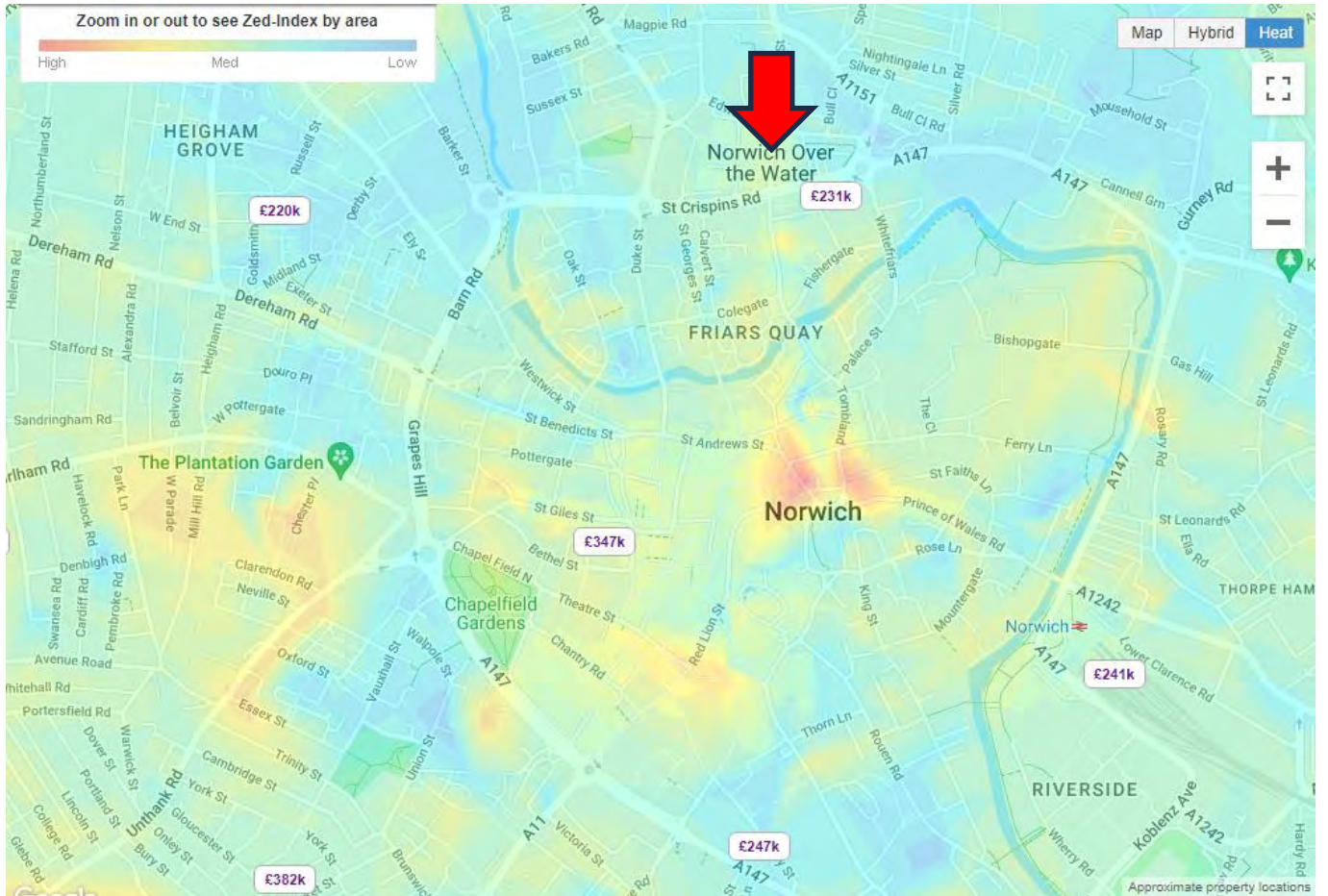
Local Commentary

We have spoken to a number of the local agents and all report that the market is still very busy, but this is mainly due to a lack of stock; the average is now 29 buyers for every property. The demographic has however changed over time; when the pandemic started there was a noticeable uptick in the number of London buyers who wanted rural or village homes, but with easy access into London for flexible working. Demand has been more for houses than city centre apartments. There are still some out of town buyers, but most are local and they are getting frustrated at the lack of choice available to them. This is causing them not to put their own properties on the market and this is causing a downward spiral of availability. We have seen this across Norfolk over much of the past year.

The cessation of stamp duty holiday did not reduce the number of applicants in any discernible way. Ironically, circa two million more houses will now attract stamp duty due to the exponential rise in house prices during the holiday and beyond and over one million homes have moved into the 5% tax bracket, so there could be some affordability issues if this pricing sustains and tax has to be paid as well. For the moment, many commentators consider that there will be little impact on house prices as demand outstrips supply, but this view may alter if the supply / demand balance is regained. The greater concern at the moment are rising interest rates and the general cost of living, both of which are going to damage affordability.

The Norwich apartment market is strong but purchasers are sensitive to price, location and parking provision. It has not seen the same levels of growth as the wider Norfolk housing market. There is a perceived pent up demand for new flats in the city centre but pricing needs to be realistic in order to compete with other schemes.

We attach a Zoopla heat map below showing the location of Anglia Square to be in a Low Value area. We have had regard to this when forming our opinions of pricing in comparison to the other schemes, highlighted overleaf.



Current/Recent City Centre Schemes

St Anne's Quarter, Norwich



INDICATIVE EXTERIOR



SHOW APARTMENT

St Anne's Quarter will provide 437 homes and was originally intended to be completed by 2030 to include an element of private rental properties. The open market homes were launched in 2018 and were initially slow to sell, particularly those units without river views. All of the units had parking spaces which was a considerable USP. 246 of the units in Phase 1 were sold as a PRS deal in 2021. Phase 2 of the scheme has commenced construction and we understand this will also wholly comprise private rental properties.

St James' Quay, Norwich



CGI – ST JAMES' QUAY



CGI – ST JAMES' QUAY

Hill Residential are currently building St James Quay to the north of the city centre, the scheme will provide 220 homes over the next 5 years, sales have not been quick but they have achieved prices close to £550 per sq ft for penthouses and averaged £398 per sq ft for one and two bedroom apartments. Some of the flats have river views and most have parking – these flats have commanded a premium.

The planning permission includes land for retirement and care provisions which has received little interest from developers.

Sales to date are summarised below. For ease of analysis, we have arranged the sheet into apartment types:

Block	Plot	Floor	Sq ft	Beds	Guide Price	Status	Sold price	Asking £/sqft	Achieved £/sqft
Sewell	22	4th	506	1-bed	£188,950	Reserved	£188,950	£373	£373
Sewell	13	3rd	537	1-bed	£219,950	Reserved	£219,950	£409	£410
Sewell	2	1st	538	1-bed	£169,950	Completed	£166,500	£316	£309
Sewell	8	2nd	538	1-bed	£174,950	Completed	£173,000	£325	£322
Sewell	14	3rd	538	1-bed	£183,950	Completed	£179,000	£342	£333
Sewell	4	1st	541	1-bed	£204,950	Completed	£198,000	£379	£366
Sewell	10	2nd	541	1-bed	£209,950	Completed	£210,000	£388	£388
Sewell	16	3rd	541	1-bed	£214,950	Completed	£208,000	£397	£384
Sewell	26	1st	541	1-bed	£209,950	Completed	£200,000	£388	£370
Sewell	31	2nd	541	1-bed	£219,950	Completed	£215,000	£406	£397
Sewell	36	3rd	541	1-bed	£224,950	Completed	£215,000	£415	£397
Sewell	41	4th	541	1-bed	£229,950	Exchanged	£230,000	£425	£425
Sewell	46	5th	541	1-bed	£235,950	Completed	£230,000	£436	£425
Sewell	5	1st	545	1-bed	£204,950	Completed	£215,000	£376	£394
Sewell	11	2nd	545	1-bed	£209,950	Completed	£210,000	£385	£385
Sewell	17	3rd	545	1-bed	£214,950	Completed	£214,950	£395	£394
Sewell	24	1st	552	1-bed	£173,950	Completed	£169,000	£315	£306

Sewell	29	2nd	552	1-bed	£178,950	Completed	£174,000	£324	£315
Sewell	34	3rd	552	1-bed	£183,950	Reserved	£183,950	£333	£333
Sewell	39	4th	552	1-bed	£188,950	Reserved	£188,950	£342	£342
Sewell	20	4th	614	1-bed PH	£275,950	Reserved	£275,950	£450	£449
Pullman	56	1st	614	1-bed	£259,950	Completed	£275,000	£424	£448
Pullman	64	2nd	614	1-bed	£264,950	Completed	£265,000	£432	£432
Pullman	72	3rd	614	1-bed	£269,950	Completed	£270,000	£440	£440
Total/Average			13,284		£5,114,800		£5,075,200	£385	£382
Sewell	6	1st	798	2-bed	£313,950	Completed	£310,000	£394	£388
Sewell	12	2nd	798	2-bed	£318,950	Completed	£317,000	£400	£397
Sewell	18	3rd	798	2-bed	£323,950	Completed	£325,000	£406	£407
Sewell	19	4th	818	2-bed PH	£407,950	Completed	£407,400	£499	£498
Sewell	21	4th	818	2-bed PH	£344,950	Completed	£347,500	£422	£425
Pullman	69	3rd	820	2-bed	£334,950	Completed	£335,000	£408	£409
Sewell	3	1st	843	2-bed	£280,950	Completed	£279,000	£333	£331
Sewell	9	2nd	843	2-bed	£285,950	Completed	£262,000	£339	£311
Sewell	15	3rd	843	2-bed	£291,950	Completed	£288,000	£346	£342
Sewell	23	1st	843	2-bed	£279,950	Completed	£275,000	£332	£326
Sewell	25	1st	843	2-bed	£313,950	Reserved	£313,950	£372	£372
Sewell	30	2nd	843	2-bed	£318,950	Completed	£315,000	£378	£374
Sewell	33	3rd	843	2-bed	£291,950	Reserved	£291,950	£346	£346
Sewell	35	3rd	843	2-bed	£324,950	Reserved	£324,950	£385	£385
Sewell	38	4th	843	2-bed	£296,950	Completed	£302,000	£352	£358
Sewell	40	4th	843	2-bed	£329,950	Exchanged	£329,950	£391	£391
Sewell	43	5th	843	2-bed	£301,950	Completed	£299,000	£358	£355
Pullman	55	1st	893	2-bed	£449,950	Completed	£450,000	£504	£504
Pullman	71	3rd	893	2-bed	£459,950	Completed	£460,000	£515	£515
Pullman	79	4th	893	2-bed	£464,950	Completed	£460,000	£520	£515
Pullman	86	5th	893	2-bed	£469,950	Completed	£470,000	£526	£526
Pullman	68	3rd	910	2-bed	£354,950	Completed	£354,950	£390	£390
Pullman	83	5th	910	2-bed	£364,950	Reserved	£364,950	£401	£401
Pullman	54	1st	941	2-bed	£379,950	Completed	£380,000	£404	£404
Pullman	62	2nd	941	2-bed	£384,950	Completed	£400,000	£409	£425
Pullman	70	3rd	941	2-bed	£389,950	Completed	£365,000	£414	£388
Pullman	78	4th	941	2-bed	£394,950	Completed	£395,000	£420	£420
Pullman	85	5th	941	2-bed	£399,950	Completed	£400,000	£425	£425
Total/Average			24,220		£9,876,600		£9,822,600	£408	£406
Pullman	67	2nd	1,066	3-bed	£444,950	Completed	£444,950	£418	£417
Pullman	75	3rd	1,066	3-bed	£449,950	Completed	£439,000	£422	£412
Pullman	80	4th	1,066	3-bed PH	£659,950	Completed	£660,000	£619	£619
Pullman	65	2nd	1,071	2-bed	£499,950	Completed	£499,950	£467	£467

Pullman	73	3rd	1,071	2-bed	£504,950	Completed	£480,000	£471	£448
Pullman	87	6th	1,119	3-bed PH	£679,950	Reserved	£650,000	£607	£581
Pullman	88	6th	1,141	3-bed PH	£724,950	Completed	£740,000	£635	£649
Total/Average			7,600		£3,964,650		£3,913,900	£522	£515
Penthouses			5,576		£2,685,750		£3,080,850	£482	£553
Apartments			39,528		£16,270,300		£15,730,850	£412	£398
Overall Total/Average			45,104		£18,956,050		£18,811,700	£420	£417

We have highlighted in bold text those sales which we understand benefit from a river aspect and/or parking.

Disregarding these, the rate falls to £349 per sq ft for the one bedroom flats and £364 per sq ft for the two bedroom flats, with an overall average of £359 per sq ft. We have placed most weight on these in forming our pricing opinions.

Canary Quay, Norwich



CGI – CANARY QUAY



CGI – CANARY QUAY

Canary Quay comprises a total of 323 apartments, developed since 2018 on Norwich's riverside. The scheme offers a range of 1 and 2 bedrooms private and affordable apartments; at the time of writing, Phase 4 has commenced construction. We have placed most weight on the following sales, none of which included parking.

The most recent sales are summarised as follows:

Plot	Floor	Beds	Parking	Sq Ft	Asking £	Asking £/Sq Ft	Ach'd £	Ach'd £/Sq Ft	Date Sold
310	3	1	Not included	665	£190,000	£286	£190,000	£286	Feb-21
201	2	2	Not included	706	£187,500	£266	£182,000	£258	Feb-21
402	4	2	Not included	706	£200,000	£283	£200,000	£283	Feb-21
707	7	2	Not included	813	£265,000	£326	£265,000	£326	Mar-21
408	4	2	Not included	813	£250,000	£308	£242,500	£298	Mar-21
103	1	2	Not included	786	£185,000	£235	£238,000	£303	Mar-21
208	2	2	Not included	813	£245,000	£301	£242,500	£298	Mar-21
410	4	2	Not included	665	£190,000	£286	£190,000	£286	Mar-21
107	1	2	Not included	813	£250,000	£308	£255,000	£314	Apr-21
303	3	2	Not included	786	£240,000	£305	£235,000	£299	Apr-21
502	5	2	Not included	706	£210,000	£297	£205,000	£290	Apr-21
304	3	2	Not included	786	£245,000	£312	£241,000	£307	Apr-21
301	3	2	Not included	706	£190,000	£269	£181,000	£256	Apr-21
207	2	2	Not included	813	£250,000	£308	£250,000	£308	Apr-21
101	1	2	Not included	706	£185,000	£262	£180,000	£255	May-21
307	3	2	Not included	813	£255,000	£314	£255,000	£314	Jun-21
503	5	2	Not included	786	£250,000	£318	£245,000	£312	Jun-21
308	3	2	Not included	813	£250,000	£308	£245,000	£301	Jul-21
504	5	2	Not included	786	£250,000	£318	£245,000	£312	Aug-21
403	4	2	Not included	786	£245,000	£312	£245,000	£312	Sep-21

404	4	2	Not included	786	£245,000	£312	£245,000	£312	Sep-21
501	5	2	Not included	706	£210,000	£297	£197,500	£280	Oct-21
204	2	2	Not included	786	£237,500	£302	£232,000	£295	Nov-21
401	4	2	Not included	706	£200,000	£283	£197,500	£280	Nov-21
204	2	2	Not included	786	£237,500	£302	£232,000	£295	Nov-21
203	2	2	Not included	786	£237,500	£302	£232,500	£296	Dec-21
Total/Average				19,823	£5,900,000	£298	£5,868,500	£296	

3.0 PRICING

Pricing

The proposed open market units have been appraised by our internal Residential Development Sales team who specialise in the marketing and sale of new build schemes across Norwich and wider Norfolk. We have:

- Considered the comparables as outlined earlier in this report and current market sentiment.
 - The comparables show a significant range and are skewed considerably by position in the city, ie if they are riverside, or have parking. Anecdotally, agents report that apartments without parking, particularly two beds, struggle to sell.
 - Anglia Square is located outside the inner ring road, in an area traditionally known to be relatively low value. Whilst regeneration of the area is much desired and there is a perception of pent up demand, pricing will need to be realistic in order to compete with other, more central schemes.
 - We have adopted pricing in line with the base rate achieved at Canary Quay of £296 per sq ft and adjusted upwards on a per unit basis to take into account size, aspect and floor.
- We have priced the open market units only;
- We have priced all of the apartments on the basis of no parking;
- We have then added £20,000 per parking space to our aggregated total.

The full pricing schedules are attached to this report at **Appendix 4** and are summarised as follows:

Block	Unit No.	Sq Ft	Pricing	£/Sq Ft
A	149	99,962	£32,595,000	£326
D	34	22,870	£7,440,000	£325
K	53	35,886	£11,870,000	£331
M	49	32,875	£10,790,000	£328
J3	8	5,164	£1,620,000	£314
J	127	86,167	£28,005,000	£325
G	141	90,293	£29,545,000	£327
H	129	82,408	£26,890,000	£326
E	109	71,498	£23,350,000	£327
EF	40	28,510	£9,065,000	£318
F	115	76,037	£24,595,000	£323
Parking – 127 spaces			£2,540,000	
Total/Average	954	631,670	£208,305,000	£330

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APPENDIX E – SCHEME COST PLAN



exigere

Anglia Square
Cost Model Nr 1
6 April 2022
Weston Homes

Making projects happen

Quality Control

Document Title	Location	Date	Issued to	Prepared by	Approved by
Cost Model Nr 1	1504.02.02	6 April 2022	Weston Homes	Philippa Brown	Adam Williams

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1.0 Executive Summary

- 1.1 This Cost Model for Anglia Square totals £290,363,000. The detailed scheme including Blocks A, B, C, D, J3, KL & M totals £112,012,000. The outline scheme including Blocks E, E/F, F, G & H totals £178,351,000. A summary breakdown to this figure is included in Section 2.0. A full breakdown is included in Appendix B. The total cost equates to £243.77/ft² over the Gross Internal Area of 1,191,133ft². The Net Internal Area on which the Cost Model is based is 784,696ft².
- 1.2 The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum basis using a JCT Design & Build Form of Contract.
- 1.3 The Cost Model has been based on the information listed in Section 5.0 and is based on a present day fixed price at March 2022 price levels and excludes inflation, professional fees, VAT and all other items listed in Section 6.0.
- 1.4 The Cost Model has been based upon the areas set out in Section 7.0.
- 1.5 This Cost Model has been prepared solely for the use of Weston Homes as the client body as well as acting on behalf of the client body and should not be relied upon by any third party.
- 1.6 The measurements contained in this document should not be relied upon for any purpose other than the formulation of the Cost Model itself.
- 1.7 We have identified a series of Risks and Opportunities which need to be investigated further with the Employer and Design Team during the next stage of the project.

2.0 Summary of Cost Model

2.1 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at March 2022 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Development Total (1,057 units)										
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft ² (NIA)	ft ² (GIA)	N:G (%)	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² GIA	£
Demolition	784,696	1,191,133	66%	-	-	-	-	12	14,531,000	12	14,531,000
Detailed Scheme	322,715	471,237	68%	151	70,957,000	44	20,735,000	-	-	195	91,692,000
Outline Scheme	461,980	719,896	64%	151	108,672,000	50	36,305,000	-	-	201	144,977,000
External Works	784,696	1,191,133	66%	-	-	-	-	-	6,717,000	6	6,717,000
External Services	784,696	1,191,133	66%	-	-	-	-	-	3,650,000	3	3,650,000
Sub-total	784,696	1,191,133	66%	151	179,629,000	48	57,040,000	18	21,248,000	220	261,567,000
Weston Homes Preliminaries					19,454,000		7,004,000		2,338,000		28,796,000
Anticipated Total Construction Cost (Q2 22)	784,696	1,191,133	66%	167	199,083,000	54	64,044,000	20	23,586,000	244	290,363,000

Tender Price Inflation between March 2022 and commencing works on site in TBC

Excluded

2.0 Summary of Cost Model

2.2 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at March 2022 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Detailed Scheme Total (364 units)										
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft ² (NIA)	ft ² (GIA)	N:G (%)	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² GIA	£
Demolition	322,715	471,237	68%	-	-	-	-	12	5,431,000	12	5,431,000
Block A	120,772	206,841	58%	142	29,364,000	42	8,717,000	-	-	184	38,081,000
Block B	21,420	25,123	85%	170	4,261,000	72	1,544,000	-	-	231	5,805,000
Block C	12,088	15,349	79%	182	2,786,000	72	872,000	-	-	238	3,658,000
Block D	31,958	40,817	78%	156	6,381,000	61	1,964,000	-	-	204	8,345,000
Block J3	10,333	12,605	82%	230	2,899,000	45	470,000	-	-	267	3,369,000
Block KL	84,196	106,381	79%	141	14,980,000	51	4,264,000	-	-	181	19,244,000
Block M	41,947	64,121	65%	160	10,286,000	69	2,904,000	-	-	206	13,190,000
External Works	322,715	471,237	68%	-	-	-	-	6	2,707,000	-	2,707,000
External Services	322,715	471,237	68%	-	-	-	-	3	1,257,000	-	1,257,000
Sub-total	322,715	471,237	68%	151	70,957,000	44	20,735,000	20	9,395,000	215	101,087,000
Weston Homes Preliminaries					7,806,000		2,223,000		896,000		10,925,000
Anticipated Total Construction Cost (Q2 22)	322,715	471,237	68%	167	78,763,000	49	22,958,000	22	10,291,000	238	112,012,000

Tender Price Inflation between March 2022 and commencing works on site in TBC

Excluded

2.0 Summary of Cost Model

2.3 On the basis of the information as listed in Section 5.0, our Cost Model for the present day fixed price for construction costs for the works at March 2022 price levels, is set out in Section 2.1 to 2.3, an elemental build-up is included in Section 3.0.

Based on a Gross Internal Floor Area of 1,191,133ft² and a Net Internal Floor Area of 784,696ft².

	Outline Scheme Total (693 units)										
	Total Area			S&C		Residential Fit-out		Site Wide Cost		Total Cost	
	ft ² (NIA)	ft ² (GIA)	N:G (%)	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² (GIA)	£	£/ft ² GIA	£
Demolition	461,980	719,896	64%	-	-	-	-	13	9,100,000	13	9,100,000
Block E	89,675	131,881	68%	151	19,908,000	48	6,308,000	-	-	199	26,216,000
Block EF	31,925	36,598	87%	151	5,525,000	64	2,353,000	-	-	215	7,878,000
Block F	77,286	107,167	72%	151	16,177,000	59	6,276,000	-	-	210	22,453,000
Block G	90,342	160,319	56%	151	24,201,000	46	7,453,000	-	-	197	31,654,000
Block H	86,650	121,633	71%	151	18,361,000	56	6,802,000	-	-	207	25,163,000
Block J	89,503	162,300	55%	151	24,500,000	44	7,113,000	-	-	195	31,613,000
External Works	461,980	719,896	64%	-	-	-	-	6	4,010,000	-	4,010,000
External Services	461,980	719,896	64%	-	-	-	-	3	2,393,000	-	2,393,000
Sub-total	461,980	719,896	64%	151	108,672,000	50	36,305,000	22	15,503,000	223	160,480,000
Weston Homes Preliminaries					11,648,000		4,781,000		1,442,000		17,871,000
Anticipated Total Construction Cost (Q2 22)	461,980	719,896	64%	167	120,320,000	57	41,086,000	24	16,945,000	248	178,351,000

Tender Price Inflation between March 2022 and commencing works on site in TBC

Excluded

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block A - 149 units			Block B - 25 units			Block C - 21 units			Block D - 34 units		
	ft ²	£/ft ²	£	ft ²	£/ft ²	£	ft ²	£/ft ²	£	ft ²	£/ft ²	£
<u>Site Preparation</u>												
Demolition and enabling	206,841			25,123			15,349			40,817		
<u>Shell & Core</u>												
Substructure	206,841	32.36	6,693,000	25,123	17.00	427,000	15,349	17.98	276,000	40,817	15.07	615,000
Frame, Upper Floors, & Stairs	206,841	26.28	5,435,000	25,123	27.19	683,000	15,349	29.45	452,000	40,817	29.79	1,216,000
Roof	206,841	10.91	2,256,000	25,123	17.24	433,000	15,349	14.27	219,000	40,817	9.63	393,000
External Walls, Windows & Doors	206,841	34.45	7,126,000	25,123	63.37	1,592,000	15,349	62.02	952,000	40,817	58.68	2,395,000
Internal Walls and Doors	206,841	6.67	1,380,000	25,123	9.31	234,000	15,349	7.56	116,000	40,817	6.69	273,000
Wall, Floor & Ceiling Finishes	206,841	3.90	807,000	25,123	3.74	94,000	15,349	3.84	59,000	40,817	3.80	155,000
Fixtures & Fittings	206,841	0.89	184,000	25,123	1.23	31,000	15,349	1.37	21,000	40,817	0.98	40,000
Mechanical & Electrical Services	206,841	25.11	5,194,000	25,123	29.10	731,000	15,349	43.58	669,000	40,817	30.31	1,237,000
BWIC	206,841	1.40	289,000	25,123	1.43	36,000	15,349	1.43	22,000	40,817	1.40	57,000
<u>Fit-Out</u>												
Private Tenure	105,649	82.51	8,717,000	-	-	-	-	-	-	23,810	82.49	1,964,000
Affordable Tenure	-	-	-	21,420	72.08	1,544,000	12,088	72.14	872,000	-	-	-
<u>External Works</u>												
External Works												
<u>External Services</u>												
External Services												
<u>On-Costs</u>												
Main Contractor's Preliminaries	206,841	20.14	4,165,000	25,123	25.28	635,000	15,349	26.06	400,000	40,817	22.37	913,000
Main Contractor's OH&P	206,841	-		25,123	-		15,349	-		40,817	-	
Design Risk Transfer	206,841	-		25,123	-		15,349	-		40,817	-	
Design Reserve	206,841	-		25,123	-		15,349	-		40,817	-	
Construction Contingency	206,841	-		25,123	-		15,349	-		40,817	-	
Total Anticipated Construction Cost	206,841	204.24	42,246,000	25,123	256.34	6,440,000	15,349	264.37	4,058,000	40,817	226.82	9,258,000

3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

	Block J3 - 8 units			Block KL - 81 units			Block M - 46 units		
	ft ²	£/ft ²	£	ft ²	£/ft ²	£	ft ²	£/ft ²	£
<u>Site Preparation</u>									
Demolition and enabling	12,605			106,381			64,121		
<u>Shell & Core</u>									
Substructure	12,605	18.49	233,000	106,381	16.65	1,771,000	64,121	20.91	1,341,000
Frame, Upper Floors, & Stairs	12,605	33.24	419,000	106,381	27.44	2,919,000	64,121	29.26	1,876,000
Roof	12,605	34.67	437,000	106,381	15.52	1,651,000	64,121	21.55	1,382,000
External Walls, Windows & Doors	12,605	99.17	1,250,000	106,381	39.04	4,153,000	64,121	45.49	2,917,000
Internal Walls and Doors	12,605	6.11	77,000	106,381	6.50	691,000	64,121	6.19	397,000
Wall, Floor & Ceiling Finishes	12,605	3.01	38,000	106,381	3.65	388,000	64,121	5.38	345,000
Fixtures & Fittings	12,605	1.19	15,000	106,381	0.88	94,000	64,121	0.87	56,000
Mechanical & Electrical Services	12,605	32.69	412,000	106,381	29.74	3,164,000	64,121	29.35	1,882,000
BWIC	12,605	1.43	18,000	106,381	1.40	149,000	64,121	1.40	90,000
<u>Fit-Out</u>									
Private Tenure	5,683	82.70	470,000	37,825	82.51	3,121,000	35,209	82.48	2,904,000
Affordable Tenure	-	-	-	15,845	72.14	1,143,000	-	-	-
<u>External Works</u>									
External Works									
<u>External Services</u>									
External Services									
<u>On-Costs</u>									
Main Contractor's Preliminaries	12,605	29.27	369,000	106,381	19.78	2,104,000	64,121	22.52	1,444,000
Main Contractor's OH&P	12,605	-		106,381	-		64,121	-	
Design Risk Transfer	12,605	-		106,381	-		64,121	-	
Design Reserve	12,605	-		106,381	-		64,121	-	
Construction Contingency	12,605	-		106,381	-		64,121	-	
Total Anticipated Construction Cost	12,605	296.56	3,738,000	106,381	200.68	21,348,000	64,121	228.22	14,634,000


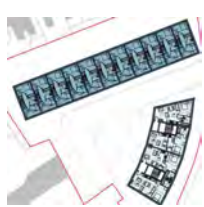

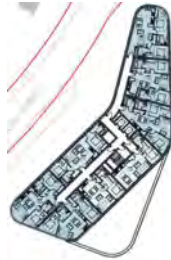



3.0 Elemental Summary (Detailed Scheme)

3.1 The Elemental breakdown of the Cost Model is set out below. A full breakdown is included in Appendix B.

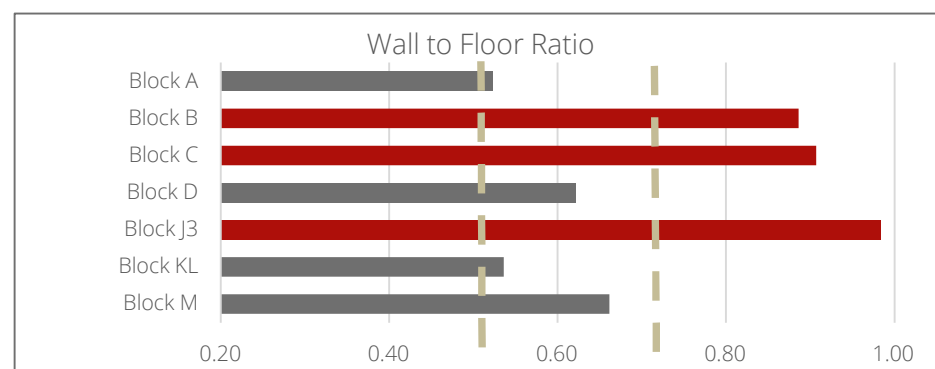
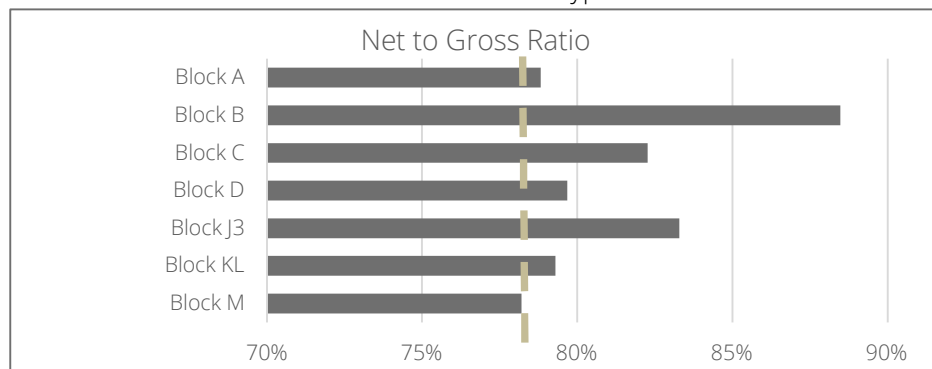
	Other			Detailed Scheme Total: 364 units		
	ft ²	£/ft ²	£	ft ²	£/ft ²	£
<u>Site Preparation</u>						
Demolition and enabling	471,237		5,431,000	471,237		5,431,000
<u>Shell & Core</u>						
Substructure	64,121	-	-	471,237	24.10	11,356,000
Frame, Upper Floors, & Stairs	64,121	-	-	471,237	27.59	13,000,000
Roof	64,121	-	-	471,237	14.37	6,771,000
External Walls, Windows & Doors	64,121	-	-	471,237	43.26	20,385,000
Internal Walls and Doors	64,121	-	-	471,237	6.72	3,168,000
Wall, Floor & Ceiling Finishes	64,121	-	-	471,237	4.00	1,886,000
Fixtures & Fittings	64,121	-	-	471,237	0.94	441,000
Mechanical & Electrical Services	64,121	-	-	471,237	28.20	13,289,000
BWIC	64,121	-	-	471,237	1.40	661,000
<u>Fit-Out</u>						
Private Tenure	-	-	-	208,176	82.51	17,176,000
Affordable Tenure	-	-	-	49,353	72.11	3,559,000
<u>External Works</u>						
External Works			2,707,000			2,707,000
<u>External Services</u>						
External Services			1,257,000			1,257,000
<u>On-Costs</u>						
Main Contractor's Preliminaries	64,121	13.96	895,000	471,237	23.18	10,925,000
Main Contractor's OH&P	64,121	-	-	471,237	-	-
Design Risk Transfer	64,121	-	-	471,237	-	-
Design Reserve	64,121	-	-	471,237	-	-
Construction Contingency	64,121	-	-	471,237	-	-
Total Anticipated Construction Cost	471,237	21.84	10,290,000	471,237	237.70	112,012,000

4.0 Floorplate Efficiency Benchmarking

The following table outlines the key design metrics of the typical residential level of each block across the detailed scheme.

Anglia Square Detailed Scheme							
	Block A	Block B	Block C	Block D	Block J3	Block KL	Block M
							
Nr of Storeys	8	4	4	6	3	7	6
Apt per floor	31 incl twnhs	15 incl twnhs	6	8	4	9	6
Typical Net Area (m ²)	1,938	629	320	533	264	559	391
Typical Gross Area (m ²)	2,459	711	389	669	317	705	500
Typical Net to Gross	79%	88%	82%	80%	83%	79%	78%
Typical Wall to Floor	0.52	0.89	0.91	0.62	0.98	0.54	0.66
Storey height (m)	3.15	3.15	3.15	3.15	3.15	3.15	3.15

The tables below show the efficiencies of the typical residential level of each block across the detailed scheme.



5.0 Basis and Assumptions

5.1 Assumptions

5.1.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated procurement and cost basis:

1. Costs represent a present day fixed price, at a March 2022 Base Date, and assumes an immediate start on site, on a fixed price, lump sum basis.
2. Inflation between the Base Date of this Cost Model, (March 2022) and commencing works on site, (TBC) has been excluded from this Cost Model subject to a review of the project programme
3. Inflation during the construction period, (assumed to be in the order of 24 months), is included within the rates used to inform the Cost Model.
4. The Cost Model assumes the works will be Competitively Tendered on a Single Stage Fixed Price Lump Sum using a JCT Design & Build Form of Contract.
5. The costs assume the works are undertaken in a single phase, based on the latest programme, indicating a construction period in the order of 24 months.
6. Within the Cost Model, the following allowances have been included for each component of the scheme:

▪ Weston Homes Preliminaries	11.00%
▪ Main Contractor's Overhead and Profit	Excluded
▪ Design and Build Risk Premium	Excluded
▪ Design Reserve	Included in Rates
▪ Construction Contingency	Excluded

5.0 Basis and Assumptions

5.2 Design and Scope Assumptions

5.2.1 The following assumptions have been made in preparing this Cost Model and must be reviewed by the Employer and Design Team to ensure they are an accurate representation of the anticipated scope:

1 Strip Out & Demolition

Allowances have been made to demolish existing buildings on the site, these have been split between:

- Block C
- Block D
- Blocks A, D, J3, K/L & M
- Blocks E, E/F & F
- Blocks G, H & J
- Central Shopping Centre

Allowances for general site clearance have been included to all areas inside the redline boundaries.

2 Substructure

Due to differing building heights we included both piled foundations and raft foundations, as per the below:

- Block B townhouses and Block J3 assumed raft foundation
- All other blocks are 3+ stories and therefore have been assumed piled foundations

Block A includes a basement carpark which has been assumed 400mm thick RC cantilever wall. It has been assumed that the carpark will be lit and ventilated with pedestrian access via Core 1 lift.

5.0 Basis and Assumptions

- | | | |
|---|---------------------------------|--|
| 3 | Frame, Upper Floors, & Stairs | <p>Typical residential blocks have been assumed as concrete frame system inclusive of concrete blade columns 220x800mm, concrete core walls, suspended concrete slabs and precast concrete stairs. No allowance for PT slabs has been included.</p> <p>Traditional construction of the townhouses to Block B and J3 including block and beam construction with timber cassette upper floor system has been assumed.</p> |
| 4 | Roof | <p>A mix of green (20%), brown (40%) and paved (40%) roof finishes, including allowance for roof access and balustrading. PV's included to 20% of green and brown roof areas.</p> <p>Podiums to blocks A, KL and M have been included. It has been assumed these will require podium slab, drainage, surface finishes and access / fall arrest.</p> |
| 5 | External Walls, Windows & Doors | <p>Insitu brick walls on SFS framing system with minor allowances for reveals around windows, double glazed UPVC windows and doors to 40% of the elevations, steel bolt on balconies to all apartments. Facade areas have been based upon an assumed storey height of 3.15m to all levels upper levels and 4m at ground level. An allowance of £1,000/m² has been applied to all commercial 'shopfronts'.</p> |
| 6 | Internal Walls and Doors | <p>Plasterboard drylining to party and internal apartment wall, standard size timber painted doors throughout.</p> |

5.0 Basis and Assumptions

7 Wall, Floor & Ceiling Finishes

Shell and core

Communal areas have been priced as ceramic tiled flooring with painted walls to residential entrances and carpet to stairs and residential corridors. Please note no finishes have been applied to commercial units.

Ceiling finishes: Matt white emulsion paint throughout with allowances for access hatches.

Residential

Wall Finishes: Matt white emulsion paint throughout with MDF painted skirtings. Half height tiling to bathrooms, ceramic tiling allowed with 600mm glass kitchen splashback.

Floor Finishes: Carpet to bedrooms, ceramic tiling to bathrooms throughout. Kitchen and living areas has been priced as vinyl.

8 Fixtures & Fittings

Shell and Core

Allowances include for building signage, post boxes and apartment numbering. Cycle racks have been included at 1 per unit.

Residential Fit-out

Kitchens haven been priced as symphony or similar, appliances have been included for private and affordable rent units. Allowances for bathroom FFE include vanity units, toilet roll holder, coat hook and a mirror. An allowance of £1,500 per apartment has been made for wardrobes to master bedrooms.

5.0 Basis and Assumptions

- | | | |
|----|----------------------------------|--|
| 9 | Mechanical & Electrical Services | Heating and hot water via centralised Air Source Heat Pump with heat interface units HIU's located in each apartment to provide indirect heating and instantaneous hot water. Radiators in all rooms with electric towel rails within bathrooms, no allowance for underfloor heating. Ventilation via MVHR units to all apartments, LED downlights to kitchens and bathrooms, pendant fittings to living and bedrooms, no dimming control. TV and data points to all living and bedrooms. Switches and sockets assumed to be white plastic, video entry control included, allowance for sprinklers to all apartments, lifts included where shown on GA plans. Allowance included for life safety generators, PV's included to all roofs as a sustainability requirement. No allowance for AV installations. Capped off services only to commercial spaces. |
| 10 | BWIC | Allowance included for builders work and fire stopping in connection with MEP services |
| 11 | External Works | The external works area includes all areas within the red line boundary with building footprints deducted. The area has been apportioned between soft and hard landscaping with minor allowances for planting, external features, drainage and interfaces with site boundaries. |
| 12 | External Services | Allowances have been made for plot connections and infrastructure from plot boundary and upgrading of the existing sub-station. Please note no allowance have been included for off site infrastructure. |
| 13 | Commercial Units | Commerical units have been included at shell and core only. No allowances for fit-out have been carried to commercial spaces. |

6.0 Exclusions

- 6.1 The following headings are excluded from the Cost Model but are likely to have a cost impact and therefore should form part of the Overall Project Budget or Development Appraisal. This list is intended as a guide and cannot be relied upon to be exhaustive:
- 1 Site Acquisition - site or lease acquisition costs, and associated stamp duty;
 - 2 Agents and Legal Fees and Commissions associated with site or lease acquisition;
 - 3 Settlements with 3rd Parties - Rights of Light, Daylight/Sunlight compensation, (or associated insurances), Air Rights, Oversailing Agreements, Party Wall Awards, Stopping Up Awards, Dilapidation Costs or other 3rd Party Compensation Costs;
 - 4 Professional Fees associated with 3rd Party Settlements - consultants acting on behalf of neighbours/ 3rd Parties;
 - 5 Statutory Fees and associated costs - Building Control fees, Planning Application fees, Listed Building consent/Conservation area consent costs, Section 106/278 fees and the like, landlord approval costs;
 - 6 Professional and Legal Fees;
 - 7 Site Surveys, Investigations and Monitoring Costs together with associated attendances, Wind Studies, Environmental Audits and the like;
 - 8 Finance Costs - funding arrangement fees, facility fees, interest charges and the like;
 - 9 Professional Fees associated with Finance and Project Monitoring - monitoring teams acting on behalf of a funder, insurer or tenant;
 - 10 Insurance - Project Policies or insurance of existing buildings by Employer, Clause 6.5.1 non negligent insurance, Latent Defects Insurance; Note - Construction Preliminaries include for Contractor's Employers Liability and Public Liability Insurances, and if applicable Professional Indemnity
 - 11 Taxation, Grants and Incentives - VAT, Capital allowances or other grants and incentives;
 - 12 Letting & Marketing Costs - brochures, models, videos, CGI's, show suite/marketing suite, room mock-ups, launch events, topping out ceremonies, agents fees and commissions, (associated with sale or letting);
 - 13 Overall Project Risk/Contingency - Contingency beyond the Construction contingency held in Construction Costs;
 - 14 Inflation - the programme for the project is yet to be determined, therefore we have excluded inflation. The estimated cost included herein represents a present day fixed price.

6.0 Exclusions

6.2 The following items are excluded from the Cost Model, but may result in additional cost should they be required for the scheme. The necessity for these items must be reviewed with the Employer and Design Team and appropriate allowances included within the Overall Project Budget or Development

- 1 Pre-Construction Services Agreements - for Main Contractor, Façade Sub Contractor, Mechanical and Electrical Sub Contractors, Lift Sub Contractors, Piling and Enabling Works Sub Contractors;
- 2 External Utilities - Reinforcement, Diversion or Upgrade within or beyond the site boundary;
- 3 External Utilities - dual/diverse incoming electrical supplies, temporary substations;
- 4 Temporary substation provision or multiple re-location of existing substations during construction;
- 5 Independent Commissioning Management fees (assumed to be included in the separate budget for professional fees);
- 6 External works beyond the site boundary;
- 7 Monitoring of adjacent buildings;
- 8 Capped service connections to retail units
- 9 Fitting out beyond shell to retail unit(s);
- 10 Furniture to Landlord areas - reception, lift lobbies, terraces, courtyards, building management and facilities management areas;
- 11 Soft Furnishings throughout, (Blinds, Curtains or the like);
- 12 Artwork, Planting or Branding;
- 13 Irrigation systems to terraces, courtyards, green roofs / walls and the like;
- 14 Samples and Mock-ups - architectural models, Computer Generated Images, Videos and the like;
- 15 Project Office - dedicated project office for the project team including rent, rates, service charge, fitting out, maintenance and utility charges, consumables and dilapidations associated with all of the above;
- 16 Feature / Branded Hoarding and/or bespoke screen printed / acoustic monoflex to scaffold enclosures;
- 17 BREEAM assessment costs and costs associated with works to achieve BREEAM
- 18 Eco Homes / Code for Sustainable Homes assessment costs and costs associated with works to achieve over and above the targeted rating;
- 19 Enhancements to base design to achieve Secured by Design Accreditation;
- 20 Project Collaboration Tools, (Aconex, A-Site, BIW or the like);
- 21 Currency Fluctuations associated with payment of materials in currency other than UK Sterling;
- 22 Phasing costs - the Cost Model is based on an assumption of one continues phase of works;

6.0 Exclusions

- 23 Working Condition Restrictions, (Section 60 or Section 61 Notices);
- 24 Out of hours working;
- 25 Novated design fees, (assume included within the Professional Fees budget with the Overall Project Budget);
- 26 Gas installations including gas connections to apartments
- 27 Cooling to landlord areas / Heating to reception areas
- 28 Trace heating and leak detection to hot and cold water services

6.0 Exclusions

- 6.3 The following items are excluded from the Cost Model, but may result in additional cost in the vent of specific risks materialising or the scope / specification altering from that assumed in the preparation of this Cost Model and should therefore be covered by a Project Contingency/Risk Allowance or provided for within the Overall Project Budget or Development Appraisal held by the Client:
- 1 Abnormal ground conditions, (contamination, obstructions, utilities), associated remediation, attendances and consequential costs;
 - 2 Archaeological surveys, investigations and associated attendances;
 - 3 Effect of discovery of archaeological artefacts or other antiquities together with associated attendances and consequential costs;
 - 4 Asbestos surveys and investigations, desktop, or Demolition and Refurbishment together with associated attendances;
 - 5 Asbestos removal, associated attendances and consequential costs;
 - 6 Works to Party Walls;
 - 7 Fire rated boundary glazing, (assume no external walls are constructed within the restricted zone of neighbouring buildings);
 - 8 Temporary roof during construction;

7.0 Schedule of Floor Areas

Notes to be read in conjunction with the Schedule of Floor Areas

- 7.1 All areas have been measured in accordance with the RICS Code of Measuring Practice, 6th Edition May 2015.
- 7.2 All areas have been measured from the following drawings received from Weston Homes on 11 March 2022.
- 35301 ZZ-99-DR-A-01-0099 - Masterplan B01
 - 35301 ZZ-00-DR-A-01-0100 - Masterplan L00
 - 35301 ZZ-00-DR-A-01-0101.1 - Masterplan L00.1
 - 35301 ZZ-01-DR-A-01-0101 - Masterplan L01
 - 35301 ZZ-02-DR-A-01-0102 - Masterplan L02
 - 35301 ZZ-03-DR-A-01-0103 - Masterplan L03
 - 35301 ZZ-04-DR-A-01-0104 - Masterplan L04
 - 35301 ZZ-05-DR-A-01-0105 - Masterplan L05
 - 35301 ZZ-06-DR-A-01-0106 - Masterplan L06
 - 35301 ZZ-07-DR-A-01-0107 - Masterplan L07
 - 35301 ZZ-99-DR-A-01-0199 - Masterplan Roof
- 7.3 The measurements contained within this document should not be relied upon for any purpose other than the formulation of the Cost Model.
- 7.4 Marked up floor plans illustrating the GIA and NIA measurements is included in Appendix A.
- 7.5 The following definitions have been used in the compilation of the Schedule of Floor Areas:
- Net Internal Area - The useable area within a building measured to the internal face of the perimeter walls at each floor level.
 - Gross Internal Area - The area of a building measured to the internal face of the perimeter walls at each floor level.
 - Gross External Area - The area of the building measured externally at each floor level.
- 7.6 Net Internal Areas do not necessarily equate to Net Saleable/Net Lettable Areas and the allocation of areas is based upon our assumptions, as above, regarding use and further amendments.
- 7.7 The accuracy of these areas will also be affected by the scale and size of the drawings as currently available.

- 7.8 No allowance has been made within the Area Schedule for the sub-division of floor plates for multi-tenancy arrangements, (such as lobbies, corridors and division walls). These measures would reduce the stated Net Internal Area.
- 1.9 As the tenure split of units are not indicated on the GA masterplans for the 'Detailed' Blocks, where there Weston Homes Accommodation Schedule indicates a multi-tenure block, the nr. of rented units have been multiplied by the provided Weston Homes average unit size for that unit type to calculate the rented NIA. The Private NIA is derived by using our measured NIA with the calculated Rented NIA deducted.
- 1.10 All areas for the 'Outline' Scheme, Blocks J, G, H, E, EF, & F, have been taken from the Weston Homes Schedule 'Anglia Square_Submission Schedule 31.03.2022' received 16 March 2022. This schedule does not show any GIA at Ground on Block E, however, indicates residential units and commercial NIA. The GIA shown in the schedule for Level 1 was larger than anticipated. Therefore, we have measured the GIA at Ground and Level 1 from Masterplan drawing 35301 ZZ-00-DR-A-01-0100-Masterplan.pdf and Masterplan drawing 35301 ZZ-00-DR-A-01-0101-Masterplan.pdf.

Summary - Schedule of Floor Areas - Combined - Metric

Block	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	59,767	6,145	65,912	65,841	6,988	6,858	72,900	72,699	4,331	-	-	33,428	110,659	110,330	66%

Summary - Schedule of Floor Areas - Detail - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	%
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-	-	21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-	-	12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-	-	90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-	-	28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	643,332	66,145	709,477	708,711	75,219	73,820	784,696	782,531	46,619	-	-	359,819	1,191,133	1,187,589	66%
%	54.01%	5.55%	59.56%		6.31%		65.88%		3.91%			30.21%	100.00%		

Summary - Schedule of Floor Areas - Detail - Metric

Block	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
A	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	3,667	-	-	4,329	19,216	19,216	58%
B	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	344	2,334	2,333	85%
C	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	303	1,426	1,425	79%
D	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	823	3,792	3,692	78%
M	3,271	-	3,271	3,273	626	627	3,897	3,900	664	-	-	1,396	5,957	5,910	65%
K/L	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	2,061	9,883	9,859	79%
J3	528	-	528	528	432	432	960	960	-	-	-	211	1,171	1,171	82%
Total	19,340	4,585	23,925	23,854	6,056	5,926	29,981	29,780	4,331	-	-	9,467	43,779	43,606	68%

Summary - Schedule of Floor Areas - Detail - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	%
A	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	39,472	-	-	46,597	206,841	206,841	58%
B	-	21,420	21,420	21,440	-	-	21,420	21,440	-	-	-	3,703	25,123	25,112	85%
C	-	12,088	12,088	12,091	-	-	12,088	12,091	-	-	-	3,261	15,349	15,334	79%
D	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	8,859	40,817	39,742	78%
M	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	7,147	-	-	15,027	64,121	63,615	65%
K/L	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	22,185	106,381	106,122	79%
J3	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	2,271	12,605	12,605	82%
Total	208,176	49,353	257,529	256,763	65,187	63,787	322,715	320,551	46,619	-	-	101,903	471,237	469,372	68%
%	44.18%	10.47%	54.65%		13.83%		68.48%		9.89%			21.62%	100.00%		

Summary - Schedule of Floor Areas - Detail - Outline

Block	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
J	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	6,763	15,078	15,078	55%
G	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	6,501	14,894	14,894	56%
H	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	3,250	11,300	11,300	71%
E	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	3,921	12,252	12,096	68%
EF	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	750	3,400	3,400	78%
F	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	2,776	9,956	9,956	72%
Total	40,427	1,560	41,987	41,987	932	932	42,919	42,919	-	-	-	23,961	66,880	66,724	64%

Summary - Schedule of Floor Areas - Detail - Outline

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	%
J	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	72,797	162,300	162,300	55%
G	90,342	-	90,342	90,342	-	-	90,342	90,342	-	-	-	69,977	160,319	160,319	56%
H	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	34,983	121,633	121,633	71%
E	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	42,206	131,881	130,201	68%
EF	28,525	-	28,525	28,525	-	-	28,525	28,525	-	-	-	8,073	36,598	36,598	78%
F	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	29,881	107,166	107,166	72%
Total	435,156	16,792	451,948	451,948	10,032	10,032	461,980	461,980	-	-	-	257,916	719,896	718,217	64%
%	60.45%	2.33%	62.78%		1.39%		64.17%					35.83%	100.00%		

Block A - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commer cial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		%
B	-	-	-	-	-	-	-	-	-	-	3,289	-	-	284	3,573	3,573	0%
G	295	-	295	294	1,405	1,404	1,700	1,698	-	-	378	-	-	1,404	3,482	3,482	49%
1	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
2	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
3	1,938	-	1,938	1,938	-	-	1,938	1,938	-	-	-	-	-	521	2,459	2,459	79%
4	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	429	1,904	1,904	77%
5	1,055	-	1,055	1,055	-	-	1,055	1,055	-	-	-	-	-	318	1,373	1,373	77%
6	835	-	835	835	-	-	835	835	-	-	-	-	-	226	1,061	1,061	79%
7	341	-	341	341	-	-	341	341	-	-	-	-	-	105	446	446	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	9,815	-	9,815	9,815	1,405	1,404	11,220	11,219	-	-	3,667	-	-	4,329	19,216	19,216	58%

Block A - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²		%
B	-	-	-	-	-	-	-	-	-	-	35,403	-	-	3,057	38,460	38,460	0%
G	3,175	-	3,175	3,167	15,123	15,113	18,299	18,279	-	-	4,069	-	-	15,113	37,480	37,480	49%
1	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
2	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
3	20,861	-	20,861	20,860	-	-	20,861	20,860	-	-	-	-	-	5,608	26,469	26,469	79%
4	15,877	-	15,877	15,874	-	-	15,877	15,874	-	-	-	-	-	4,618	20,495	20,495	77%
5	11,356	-	11,356	11,360	-	-	11,356	11,360	-	-	-	-	-	3,423	14,779	14,779	77%
6	8,988	-	8,988	8,992	-	-	8,988	8,992	-	-	-	-	-	2,433	11,421	11,421	79%
7	3,671	-	3,671	3,674	-	-	3,671	3,674	-	-	-	-	-	1,130	4,801	4,801	76%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	105,649	-	105,649	105,645	15,123	15,113	120,772	120,758	-	-	39,472	-	-	46,597	206,841	206,841	58%

%	51.08%		51.08%		7.31%		58.39%				19.08%			22.53%	100.00%		
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Block B - Schedule of Floor Areas - Metric

Level	Private m ²	Rented m ²	Total Resi Net Internal m ²	WH Total Resi Net Internal m ²	Comme rcial m ²	WH Comme rcial m ²	Total Net Internal m ²	WH Total Net Internal m ²	Recepti on / Lobbies m ²	Circulati on / Stairs m ²	Car Park m ²	Plant m ²	Back of House / FM m ²	Lifts/ Risers/ Structur e m ²	Total Gross Internal m ²	WH Total Gross Internal	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	578	578	579	-	-	578	579	-	-	-	-	-	133	711	711	81%
1	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
2	-	629	629	629	-	-	629	629	-	-	-	-	-	82	711	711	88%
3	-	154	154	154	-	-	154	154	-	-	-	-	-	47	201	202	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	1,990	1,990	1,992	-	-	1,990	1,992	-	-	-	-	-	344	2,334	2,333	85%

Block B - Schedule of Floor Areas - Imperial

Level	Private ft ²	Rented ft ²	Total Resi Net Internal ft ²	WH Total Resi Net Internal ft ²	Comme rcial ft ²	WH Comme rcial ft ²	Total Net Internal ft ²	WH Total Net Internal ft ²	Recepti on / Lobbies ft ²	Circulati on / Stairs ft ²	Car Park ft ²	Plant ft ²	Back of House / FM ft ²	Lifts/ Risers/ Structur e ft ²	Total Gross Internal ft ²	WH Total Gross Internal	Net to Gros s %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	6,222	6,222	6,230	-	-	6,222	6,230	-	-	-	-	-	1,432	7,653	7,648	81%
1	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
2	-	6,771	6,771	6,775	-	-	6,771	6,775	-	-	-	-	-	883	7,653	7,648	88%
3	-	1,658	1,658	1,660	-	-	1,658	1,660	-	-	-	-	-	506	2,164	2,169	77%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	21,420	21,420	21,440	-	-	21,420	21,440	-	-	-	-	-	3,703	25,123	25,112	85%

%		85.26%	85.26%				85.26%							14.74%	100.00%		
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Block C - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	268	268	268	-	-	268	268	-	-	-	-	-	121	389	389	69%
1	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
2	-	320	320	320	-	-	320	320	-	-	-	-	-	69	389	389	82%
3	-	215	215	215	-	-	215	215	-	-	-	-	-	44	259	259	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	1,123	1,123	1,123	-	-	1,123	1,123	-	-	-	-	-	303	1,426	1,425	79%

Block C - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	2,885	2,885	2,883	-	-	2,885	2,883	-	-	-	-	-	1,302	4,187	4,183	69%
1	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
2	-	3,444	3,444	3,446	-	-	3,444	3,446	-	-	-	-	-	743	4,187	4,183	82%
3	-	2,314	2,314	2,317	-	-	2,314	2,317	-	-	-	-	-	474	2,788	2,786	83%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	-	12,088	12,088	12,091	-	-	12,088	12,091	-	-	-	-	-	3,262	15,349	15,334	79%
%		78.75%	78.75%				78.75%							21.25%	100.00%		

Block D - Schedule of Floor Areas - Metric

Level	Private m ²	Rented m ²	Total Resi Net Internal m ²	WH Total Resi Net Internal m ²	Comme rcial m ²	WH Comme rcial m ²	Total Net Internal m ²	WH Total Net Internal m ²	Recepti on / Lobbies m ²	Circulati on / Stairs m ²	Car Park m ²	Plant m ²	Back of House / FM m ²	Lifts/ Risers/ Structur e m ²	Total Gross Internal m ²	WH Total Gross Intern a m ²	Net to Gros s %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	622	629	622	629	-	-	-	-	-	178	800	800	78%
1	412	-	412	396	135	-	547	396	-	-	-	-	-	133	680	661	80%
2	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
3	533	-	533	511	-	-	533	511	-	-	-	-	-	136	669	648	80%
4	367	-	367	354	-	-	367	354	-	-	-	-	-	120	487	467	75%
5	367	-	367	364	-	-	367	364	-	-	-	-	-	120	487	467	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,212	-	2,212	2,137	757	629	2,969	2,766	-	-	-	-	-	823	3,792	3,692	78%

Block D - Schedule of Floor Areas - Imperial

Level	Private ft ²	Rented ft ²	Total Resi Net Internal ft ²	WH Total Resi Net Internal ft ²	Comme rcial ft ²	WH Comme rcial ft ²	Total Net Internal ft ²	WH Total Net Internal ft ²	Recepti on / Lobbies ft ²	Circulati on / Stairs ft ²	Car Park ft ²	Plant ft ²	Back of House / FM ft ²	Lifts/ Risers/ Structur e ft ²	Total Gross Internal ft ²	WH Total Gross Intern ft ²	Net to Gross %
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	6,695	6,765	6,695	6,765	-	-	-	-	-	1,916	8,611	8,606	78%
1	4,435	-	4,435	4,264	1,453	-	5,888	4,264	-	-	-	-	-	1,432	7,320	7,115	80%
2	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
3	5,737	-	5,737	5,504	-	-	5,737	5,504	-	-	-	-	-	1,464	7,201	6,979	80%
4	3,950	-	3,950	3,815	-	-	3,950	3,815	-	-	-	-	-	1,292	5,242	5,031	75%
5	3,950	-	3,950	3,918	-	-	3,950	3,918	-	-	-	-	-	1,292	5,242	5,031	75%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	23,810	-	23,810	23,004	8,148	6,765	31,958	29,769	-	-	-	-	-	8,859	40,817	39,742	78%

%	58.33%		58.33%		19.96%	16.57%	78.30%							21.70%	100.00%		
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Block M - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	190	-	190	192	626	627	816	818	-	-	664	-	-	555	2,035	1,990	40%
1	875	-	875	875	-	-	875	875	-	-	-	-	-	262	1,137	1,136	77%
2	857	-	857	857	-	-	857	857	-	-	-	-	-	209	1,066	1,065	80%
3	567	-	567	567	-	-	567	567	-	-	-	-	-	152	719	719	79%
4	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
5	391	-	391	391	-	-	391	391	-	-	-	-	-	109	500	500	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	3,271	-	3,271	3,273	626	627	3,897	3,900	-	-	664	-	-	1,396	5,957	5,910	65%

Block M - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	2,045	-	2,045	2,063	6,738	6,745	8,783	8,808	-	-	7,147	-	-	5,974	21,905	21,420	40%
1	9,419	-	9,419	9,417	-	-	9,419	9,417	-	-	-	-	-	2,820	12,239	12,228	77%
2	9,225	-	9,225	9,226	-	-	9,225	9,226	-	-	-	-	-	2,250	11,474	11,464	80%
3	6,103	-	6,103	6,105	-	-	6,103	6,105	-	-	-	-	-	1,636	7,739	7,739	79%
4	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
5	4,209	-	4,209	4,211	-	-	4,209	4,211	-	-	-	-	-	1,173	5,382	5,382	78%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	35,209	-	35,209	35,234	6,738	6,745	41,947	41,979	-	-	7,147	-	-	15,027	64,121	63,615	65%
%	54.91%		54.91%		10.51%	10.52%	65.42%				11.15%			23.43%	100.00%		

Block K/L - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	1,990	1,990	1,990	1,990	-	-	-	-	-	689	2,679	2,679	74%
1	119	300	419	419	485	485	904	904	-	-	-	-	-	184	1,088	1,088	83%
2	866	586	1,452	1,452	203	203	1,655	1,654	-	-	-	-	-	368	2,023	1,999	82%
3	852	586	1,438	1,438	158	158	1,596	1,596	-	-	-	-	-	382	1,978	1,978	81%
4	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
5	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
6	559	-	559	559	-	-	559	559	-	-	-	-	-	146	705	705	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	3,514	1,472	4,986	4,986	2,836	2,835	7,822	7,820	-	-	-	-	-	2,061	9,883	9,859	79%

Block K/L - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	21,420	21,418	21,420	21,418	-	-	-	-	-	7,416	28,837	28,837	74%
1	1,281	3,229	4,510	4,513	5,221	5,215	9,731	9,729	-	-	-	-	-	1,981	11,711	11,711	83%
2	9,322	6,308	15,629	15,624	2,185	2,182	17,814	17,806	-	-	-	-	-	3,961	21,776	21,517	82%
3	9,171	6,308	15,479	15,475	1,701	1,700	17,179	17,175	-	-	-	-	-	4,112	21,291	21,291	81%
4	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
5	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
6	6,017	-	6,017	6,017	-	-	6,017	6,017	-	-	-	-	-	1,572	7,589	7,589	79%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	###
Total	37,825	15,845	53,669	53,664	30,527	30,515	84,196	84,179	-	-	-	-	-	22,185	106,381	106,122	79%

%	35.56%	14.89%	50.45%		28.70%	28.68%	79.15%							20.85%	100.00%	
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Block J3 - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	432	432	432	432	-	-	-	-	-	105	537	537	80%
1	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
2	264	-	264	264	-	-	264	264	-	-	-	-	-	53	317	317	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	528	-	528	528	432	432	960	960	-	-	-	-	-	211	1,171	1,171	82%

Block J3 - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Commercial	WH Commercial	Total Net Internal	WH Total Net Internal	Reception / Lobbies	Circulation / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structure	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	-	-	-	-	4,650	4,650	4,650	4,650	-	-	-	-	-	1,130	5,780	5,780	80%
1	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
2	2,842	-	2,842	2,843	-	-	2,842	2,843	-	-	-	-	-	570	3,412	3,412	83%
3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	5,683	-	5,683	5,686	4,650	4,650	10,333	10,336	-	-	-	-	-	2,271	12,605	12,605	82%
%	45.09%		45.09%		36.89%	36.89%	81.98%							18.02%	100.00%		

Block J - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	686	-	686	686	305	305	991	991	-	-	-	-	-	2,186	3,177	3,177	31%
1	874	-	874	874	-	-	874	874	-	-	-	-	-	2,303	3,177	3,177	28%
2	2,015	-	2,015	2,015	-	-	2,015	2,015	-	-	-	-	-	307	2,322	2,322	87%
3	1,475	-	1,475	1,475	-	-	1,475	1,475	-	-	-	-	-	847	2,322	2,322	64%
4	1,274	-	1,274	1,274	-	-	1,274	1,274	-	-	-	-	-	479	1,753	1,753	73%
5	1,014	-	1,014	1,014	-	-	1,014	1,014	-	-	-	-	-	402	1,416	1,416	72%
6	672	-	672	672	-	-	672	672	-	-	-	-	-	239	911	911	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	8,010	-	8,010	8,010	305	305	8,315	8,315	-	-	-	-	-	6,763	15,078	15,078	55%

Block J - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,384	-	7,384	7,384	3,283	3,283	10,667	10,667	-	-	-	-	-	23,530	34,197	34,197	31%
1	9,408	-	9,408	9,408	-	-	9,408	9,408	-	-	-	-	-	24,789	34,197	34,197	28%
2	21,689	-	21,689	21,689	-	-	21,689	21,689	-	-	-	-	-	3,305	24,994	24,994	87%
3	15,877	-	15,877	15,877	-	-	15,877	15,877	-	-	-	-	-	9,117	24,994	24,994	0%
4	13,713	-	13,713	13,713	-	-	13,713	13,713	-	-	-	-	-	5,156	18,869	18,869	0%
5	10,915	-	10,915	10,915	-	-	10,915	10,915	-	-	-	-	-	4,327	15,242	15,242	0%
6	7,233	-	7,233	7,233	-	-	7,233	7,233	-	-	-	-	-	2,573	9,806	9,806	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	86,220	-	86,220	86,220	3,283	3,283	89,503	89,503	-	-	-	-	-	72,797	162,300	162,300	55%
%	53.12%		53.12%		2.02%	2.02%	55.15%							44.85%	100.00%		

Block G - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	910	-	910	910	-	-	910	910	-	-	-	-	-	2,095	3,005	3,005	30%
1	1,001	-	1,001	1,001	-	-	1,001	1,001	-	-	-	-	-	2,004	3,005	3,005	33%
2	1,497	-	1,497	1,497	-	-	1,497	1,497	-	-	-	-	-	705	2,202	2,202	68%
3	1,657	-	1,657	1,657	-	-	1,657	1,657	-	-	-	-	-	545	2,202	2,202	75%
4	1,162	-	1,162	1,162	-	-	1,162	1,162	-	-	-	-	-	390	1,552	1,552	75%
5	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
6	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
7	722	-	722	722	-	-	722	722	-	-	-	-	-	254	976	976	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	8,393	-	8,393	8,393	-	-	8,393	8,393	-	-	-	-	-	6,501	14,894	14,894	56%

Block G - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	ft ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	9,795	-	9,795	9,795	-	-	9,795	9,795	-	-	-	-	-	22,551	32,346	32,346	30%
1	10,775	-	10,775	10,775	-	-	10,775	10,775	-	-	-	-	-	21,571	32,346	32,346	33%
2	16,114	-	16,114	16,114	-	-	16,114	16,114	-	-	-	-	-	7,589	23,702	23,702	68%
3	17,836	-	17,836	17,836	-	-	17,836	17,836	-	-	-	-	-	5,866	23,702	23,702	75%
4	12,508	-	12,508	12,508	-	-	12,508	12,508	-	-	-	-	-	4,198	16,706	16,706	75%
5	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
6	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
7	7,772	-	7,772	7,772	-	-	7,772	7,772	-	-	-	-	-	2,734	10,506	10,506	74%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	90,342	-	90,342	90,342	-	-	90,342	90,342	-	-	-	-	-	69,977	160,319	160,319	56%
%	56.35%		56.35%				56.35%							43.65%	100.00%		

Block H - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	798	-	798	798	390	390	1,188	1,188	-	-	-	-	-	582	1,770	1,770	67%
1	1,277	-	1,277	1,277	-	-	1,277	1,277	-	-	-	-	-	512	1,789	1,789	71%
2	1,137	-	1,137	1,137	-	-	1,137	1,137	-	-	-	-	-	652	1,789	1,789	64%
3	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
4	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
5	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
6	1,112	-	1,112	1,112	-	-	1,112	1,112	-	-	-	-	-	376	1,488	1,488	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,660	-	7,660	7,660	390	390	8,050	8,050	-	-	-	-	-	3,250	11,300	11,300	71%

Block H - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	8,590	-	8,590	8,590	4,198	4,198	12,788	12,788	-	-	-	-	-	6,265	19,052	19,052	67%
1	13,746	-	13,746	13,746	-	-	13,746	13,746	-	-	-	-	-	5,511	19,257	19,257	71%
2	12,239	-	12,239	12,239	-	-	12,239	12,239	-	-	-	-	-	7,018	19,257	19,257	64%
3	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
4	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
5	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
6	11,970	-	11,970	11,970	-	-	11,970	11,970	-	-	-	-	-	4,047	16,017	16,017	75%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	82,452	-	82,452	82,452	4,198	4,198	86,650	86,650	-	-	-	-	-	34,983	121,633	121,633	71%

%	67.79%		67.79%		3.45%	3.45%	71.24%							28.76%	100.00%		
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Block E - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	490	210	700	700	125	125	825	825	-	-	-	-	-	858	1,683	-	49%
1	842	250	1,092	1,092	-	-	1,092	1,092	-	-	-	-	-	568	1,660	3,187	66%
2	1,118	400	1,518	1,518	-	-	1,518	1,518	-	-	-	-	-	857	2,375	2,375	64%
3	1,368	400	1,768	1,768	-	-	1,768	1,768	-	-	-	-	-	607	2,375	2,375	74%
4	1,043	300	1,343	1,343	-	-	1,343	1,343	-	-	-	-	-	452	1,795	1,795	75%
5	1,043	-	1,043	1,043	-	-	1,043	1,043	-	-	-	-	-	340	1,383	1,383	75%
6	742	-	742	742	-	-	742	742	-	-	-	-	-	239	981	981	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	6,646	1,560	8,206	8,206	125	125	8,331	8,331	-	-	-	-	-	3,921	12,252	12,096	68%

Block E - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	5,274	2,260	7,535	7,535	1,346	1,346	8,880	8,880	-	-	-	-	-	9,236	18,116	-	49%
1	9,063	2,691	11,754	11,754	-	-	11,754	11,754	-	-	-	-	-	6,114	17,868	34,305	66%
2	12,034	4,306	16,340	16,340	-	-	16,340	16,340	-	-	-	-	-	9,225	25,565	25,565	64%
3	14,725	4,306	19,031	19,031	-	-	19,031	19,031	-	-	-	-	-	6,534	25,565	25,565	74%
4	11,227	3,229	14,456	14,456	-	-	14,456	14,456	-	-	-	-	-	4,865	19,321	19,321	75%
5	11,227	-	11,227	11,227	-	-	11,227	11,227	-	-	-	-	-	3,660	14,887	14,887	75%
6	7,987	-	7,987	7,987	-	-	7,987	7,987	-	-	-	-	-	2,573	10,559	10,559	76%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	71,538	16,792	88,329	88,329	1,346	1,346	89,675	89,675	-	-	-	-	-	42,206	131,881	130,201	68%

%	54.24%	12.73%	66.98%		1.02%	1.02%	68.00%							32.00%	100.00%		
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Block EF - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	700	-	700	700	-	-	700	700	-	-	-	-	-	84	784	784	89%
1	490	-	490	490	-	-	490	490	-	-	-	-	-	330	820	820	60%
2	690	-	690	690	-	-	690	690	-	-	-	-	-	130	820	820	84%
3	490	-	490	490	-	-	490	490	-	-	-	-	-	110	600	600	82%
4	280	-	280	280	-	-	280	280	-	-	-	-	-	96	376	376	74%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	2,650	-	2,650	2,650	-	-	2,650	2,650	-	-	-	-	-	750	3,400	3,400	78%

Block EF - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²		%
B	3,400	-	3,400	-	-	-	3,400	-	-	-	-	-	-	-	3,400	-	0%
G	7,535	-	7,535	7,535	-	-	7,535	7,535	-	-	-	-	-	904	8,439	8,439	89%
1	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	3,552	8,826	8,826	60%
2	7,427	-	7,427	7,427	-	-	7,427	7,427	-	-	-	-	-	1,399	8,826	8,826	84%
3	5,274	-	5,274	5,274	-	-	5,274	5,274	-	-	-	-	-	1,184	6,458	6,458	82%
4	3,014	-	3,014	3,014	-	-	3,014	3,014	-	-	-	-	-	1,033	4,047	4,047	74%
5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	31,925	-	31,925	28,525	-	-	31,925	28,525	-	-	-	-	-	8,073	39,998	36,598	80%

%	79.82%		79.82%				79.82%							20.18%	100.00%		
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Block F - Schedule of Floor Areas - Metric

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²	m ²		%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	730	-	730	730	112	112	842	842	-	-	-	-	-	790	1,632	1,632	52%
1	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
2	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
3	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
4	1,254	-	1,254	1,254	-	-	1,254	1,254	-	-	-	-	-	378	1,632	1,632	77%
5	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
6	661	-	661	661	-	-	661	661	-	-	-	-	-	237	898	898	74%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	7,068	-	7,068	7,068	112	112	7,180	7,180	-	-	-	-	-	2,776	9,956	9,956	72%

Block F - Schedule of Floor Areas - Imperial

Level	Private	Rented	Total Resi Net Internal	WH Total Resi Net Internal	Comme rcial	WH Comme rcial	Total Net Internal	WH Total Net Internal	Recepti on / Lobbies	Circulati on / Stairs	Car Park	Plant	Back of House / FM	Lifts/ Risers/ Structur e	Total Gross Internal	WH Total Gross Internal	Net to Gross
	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	ft²	%
B	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
G	7,858	-	7,858	7,858	1,206	1,206	9,063	9,063	-	-	-	-	-	8,504	17,567	17,567	52%
1	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
2	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	77%
3	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
4	13,498	-	13,498	13,498	-	-	13,498	13,498	-	-	-	-	-	4,069	17,567	17,567	0%
5	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
6	7,115	-	7,115	7,115	-	-	7,115	7,115	-	-	-	-	-	2,551	9,666	9,666	0%
7	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	0%
Roof	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0%
Total	76,080	-	76,080	76,080	1,206	1,206	77,286	77,286	-	-	-	-	-	29,882	107,167	107,166	72%
%	70.99%		70.99%		1.12%	1.12%	72.12%							27.88%	100.00%		

Unit Mix - Detail

Exigere

Block	Residential NIA m ²	Private								Rented								Total Units	Av. Unit Size m ²	
		1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented			
A	9,815	4	51	19	67		7	1	149									-	149	66
B	1,990								-		14					11		25	25	80
C	1,123								-		21							21	21	53
D	2,212		10	6	18				34									-	34	65
M	3,271		19	1	21		5		46									-	46	71
K/L	4,986		17	8	27		1		53		26				2			28	81	62
J3	528		4		4				8									-	8	66
Total	23,925	4	101	34	137	-	13	1	290	-	61	-	-	-	13	-		74	364	66

Weston Homes Schedule

Block	Residential NIA m ²	Private								Rented								Total Units	Av. Unit Size m ²	
		1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented			
A	9,815	4	51	19	67	-	7	1	149									-	149	66
B	1,992								-		14							25	25	80
C	1,123								-		21							21	21	53
D	2,137		10	6	18				34									-	34	63
M	3,273		20	1	23			5	49									-	49	67
K/L	4,986		19	8	25			1	53		26						2	28	81	62
J3	528		4		4				8									-	8	66
Total	23,854	4	104	34	137	-	13	1	293	-	61	-	-	-	13	-	74	367	65	

Unit Mix - Outline

Exigere

Block	Residential I NIA m ²	Private								Rented								Total Units	Av. Unit Size m		
		1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented				
J G H E E F F	8,010	1	40	18	61		7		127									-	127	63	
	8,393	3	65	15	55		3		141									-	141	60	
	7,660	2	65	10	47		5		129									-	129	59	
	8,206	5	37	14	51		2		109	4	28							32	141	58	
	2,650	5			35				40										-	40	66
	7,068	2	48	10	47			8	115										-	115	61
Total		18	255	67	296	-	25	-	661	4	28	-	-	-	-	-	-	32	693		

Weston Homes Schedule

Block	Residential I NIA m ²	Private								Rented								Total Units	Av. Unit Size m
		1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Private	1B, 1P Unit	1B, 2P Unit	2B, 3P Unit	2B, 4P Unit	3B, 4P Unit	3B, 5P Unit	3B, 6P Unit	Total Rented		
J	8,010	1	40	18	61			7	127								-	127	63
G	8,393	3	65	15	55			3	141								-	141	60
H	7,660	2	65	10	47			5	129								-	129	59
E	8,206	5	37	14	51			2	109	4	28						32	141	58
EF	2,650	5			35				40								-	40	66
F	7,068	2	48	10	47			8	115								-	115	61
Total		18	255	67	296	-		25	661	4	28	-	-	-	-	-	32	693	

8.0 Risks and Opportunities

8.1 Risks

8.1.1 The following represent the key risks from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

- Contamination Allowances have been made for 50% of excavation to be contaminated. This remains a risk item.
- Phasing and delivery In the absence of a programme or phasing strategy, the cost plan assumes immediate start on site for all phases.
- Existing services infrastructure Existing electrical load required to support the scheme should be explored, allowance for upgrade to existing sub-stations have been allowed for. No allowances for off-site infrastructure have been made.
- Parking Basement and grade level parking to Block A as shown on GA plans has been included. There are no further allowances for parking across the scheme.
- Commercial Fit-out Commercial areas at ground floor have been included as shell and core only. Fit-out to these spaces have been excluded.
- Residential Plant Strategy It is noted there is no internal plant area shown on GA plans. Strategy for rooftop plant and external plant rooms to be developed.

8.0 Risks and Opportunities

8.2 Opportunities

8.2.1 The following represent the key opportunities from a commercial perspective on the scheme together with a brief commentary on how they have been addressed within the Cost Model:

- Residential Balconies Bolt-on balconies have been included to all residential units. Opportunity to omit and replace with Juliette balconies.

- Basement Area Review provision of basement parking, parking at grade throughout the site to be explored.

Appendix A - Marked-up Drawings

Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

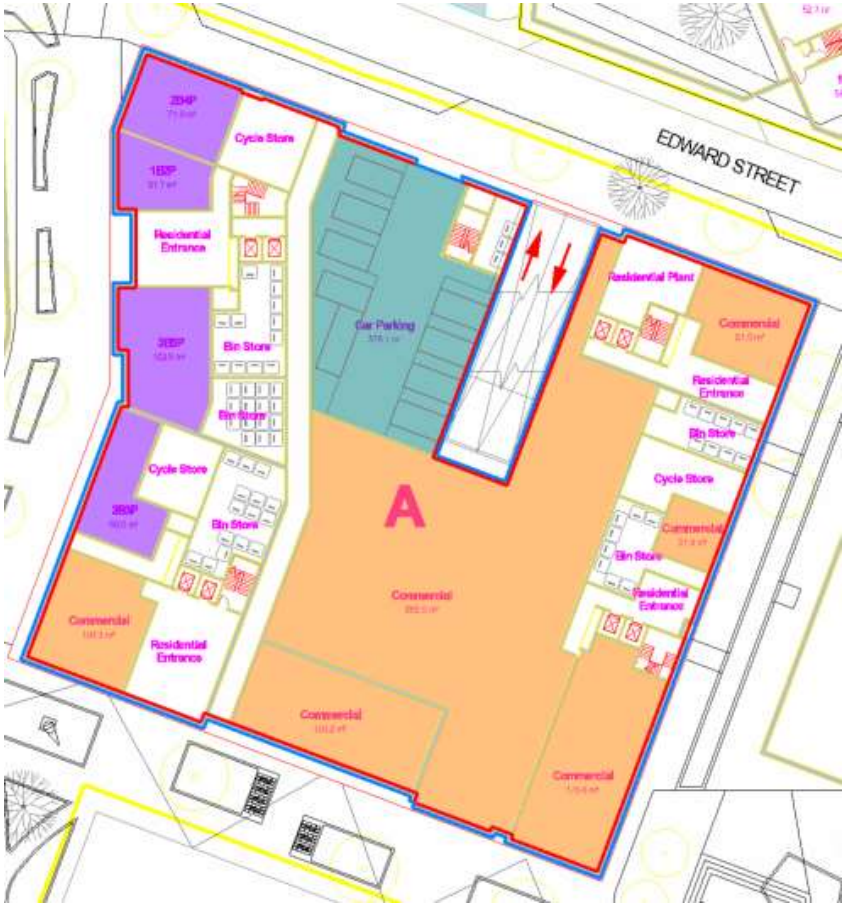
BOH

Plant

Car Park

Floor:

A - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L06

Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

A - L6



Project Name:
Anglia Square

Drawing Name:
Masterplan L07

Drawing Nr:
35301 ZZ-07-DR-A-01-0107

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

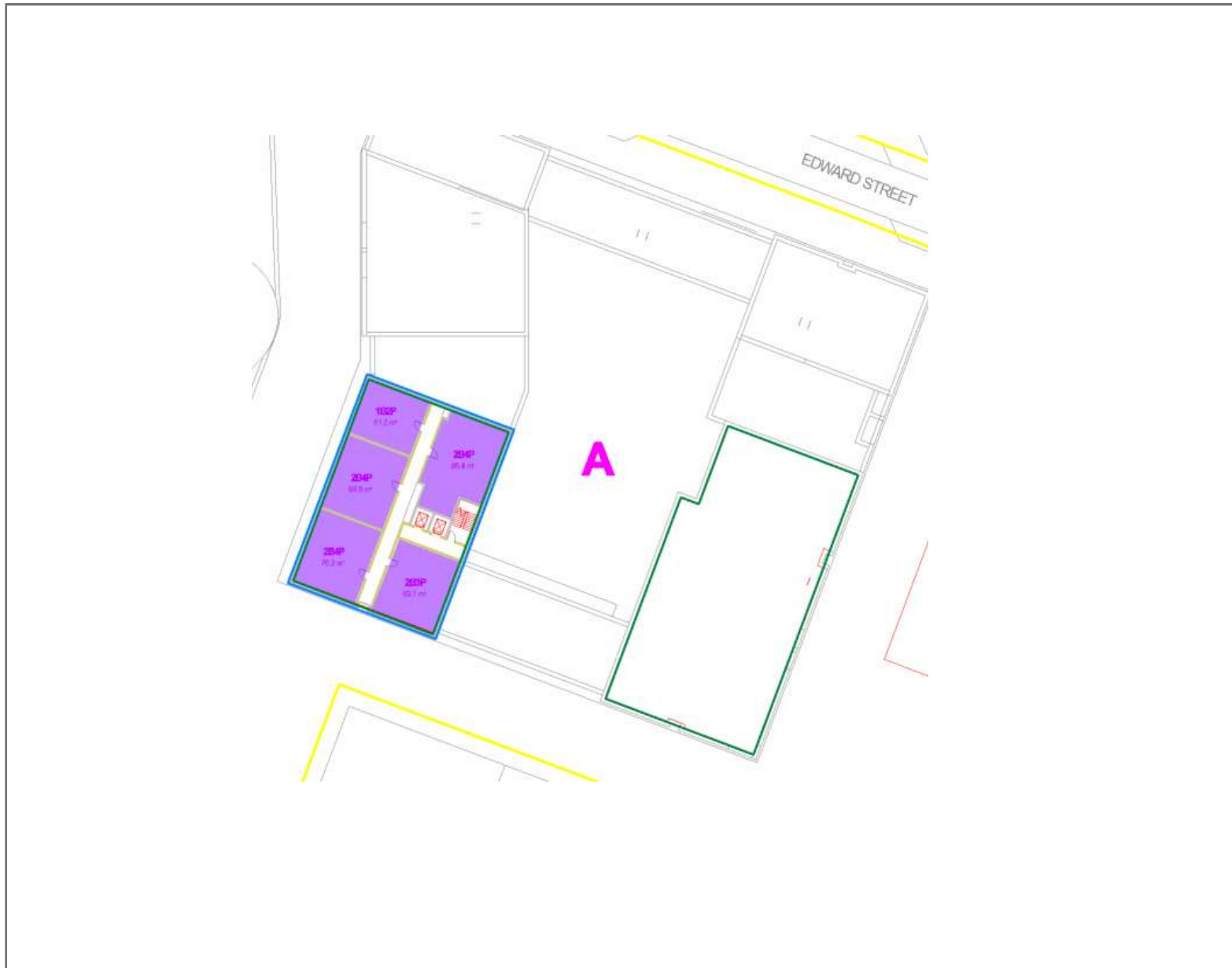
BOH

Plant

Car Park

Floor:

A - L7



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

B - GF



Project Name:
Anglia Square

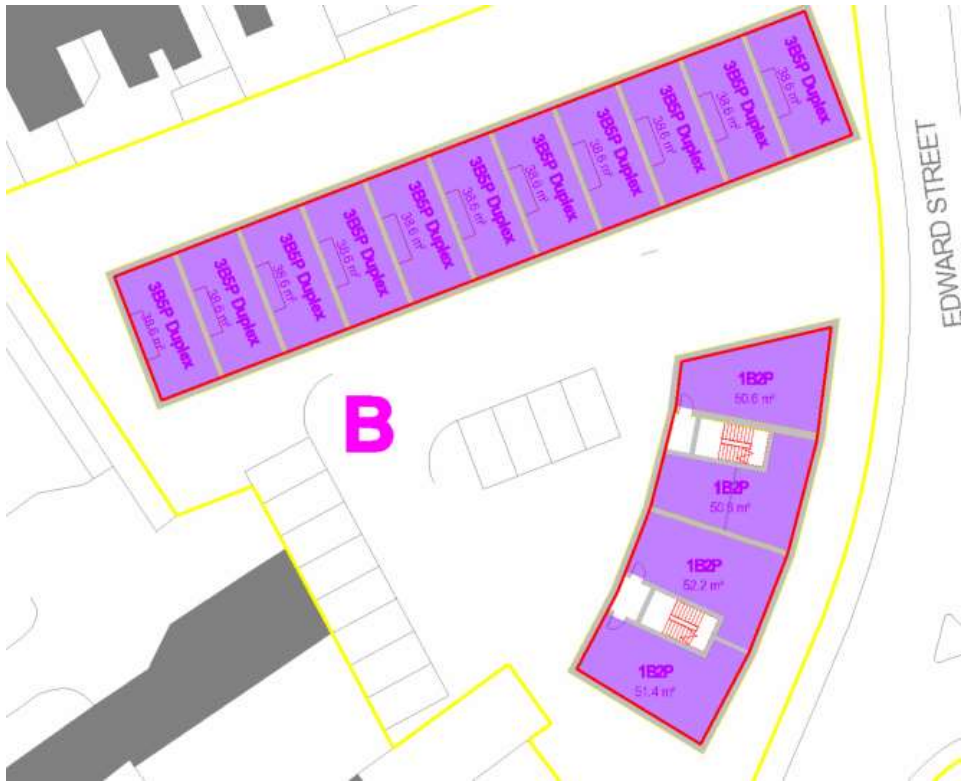
Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:
B - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

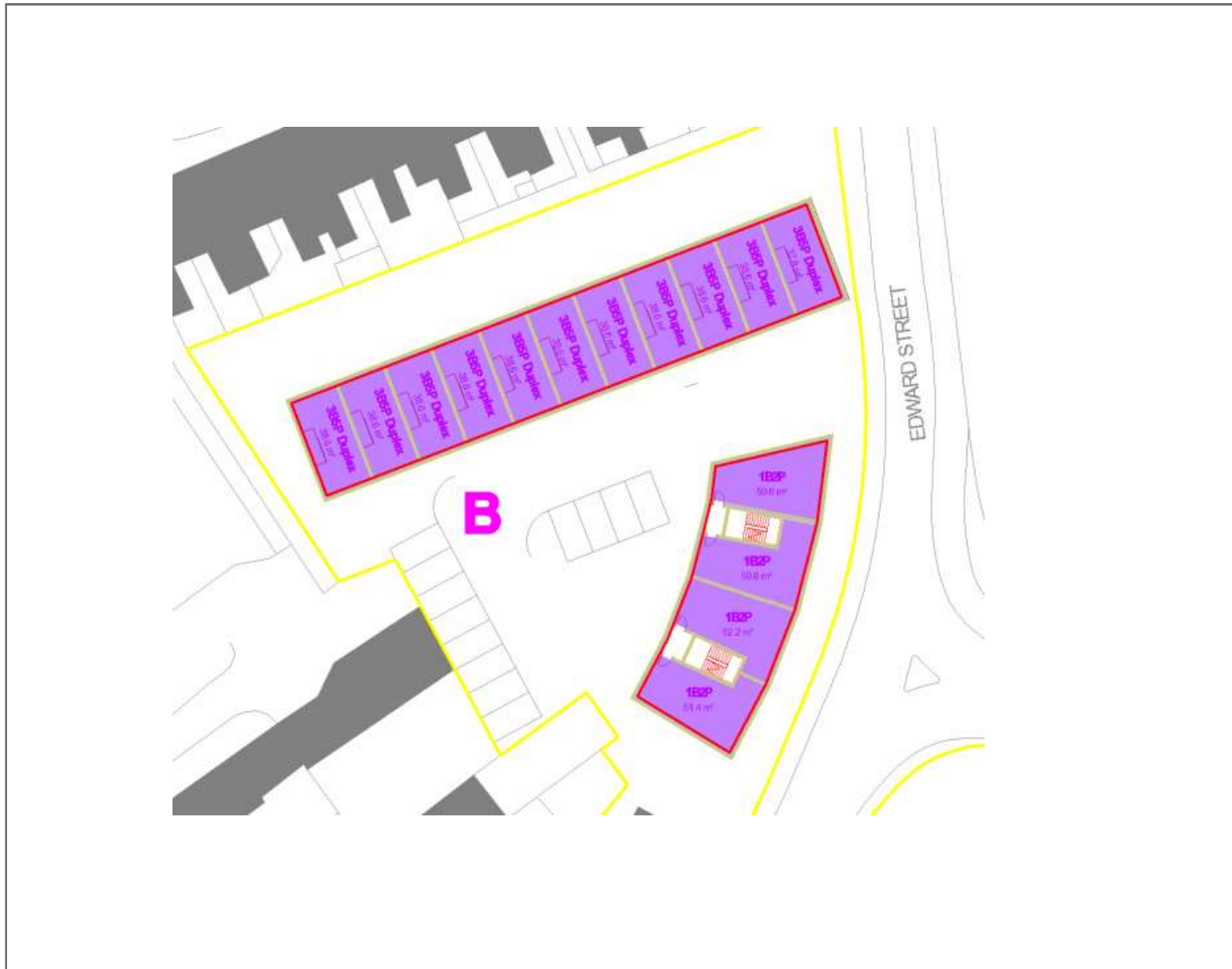
Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

B - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

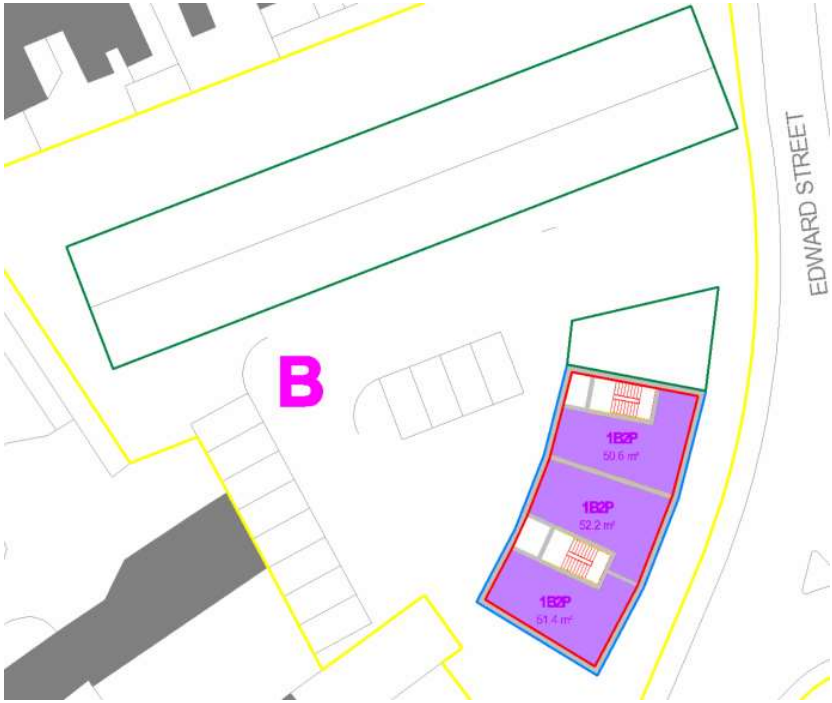
BOH

Plant

Car Park

Floor:

B - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

C - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

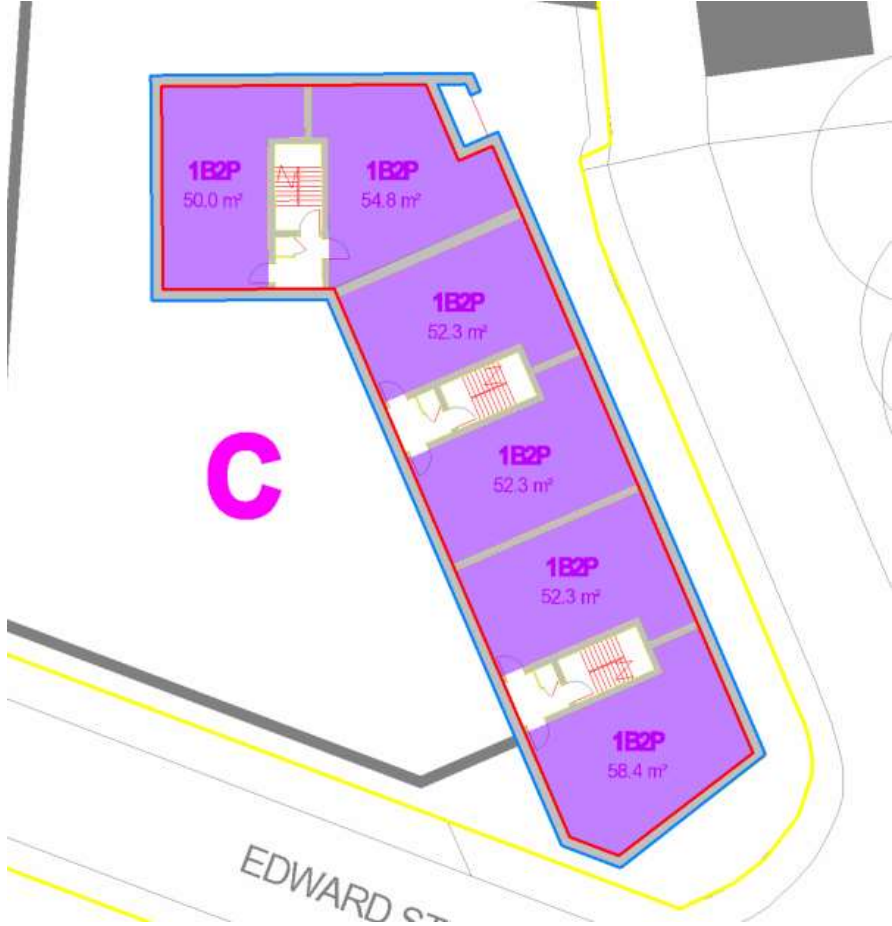
BOH

Plant

Car Park

Floor:

C - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

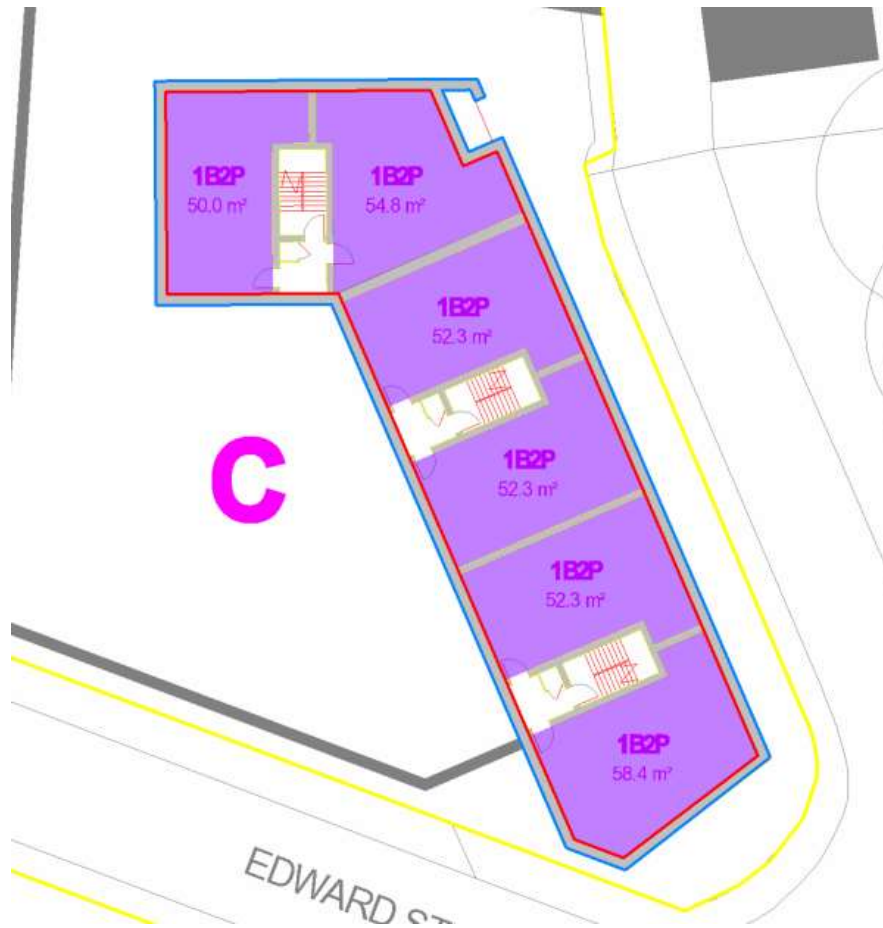
BOH

Plant

Car Park

Floor:

C - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

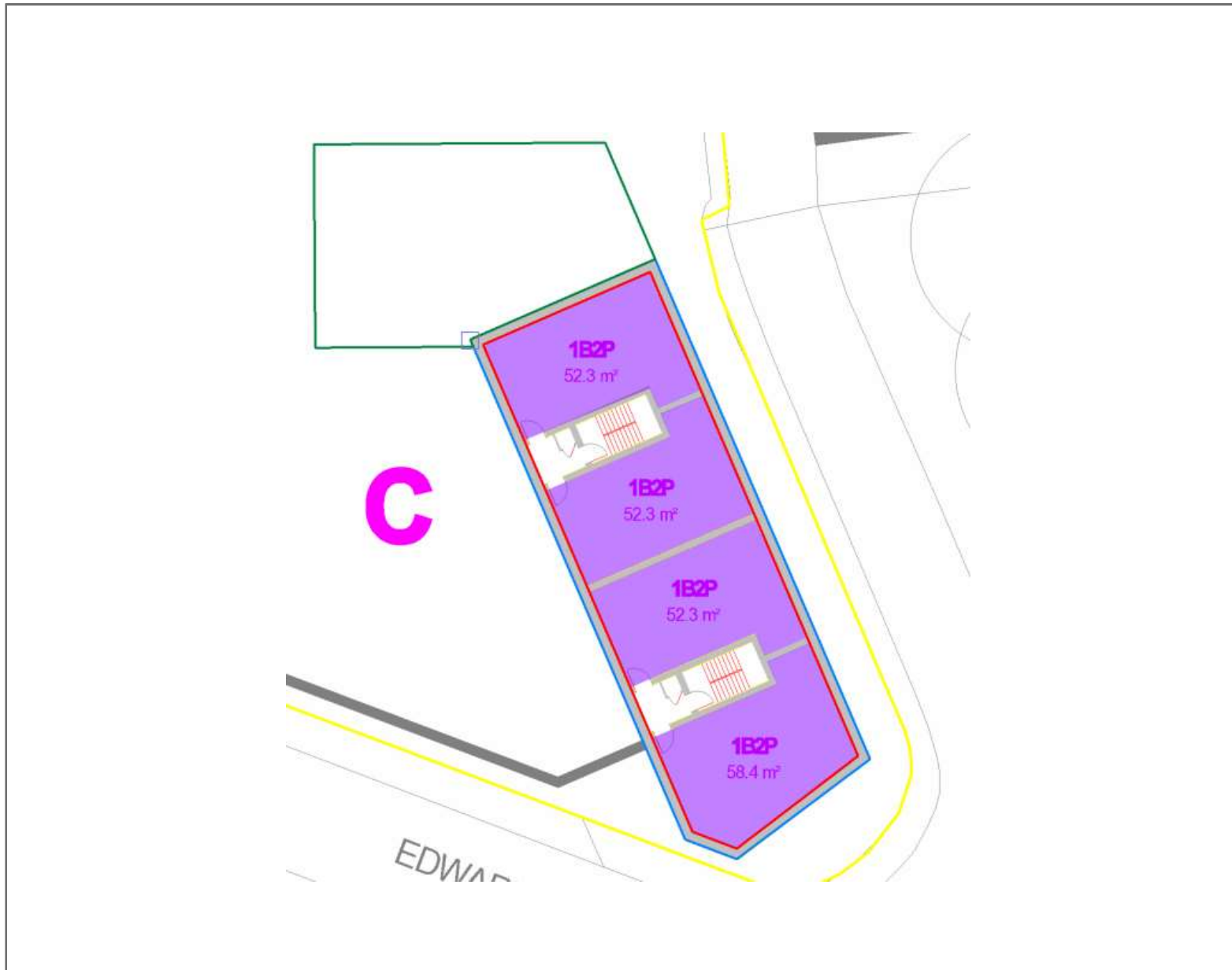
Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

C - L3




Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

-  GIA Line Only

-  Private

-  Rented

-  Commercial

-  Reception/ Lobbies

-  Circ/ Stairs

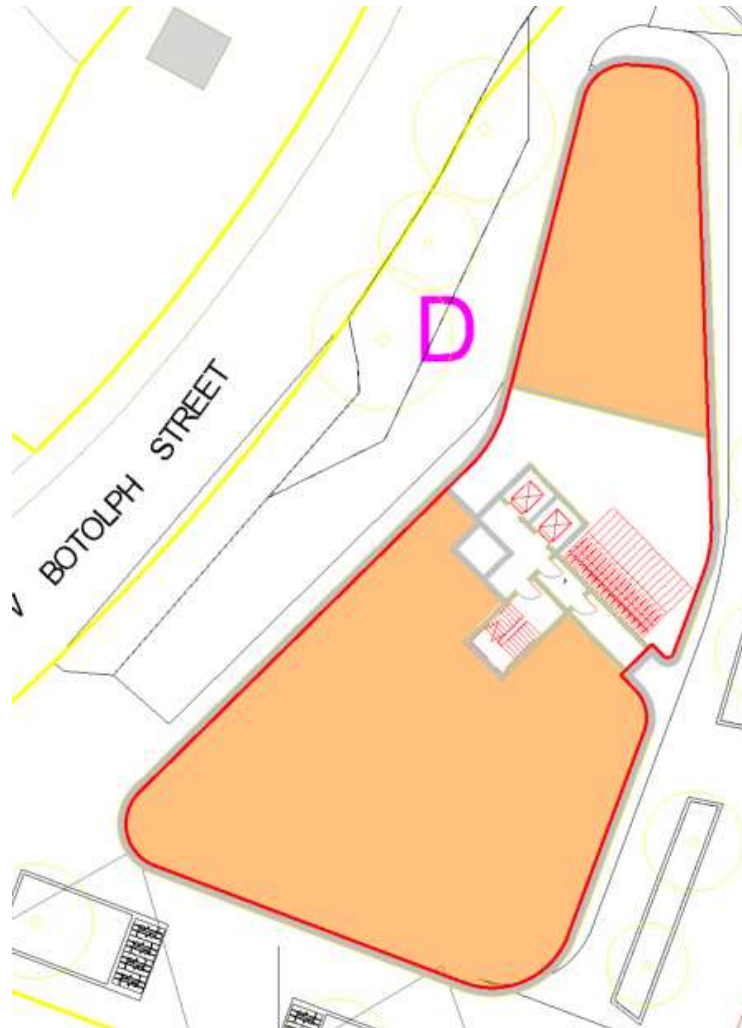
-  BOH

-  Plant

-  Car Park

Floor:

D - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

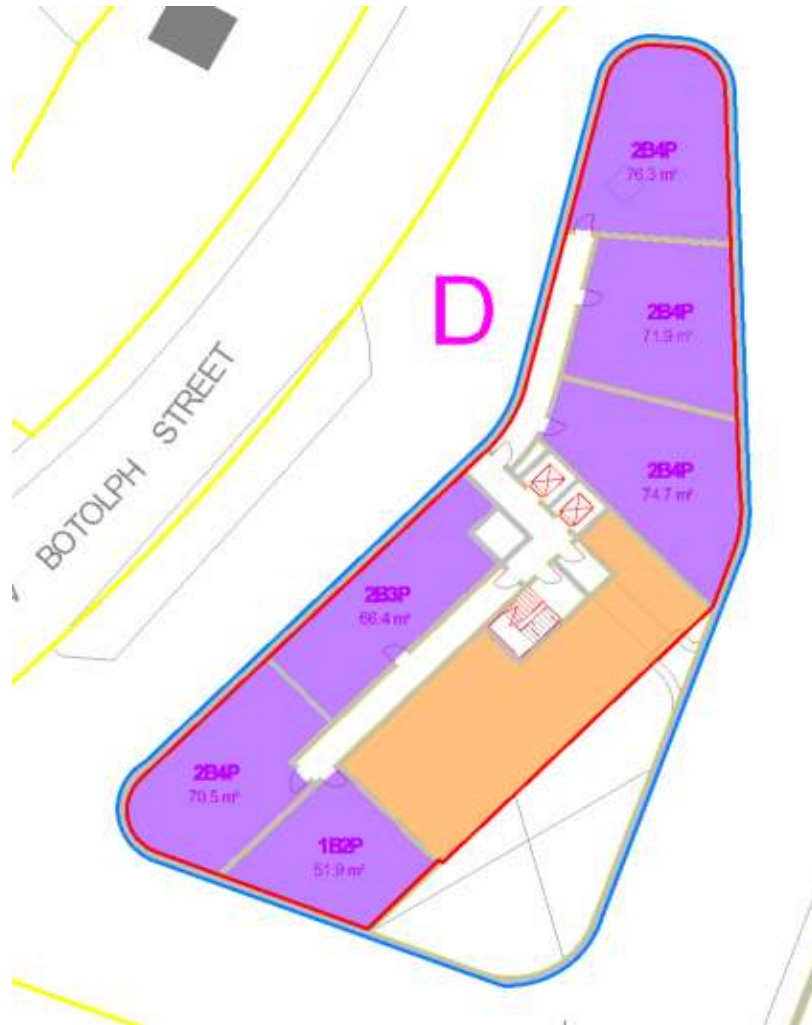
Drawing Nr:
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Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

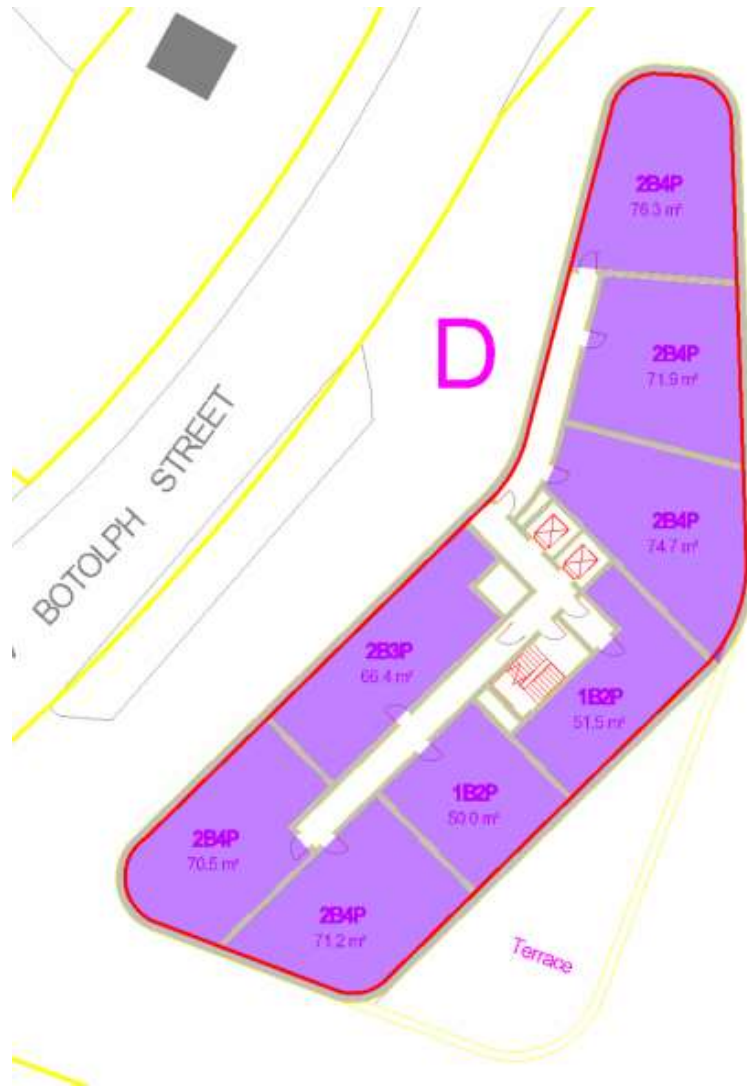
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Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

D - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

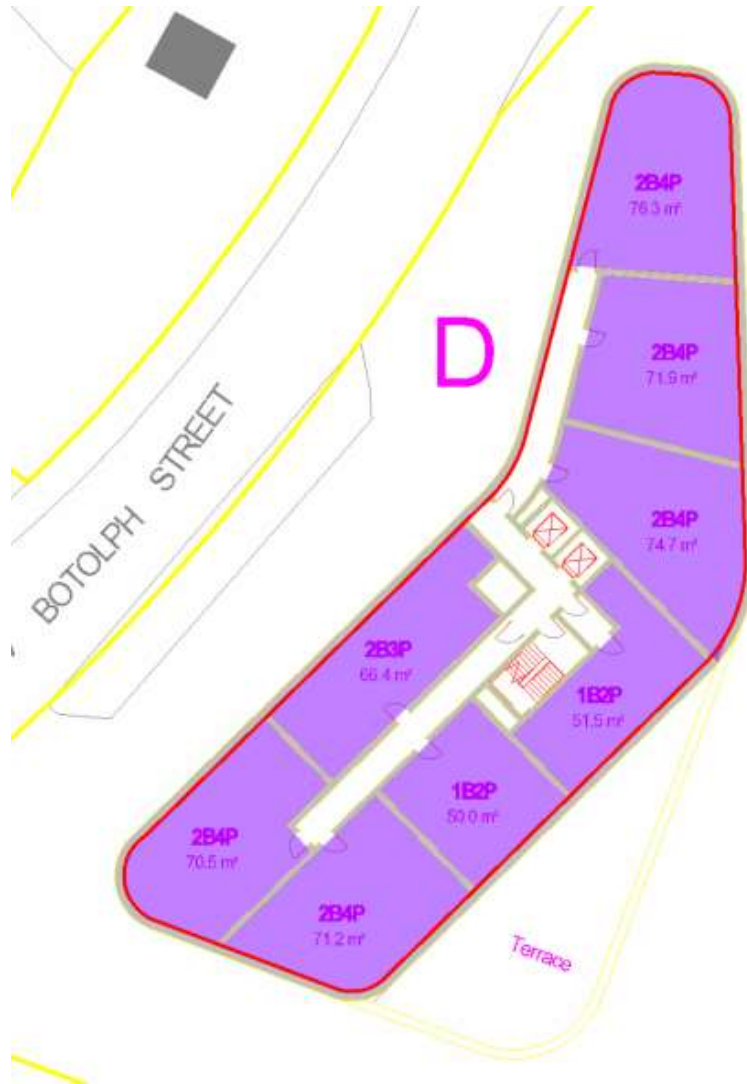
BOH

Plant

Car Park

Floor:

D - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

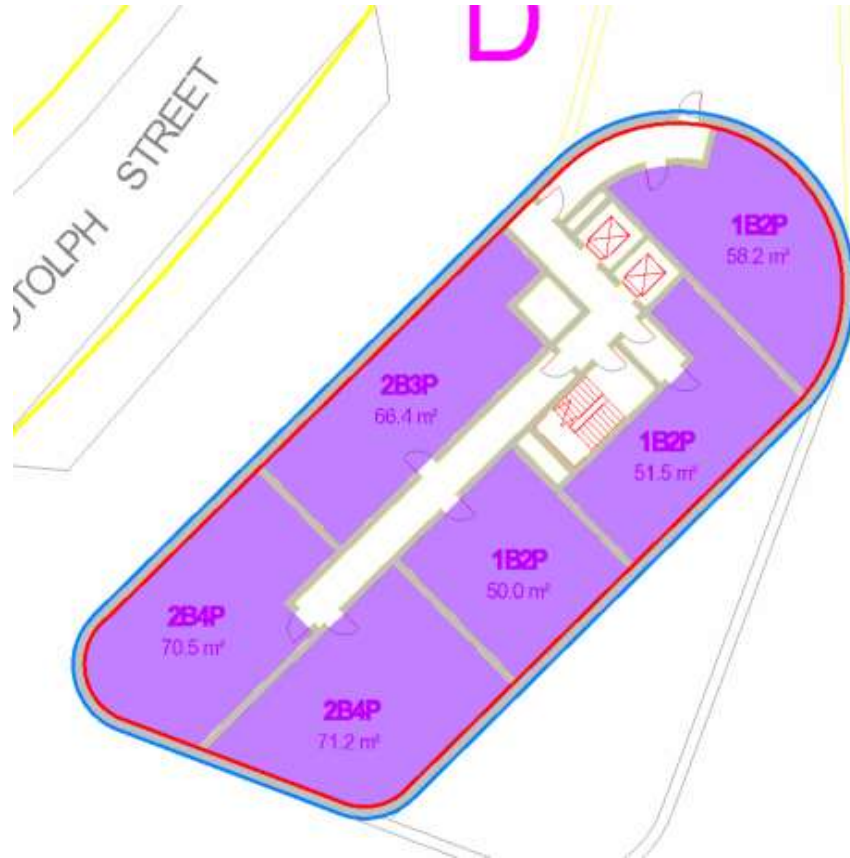
BOH

Plant

Car Park

Floor:

D - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

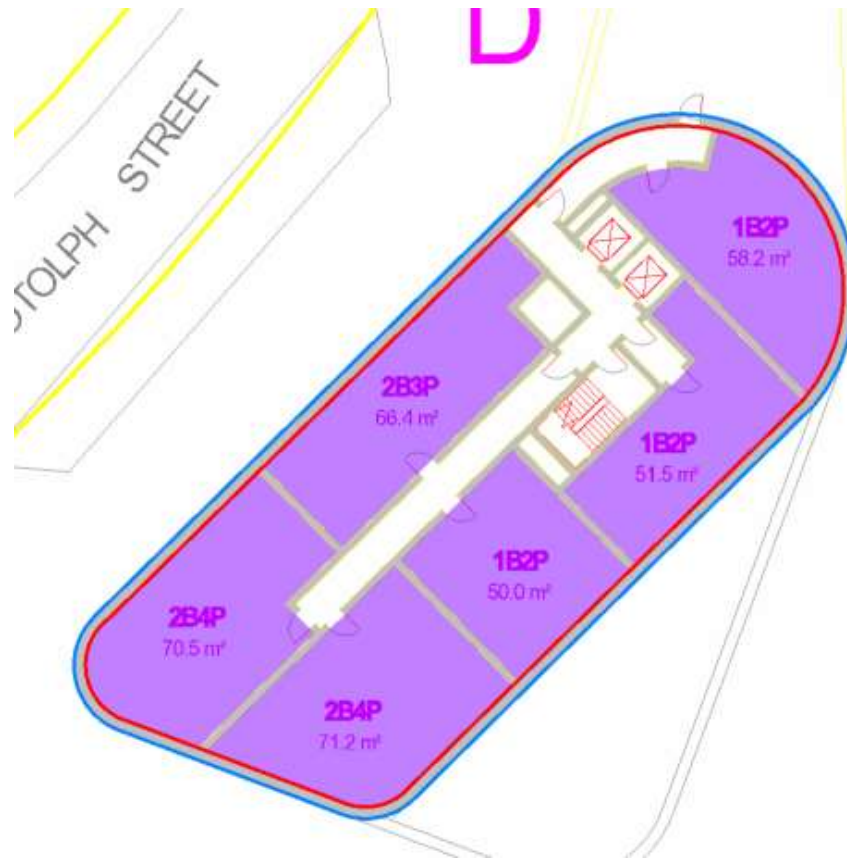
BOH

Plant

Car Park

Floor:

D - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:

- GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

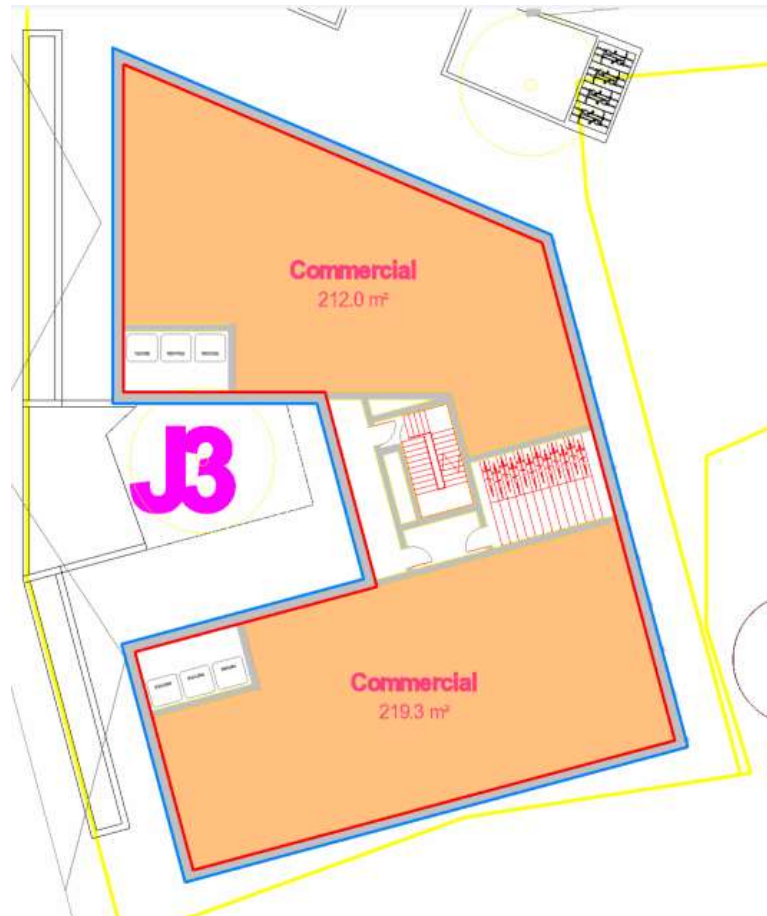
BOH

Plant

Car Park

Floor:

J3- GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

J3 - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

J3 - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

KL - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L1



Project Name:
 Anglia Square

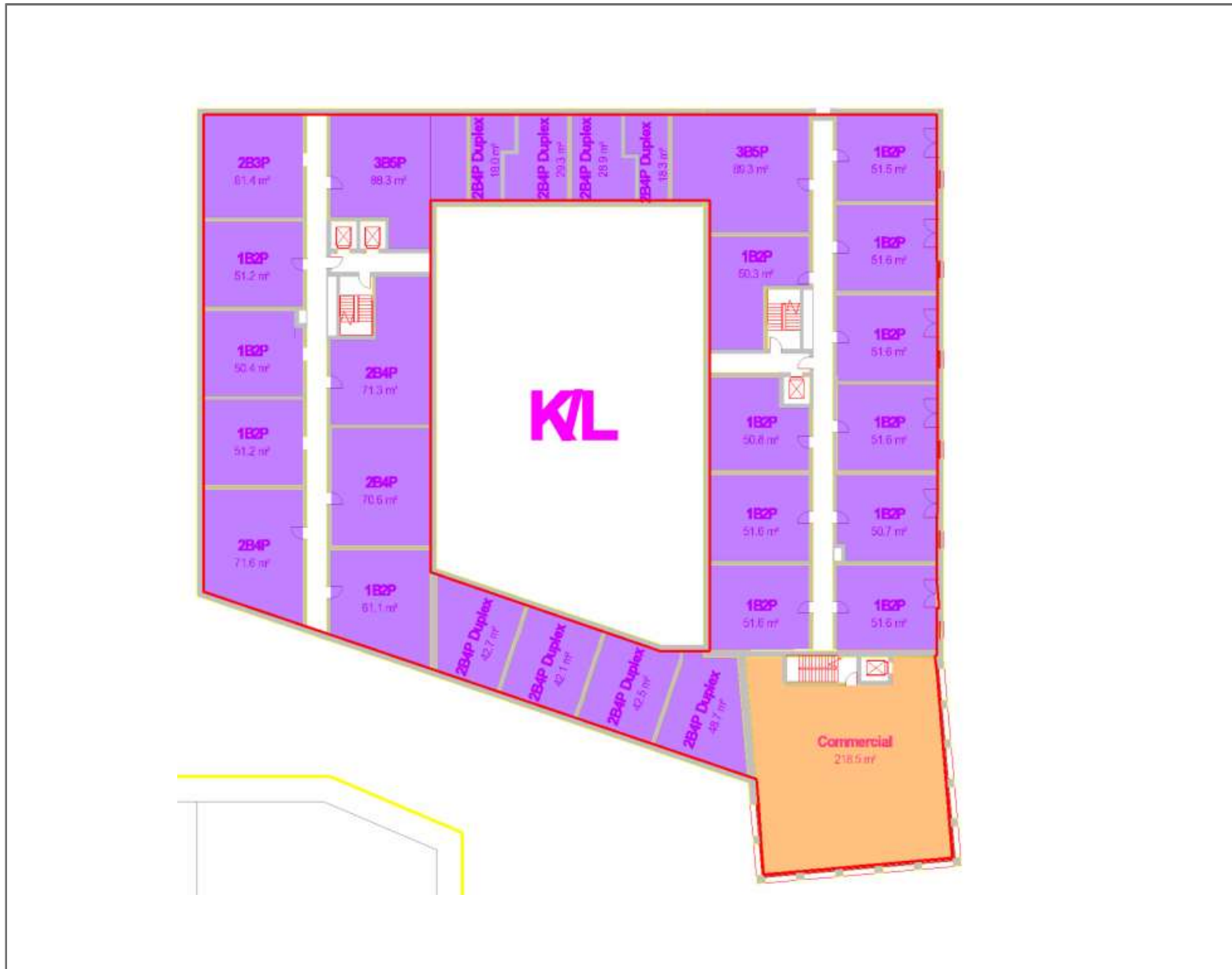
Drawing Name:
 Masterplan L02

Drawing Nr:
 35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
 — GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:
 KL - L2



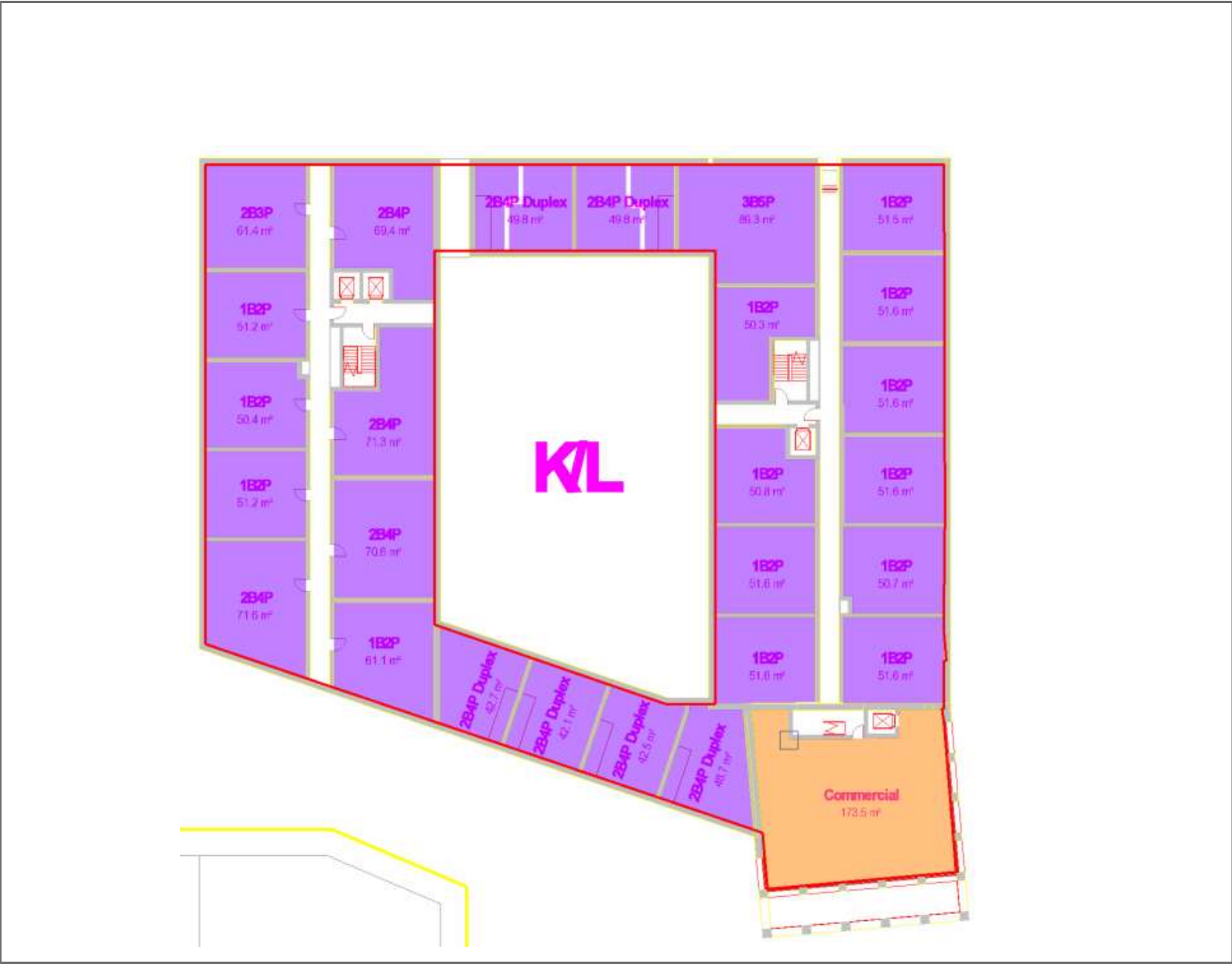
Project Name:
 Anglia Square

Drawing Name:
 Masterplan L03

Drawing Nr:
 35301 ZZ-03-DR-A-01-0103

- Mark-up Legend:
- GIA Line Only
 - Private
 - Rented
 - Commercial
 - Reception/ Lobbies
 - Circ/ Stairs
 - BOH
 - Plant
 - Car Park

Floor:
 KL - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

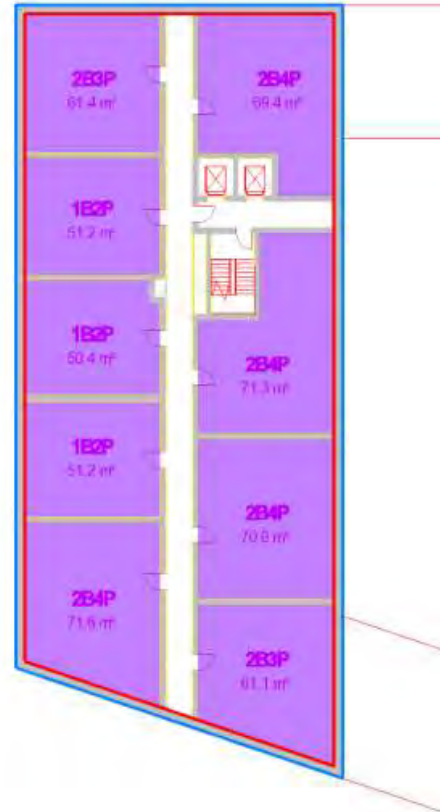
Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

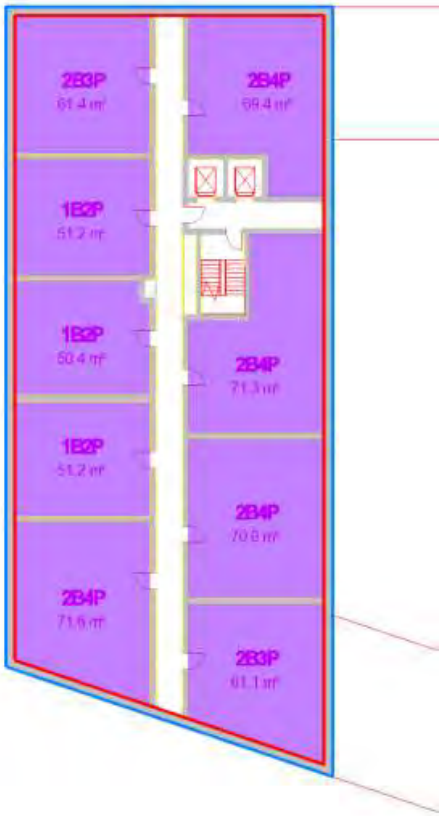
BOH

Plant

Car Park

Floor:

KL - L5



Project Name:
Anglia Square

Drawing Name:
Masterplan L06

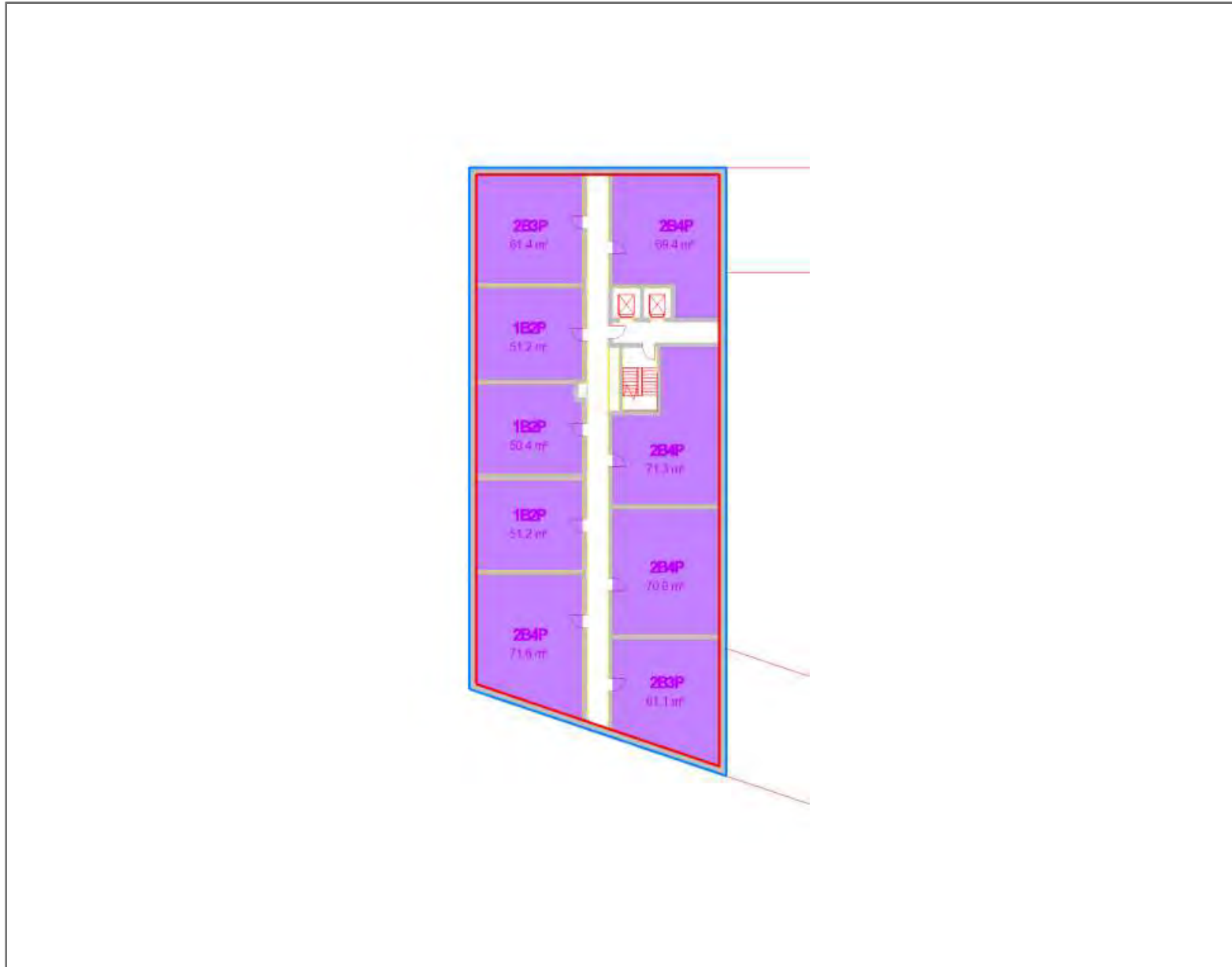
Drawing Nr:
35301 ZZ-06-DR-A-01-0106

Mark-up Legend:
— GIA Line Only

- Private
- Rented
- Commercial
- Reception/ Lobbies
- Circ/ Stairs
- BOH
- Plant
- Car Park

Floor:

KL - L6



Project Name:
Anglia Square

Drawing Name:
Masterplan L00

Drawing Nr:
35301 ZZ-00-DR-A-01-0100

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - GF



Project Name:
Anglia Square

Drawing Name:
Masterplan L00-1

Drawing Nr:
35301 ZZ-00-DR-A-01-

Mark-up Legend:

 GIA Line Only

 Private

 Rented

 Commercial

 Reception/ Lobbies

 Circ/ Stairs

 BOH

 Plant

 Car Park

Floor:

M - GF.1



Project Name:
Anglia Square

Drawing Name:
Masterplan L01

Drawing Nr:
35301 ZZ-01-DR-A-01-0101

Mark-up Legend:

— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - L1



Project Name:
Anglia Square

Drawing Name:
Masterplan L02

Drawing Nr:
35301 ZZ-02-DR-A-01-0102

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - L2



Project Name:
Anglia Square

Drawing Name:
Masterplan L03

Drawing Nr:
35301 ZZ-03-DR-A-01-0103

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - L3



Project Name:
Anglia Square

Drawing Name:
Masterplan L04

Drawing Nr:
35301 ZZ-04-DR-A-01-0104

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - L4



Project Name:
Anglia Square

Drawing Name:
Masterplan L05

Drawing Nr:
35301 ZZ-05-DR-A-01-0105

Mark-up Legend:
— GIA Line Only

Private

Rented

Commercial

Reception/ Lobbies

Circ/ Stairs

BOH

Plant

Car Park

Floor:

M - L5



Appendix B - Cost Breakdown

Anglia Square Cost Model 1 06 April 2022		Summary				exigere
Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Demolition	5.6	145.76	13.54	16,130,000	
	Detailed Scheme					
	Block A	14.5	2,198.48	204.24	42,246,000	
	Block B (townhouses)	2.2	2,759.21	256.34	6,440,000	
	Block C	1.4	2,845.72	264.37	4,058,000	
	Block D	3.2	2,441.46	226.82	9,258,000	
	Block J3	1.3	3,192.14	296.56	3,738,000	
	Block KL	7.4	2,160.07	200.68	21,348,000	
	Block M	5.0	2,456.61	228.22	14,634,000	
	Outline Scheme					
	Block E	10.3	2,441.72	226.84	29,916,000	
	Block F	8.6	2,496.99	231.98	24,860,000	
	Block E/F	3.0	2,565.29	238.32	8,722,000	
	Block G	12.1	2,353.03	218.60	35,046,000	
	Block H	9.5	2,465.49	229.05	27,860,000	
	Block J	12.1	2,321.33	215.66	35,001,000	
	Carry Forward	96.2	32,843.30	3,051.22	279,257,000	

Anglia Square Cost Model 1 06 April 2022		Summary				exigere
Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Brought Forward	96.2	32,843.30	3,051.22	279,257,000	
	External Works	2.5	67.38	6.26	7,456,000	
	External Services	1.3	32.98	3.06	3,650,000	
	Total	100.0	32,943.66	3,060.54	290,363,000	

Anglia Square Cost Model 1 06 April 2022		Demolition				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Demolition and enabling works	19,057	m²	846.41	16,130,000	
	Total				16,130,000	

Anglia Square Cost Model 1 06 April 2022		Demolition Demolition and enabling works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Demolition and enabling works				14,530,000	
2	Main Contractor's Preliminaries			11.00	1,598,300	
3	Main Contractor's OH&P			0.00	0	
4	Design and Build Risk			0.00	0	
5	Design Reserve			0.00	0	
6	Contingency			0.00	0	
7	Sundries				1,700	
	Total				16,130,000	

Anglia Square Cost Model 1 06 April 2022		Demolition Demolition and enabling works Demolition and enabling works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Block C					
2	Allowance for demolition of grade level car park	1,261	m ²	10.00	12,610	Site Area 1,261m ²
3	Allowance for general site clearance	1,261	m ²	5.00	6,305	
5	Block D					
6	Allowance for demolition of grade level car park (Broadside Warehouse car park)	2,697	m ²	10.00	26,970	Site Area 2,697m ²
7	Allowance for general site clearance	2,697	m ²	5.00	13,485	
9	Blocks A, D, J3, K/L, M					
10	Allowance for general site clearance	18,538	m ²	5.00	92,690	Site Area 18,538m ²
12	Blocks E, E/F, F					
13	Allowance for demolition of existing 2-storey retail building	16,720	m ³	55.00	919,600	Site Area 10,899m ²
14	Allowance for general site clearance	10,899	m ²	5.00	54,495	
16	Blocks G, H, J					
17	Allowance for general site clearance	13,193	m ²	5.00	65,965	Site Area 13,193m ²
19	Demolition of central shopping centre and offices					
20	Allowance for demolition of below podium level	29,283	m ³	55.00	1,610,565	
	Carry Forward				2,802,685	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Demolition Demolition and enabling works Demolition and enabling works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				2,802,685	
21	Allowance for demolition of podium level	58,566	m ³	55.00	3,221,130	
22	Allowance for demolition of 4 storey office above podium	20,136	m ³	55.00	1,107,480	
23	Allowance for demolition of 1 storey above podium building	6,558	m ³	55.00	360,690	
24	Allowance for demolition of 5 storey above podium building	2,193	m ³	55.00	120,615	
25	Allowance for demolition of 2 storey above podium building	7,308	m ³	55.00	401,940	
26	Allowance for demolition of 7 storey above podium multi storey car park	46,011	m ³	55.00	2,530,605	
27	Allowance for removal of ground bearing slab	19,522	m ²	30.00	585,660	
29	Misc					
30	Allowance for temporary works	1	Item	1,000,000.00	1,000,000	
31	Allowance for removal of flyover connection to St Crispins Road	1	Item	500,000.00	500,000	
32	Allowance for cut and fill across site	46,588	m ³	30.00	1,397,640	
33	Risk allowance for dealing with contamination	1	Item	500,000.00	500,000	
34	Allowance for asbestos removal	1	Item	1,555.00	1,555	Excluded
	Carry Forward				14,530,000	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Demolition Demolition and enabling works Demolition and enabling works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				14,530,000	
35	Sundries					
	Total				14,530,000	

Project Ref: 1504

Page 7 of 246

Anglia Square Cost Model 1 06 April 2022		Block A				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	19,216	m ²	1,696.24	32,595,000	
2	Residential Fit-out Private	9,815	m ²	983.19	9,650,010	
3	Commercial Fit-out	1,405	m ²	0.00	0	Excluded
4	Sundries			990.15	990	
	Total				42,246,000	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	19,216	m ²	348.30	6,693,000	
3	2. SUPERSTRUCTURE					
4	Frame	19,216	m ²	55.21	1,061,000	
5	Upper Floors	19,216	m ²	213.83	4,109,000	
6	Roof	19,216	m ²	117.40	2,256,000	
7	Stairs	19,216	m ²	13.79	265,000	
8	External Walls	19,216	m ²	249.12	4,787,000	
9	Windows and External Doors	19,216	m ²	121.72	2,339,000	
10	Internal Walls and Partitions	19,216	m ²	59.79	1,149,000	
11	Internal Doors	19,216	m ²	12.02	231,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	19,216	m ²	8.12	156,000	
14	Floor Finishes	19,216	m ²	21.18	407,000	
15	Ceiling Finishes	19,216	m ²	12.70	244,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
	Carry Forward				23,697,000	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				23,697,000	
17	Fittings, Furnishings and Equipment	19,216	m ²	9.58	184,000	
18	Sub Total				23,881,000	
19	5. SERVICES					
20	Sanitary Installations	19,216	m ²	0.21	4,000	
21	Services Equipment	19,216	m ²			
22	Disposal Installations	19,216	m ²	23.16	445,000	
23	Water Installations	19,216	m ²	24.77	476,000	
24	Heat Source	19,216	m ²			
25	Space Heating and Air Conditioning	19,216	m ²	34.76	668,000	
26	Ventilation Systems	19,216	m ²	14.10	271,000	
27	Electrical Installations	19,216	m ²	71.40	1,372,000	
28	Fuel Installations	19,216	m ²			
29	Lift and Conveyor Installations	19,216	m ²	39.03	750,000	
30	Fire and Lightning Protection	19,216	m ²	20.24	389,000	
31	Communication, Security and Control Installations	19,216	m ²	42.62	819,000	
	Carry Forward				29,075,000	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				29,075,000	
32	Specialist Installations	19,216	m ²			
33	Builderswork	19,216	m ²	15.04	289,000	
34	Sub Total	19,216	m ²		5,483,000	
35	Main Contractor's Preliminaries	19,216	m ²	11.00	3,230,040	
36	Main Contractor's OH&P	19,216	m ²	0.00	0	
37	Design and Build Risk	19,216	m ²	0.00	0	
38	Design Reserve	19,216	m ²	0.00	0	
39	Construction Contingency	19,216	m ²	0.00	0	
40	Sundries	1	Item	960.00	960	
	Total				32,595,000	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	3,830	m ²	32.61	124,900	
5	Allowance for contamination (25%)	958	m ³	250.00	239,500	Risk allowance
6	Allowance for removal of obstructions	1	Item	57,000.00	57,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	1,343	m ³	300.00	402,900	
12	Piles					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	2,873	m ³	35.00	100,555	
15	Structural Bearing Piles incl pile caps	398	Nr	1,517.36	603,910	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	3,830	m ²	0.00	0	
20	Pad foundations [in lieu of raft slab]					
	Carry Forward				1,538,765	

Project Ref: 1504

Page 12 of 246

Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					1,538,765	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	3,830	m²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	3,830	m²	146.87	562,520	
26	Lift Pits					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	Basement					
30	Allowance for basement excavation	17,865	m³	50.00	893,250	
31	Allowance for piled basement wall	250	m	4,000.00	1,000,000	
32	Extra over for waterproofing RC wall	250	m	250.00	62,500	
33	Allowance for basement slab	3,573	m²	350.00	1,250,550	
34	Extra over for ramp into basement	1	Item	100,000.00	100,000	
35	Allowance for drainage, surface finish, line markings	3,573	m²	85.00	303,705	
36	Allowance for barrier / security gates	1	Item	75,000.00	75,000	
37	MEP Installations					
Carry Forward					<u>5,826,290</u>	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					5,826,290	
38	Drainage installations to car park including connections to below ground	3,573	m²	6.00	21,438	
39	Mechanical ventilation to car park	3,573	m²	29.00	103,617	
40	Electrical installations; LV, small power, lighting etc.	3,573	m²	62.00	221,526	
41	Sprinkler installations	3,573	m²	32.00	114,336	
42	Fire Alarms	3,573	m²	11.50	41,090	
43	Security installations	3,573	m²	11.50	41,090	
44	BMS and Controls	3,573	m²	11.50	41,090	
46	EVC Installations; Active and passive points	3,573	m²	20.00	71,460	
48	Other					
49	Gas protection membrane	1	Item			
50	Allow for drainage gully system beneath ground slab	3,830	m²	55.00	210,650	
51	Sundries	1	Item	414.50	415	
Total					<u>6,693,002</u>	

Project Ref: 1504

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Frame			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	19,216	m²	27.85	535,160	
7	Core Walls					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	19,216	m²	22.14	425,400	
11	Other					
12	Allowance for transfer structure where residential sits over car park	1	Item	100,000.00	100,000	
13	Sundries	1	Item	440.00	440	
Total					<u>1,061,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Upper Floors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	19,216	m²	159.02	3,055,664	
6	Allowance for beams, upstands, thickenings, etc	19,216	m²	40.00	768,640	
8	Transfer Structures					
9	Allowance for transfer slabs / beams to accommodate set back at level 11 and commercial and resi interface	1	Item	100,000.00	100,000	
10	E/O allowance thickenings to podium slab	922	m²	200.00	184,400	
11	Sundries	1	Item	296.00	296	
Total					<u>4,109,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	3,482	m²	281.73	980,990	
3	Misc					
4	Allowance for roof access	5	Nr	5,000.00	25,000	
5	Builders work plinths (5% roof)	1	item	25,500.00	25,500	
6	Balustrades to roof - assumed accessible roof areas	180	m	400.00	72,000	
7	Parapet detail	348	m	350.00	121,800	
8	Coping to parapet	348	m	195.00	67,860	
9	General allowance for lift over run	5	Item	15,000.00	75,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	3,482	m²	30.00	104,460	
11	E.O. Acoustic plant enclosure for roof level plant	8	Item	15,000.00	120,000	
12	Window Cleaning and Facade Access					
13	Anchor points	348	m	50.00	17,400	
14	Pitched Roof					
15	Allowance for Gable ends to north and south elevation	446	m²	300.00	133,800	
17	Podium					
	Carry Forward				1,743,810	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,743,810	
18	Allowance for drainage to podium	922	m²	55.00	50,710	
19	Allowance for finish to podium	922	m²	300.00	276,600	
20	Allowance for access and fall arrest	922	m²	200.00	184,400	
21	Sundries	1	Item	480.00	480	
	Total				2,256,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Stairs			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	Core 1 B-5: 1500mm wide staircase rising one storey in two flights incl landing	7	Nr	3,500.00	24,500	
4	Core 2 B-4: 1500mm wide staircase rising one storey in two flights incl landing	6	Nr	3,500.00	21,000	
5	Core 3 B-6: 1500mm wide staircase rising one storey in two flights incl landing	8	Nr	3,500.00	28,000	
6	Core 4 B-9: 1500mm wide staircase rising one storey in two flights incl landing	9	Nr	3,500.00	31,500	
7	Escape Stair G-3: 1500mm wide staircase rising one storey in two flights incl landing	4	Nr	3,500.00	14,000	
9	Staircase Balustrades					
10	Balustrade (metal and vinyl handrail)	34	Nr	2,500.00	85,000	
11	Handrails	34	Nr	1,500.00	51,000	
13	Duplex Staircases					
14	Timber stairs with balustrade to duplex units	4	Nr	2,500.00	10,000	
	Total				265,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core External Walls			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	4,856	m²	295.83	1,436,565	
5	Allowance for articulation (20%)	971	m²	300.00	291,300	
6	Allowance for brick support channels and fixings	771	m	100.00	77,100	
8	SFS framing					
9	Met-sec framing system	4,856	m²	150.00	728,400	
11	Scaffolding and access					
12	All elevations	8,093	m²	70.00	566,510	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	982	m²	1,554.01	1,526,040	
16	Allowance for divider screens	14	Nr	750.00	10,500	Excluded
17	Allowance for external walkway to level 3; incl steel frame, drainage, balustrade and finish	100	m²	1,500.00	150,000	
18	Sundries	1	Item	584.60	585	
	Carry Forward				4,787,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core External Walls			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				4,787,000	
	Total				4,787,000	

Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Windows and External Doors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	3,237	m ²	460.32	1,490,060	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	162	m ²	120.00	19,440	
6	E/O for glazing to 'shop fronts'	732	m ²	1,000.00	732,000	
8	External Doors and Louvres					
9	Main lobby entrance	4	Nr	12,000.00	48,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	8	Nr	3,000.00	24,000	
12	Plant room access	3	Nr	7,500.00	22,500	
	Total				2,339,000	

Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Internal Walls and Partitions			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	400	m ²	100.00	40,000	
4	Drylining					
5	Apartment party walls & corridor walls	6,129	m ²	110.00	674,190	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	6,129	m ²	12.00	73,548	
7	Plasterboard lining to;					
8	Core walls	5,670	m ²	35.00	198,450	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	90	Nr	900.00	81,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	90	Nr	900.00	81,000	
11	Sundries	1	Item	812.00	812	
	Total				1,149,000	

Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Internal Doors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	149	Nr	850.00	126,650	
5	Corridor doors - single	90	Nr	750.00	67,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	3	Nr	200.00	600	
7	Misc					
8	Allow for fire rated access hatches to risers	90	Nr	400.00	36,000	
9	Sundries	1	Item	250.00	250	
	Total				231,000	

Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	2,393	m ²	10.00	23,930	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	7,537	m ²	10.00	75,370	
8	Core walls	5,670	m ²	10.00	56,700	
	Total				156,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	4,423	m ²	35.00	154,805	
5	Communal finishes					
6	Carpet to corridors and circulation	4,423	m ²	55.00	243,265	
7	Tiled flooring lower level circulation	80	m ²	100.00	8,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Sundries	1	Item	930.00	930	
	Total				407,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	4,423	m ²	35.00	154,805	
5	Acoustic treatment; 1m either side of demise walls	4,406	m ²	10.00	44,060	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	4,423	m ²	10.00	44,230	
10	Sundries	1	Item	905.00	905	
	Total				244,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	96,000.00	96,000	
3	Allowance for upgrading entrances	4	Nr	5,000.00	20,000	
4	Allowance for post boxes	149	Nr	150.00	22,350	
5	Allowance for apartments numbering	149	Nr	50.00	7,450	
6	Allowance for cycle racks (1 per bedroom)	251	Nr	150.00	37,650	
7	Sundries	1	Item	550.00	550	
	Total				184,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Sanitary Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	4	Nr	650.00	2,600	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	4	Nr	100.00	400	
3	Testing & Commissioning			3.00	90	
4	Sub-Contractor Preliminaries			11.00	340	
5	Sundries				570	
	Total				4,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Services Equipment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					Excluded - Not Applicable
2	Provision of specialist catering equipment		Item			
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	19,216	m ²	5.78	110,980	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	19,216	m ²	14.00	269,024	
6	Capped drainage connections to commercial/retail units	6	Nr	1,500.00	9,000	
7	Testing and Commissioning			3.00	11,670	
8	Sub Contractor's Preliminaries			11.00	44,074	
9	Sundries				252	
	Total				445,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	12,000.00	12,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	19,216	m ²	20.08	385,925	
5	Capped & metered cold water connections to commercial/retail units	6	Nr	2,500.00	15,000	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	3,000.00	3,000	
8	Testing and Commissioning			3.00	12,478	
9	Sub Contractor's Preliminaries			11.00	47,124	
10	Sundries				473	
	Total				476,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	19,216	m²	30.36	583,450	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	17,504	
9	Sub-contractors Preliminaries			11.00	66,105	
10	Sundries				942	
	Total				668,001	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	236,600.00	236,600	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	7,098	
6	Sub Contractor's Preliminaries		%	11.00	26,807	
7	Sundries				495	
	Total				271,000	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	19,216	m²	32.00	614,912	
3	Power supplies to commercial/retail units	6	Nr	2,500.00	15,000	
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	19,216	m²	8.62	165,728	
6	Lighting Installations					
7	Lighting Installations to landlord areas	19,216	m²	14.56	279,860	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	418	m²	250.00	104,500	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	19,216	m²	1.00	19,216	
12	Testing and Commissioning			3.00	35,976	
13	Sub Contractor's Preliminaries			11.00	135,871	
	Carry Forward				1,371,063	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,371,063	
14	Sundries				936	
	Total				1,371,999	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Fuel Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				<u>0</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Lift and Conveyor Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	108,000.00	216,000	
3	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	2	Nr	96,000.00	192,000	
5	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	2	Nr	84,000.00	168,000	
7	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	2	Nr	72,000.00	144,000	
9	Extra over for FF Lift	1	Nr	7,500.00	7,500	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				<u>750,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Fire and Lightning Protection			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	26	Nr	2,000.00	52,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	19,216	m²	13.00	249,808	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	19,216	m²	2.00	38,432	
7	Testing and Commissioning			3.00	10,207	
8	Sub Contractor's Preliminaries			11.00	38,549	
9	Sundries				4	
	Total				<u>389,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Communication, Security and Control Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	19,216	m²	13.44	258,184	
3	Data installations to units and landlord areas	19,216	m²	8.26	158,814	
4	Security Systems					
5	CCTV, access control and door entry systems	19,216	m²	4.02	77,291	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	19,216	m²	11.55	221,960	
8	Testing and Commissioning			3.00	21,487	
9	Sub Contractor's Preliminaries			11.00	81,151	
10	Sundries				112	
	Total				<u>818,999</u>	

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Anglia Square Cost Model 1 06 April 2022		Block A Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,216	m ²	15.00	288,240	
2	Sundries				760	
	Total				289,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses)			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	2,334	m ²	2,026.56	4,730,000	
2	Residential Fit-out Affordable Rent	1,990	m ²	858.97	1,709,350	
3	Sundries				650	
	Total				6,440,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	2,334	m ²	182.95	427,000	
3	2. SUPERSTRUCTURE					
4	Frame	2,334	m ²	32.56	76,000	
5	Upper Floors	2,334	m ²	228.79	534,000	
6	Roof	2,334	m ²	185.52	433,000	
7	Stairs	2,334	m ²	31.06	72,500	
8	External Walls	2,334	m ²	496.14	1,158,000	
9	Windows and External Doors	2,334	m ²	185.95	434,000	
10	Internal Walls and Partitions	2,334	m ²	83.55	195,000	
11	Internal Doors	2,334	m ²	16.71	39,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	2,334	m ²	14.57	34,000	
14	Floor Finishes	2,334	m ²	14.14	33,000	
15	Ceiling Finishes	2,334	m ²	11.57	27,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
	Carry Forward				3,462,500	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,462,500	
17	Fittings, Furnishings and Equipment	2,334	m ²	13.28	31,000	
18	Sub Total				3,493,500	
19	5. SERVICES					
20	Sanitary Installations	2,334	m ²	0.86	2,000	
21	Services Equipment	2,334	m ²			
22	Disposal Installations	2,334	m ²	25.28	59,000	
23	Water Installations	2,334	m ²	45.42	106,000	
24	Heat Source	2,334	m ²			
25	Space Heating and Air Conditioning	2,334	m ²	65.98	154,000	
26	Ventilation Systems	2,334	m ²	20.57	48,000	
27	Electrical Installations	2,334	m ²	71.98	168,000	
28	Fuel Installations	2,334	m ²			
29	Lift and Conveyor Installations	2,334	m ²	0.00	0	
30	Fire and Lightning Protection	2,334	m ²	25.28	59,000	
31	Communication, Security and Control Installations	2,334	m ²	57.84	135,000	
	Carry Forward				4,224,500	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					4,224,500	
32	Specialist Installations	2,334	m ²			
33	Builderswork	2,334	m ²	15.42	36,000	
34	Sub Total	2,334	m²		767,000	
35	Main Contractor's Preliminaries	2,334	m ²	11.00	468,655	
36	Main Contractor's OH&P	2,334	m ²	0.00	0	
37	Design and Build Risk	2,334	m ²	0.00	0	
38	Design Reserve	2,334	m ²	0.00	0	
39	Construction Contingency	2,334	m ²	0.00	0	
40	Sundries	1	Item	845.00	845	
Total					4,730,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	782	m ²	33.20	25,960	
5	Allowance for contamination (25%)	196	m ³	250.00	49,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	16,000.00	16,000	
8	Pile Caps to residential block					
9	Allowance for reinforced pile caps	297	m ³	400.00	118,800	
11	Piles to residential block					
12	Allowance for piling design fees	1	Item			
13	Piling Mat; 750 mm thick	193	m ³	35.00	6,755	
14	Structural Bearing Piles incl pile caps	35	Nr	996.86	34,890	
16	Ground bearing raft slab [in lieu of piles] to townhouses					
17	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	453	m ²	205.98	93,310	
19	Pad foundations [in lieu of raft slab]					
Carry Forward					344,715	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					344,715	
20	Pad foundations including concrete, pumping and placing, formwork and reinforcement	782	m ²	0.00	0	
22	Ground bearing slab					
23	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	782	m ²	49.07	38,370	
25	Lift Pits					
26	Allowance for constructing lift pits	0	Nr	15,000.00	0	
28	Other					
29	Gas protection membrane	1	Item			
30	Allow for drainage gully system beneath ground slab	782	m ²	55.00	43,010	
31	Sundries	1	Item	905.00	905	
Total					427,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Frame				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns for residential block					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	975	m ²	28.12	27,420	
7	Core Walls to residential block					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	975	m ²	49.37	48,140	
11	Other					
12	Allowance for transfers; set back	1	Item			
13	Sundries	1	Item	440.00	440	
Total					76,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Upper Floors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	975	m ²	159.12	155,145	
6	Allowance for beams, upstands, thickenings, etc	975	m ²	40.00	39,000	
8	Transfer Structures					
9	Allowance for transfer slabs / beams	1	Item			
11	Townhouses					
12	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,359	m ²	250.00	339,750	
13	Sundries	1	Item	105.00	105	
	Total				534,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	711	m ²	281.67	200,265	
3	Misc					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
6	Balustrades to roof	33	m	400.00	13,200	
7	Parapet detail	65	m	350.00	22,750	
8	Coping to parapet	65	m	195.00	12,675	
9	General allowance for lift over run	0	Item	15,000.00	0	
10	Mansafe system to roofs, fall restraint fixings to concrete	711	m ²	30.00	21,330	
11	E.O. Acoustic plant enclosure for roof level plant	1	Item	0.00	0	
12	Window Cleaning and Facade Access					
13	Anchor points	200	m	50.00	10,000	
14	Pitched Roof					
15	Allowance for Gable ends to east and west elevation of townhouses	453	m ²	300.00	135,900	
	Carry Forward				432,120	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				432,120	
16	Podium					
17	N/A					
18	Sundries	1	Item	880.00	880	
	Total				433,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Stairs				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	3,500.00	21,000	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
7	Duplex staircases					
8	Timber stairs with balustrade to duplex units	11	Nr	2,500.00	27,500	
	Total				72,500	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core External Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	1,359	m ²	310.29	421,688	
5	Allowance for articulation (20%)	272	m ²	300.00	81,600	
6	Allowance for brick support channels and fixings	216	m	100.00	21,600	
8	SFS framing					
9	Met-sec framing system	1,359	m ²	150.00	203,850	
11	Scaffolding and access					
12	All elevations	2,265	m ²	70.00	158,550	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	175	m ²	1,545.86	270,525	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
17	Sundries	1	Item	186.80	187	
	Total				1,158,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Windows and External Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	906	m ²	441.90	400,360	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	45	m ²	120.00	5,400	
6	E/O for glazing to 'shop fronts'	0	m ²	1,000.00	0	
8	External Doors and Louvres					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	2	Nr	3,000.00	6,000	
11	Bin & Bike store access	1	Nr	3,000.00	3,000	
12	Plant room access	1	Nr	7,500.00	7,500	
13	E/O for external grade entrance doors	11	Nr	1,000.00	11,000	
14	Sundries	1	Item	740.00	740	
	Total				434,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Internal Walls and Partitions				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels	160	m ²	100.00	16,000	
4	Drylining					
5	Apartment party walls & corridor walls	1,235	m ²	110.00	135,850	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,235	m ²	12.00	14,820	
7	Plasterboard lining to;					
8	Core walls	378	m ²	35.00	13,230	
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	16	Nr	900.00	14,400	
11	Sundries	1	Item	700.00	700	
	Total				195,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	25	Nr	850.00	21,250	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	Misc					
8	Allow for fire rated access hatches to risers	20	Nr	400.00	8,000	
9	Sundries	1	Item	750.00	750	
	Total				39,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	567	m ²	10.00	5,670	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,786	m ²	10.00	17,860	
8	Core walls	1,008	m ²	10.00	10,080	
9	Sundries	1	Item	390.00	390	
	Total				34,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	344	m ²	35.00	12,040	
5	Communal finishes					
6	Carpet to corridors and circulation	344	m ²	55.00	18,920	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation					
10	Sundries	1	Item	40.00	40	
	Total				33,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	344	m ²	35.00	12,040	
5	Acoustic treatment; 1m either side of demise walls	1,134	m ²	10.00	11,340	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	344	m ²	10.00	3,440	
10	Sundries	1	Item	180.00	180	
	Total				27,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	11,500.00	11,500	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	25	Nr	150.00	3,750	
5	Allowance for apartments numbering	25	Nr	50.00	1,250	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
7	Sundries	1	Item	800.00	800	
	Total				31,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Sanitary Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	100.00	200	
3	Testing & Commissioning			3.00	45	
4	Sub-Contractor Preliminaries			11.00	170	
5	Sundries				285	
	Total				2,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Services Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Disposal Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	2,334	m ²	8.07	18,838	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	2,334	m ²	14.00	32,676	
6	Capped drainage connections to commercial/retail units		Nr	1,500.00		
7	Testing and Commissioning			3.00	1,545	
8	Sub Contractor's Preliminaries			11.00	5,837	
9	Sundries				104	
	Total				59,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Water Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	2,334	m ²	37.54	87,625	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,500.00	1,500	
8	Testing and Commissioning			3.00	2,764	
9	Sub Contractor's Preliminaries			11.00	10,438	
10	Sundries				673	
	Total				106,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	2,334	m²	57.63	134,500	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	4,035	
9	Sub-contractors Preliminaries			11.00	15,239	
10	Sundries				226	
	Total				154,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	41,300.00	41,300	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,239	
6	Sub Contractor's Preliminaries		%	11.00	4,679	
7	Sundries				782	
	Total				48,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	2,334	m²	32.00	74,688	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	2,334	m²	12.00	28,008	
6	Lighting Installations					
7	Lighting Installations to landlord areas	2,334	m²	8.11	18,920	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	85	m²	250.00	21,250	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	2,334	m²	1.50	3,501	
12	Testing and Commissioning			3.00	4,391	
13	Sub Contractor's Preliminaries			11.00	16,583	
	Carry Forward				167,341	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				167,341	
14	Sundries				659	
	Total				168,000	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Fuel Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Lift and Conveyor Installations				exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes	
1	Lifts and Enclosed Hoists						
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0		
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF	
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0		
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF	
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0		
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF	
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0		
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF	
10	Enhanced lift finishes					Excluded	
	Total				0		

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Fire and Lightning Protection			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	8	Nr	2,000.00	16,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	2,334	m²	13.00	30,342	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	2,334	m²	2.00	4,668	
7	Testing and Commissioning			3.00	1,530	
8	Sub Contractor's Preliminaries			11.00	5,779	
9	Sundries				680	
	Total				58,999	

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Communication, Security and Control Installations				exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes	
1	Communication Systems						
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	2,334	m²	15.61	36,441		
3	Data installations to units and landlord areas	2,334	m²	9.89	23,086		
4	Security Systems						
5	CCTV, access control and door entry systems	2,334	m²	12.85	30,000		
6	Central Control/Building Management Systems						
7	BMS installations to primary plant	2,334	m²	12.14	28,340		
8	Testing and Commissioning			3.00	3,536		
9	Sub Contractor's Preliminaries			11.00	13,354		
10	Sundries				243		
	Total				135,000		

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Anglia Square Cost Model 1 06 April 2022		Block B (townhouses) Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	2,334	m ²	15.00	35,010	
2	Sundries				990	
Total					36,000	

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Anglia Square Cost Model 1 06 April 2022		Block C			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	1,426	m ²	2,169.00	3,093,000	
2	Residential Fit-out Affordable	1,123	m ²	858.98	964,635	
3	Sundries				365	
Total					4,058,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	1,426	m ²	193.55	276,000	
3	2. SUPERSTRUCTURE					
4	Frame	1,426	m ²	59.61	85,000	
5	Upper Floors	1,426	m ²	199.16	284,000	
6	Roof	1,426	m ²	153.58	219,000	
7	Stairs	1,426	m ²	58.20	83,000	
8	External Walls	1,426	m ²	483.17	689,000	
9	Windows and External Doors	1,426	m ²	184.43	263,000	
10	Internal Walls and Partitions	1,426	m ²	62.41	89,000	
11	Internal Doors	1,426	m ²	18.93	27,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	1,426	m ²	8.42	12,000	
14	Floor Finishes	1,426	m ²	21.04	30,000	
15	Ceiling Finishes	1,426	m ²	11.92	17,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
Carry Forward					2,074,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					2,074,000	
17	Fittings, Furnishings and Equipment	1,426	m ²	14.73	21,000	
18	Sub Total				2,095,000	
19	5. SERVICES					
20	Sanitary Installations	1,426	m ²	0.70	1,000	
21	Services Equipment	1,426	m ²			
22	Disposal Installations	1,426	m ²	37.17	53,000	
23	Water Installations	1,426	m ²	73.63	105,000	
24	Heat Source	1,426	m ²			
25	Space Heating and Air Conditioning	1,426	m ²	106.59	152,000	
26	Ventilation Systems	1,426	m ²	44.88	64,000	
27	Electrical Installations	1,426	m ²	82.75	118,000	
28	Fuel Installations	1,426	m ²			
29	Lift and Conveyor Installations	1,426	m ²	0.00	0	
30	Fire and Lightning Protection	1,426	m ²	36.47	52,000	
31	Communication, Security and Control Installations	1,426	m ²	86.96	124,000	
Carry Forward					2,764,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					2,764,000	
32	Specialist Installations	1,426	m ²			
33	Builderswork	1,426	m ²	15.43	22,000	
34	Sub Total	1,426	m²		691,000	
35	Main Contractor's Preliminaries	1,426	m ²	11.00	306,460	
36	Main Contractor's OH&P	1,426	m ²	0.00	0	
37	Design and Build Risk	1,426	m ²	0.00	0	
38	Design Reserve	1,426	m ²	0.00	0	
39	Construction Contingency	1,426	m ²	0.00	0	
40	Sundries	1	Item	540.00	540	
Total					3,093,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	428	m ²	53.36	22,840	
5	Allowance for contamination (25%)	107	m ³	250.00	26,750	Risk allowance
6	Allowance for removal of obstructions	1	Item	8,000.00	8,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	192	m ³	300.00	57,600	
12	Piles					
13	Allowance for piling design fees	1	Item	5,000.00	5,000	
14	Piling Mat; 750 mm thick	321	m ³	35.00	11,235	
15	Structural Bearing Piles incl pile caps	57	Nr	1,018.68	58,065	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	428	m ²	0.00	0	
20	Pad foundations [in lieu of raft slab]					
Carry Forward					189,490	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					189,490	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	428	m ²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	428	m ²	145.98	62,480	
26	Lift Pits					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	Other					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	428	m ²	55.00	23,540	
33	Sundries				490	
Total					276,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Frame				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	1,426	m ²	27.34	38,980	
7	Core Walls					
8	Ground to roof		m ²			
9	Concrete walls, comprising concrete, reinforcement and formwork	1,426	m ²	32.01	45,640	
11	Other					
12	Allowance for transfers; set back	1	Item	0.00	0	
14	Sundries				380	
Total					85,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Upper Floors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,426	m ²	158.69	226,294	
6	Allowance for beams, upstands, thickenings, etc	1,426	m ²	40.00	57,040	
8	Transfer Structures					
9	Allowance for transfer slabs / beams to accommodate set back	1	Item			
11	Sundries				666	
	Total				<u>284,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	389	m ²	281.90	109,660	
4	Misc					
5	Allowance for roof access	2	Nr	5,000.00	10,000	
6	Builders work plinths (5% roof)	1	item	3,000.00	3,000	
7	Balustrades to roof - assumed accessible roof areas	20	m	400.00	8,000	
8	Parapet detail	112	m	350.00	39,200	
9	Coping to parapet	112	m	195.00	21,840	
10	General allowance for lift over run	0	Item	15,000.00	0	
11	Mansafe system to roofs, fall restraint fixings to concrete	389	m ²	30.00	11,670	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	10,000.00	10,000	
13	Window Cleaning and Facade Access					
14	Anchor points	112	m	50.00	5,600	
16	Podium					
17	N/A					
19	Sundries				30	
	Carry Forward				<u>219,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				219,000	
	Total				<u>219,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Stairs			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	3,500.00	38,500	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
8	Sundries				500	
	Total				<u>83,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core External Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	781	m ²	323.24	252,453	
5	Allowance for articulation (20%)	156	m ²	300.00	46,800	
6	Allowance for brick support channels and fixings	124	m	100.00	12,400	
8	SFS framing					
9	Met-sec framing system	781	m ²	150.00	117,150	
11	Scaffolding and access					
12	All elevations	1,301	m ²	70.00	91,070	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	105	m ²	1,605.00	168,525	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				602	
	Total				689,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Windows and External Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	520	m ²	454.66	236,425	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	26	m ²	120.00	3,120	
6	E/O for glazing to 'shop fronts'	0	m ²	1,000.00	0	
8	External Doors and Louvres					
9	Main lobby entrance	0	Nr	12,000.00	0	
10	Secondary entrance	3	Nr	3,000.00	9,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				955	
	Total				263,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Internal Walls and Partitions				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	142	m ²	100.00	14,200	
4	Drylining					
5	Apartment party walls & corridor walls	132	m ²	110.00	14,520	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	132	m ²	12.00	1,584	
7	Plasterboard lining to;					
8	Core walls	520	m ²	35.00	18,200	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				896	
	Total				89,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	21	Nr	850.00	17,850	
5	Corridor doors - single	0	Nr	750.00	0	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	Misc					
8	Allow for fire rated access hatches to risers	21	Nr	400.00	8,400	
10	Sundries				750	
	Total				27,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	150	m ²	10.00	1,500	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	472	m ²	10.00	4,720	
8	Core walls	520	m ²	10.00	5,200	
10	Sundries				580	
	Total				12,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	303	m ²	35.00	10,605	
5	Communal finishes					
6	Carpet to corridors and circulation	303	m ²	55.00	16,665	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				730	
	Total				30,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	303	m ²	35.00	10,605	
5	Acoustic treatment; 1m either side of demise walls	300	m ²	10.00	3,000	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	303	m ²	10.00	3,030	
11	Sundries				365	
	Total				17,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	7,000.00	7,000	
3	Allowance for upgrading entrances	3	Nr	2,000.00	6,000	
4	Allowance for post boxes	21	Nr	150.00	3,150	
5	Allowance for apartments numbering	21	Nr	50.00	1,050	
6	Allowance for cycle racks (1 per bedroom)	21	Nr	150.00	3,150	
8	Sundries				650	
	Total				21,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Sanitary Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	100.00	100	
3	Testing & Commissioning			3.00	23	
4	Sub-Contractor Preliminaries			11.00	85	
5	Sundries				143	
	Total				1,001	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Services Equipment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	1,426	m ²	12.47	17,786	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,426	m ²	20.00	28,520	
6	Capped drainage connections to commercial/retail units	0	Nr	1,500.00	0	
7	Testing and Commissioning			3.00	1,389	
8	Sub Contractor's Preliminaries			11.00	5,246	
9	Sundries				58	
	Total				52,999	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,426	m ²	61.24	87,325	
5	Capped & metered cold water connections to commercial/retail units	0	Nr	2,500.00	0	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	750.00	750	
8	Testing and Commissioning			3.00	2,732	
9	Sub Contractor's Preliminaries			11.00	10,319	
10	Sundries				874	
	Total				105,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	1,426	m ²	92.78	132,300	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	3,969	
9	Sub-contractors Preliminaries			11.00	14,990	
10	Sundries				741	
	Total				152,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	55,500.00	55,500	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,665	
6	Sub Contractor's Preliminaries		%	11.00	6,288	
7	Sundries				547	
	Total				64,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	1,426	m ²	32.00	45,632	
3	Power supplies to commercial/retail units		Nr	2,500.00		
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,426	m ²	17.12	24,420	
6	Lighting Installations					
7	Lighting Installations to landlord areas	1,426	m ²	13.81	19,695	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	47	m ²	250.00	11,750	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	1,426	m ²	1.00	1,426	
12	Testing and Commissioning			3.00	3,088	
13	Sub Contractor's Preliminaries			11.00	11,661	
	Carry Forward				117,672	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				117,672	
14	Sundries				328	
	Total				118,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Fuel Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Lift and Conveyor Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Fire and Lightning Protection			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	12	Nr	2,000.00	24,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,426	m²	13.00	18,538	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,426	m²	2.00	2,852	
7	Testing and Commissioning			3.00	1,362	
8	Sub Contractor's Preliminaries			11.00	5,143	
9	Sundries				106	
	Total				52,001	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Communication, Security and Control Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,426	m²	26.60	37,929	
3	Data installations to units and landlord areas	1,426	m²	12.10	17,254	
4	Security Systems					
5	CCTV, access control and door entry systems	1,426	m²	24.37	34,750	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	1,426	m²	12.95	18,460	
8	Testing and Commissioning			3.00	3,252	
9	Sub Contractor's Preliminaries			11.00	12,281	
10	Sundries				74	
	Total				124,000	

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Anglia Square Cost Model 1 06 April 2022		Block C Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,426	m ²	15.00	21,390	
2	Sundries				610	
	Total				22,000	

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Anglia Square Cost Model 1 06 April 2022		Block D			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	3,792	m ²	1,867.88	7,083,000	
2	Residential Fit-out Private	2,212	m ²	983.13	2,174,684	
3	Commercial Fit-out	757	m ²	0.00	0	Excluded
4	Sundries				316	
	Total				9,258,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	3,792	m ²	162.18	615,000	
3	2. SUPERSTRUCTURE					
4	Frame	3,792	m ²	83.07	315,000	
5	Upper Floors	3,792	m ²	225.74	856,000	
6	Roof	3,792	m ²	103.64	393,000	
7	Stairs	3,792	m ²	11.87	45,000	
8	External Walls	3,792	m ²	351.79	1,334,000	
9	Windows and External Doors	3,792	m ²	279.80	1,061,000	
10	Internal Walls and Partitions	3,792	m ²	60.13	228,000	
11	Internal Doors	3,792	m ²	11.87	45,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	3,792	m ²	8.18	31,000	
14	Floor Finishes	3,792	m ²	20.31	77,000	
15	Ceiling Finishes	3,792	m ²	12.39	47,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
	Carry Forward				5,047,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,047,000	
17	Fittings, Furnishings and Equipment	3,792	m ²	10.55	40,000	
18	Sub Total				5,087,000	
19	5. SERVICES					
20	Sanitary Installations	3,792	m ²	0.26	1,000	
21	Services Equipment	3,792	m ²			
22	Disposal Installations	3,792	m ²	27.43	104,000	
23	Water Installations	3,792	m ²	31.91	121,000	
24	Heat Source	3,792	m ²			
25	Space Heating and Air Conditioning	3,792	m ²	60.39	229,000	
26	Ventilation Systems	3,792	m ²	17.67	67,000	
27	Electrical Installations	3,792	m ²	75.69	287,000	
28	Fuel Installations	3,792	m ²			
29	Lift and Conveyor Installations	3,792	m ²	40.61	154,000	
30	Fire and Lightning Protection	3,792	m ²	20.83	79,000	
31	Communication, Security and Control Installations	3,792	m ²	51.42	195,000	
	Carry Forward				6,324,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					6,324,000	
32	Specialist Installations	3,792	m ²			
33	Builderswork	3,792	m ²	15.03	57,000	
34	Sub Total	3,792	m²		1,294,000	
35	Main Contractor's Preliminaries	3,792	m ²	11.00	701,910	
36	Main Contractor's OH&P	3,792	m ²	0.00	0	
37	Design and Build Risk	3,792	m ²	0.00	0	
38	Design Reserve	3,792	m ²	0.00	0	
39	Construction Contingency	3,792	m ²	0.00	0	
40	Sundries	1	Item	90.00	90	
Total					7,083,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	880	m ²	41.36	36,400	
5	Allowance for contamination (25%)	220	m ³	250.00	55,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	18,000.00	18,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	297	m ³	400.00	118,800	
12	Piles					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	660	m ³	35.00	23,100	
15	Structural Bearing Piles incl pile caps	93	Nr	1,558.98	144,985	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	880	m ²	0.00	0	
20	Pad foundations [in lieu of raft slab]					
Carry Forward					406,285	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					406,285	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	880	m ²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	880	m ²	147.64	129,920	
26	Lift Pits					
27	Allowance for constructing lift pits	2	Nr	15,000.00	30,000	
29	Other					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	880	m ²	55.00	48,400	
33	Sundries				395	
Total					615,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Frame			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	3,792	m ²	28.06	106,400	
7	Core Walls					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	3,792	m ²	41.78	158,440	
11	Other					
12	Allowance for transfers; set back and curved structure	1	Item	50,000.00	50,000	
14	Sundries				160	
Total					315,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Upper Floors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	3,792	m ²	159.16	603,528	
6	Allowance for beams, upstands, thickenings, etc	3,792	m ²	40.00	151,680	
8	Transfer Structures					
9	Allowance for transfer slabs / beams to accommodate set back and curved structure	1	Item	100,000.00	100,000	
11	Sundries				792	
	Total				856,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	800	m ²	281.75	225,400	
4	Misc					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	6,000.00	6,000	
7	Balustrades to roof - assumed accessible roof areas L1 & L4	70	m	400.00	28,000	
8	Parapet detail	125	m	350.00	43,750	
9	Coping to parapet	125	m	195.00	24,375	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	800	m ²	30.00	24,000	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	Window Cleaning and Facade Access					
14	Anchor points	125	m	50.00	6,250	
16	Podium					
17	N/A					
	Carry Forward				392,775	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				392,775	
19	Sundries				225	
	Total				393,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Stairs			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	6	Nr	3,500.00	21,000	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	6	Nr	2,500.00	15,000	
6	Handrails	6	Nr	1,500.00	9,000	
	Total				45,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core External Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	1,294	m ²	306.24	396,280	
5	Allowance for articulation (20%)	259	m ²	300.00	77,700	
6	Allowance for brick support channels and fixings	205	m	100.00	20,500	
7	E/O allowance for faceted facade	1,294	m ²	100.00	129,400	
9	SFS framing					
10	Met-sec framing system	1,294	m ²	150.00	194,100	
12	Scaffolding and access					
13	All elevations	2,449	m ²	70.00	171,430	
15	Balconies					
16	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	221	m ²	1,555.86	343,845	
17	Allowance for divider screens	0	Nr	750.00	0	Excluded
19	Sundries				745	
	Total				1,334,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Windows and External Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	863	m ²	453.68	391,530	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	43	m ²	120.00	5,160	
6	E/O for glazing to 'shop fronts'	292	m ²	1,000.00	292,000	
7	E/O for faceted glazing	1,155	m ²	300.00	346,500	
9	External Doors and Louvres					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	1	Nr	3,000.00	3,000	
12	Bin & Bike store access	1	Nr	3,000.00	3,000	
13	Plant room access	1	Nr	7,500.00	7,500	
15	Sundries				310	
	Total				1,061,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Internal Walls and Partitions				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	80	m ²	100.00	8,000	
4	Drylining					
5	Apartment party walls & corridor walls	1,409	m ²	110.00	154,990	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,409	m ²	12.00	16,908	
7	Plasterboard lining to;					
8	Core walls	756	m ²	35.00	26,460	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	12	Nr	900.00	10,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	12	Nr	900.00	10,800	
12	Sundries				42	
	Total				228,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	34	Nr	850.00	28,900	
5	Corridor doors - single	14	Nr	750.00	10,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	Misc					
8	Allow for fire rated access hatches to risers	14	Nr	400.00	5,600	
	Total				45,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	549	m ²	10.00	5,490	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	1,731	m ²	10.00	17,310	
8	Core walls	756	m ²	10.00	7,560	
10	Sundries				640	
	Total				31,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	823	m ²	35.00	28,805	
5	Communal finishes					
6	Carpet to corridors and circulation	823	m ²	55.00	45,265	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				930	
	Total				77,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	823	m ²	35.00	28,805	
5	Acoustic treatment; 1m either side of demise walls	979	m ²	10.00	9,790	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	823	m ²	10.00	8,230	
11	Sundries				175	
	Total				47,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	19,000.00	19,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	34	Nr	150.00	5,100	
5	Allowance for apartments numbering	34	Nr	50.00	1,700	
6	Allowance for cycle racks (1 per bedroom)	58	Nr	150.00	8,700	
8	Sundries				500	
	Total				40,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Sanitary Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	100.00	100	
3	Testing & Commissioning			3.00	23	
4	Sub-Contractor Preliminaries			11.00	85	
5	Sundries				143	
	Total				1,001	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Services Equipment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	3,792	m ²	8.90	33,736	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	3,792	m ²	14.00	53,088	
6	Capped drainage connections to village hall/community hub	2	Nr	2,000.00	4,000	
7	Testing and Commissioning			3.00	2,725	
8	Sub Contractor's Preliminaries			11.00	10,290	
9	Sundries				161	
	Total				104,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	3,792	m ²	25.33	96,050	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	3,000.00	6,000	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	750.00	750	
8	Testing and Commissioning			3.00	3,174	
9	Sub Contractor's Preliminaries			11.00	11,987	
10	Sundries				39	
	Total				121,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	3,792	m²	52.65	199,650	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	5,990	
9	Sub-contractors Preliminaries			11.00	22,620	
10	Sundries				740	
	Total				229,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	58,400.00	58,400	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	1,752	
6	Sub Contractor's Preliminaries		%	11.00	6,617	
7	Sundries				231	
	Total				67,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	3,792	m²	32.00	121,344	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	3,792	m²	10.79	40,920	
6	Lighting Installations					
7	Lighting Installations to landlord areas	3,792	m²	14.11	53,495	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	96	m²	250.00	24,000	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	3,792	m²	1.50	5,688	
12	Testing and Commissioning			3.00	7,513	
13	Sub Contractor's Preliminaries			11.00	28,376	
	Carry Forward				286,336	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				286,336	
14	Sundries				664	
	Total				287,000	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Fuel Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				<u>0</u>	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Lift and Conveyor Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	2	Nr	72,000.00	144,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				<u>154,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Fire and Lightning Protection				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	6	Nr	2,000.00	12,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	3,792	m²	13.00	49,296	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	3,792	m²	2.00	7,584	
7	Testing and Commissioning			3.00	2,066	
8	Sub Contractor's Preliminaries			11.00	7,804	
9	Sundries				250	
	Total				<u>79,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Communication, Security and Control Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	3,792	m²	13.79	52,308	
3	Data installations to units and landlord areas	3,792	m²	8.93	33,868	
4	Security Systems					
5	CCTV, access control and door entry systems	3,792	m²	10.33	39,188	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	3,792	m²	11.79	44,720	
8	Testing and Commissioning			3.00	5,103	
9	Sub Contractor's Preliminaries			11.00	19,271	
10	Sundries				543	
	Total				<u>195,001</u>	

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Anglia Square Cost Model 1 06 April 2022		Block D Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	3,792	m ²	15.00	56,880	
2	Sundries				120	
	Total				57,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	1,171	m ²	2,748.08	3,218,000	
2	Residential Fit-out Private	528	m ²	983.13	519,093	
3	Commercial Fit-out	432	m ²	0.00	0	Excluded
4	Sundries				907	
	Total				3,738,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	1,171	m ²	198.98	233,000	
3	2. SUPERSTRUCTURE					
4	Frame	1,171	m ²	70.88	83,000	
5	Upper Floors	1,171	m ²	267.29	313,000	
6	Roof	1,171	m ²	373.19	437,000	
7	Stairs	1,171	m ²	19.64	23,000	
8	External Walls	1,171	m ²	526.05	616,000	
9	Windows and External Doors	1,171	m ²	541.42	634,000	
10	Internal Walls and Partitions	1,171	m ²	49.53	58,000	
11	Internal Doors	1,171	m ²	16.23	19,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	1,171	m ²	4.27	5,000	
14	Floor Finishes	1,171	m ²	17.93	21,000	
15	Ceiling Finishes	1,171	m ²	10.25	12,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
	Carry Forward				2,454,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				2,454,000	
17	Fittings, Furnishings and Equipment	1,171	m ²	12.81	15,000	
18	Sub Total				2,469,000	
19	5. SERVICES					
20	Sanitary Installations	1,171	m ²	0.85	1,000	
21	Services Equipment	1,171	m ²			
22	Disposal Installations	1,171	m ²	38.43	45,000	
23	Water Installations	1,171	m ²	41.84	49,000	
24	Heat Source	1,171	m ²			
25	Space Heating and Air Conditioning	1,171	m ²	76.86	90,000	
26	Ventilation Systems	1,171	m ²	17.93	21,000	
27	Electrical Installations	1,171	m ²	92.23	108,000	
28	Fuel Installations	1,171	m ²			
29	Lift and Conveyor Installations	1,171	m ²	0.00	0	
30	Fire and Lightning Protection	1,171	m ²	23.06	27,000	
31	Communication, Security and Control Installations	1,171	m ²	60.63	71,000	
	Carry Forward				2,881,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					2,881,000	
32	Specialist Installations	1,171	m ²			
33	Builderswork	1,171	m ²	15.37	18,000	
34	Sub Total	1,171	m²		430,000	
35	Main Contractor's Preliminaries	1,171	m ²	11.00	318,890	
36	Main Contractor's OH&P	1,171	m ²	0.00	0	
37	Design and Build Risk	1,171	m ²	0.00	0	
38	Design Reserve	1,171	m ²	0.00	0	
39	Construction Contingency	1,171	m ²	0.00	0	
40	Sundries	1	Item	110.00	110	
Total					3,218,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	591	m ²	46.90	27,715	
5	Allowance for contamination (25%)	148	m ³	250.00	37,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	12,000.00	12,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	0	m ³	400.00	0	
12	Piles					
13	Allowance for piling design fees	0	Item	5,000.00	0	
14	Piling Mat; 750 mm thick	0	m ³	35.00	0	
15	Structural Bearing Piles incl pile caps	0	Nr	0.00	0	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	591	m ²	207.87	122,850	
20	Pad foundations [in lieu of raft slab]					
Carry Forward					199,565	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Substructure			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					199,565	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	591	m ²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	591	m ²	0.00	0	
26	Lift Pits					
27	Allowance for constructing lift pits	0	Nr	15,000.00	0	
29	Other					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	591	m ²	55.00	32,505	
33	Sundries				930	
Total					233,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Frame			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	0	m ²	0.00	32,720	
7	Core Walls					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	0	m ²	0.00	29,980	
11	Other					
12	Allowance for transfers; set back	1	Item	20,000.00	20,000	
14	Sundries				300	
Total					83,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Upper Floors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	1,171	m ²	0.00	0	
6	Allowance for beams, upstands, thickenings, etc	1,171	m ²	0.00	0	
7	Traditional Construction					
8	Allowance for traditional construction of the townhouses including block and beam construction with timber cassette upper floor system	1,171	m ²	250.00	292,750	
10	Transfer Structures					
11	Allowance for transfer slabs / beams to accommodate set back	1	Item	20,000.00	20,000	
13	Sundries				250	
	Total				313,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	537	m ²	281.68	151,260	
4	Misc					
5	Allowance for roof access	1	Nr	5,000.00	5,000	
6	Builders work plinths (5% roof)	1	item	4,500.00	4,500	
7	Balustrades to roof - assumed accessible roof areas	115	m	400.00	46,000	
8	Parapet detail	149	m	350.00	52,150	
9	Coping to parapet	149	m	195.00	29,055	
10	General allowance for lift over run	1	Item	15,000.00	15,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	537	m ²	30.00	16,110	
12	E.O. Acoustic plant enclosure for roof level plant	1	Item	15,000.00	15,000	
13	Window Cleaning and Facade Access					
14	Anchor points	149	m	50.00	7,450	
15	Pitched Roof					
16	Allowance for Gable ends to east and west elevation of townhouses	317	m ²	300.00	95,100	
	Carry Forward				436,625	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Roof			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				436,625	
18	Podium					
19	N/A					
21	Sundries				375	
	Total				437,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Stairs			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	3	Nr	3,500.00	10,500	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	3	Nr	2,500.00	7,500	
6	Handrails	3	Nr	1,500.00	4,500	
7	Sundries				500	
	Total				23,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core External Walls			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	804	m ²	321.20	258,248	
5	Allowance for articulation (20%)	161	m ²	300.00	48,300	
6	Allowance for brick support channels and fixings	128	m	100.00	12,800	
8	SFS framing					
9	Met-sec framing system	804	m ²	150.00	120,600	
11	Scaffolding and access					
12	All elevations	1,340	m ²	70.00	93,800	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	53	m ²	1,550.66	82,185	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				67	
	Total				616,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Windows and External Doors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	536	m ²	429.20	230,050	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	27	m ²	120.00	3,240	
6	E/O for glazing to 'shop fronts'	234	m ²	1,000.00	234,000	
7	E/O for solid to 'shop fronts'	234	m ²	600.00	140,400	
9	External Doors and Louvres					
10	Main lobby entrance	1	Nr	12,000.00	12,000	
11	Secondary entrance	0	Nr	3,000.00	0	
12	Bin & Bike store access	2	Nr	3,000.00	6,000	
13	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				810	
	Total				634,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Internal Walls and Partitions			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	80	m ²	100.00	8,000	
4	Drylining					
5	Apartment party walls & corridor walls	317	m ²	110.00	34,870	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	317	m ²	12.00	3,804	
7	Plasterboard lining to;					
8	Core walls	142	m ²	35.00	4,970	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	0	Nr	900.00	0	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	6	Nr	900.00	5,400	
11	Sundries				956	
	Total				58,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Internal Doors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	8	Nr	850.00	6,800	
5	Corridor doors - single	8	Nr	750.00	6,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	Misc					
8	Allow for fire rated access hatches to risers	8	Nr	400.00	3,200	
	Total				19,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	69	m ²	10.00	690	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	216	m ²	10.00	2,160	
8	Core walls	142	m ²	10.00	1,420	
9	Sundries				730	
	Total				5,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	211	m ²	35.00	7,385	
5	Communal finishes					
6	Carpet to corridors and circulation	211	m ²	55.00	11,605	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				10	
	Total				21,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	211	m ²	35.00	7,385	
5	Acoustic treatment; 1m either side of demise walls	249	m ²	10.00	2,490	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	211	m ²	10.00	2,110	
10	Sundries				15	
	Total				12,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	6,000.00	6,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	8	Nr	150.00	1,200	
5	Allowance for apartments numbering	8	Nr	50.00	400	
6	Allowance for cycle racks (1 per bedroom)	12	Nr	150.00	1,800	
8	Sundries				600	
	Total				15,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Sanitary Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	1	Nr	650.00	650	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	1	Nr	100.00	100	
3	Testing & Commissioning			3.00	23	
4	Sub-Contractor Preliminaries			11.00	85	
5	Sundries				143	
	Total				1,001	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Services Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Disposal Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	1,171	m ²	15.68	18,365	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	1,171	m ²	15.00	17,565	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	1,168	
8	Sub Contractor's Preliminaries			11.00	4,411	
9	Sundries				491	
	Total				45,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Water Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	3,000.00	3,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	1,171	m ²	28.86	33,800	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	750.00	750	
8	Testing and Commissioning			3.00	1,277	
9	Sub Contractor's Preliminaries			11.00	4,821	
10	Sundries				353	
	Total				49,001	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	1,171	m ²	66.48	77,850	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	2,336	
9	Sub-contractors Preliminaries			11.00	8,820	
10	Sundries				994	
	Total				90,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	17,700.00	17,700	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	531	
6	Sub Contractor's Preliminaries		%	11.00	2,005	
7	Sundries				764	
	Total				21,000	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	1,171	m ²	32.00	37,472	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	1,171	m ²	17.00	19,907	
6	Lighting Installations					
7	Lighting Installations to landlord areas	1,171	m ²	11.71	13,715	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	64	m ²	250.00	16,000	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	1,171	m ²	1.50	1,757	
12	Testing and Commissioning			3.00	2,816	
13	Sub Contractor's Preliminaries			11.00	10,633	
	Carry Forward				107,300	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				107,300	
14	Sundries				701	
	Total				108,001	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Fuel Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				<u>0</u>	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Lift and Conveyor Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 9 floors, Basement to Level 7	0	Nr	108,000.00	0	
3	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
4	Lifts 3 & 4 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 8 floors, Basement to Level 6	0	Nr	96,000.00	0	
5	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
6	Lifts 5 & 6 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors, Basement to Level 5	0	Nr	84,000.00	0	
7	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
8	Lifts 7 & 8 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 6 floors, Basement to Level 4	0	Nr	72,000.00	0	
9	Extra over for FF Lift	0	Nr	7,500.00	0	Assumed 1nr is FF
10	Enhanced lift finishes					Excluded
	Total				<u>0</u>	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Fire and Lightning Protection			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	3	Nr	2,000.00	6,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	1,171	m²	13.00	15,223	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	1,171	m²	2.00	2,342	
7	Testing and Commissioning			3.00	707	
8	Sub Contractor's Preliminaries			11.00	2,670	
9	Sundries				58	
	Total				<u>27,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Communication, Security and Control Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	1,171	m²	19.57	22,922	
3	Data installations to units and landlord areas	1,171	m²	7.76	9,084	
4	Security Systems					
5	CCTV, access control and door entry systems	1,171	m²	13.81	16,171	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	1,171	m²	11.37	13,310	
8	Testing and Commissioning			3.00	1,845	
9	Sub Contractor's Preliminaries			11.00	6,966	
10	Sundries				702	
	Total				<u>71,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block J3 Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	1,171	m ²	15.00	17,565	
2	Sundries				435	
	Total				18,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	9,883	m ²	1,682.49	16,628,000	
2	Residential Fit-out Private	3,514	m ²	983.13	3,454,719	
3	Residential Fit-out Affordable	1,472	m ²	858.97	1,264,404	
4	Commercial Fit-out	2,836	m ²	0.00	0	Excluded
5	Sundries	1	Item	877.34	877	
	Total				21,348,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	9,883	m ²	179.20	1,771,000	
3	2. SUPERSTRUCTURE					
4	Frame	9,883	m ²	56.66	560,000	
5	Upper Floors	9,883	m ²	223.01	2,204,000	
6	Roof	9,883	m ²	167.05	1,651,000	
7	Stairs	9,883	m ²	15.68	155,000	
8	External Walls	9,883	m ²	242.34	2,395,000	
9	Windows and External Doors	9,883	m ²	177.88	1,758,000	
10	Internal Walls and Partitions	9,883	m ²	56.36	557,000	
11	Internal Doors	9,883	m ²	13.56	134,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	9,883	m ²	8.40	83,000	
14	Floor Finishes	9,883	m ²	19.02	188,000	
15	Ceiling Finishes	9,883	m ²	11.84	117,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
	Carry Forward				11,573,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				11,573,000	
17	Fittings, Furnishings and Equipment	9,883	m ²	9.51	94,000	
18	Sub Total				11,667,000	
19	5. SERVICES					
20	Sanitary Installations	9,883	m ²	0.30	3,000	
21	Services Equipment	9,883	m ²			
22	Disposal Installations	9,883	m ²	25.50	252,000	
23	Water Installations	9,883	m ²	36.22	358,000	
24	Heat Source	9,883	m ²			
25	Space Heating and Air Conditioning	9,883	m ²	50.90	503,000	
26	Ventilation Systems	9,883	m ²	21.55	213,000	
27	Electrical Installations	9,883	m ²	81.66	807,000	
28	Fuel Installations	9,883	m ²			
29	Lift and Conveyor Installations	9,883	m ²	33.59	332,000	
30	Fire and Lightning Protection	9,883	m ²	22.77	225,000	
31	Communication, Security and Control Installations	9,883	m ²	47.66	471,000	
	Carry Forward				14,831,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					14,831,000	
32	Specialist Installations	9,883	m ²			
33	Builderswork	9,883	m ²	15.08	149,000	
34	Sub Total	9,883	m²		3,313,000	
35	Main Contractor's Preliminaries	9,883	m ²	11.00	1,647,800	
36	Main Contractor's OH&P	9,883	m ²	0.00	0	
37	Design and Build Risk	9,883	m ²	0.00	0	
38	Design Reserve	9,883	m ²	0.00	0	
39	Construction Contingency	9,883	m ²	0.00	0	
40	Sundries	1	Item	200.00	200	
Total					16,628,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	2,947	m ²	33.39	98,395	
5	Allowance for contamination (25%)	737	m ³	250.00	184,250	Risk allowance
6	Allowance for removal of obstructions	1	Item	43,500.00	43,500	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	1,060	m ³	300.00	318,000	
12	Piles					
13	Allowance for piling design fees	1	Item	10,000.00	10,000	
14	Piling Mat; 750 mm thick	2,210	m ³	35.00	77,350	
15	Structural Bearing Piles incl pile caps	314	Nr	1,285.41	403,620	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,947	m ²	0.00	0	
20	Pad foundations [in lieu of raft slab]					
Carry Forward					1,135,115	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					1,135,115	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,947	m ²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,947	m ²	147.18	433,730	
26	Lift Pits					
27	Allowance for constructing lift pits	4	Nr	10,000.00	40,000	
29	Other					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,947	m ²	55.00	162,085	
33	Sundries				70	
Total					1,771,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Frame				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	9,883	m ²	27.85	275,260	
7	Core Walls					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	9,883	m ²	27.72	273,940	
11	Other					
12	Allowance for transfers; set back	1	Item	10,000.00	10,000	
14	Sundries				800	
Total					560,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Upper Floors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	9,883	m ²	159.07	1,572,097	
6	Allowance for beams, upstands, thickenings, etc	9,883	m ²	40.00	395,320	
8	Transfer Structures					
9	Allowance for transfer slabs for residential over commercial uses	1	Item	100,000.00	100,000	
10	E/O allowance for thickenings to podium slab	679	m ²	200.00	135,800	
12	Sundries				783	
	Total				2,204,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,679	m ²	281.79	754,915	
4	Misc					
5	Allowance for roof access	3	Nr	5,000.00	15,000	
6	Builders work plinths (5% roof)	1	item	19,500.00	19,500	
7	Balustrades to roof - assumed accessible roof areas	0	m	400.00	0	
8	Parapet detail	197	m	350.00	68,950	
9	Coping to parapet	197	m	195.00	38,415	
10	General allowance for lift over run	3	Item	15,000.00	45,000	
11	Mansafe system to roofs, fall restraint fixings to concrete	2,679	m ²	30.00	80,370	
12	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
13	Window Cleaning and Facade Access					
14	Anchor points	197	m	50.00	9,850	
15	Pitched Roof					
16	Allowance for Gable ends to east and west elevation of townhouses	705	m ²	300.00	211,500	
	Carry Forward				1,273,500	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,273,500	
17	Podium					
18	Allowance for drainage to podium	679	m ²	55.00	37,345	
19	Allowance for finish to podium	679	m ²	300.00	203,700	
20	Allowance for access	679	m ²	200.00	135,800	
22	Sundries				655	
	Total				1,651,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Stairs				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	18	Nr	3,500.00	63,000	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	18	Nr	2,500.00	45,000	
6	Handrails	18	Nr	1,500.00	27,000	
8	Duplex Staircases					
9	Timber stairs with balustrade to duplex units	8	Nr	2,500.00	20,000	
	Total				155,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core External Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	2,415	m ²	297.93	719,509	
5	Allowance for articulation (20%)	483	m ²	300.00	144,900	
6	Allowance for brick support channels and fixings	383	m	100.00	38,300	
8	SFS framing					
9	Met-sec framing system	2,415	m ²	150.00	362,250	
11	Scaffolding and access					
12	All elevations	4,981	m ²	70.00	348,670	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	499	m ²	1,564.84	780,855	
16	Allowance for divider screens	0	Nr	750.00	0	Excluded
18	Sundries				516	
	Total				2,395,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Windows and External Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,610	m ²	464.59	747,995	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	81	m ²	120.00	9,720	
6	E/O for glazing to 'shop fronts'	956	m ²	1,000.00	956,000	
8	External Doors and Louvres					
9	Main lobby entrance	2	Nr	12,000.00	24,000	
10	Secondary entrance	0	Nr	3,000.00	0	
11	Bin & Bike store access	4	Nr	3,000.00	12,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				785	
	Total				1,758,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Internal Walls and Partitions				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	240	m ²	100.00	24,000	
4	Drylining					
5	Apartment party walls & corridor walls	3,205	m ²	110.00	352,550	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	3,205	m ²	12.00	38,460	
7	Plasterboard lining to;					
8	Core walls	3,024	m ²	35.00	105,840	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	20	Nr	900.00	18,000	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	20	Nr	900.00	18,000	
11	Sundries				150	
	Total				557,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	81	Nr	850.00	68,850	
5	Corridor doors - single	54	Nr	750.00	40,500	Abnormal
6	Extra over for external grade doors to ground floor apartments	15	Nr	200.00	3,000	
7	Misc					
8	Allow for fire rated access hatches to risers	54	Nr	400.00	21,600	
9	Sundries				50	
	Total				134,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	1,260	m ²	10.00	12,600	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	3,970	m ²	10.00	39,700	
8	Core walls	3,024	m ²	10.00	30,240	
9	Sundries				460	
	Total				83,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,061	m ²	35.00	72,135	
5	Communal finishes					
6	Carpet to corridors and circulation	2,061	m ²	55.00	113,355	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation				510	
10	Sundries					
	Total				188,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,061	m ²	35.00	72,135	
5	Acoustic treatment; 1m either side of demise walls	2,361	m ²	10.00	23,610	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,061	m ²	10.00	20,610	
10	Sundries				645	
	Total				117,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	49,500.00	49,500	
3	Allowance for upgrading entrances	2	Nr	5,000.00	10,000	
4	Allowance for post boxes	81	Nr	150.00	12,150	
5	Allowance for apartments numbering	81	Nr	50.00	4,050	
6	Allowance for cycle racks (1 per bedroom)	122	Nr	150.00	18,300	
	Total				94,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Sanitary Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	3	Nr	650.00	1,950	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	3	Nr	100.00	300	
3	Testing & Commissioning			3.00	68	
4	Sub-Contractor Preliminaries			11.00	255	
5	Sundries				428	
	Total				3,001	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Services Equipment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	9,883	m ²	5.82	57,515	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	9,883	m ²	14.00	138,362	
6	Capped drainage connections to commercial/retail units	16	Nr	1,500.00	24,000	
7	Testing and Commissioning			3.00	6,596	
8	Sub Contractor's Preliminaries			11.00	24,912	
9	Sundries				615	
	Total				252,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	9,883	m ²	26.49	261,825	
5	Capped & metered cold water connections to commercial/retail units	16	Nr	2,500.00	40,000	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	2,250.00	2,250	
8	Testing and Commissioning			3.00	9,392	
9	Sub Contractor's Preliminaries			11.00	35,471	
10	Sundries				61	
	Total				357,999	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	9,883	m ²	44.42	439,050	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)		Nr			Excluded
8	Testing and Commissioning			3.00	13,172	
9	Sub-contractors Preliminaries			11.00	49,744	
10	Sundries				1,034	
	Total				503,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	185,700.00	185,700	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	5,571	
6	Sub Contractor's Preliminaries		%	11.00	21,040	
7	Sundries				689	
	Total				213,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	9,883	m ²	32.00	316,256	
3	Power supplies to commercial/retail units	18	Nr	2,500.00	45,000	
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	9,883	m ²	11.61	114,713	
6	Lighting Installations					
7	Lighting Installations to landlord areas	9,883	m ²	13.56	133,965	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	321	m ²	250.00	80,250	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	9,883	m ²	1.50	14,825	
12	Testing and Commissioning			3.00	21,150	
13	Sub Contractor's Preliminaries			11.00	79,877	
	Carry Forward				806,036	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				806,036	
14	Sundries				964	
	Total				807,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Fuel Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Lift and Conveyor Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, 7 stops, Ground to level 6	2	Nr	96,000.00	192,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Lift 3 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3	1	Nr	60,000.00	60,000	
5	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
6	Lift 4 - 1000kg, 13 person, 1.0m/s passenger lifts, 4 stops, Ground to level 3 - Serving Commercial	1	Nr	60,000.00	60,000	
7	Enhanced lift finishes					Excluded
	Total				332,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Fire and Lightning Protection			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	24	Nr	2,000.00	48,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	9,883	m²	13.00	128,479	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	9,883	m²	2.00	19,766	
7	Testing and Commissioning			3.00	5,887	
8	Sub Contractor's Preliminaries			11.00	22,235	
9	Sundries				633	
	Total				225,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Communication, Security and Control Installations			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	9,883	m²	14.72	145,455	
3	Data installations to units and landlord areas	9,883	m²	8.51	84,082	
4	Security Systems					
5	CCTV, access control and door entry systems	9,883	m²	6.82	67,383	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	9,883	m²	11.64	115,030	
8	Testing and Commissioning			3.00	12,358	
9	Sub Contractor's Preliminaries			11.00	46,674	
10	Sundries				18	
	Total				471,000	

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Anglia Square Cost Model 1 06 April 2022		Block KL Shell and Core Builderswork			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	9,883	m ²	15.00	148,245	
2	Sundries				755	
Total					149,000	

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Anglia Square Cost Model 1 06 April 2022		Block M			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	5,957	m ²	1,916.74	11,418,000	
2	Residential Fit-out Private	3,271	m ²	983.13	3,215,818	
3	Commercial Fit-out	626	m ²	0.00	0	Excluded
4	Sundries	1	Item	181.77	182	
Total					14,634,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	1. SUBSTRUCTURE					
2	Substructure	5,957	m ²	225.11	1,341,000	
3	2. SUPERSTRUCTURE					
4	Frame	5,957	m ²	74.03	441,000	
5	Upper Floors	5,957	m ²	224.44	1,337,000	
6	Roof	5,957	m ²	232.00	1,382,000	
7	Stairs	5,957	m ²	16.45	98,000	
8	External Walls	5,957	m ²	321.81	1,917,000	
9	Windows and External Doors	5,957	m ²	167.87	1,000,000	
10	Internal Walls and Partitions	5,957	m ²	53.89	321,000	
11	Internal Doors	5,957	m ²	12.76	76,000	
12	3. INTERNAL FINISHES					
13	Wall Finishes	5,957	m ²	8.23	49,000	
14	Floor Finishes	5,957	m ²	31.56	188,000	
15	Ceiling Finishes	5,957	m ²	18.13	108,000	
16	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
Carry Forward					8,258,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					8,258,000	
17	Fittings, Furnishings and Equipment	5,957	m ²	9.40	56,000	
18	Sub Total				8,314,000	
19	5. SERVICES					
20	Sanitary Installations	5,957	m ²	0.34	2,000	
21	Services Equipment	5,957	m ²			
22	Disposal Installations	5,957	m ²	25.18	150,000	
23	Water Installations	5,957	m ²	43.98	262,000	
24	Heat Source	5,957	m ²			
25	Space Heating and Air Conditioning	5,957	m ²	46.67	278,000	
26	Ventilation Systems	5,957	m ²	18.13	108,000	
27	Electrical Installations	5,957	m ²	81.42	485,000	
28	Fuel Installations	5,957	m ²			
29	Lift and Conveyor Installations	5,957	m ²	29.88	178,000	
30	Fire and Lightning Protection	5,957	m ²	22.66	135,000	
31	Communication, Security and Control Installations	5,957	m ²	47.68	284,000	
Carry Forward					10,196,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					10,196,000	
32	Specialist Installations	5,957	m ²			
33	Builderswork	5,957	m ²	15.11	90,000	
34	Sub Total	5,957	m²		1,972,000	
35	Main Contractor's Preliminaries	5,957	m ²	11.00	1,131,460	
36	Main Contractor's OH&P	5,957	m ²	0.00	0	
37	Design and Build Risk	5,957	m ²	0.00	0	
38	Design Reserve	5,957	m ²	0.00	0	
39	Construction Contingency	5,957	m ²	0.00	0	
40	Sundries	1	Item	540.00	540	
Total					11,418,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	SUBSTRUCTURE					
3	Earthworks					
4	Allowance for excavation, level and compact, investigations	2,239	m ²	34.46	77,155	
5	Allowance for contamination (25%)	560	m ³	250.00	140,000	Risk allowance
6	Allowance for removal of obstructions	1	Item	33,000.00	33,000	
7	E.O. allowance to accommodate underground water tank	1	Item			
9	Pile Caps					
10	Allowance for reinforced pile caps	786	m ³	300.00	235,800	
12	Piles					
13	Allowance for piling design fees	1	Item	15,000.00	15,000	
14	Piling Mat; 750 mm thick	1,679	m ³	35.00	58,765	
15	Structural Bearing Piles incl pile caps	233	Nr	1,322.25	308,085	
17	Ground bearing raft slab [in lieu of piles]					
18	600 thick ground bearing raft slab including sand bed, concrete blinding, pumping, placing and broom finish	2,239	m ²	0.00	0	
20	Pad foundations [in lieu of raft slab]					
Carry Forward					867,805	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Substructure				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
Brought Forward					867,805	
21	Pad foundations including concrete, pumping and placing, formwork and reinforcement	2,239	m ²	0.00	0	
23	Ground bearing slab					
24	300mm thick ground bearing raft slabs including reinforcement, slab finish and drainage	2,239	m ²	147.18	329,530	
26	Lift Pits					
27	Allowance for constructing lift pits	2	Nr	10,000.00	20,000	
29	Other					
30	Gas protection membrane	1	Item			
31	Allow for drainage gully system beneath ground slab	2,239	m ²	55.00	123,145	
33	Sundries				520	
Total					1,341,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Frame				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FRAME					
3	Columns					
4	Ground to roof					
5	Concrete blade columns 220mm x 800mm comprising concrete, reinforcement and formwork	5,957	m ²	27.91	166,280	
7	Core Walls					
8	Ground to roof					
9	Concrete walls, comprising concrete, reinforcement and formwork	5,957	m ²	37.70	224,600	
11	Other					
12	Allowance for transfers; set back at level 11	1	Item	50,000.00	50,000	
14	Sundries				120	
Total					441,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Upper Floors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	UPPER FLOORS					
3	Suspended Slabs					
4	Roof slabs incl to take account of ground floor being incl in substructure					
5	Suspended slab, comprising concrete, reinforcement, formwork and slab finishes	5,957	m ²	158.94	946,803	
6	Allowance for beams, upstands, thickenings, etc	5,957	m ²	40.00	238,280	
8	Transfer Structures					
9	Allowance for transfer slabs / beams to accommodate set back at level 11	1	Item	50,000.00	50,000	
10	E/O allowance for thickenings to podium slab	505	m ²	200.00	101,000	
12	Sundries				917	
	Total				1,337,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	ROOF COVERINGS					
2	Total Roof Area including brown (40%), green (20%) and paved roofs (40%)	2,035	m ²	281.76	573,385	
3	Misc					
4	Allowance for roof access	2	Nr	5,000.00	10,000	
5	Builders work plinths (5% roof)	1	item	15,000.00	15,000	
6	Balustrades to roof - L2 & L4 terraces	70	m	400.00	28,000	
7	Parapet detail	191	m	350.00	66,850	
8	Coping to parapet	191	m	195.00	37,245	
9	General allowance for lift over run	2	Item	15,000.00	30,000	
10	Mansafe system to roofs, fall restraint fixings to concrete	2,035	m ²	30.00	61,050	
11	E.O. Acoustic plant enclosure for roof level plant	2	Item	15,000.00	30,000	
12	Window Cleaning and Facade Access					
13	Anchor points	191	m	50.00	9,550	
14	Pitched Roof					
15	Allowance for Gable ends to north and south elevation of townhouses	719	m ²	300.00	215,700	
	Carry Forward				1,076,780	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Roof				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				1,076,780	
16	Podium					
17	Allowance for drainage to podium	505	m ²	55.00	27,775	
18	Allowance for finish to podium	505	m ²	300.00	151,500	included in roof covering
19	Allowance for access	505	m ²	200.00	101,000	
20	Allowance for balustrade to Southern Edge	30	m	800.00	24,000	
22	Sundries				945	
	Total				1,382,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Stairs				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	STAIRS					
2	Pre-cast concrete stairs					
3	1500mm wide staircase rising one storey in two flights incl landing	11	Nr	3,500.00	38,500	
4	Staircase Balustrades					
5	Balustrade (metal and vinyl handrail)	11	Nr	2,500.00	27,500	
6	Handrails	11	Nr	1,500.00	16,500	
7	Duplex Staircases					
8	Timber stairs with balustrade to duplex units	6	Nr	2,500.00	15,000	
10	Sundries				500	
	Total				98,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core External Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WALLS					
3	Brickwork					
4	Allowance for brickwork	2,144	m ²	302.56	648,695	
5	Allowance for articulation (20%)	429	m ²	300.00	128,700	
6	Allowance for brick support channels and fixings	340	m	100.00	34,000	
8	SFS framing					
9	Met-sec framing system	2,144	m ²	150.00	321,600	
11	Scaffolding and access					
12	All elevations	3,898	m ²	70.00	272,860	
14	Balconies					
15	Bolt-on steel balconies including frame, balustrade, drainage and composite decking	327	m ²	1,542.71	504,465	
16	Allowance for divider screens	8	Nr	750.00	6,000	Excluded
18	Sundries				680	
	Total				<u>1,917,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Windows and External Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WINDOWS AND EXTERNAL DOORS					
2	Glazing to envelope					
3	UPVC double glazed windows incl spandrel panels and ventilation grilles	1,430	m ²	446.45	638,430	
4	Allowance for aluminium spandrel panels		m ²	300.00		Excluded
5	Allowance for ventilation grilles	71	m ²	120.00	8,520	
6	E/O for glazing to 'shop fronts'	324	m ²	1,000.00	324,000	
8	External Doors and Louvres					
9	Main lobby entrance	1	Nr	12,000.00	12,000	
10	Secondary entrance	1	Nr	3,000.00	3,000	
11	Bin & Bike store access	2	Nr	3,000.00	6,000	
12	Plant room access	1	Nr	7,500.00	7,500	
14	Sundries				550	
	Total				<u>1,000,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Internal Walls and Partitions				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL WALLS AND PARTITIONS					
2	Blockwork					
3	Block wall to lower levels; double height	126	m ²	100.00	12,600	
4	Drylining					
5	Apartment party walls & corridor walls	1,891	m ²	110.00	208,010	
6	E.O. for mesh lining corridor party wall to comply with secure by design requirement	1,891	m ²	12.00	22,692	
7	Plasterboard lining to;					
8	Core walls	1,071	m ²	35.00	37,485	Abnormal!
9	E.O. core and corridor walls for forming risers and all associated insulation	22	Nr	900.00	19,800	
10	Allowance for pipe casings inc metal stud, 2 layers of board and 25mm insulation	22	Nr	900.00	19,800	
12	Sundries				613	
	Total				<u>321,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	INTERNAL DOORS					
2	Fire-rated doors					
3	Timber doors including metal frame, all hardware and paint finish in following sets;					
4	Apartment entrance doors	46	Nr	850.00	39,100	
5	Corridor doors - single	32	Nr	750.00	24,000	Abnormal
6	Extra over for external grade doors to ground floor apartments	0	Nr	200.00	0	
7	Misc					
8	Allow for fire rated access hatches to risers	32	Nr	400.00	12,800	
10	Sundries				100	
	Total				<u>76,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	WALL FINISHES					
2	Joinery					
3	Timber skirting					
4	MDF Moulded skirting - common parts	738	m ²	10.00	7,380	
5	Decorations					
6	White matt emulsion finish throughout					
7	Party and corridor walls	2,326	m ²	10.00	23,260	
8	Core walls	1,764	m ²	10.00	17,640	
10	Sundries				720	
	Total				49,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FLOOR FINISHES					
2	Acoustic treatment					
3	Allowance for sub floor					
4	Screed and resilient layer to common areas	2,060	m ²	35.00	72,100	
5	Communal finishes					
6	Carpet to corridors and circulation	2,060	m ²	55.00	113,300	
7	Tiled flooring lower level circulation	20	m ²	100.00	2,000	
8	Paint finish to plant rooms	0	m ²	30.00	0	
9	Carpet to corridors and circulation					
11	Sundries				600	
	Total				188,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Ceiling Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	CEILING FINISHES					
2	Dry lining					
3	Plasterboard suspended ceilings;					
4	Communal areas	2,060	m ²	35.00	72,100	
5	Acoustic treatment; 1m either side of demise walls	1,457	m ²	10.00	14,570	
6	Decorations					
7	White matt emulsion finish throughout					
8	Paint finish to plasterboard ceilings;					
9	Communal areas	2,060	m ²	10.00	20,600	
11	Sundries				730	
	Total				108,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Fittings, Furnishings and Equipment			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	FITTINGS					
2	Allowance for building name and sundry signage	1	Item	30,000.00	30,000	
3	Allowance for upgrading entrances	1	Nr	5,000.00	5,000	
4	Allowance for post boxes	46	Nr	150.00	6,900	
5	Allowance for apartments numbering	46	Nr	50.00	2,300	
6	Allowance for cycle racks (1 per bedroom)	78	Nr	150.00	11,700	
8	Sundries				100	
	Total				56,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Sanitary Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cleaner's Sink	2	Nr	650.00	1,300	Assumed 1nr cleaner's cupboard per core
2	Installation of Sanitaryware	2	Nr	100.00	200	
3	Testing & Commissioning			3.00	45	
4	Sub-Contractor Preliminaries			11.00	170	
5	Sundries				285	
	Total				2,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Services Equipment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Specialist Catering Equipment					
2	Provision of specialist catering equipment		Item			Excluded - Not Applicable
	Total				0	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Rainwater Installation					
3	Rainwater pipework including acoustic / thermal insulation	5,957	m ²	7.45	44,385	
4	Soil, Waste and Vent Installation					
5	Soil, waste and vent pipework installation (vertical & horizontal distribution) to apartments including acoustic / thermal insulation where required	5,957	m ²	14.00	83,398	
6	Capped drainage connections to commercial/retail units	2	Nr	1,500.00	3,000	
7	Testing and Commissioning			3.00	3,923	
8	Sub Contractor's Preliminaries			11.00	14,818	
9	Sundries				476	
	Total				150,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Mains Water Supply					
2	Mains water supply; connection to blocks (metered)	1	Item	9,000.00	9,000	
3	Cold Water Distribution					
4	Cold Water Distribution installation; horizontal & vertical pipework distribution to units	5,957	m ²	35.75	212,950	
5	Capped & metered cold water connections to commercial/retail units	2	Nr	2,500.00	5,000	
6	Hot Water Distribution					
7	Hot Water installations; local installations to cleaner's sinks (undercounter heaters)	1	Item	1,500.00	1,500	
8	Testing and Commissioning			3.00	6,854	
9	Sub Contractor's Preliminaries			11.00	25,883	
10	Sundries				813	
	Total				262,000	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Space Heating and Air Conditioning				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Heating					
2	Central Heating	5,957	m²	40.80	243,050	
3	Local Cooling					
4	Cooling to residential entrances/lobbies		Item			Excluded
5	Local Heating					
6	Allowance for heating to reception area		Item			Excluded
7	Electrical radiant heating panels to stair cores (assumed every other floor)	15	Nr			Excluded
8	Testing and Commissioning			3.00	7,292	
9	Sub-contractors Preliminaries			11.00	27,538	
10	Sundries				121	
	Total				278,001	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Central Ventilation					
2	Allowance for ventilation systems to bin stores and plant rooms	1	Item			Excluded - Natural Vent
3	Smoke Extract/Control					
4	Mechanical Smoke Ventilation system to cores c/w smoke vents, dampers, fans and controls	1	Item	94,050.00	94,050	Assumes each core is a fire fighting core
5	Testing and Commissioning		%	3.00	2,822	
6	Sub Contractor's Preliminaries		%	11.00	10,656	
7	Sundries				473	
	Total				108,001	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Electric Mains and Sub-mains distribution					
2	New LV installations including sub-mains cabling, panels and containment	5,957	m²	32.00	190,624	
3	Power supplies to commercial/retail units	2	Nr	2,500.00	5,000	
4	Power Installations					
5	Small power installations to landlord areas including power to mechanical plant, and localised back up power installations	5,957	m²	12.00	71,506	
6	Lighting Installations					
7	Lighting Installations to landlord areas	5,957	m²	14.57	86,800	
8	Local Electricity Generation Systems					
9	Photovoltaic (PV) system comprising of PV panels, DC isolators, inverters, meters, relays and cabling connections	244	m²	250.00	61,000	Allowance only - Assumed PV's to 20% of Green/Brown roof areas
10	Earthing and Bonding Systems					
11	General earthing and bonding throughout	5,957	m²	1.50	8,936	
12	Testing and Commissioning			3.00	12,716	
13	Sub Contractor's Preliminaries			11.00	48,024	
	Carry Forward				484,606	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Electrical Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				484,606	
14	Sundries				395	
	Total				485,001	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Fuel Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fuel Distribution Systems					
2	Not Applicable		Item			Excluded
	Total				<u>0</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Lift and Conveyor Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Lifts and Enclosed Hoists					
2	Lifts 1 & 2 - 1000kg, 13 person, 1.0m/s passenger lifts, serving 7 floors	2	Nr	84,000.00	168,000	
3	Extra over for FF Lift	1	Nr	10,000.00	10,000	Assumed 1nr is FF
4	Enhanced lift finishes					Excluded
	Total				<u>178,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Fire and Lightning Protection				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Fire Fighting Systems					
2	Dry riser installation to fire fighting stairs, including dry riser inlet box at ground level, external valve connection points, dry riser mains pipework distribution to roof level and landing valves located within dry riser exposed at each floor level	14	Nr	2,000.00	28,000	Assumed dry riser required to each core
3	Fire Suppression Systems					
4	Sprinkler installation, inclusive mains distribution pipework valves and connection to CW booster pumpset	5,957	m²	13.00	77,441	
5	Lightning Protection					
6	Lightning protection to development; inclusive of earthing rods; bonding and tape	5,957	m²	2.00	11,914	
7	Testing and Commissioning			3.00	3,521	
8	Sub Contractor's Preliminaries			11.00	13,296	
9	Sundries				828	
	Total				<u>135,000</u>	

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Anglia Square Cost Model 1 06 April 2022		Block M Shell and Core Communication, Security and Control Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Fire alarm system, disabled refuge, and emergency phone installation to lifts	5,957	m²	14.57	86,806	
3	Data installations to units and landlord areas	5,957	m²	8.25	49,128	
4	Security Systems					
5	CCTV, access control and door entry systems	5,957	m²	7.30	43,457	
6	Central Control/Building Management Systems					
7	BMS installations to primary plant	5,957	m²	11.54	68,770	
8	Testing and Commissioning			3.00	7,445	
9	Sub Contractor's Preliminaries			11.00	28,117	
10	Sundries				278	
	Total				<u>284,001</u>	

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No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	5,957	m ²	15.00	89,355	
2	Sundries				645	
	Total				90,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	12,252	m ²	1,799.00	22,041,348	
2	Residential Fit-out Private	6,646	m ²	983.13	6,533,882	
3	Residential Fit-out Affordable	1,560	m ²	858.97	1,339,993	
4	Commercial Fit-out	125	m ²	0.00	0	
5	Sundries				777	
	Total				29,916,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	9,956	m ²	1,799.00	17,910,844	
2	Residential Fit-out Private	7,068	m ²	983.13	6,948,763	
3	Residential Fit-out Affordable	0	m ²	858.97	0	
4	Commercial Fit-out	112	m ²	0.00	0	
5	Sundries				393	
	Total				24,860,000	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	3,400	m ²	1,799.00	6,116,600	
2	Residential Fit-out Private	2,650	m ²	983.13	2,605,295	
3	Residential Fit-out Affordable	0	m ²	858.97	0	
4	Commercial Fit-out	0	m ²	0.00	0	
5	Sundries				106	
	Total				8,722,001	

Anglia Square Cost Model 1 06 April 2022		Block G				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	14,894	m ²	1,799.00	26,794,306	
2	Residential Fit-out Private	8,393	m ²	983.13	8,251,410	
3	Residential Fit-out Affordable	0	m ²	858.97	0	
4	Commercial Fit-out	0	m ²	0.00	0	
5	Sundries				284	
Total					<u>35,046,000</u>	

Anglia Square Cost Model 1 06 April 2022		Block H				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	11,300	m ²	1,799.00	20,328,700	
2	Residential Fit-out Private	7,660	m ²	983.13	7,530,776	
3	Residential Fit-out Affordable	0	m ²	858.97	0	
4	Commercial Fit-out	390	m ²	0.00	0	
5	Sundries				524	
Total					<u>27,860,000</u>	

Anglia Square Cost Model 1 06 April 2022		Block J				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Shell and Core	15,078	m ²	1,799.00	27,125,322	
2	Residential Fit-out Private	8,010	m ²	983.13	7,874,871	
3	Residential Fit-out Affordable	0	m ²	858.97	0	
4	Commercial Fit-out	305	m ²	0.00	0	
5	Sundries				807	
Total					<u>35,001,000</u>	

Anglia Square Cost Model 1 06 April 2022		External Works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	External Works	23,904	m ²	311.91	7,456,000	
Total					<u>7,456,000</u>	

Anglia Square Cost Model 1 06 April 2022		External Works External Works				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	EXTERNAL WORKS					
2	On plot site area	23,904	m ²	281.00	6,717,000	See mark-up
4	Main Contractor's Preliminaries			11.00	738,870	
5	Main Contractor's OH&P			0.00	0	
6	Design and Build Risk			0.00	0	
7	Design Reserve			0.00	0	
8	Construction Contingency			0.00	0	
9	Sundries				130	
	Total				7,456,000	

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Anglia Square Cost Model 1 06 April 2022		External Works External Works On plot site area				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Site Area (Ddt footprint)	23,904	m ²			
3	Landscaping					
4	Paving sub-base	23,904	m ²	35.00	836,640	
5	Hard paving; 50%	11,952	m ²	140.00	1,673,280	
6	Soft landscaping; 50%	11,952	m ²	50.00	597,600	
7	Allowance for planting in planters	1	Item	100,000.00	100,000	
8	Allowance for tree inc pit etc	1	Item	100,000.00	100,000	
9	Parking (Block A Ground)					
10	Allowance for sub-base	378	m ²	35.00	13,230	
11	Allowance for tarmac	378	m ²	45.00	17,010	
12	Allowance for line markings	378	m ²	5.00	1,890	
13	Allowance gate / security barrier	1	Item	50,000.00	50,000	
14	Drainage					
15	Surface water drainage	23,904	m ²	30.00	717,120	
16	Underground drainage connections	23,904	m ²	30.00	717,120	
17	Provision for attenuation	1	Item	750,000.00	750,000	
	Carry Forward				5,573,890	

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Anglia Square Cost Model 1 06 April 2022		External Works External Works On plot site area				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				5,573,890	
18	Furniture and Features					
19	Allowance for signage per block	13	item	5,000.00	65,000	
20	Allowance for bollards	0	item	1,000.00	0	
21	Allowance for furniture to outdoor amenity	1	Item	150,000.00	150,000	
22	Steps and level changes	1	Item	200,000.00	200,000	
23	Pavement interface works to plot boundary	1	Item	250,000.00	250,000	
24	Services					
25	Allowance for lighting	23,904	m ²	20.00	478,080	
26	Sundries	1	Item	30.00	30	
	Total				6,717,000	

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Anglia Square Cost Model 1 06 April 2022		External Services				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	External Services	19,057	m ²	191.53	3,650,000	
	Total				3,650,000	

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No.	Description	Quantity	Unit	Rate	Total	Notes
1	External Services				3,650,000	
	Total				<u>3,650,000</u>	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plot Connections					
2	Allowance for plot connections to residential apartments	1,060	Nr	2,500.00	2,650,000	
3	Sub-station					
4	Allowance for upgrading existing	5	Nr	200,000.00	1,000,000	
	Total				<u>3,650,000</u>	

Appendix C - Residential Fit-out Breakdown (detailed scheme)

Anglia Square Residential Fit-out Breakdown 06 April 2022		Summary				exigere
Ref.	Description	%	Cost/m²	Cost/ft²	Total	Notes
	Residential Fit-out Affordable	17.2	859.54	79.85	3,941,000	
	Residential Fit-out Private	82.8	983.30	91.35	19,017,000	
	Total	100.0	1,842.84	171.20	22,958,000	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Residential Fit-out Affordable	4,585	m²	859.54	3,941,000	
	Total				3,941,000	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	2. SUPERSTRUCTURE					
2	Internal Walls	4,585	m²	40.13	184,000	
3	Internal Doors	4,585	m²	39.04	179,000	
4	3. INTERNAL FINISHES					
5	Wall Finishes	4,585	m²	142.64	654,000	
6	Floor Finishes	4,585	m²	80.78	370,360	
7	Ceiling Finishes	4,585	m²	54.23	248,640	
8	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
9	Fittings and Furnishings	4,585	m²	165.32	758,000	
10	Sub Total				2,394,000	
11	5. SERVICES					
12	Sanitaryware	4,585	m²	24.29	111,365	
13	Disposal Installations	4,585	m²	19.79	90,732	
14	Water Installations	4,585	m²	41.44	190,016	
15	Heat Source	4,585	m²	0.00	0	
16	Space Heating and Air Treatment	4,585	m²	45.56	208,881	
	Carry Forward				2,994,994	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				2,994,994	
17	Ventilation Systems	4,585	m²	0.00	0	
18	Electrical Systems	4,585	m²	74.07	339,600	
19	Gas Installations	4,585	m²			
20	Protective Installations	4,585	m²	11.43	52,420	
21	Communications	4,585	m²	20.58	94,357	
22	Builderswork in Connection with Services	4,585	m²	15.00	68,775	
23	Sub Total				1,156,147	
24	Preliminaries			11.00	390,516	
25	Main Contractor's OHP			0.00	0	
26	Design and Build Risk			0.00	0	
27	Design Development			0.00	0	
28	Construction Contingency			0.00	0	
29	Sundries				337	
	Total				3,940,999	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Internal Walls				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	5,248	m ²	35.00	183,680	
2	Sundries				320	
	Total				184,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Internal Doors				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf, painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	274	Nr	650.00	178,100	
2	Sundries				900	
	Total				179,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Wall Finishes				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	8,770	m ²	35.00	306,950	
2	Intermediate					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	14,445	m ²	10.00	144,450	
4	Allowance for MDF painted skirting to all walls	4,594	m	10.00	45,940	
5	Extra over for kitchen Walls; mink glass splashback	282	m ²	50.00	14,100	
6	Extra over for Bathroom Walls; Saloni Porcelain Stoneware; assume 40%	2,577	m ²	55.00	141,735	
7	Sundries				825	
	Total				654,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Floor Finishes				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Intermediate					
2	All rooms - floating / screed floor	4,585	m ²	35.00	160,475	
3	Apartment Living / Kitchen Area; vinyl	2,994	m ²	45.00	134,730	
4	Apartment Bedrooms; Carpet	1,235	m ²	45.00	55,575	
5	Finish to Bathroom Floors; Saloni Porcelain Stoneware	356	m ²	55.00	19,580	
	Total				370,360	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Ceiling Finishes				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	4,585	m ²	50.00	229,250	
2	Extra over for water resistance plasterboard; to bathrooms only	398	m ²	5.00	1,990	
3	Extra over for Access Panels; white plastic	87	Nr	200.00	17,400	
4	Allowance for window dressings and curtain tracks					Excluded
Total					248,640	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Fittings and Furnishings				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Kitchens					
2	Intermediate; Allowance for kitchens; to incl fitted Units, Standard worktops, Zanussi Appliances; Symphony	74	Nr	7,500.00	555,000	
4	Bathrooms Intermediate					
5	Vanity units to bathrooms	87	Nr	750.00	65,250	
6	Toilet roll holder and coat hook only	87	Nr	100.00	8,700	
7	Bath panels; Driftwood	74	Nr	200.00	14,800	
8	Shower screens; Merlyn	87	Nr	100.00	8,700	
9	Mirror frontage to cabinet	87	Nr	150.00	13,050	
11	Wardrobes					
12	Wardrobes to Master Bedrooms	74	Nr	1,000.00	74,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	74	Nr	250.00	18,500	
16	Misc					
17	Extra over allowance for DDA apartments	0	Nr	2,000.00	0	assumed 10%
Carry Forward					758,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Fittings and Furnishings				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				758,000	
	Total				758,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Sanitaryware				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Intermediate					
2	Ceramic Basin and full pedestal; roca	87	Nr	0.00	0	
3	Basin mixer tap with clic-clac waste; Vado chrome life	87	Nr	175.00	15,225	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; roca laura	87	Nr	225.00	19,575	
5	Bath; 1700mm x 700mm, 2 Tap Hole, 162L Capacity, pressed steel bath	74	Nr	320.00	23,680	
6	Shower headset and hose; Eris slide rail shower kit with round 3 function rub-clean shower headset, 700mm slide rail and 150cm shower hose	87	Nr	90.00	7,830	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	87	Nr	335.00	29,145	
8	Bath waste and overflow; Vado Clicker bath filler waste & overflow	74	Nr	90.00	6,660	
9	Bath filler and shower mixer; Vado	74	Nr	125.00	9,250	
Total					111,365	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	0	Nr	0.00	79,360	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	0	Nr	100.00	0	
4	Testing and Commissioning			3.00	2,381	
5	Sub Contractor's Preliminaries			11.00	8,991	
6	Sundries				0	
	Total				90,732	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cold Water Distribution					
2	Cold Water Distribution to apartments	0	Nr	0.00	99,200	
3	Hot Water Distribution					
4	Hot Water Distribution to apartments	0	Nr	0.00	67,000	
5	Testing and Commissioning			3.00	4,986	
6	Sub Contractor's Preliminaries			11.00	18,830	
7	Sundries				0	
	Total				190,016	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Heat Source				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	0	Nr	2,550.00	0	
2	Heat meter - supply and install	0	Nr	300.00	0	
3	Heating control unit	0	Nr	250.00	0	
4	Testing and Commissioning			3.00	0	
5	Sub Contractor's Preliminaries			11.00	0	
6	Sundries				0	
	Total				0	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Space Heating and Air Treatment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	0	Nr	0.00	169,650	
2	Electric heating to kitchens and towel rails to bathrooms	0	Nr	0.00	13,050	
3	Testing & Commissioning			3.00	5,481	
4	Sub Contractor's Preliminaries			11.00	20,700	
5	Sundries				0	
	Total				208,881	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	0	Nr	0.00	0	
2	Testing and Commissioning			3.00	0	
3	Sub Contractor's Preliminaries			11.00	0	
4	Sundries				0	
	Total				<u>0</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Electrical Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Power Installations					
2	Power Installations	0	Nr	0.00	138,600	
3	Lighting Installations					
4	Lighting Installations	0	Nr	0.00	153,850	
5	Earthing and Bonding Systems					
6	Earthing and Bonding Systems	0	Nr	0.00	4,585	
8	Testing and Commissioning			3.00	8,911	
9	Sub Contractor's Preliminaries			11.00	33,654	
10	Sundries				0	
	Total				<u>339,600</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Protective Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	0	Nr	0.00	45,850	
2	Testing and Commissioning			3.00	1,376	
3	Sub Contractor's Preliminaries			11.00	5,195	
4	Sundries				0	
	Total				<u>52,421</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Communications				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Communication Systems	0	Nr	0.00	82,530	
3	Testing and Commissioning			3.00	2,476	
4	Sub Contractor's Preliminaries			11.00	9,351	
5	Sundries				0	
	Total				<u>94,357</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Affordable Residential Fit-out Affordable Builderswork in Connection with Services				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	4,585	m ²	15.00	68,775	
2	Sundries				0	
	Total				68,775	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Residential Fit-out Private	19,340	m ²	983.30	19,017,000	
	Total				19,017,000	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	2. SUPERSTRUCTURE					
2	Internal Walls	19,340	m ²	47.63	921,130	
3	Internal Doors	19,340	m ²	48.36	935,350	
4	3. INTERNAL FINISHES					
5	Wall Finishes	19,340	m ²	85.59	1,655,370	
6	Floor Finishes	19,340	m ²	80.86	1,563,805	
7	Ceiling Finishes	19,340	m ²	47.75	923,570	
8	4. FITTINGS, FURNISHINGS AND EQUIPMENT					
9	Fittings and Furnishings	19,340	m ²	158.54	3,066,240	
10	Sub Total	19,340	m²		9,065,465	
11	5. SERVICES					
12	Sanitaryware	19,340	m ²	36.75	710,810	
13	Disposal Installations	19,340	m ²	23.58	456,103	
14	Water Installations	19,340	m ²	61.76	1,194,471	
15	Heat Source	19,340	m ²	52.29	1,011,303	
16	Space Heating and Air Treatment	19,340	m ²	49.98	966,579	
	Carry Forward				13,404,731	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				13,404,731	
17	Ventilation Systems	19,340	m ²	44.24	855,630	
18	Electrical Systems	19,340	m ²	88.85	1,718,432	
19	Gas Installations	19,340	m ²			
20	Protective Installations	19,340	m ²	18.30	353,856	
21	Communications	19,340	m ²	26.28	508,256	
22	Builderswork in Connection with Services	19,340	m ²	15.03	290,625	
23	Sub Total	19,340	m²		8,066,064	
24	Main Contractor's Preliminaries	19,340	m ²	11.00	1,884,468	
25	Main Contractor's OH&P	19,340	m ²	0.00	0	
26	Design and Build Risk	19,340	m ²	0.00	0	
27	Design Development	19,340	m ²	0.00	0	
28	Construction Contingency	19,340	m ²	0.00	0	
29	Sundries				1,003	
	Total				19,017,001	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Internal Walls			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Internal Division Walls within apartments; metal stud acoustically treated	26,318	m ²	35.00	921,130	
	Total				<u>921,130</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Internal Doors			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Single Leaf, painted timber veneered incl ironmongery; to bedrooms, bathrooms, AV / Services and Storage	1,439	Nr	650.00	935,350	
	Total				<u>935,350</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Wall Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard lining to internal face of all external walls to block	8,477	m ²	35.00	296,695	
2	Private					
3	Allowance for Matt emulsion paint; standard white; finish throughout; 2 sides	69,457	m ²	10.00	694,570	
4	Allowance for MDF painted skirting to all walls	22,118	m	10.00	221,180	
5	Extra over for kitchen Walls; Glass splashback	1,163	m ²	55.00	63,965	
6	Extra over for Bathroom Walls; ceramic tiling; assume 40%	6,316	m ²	60.00	378,960	
	Total				<u>1,655,370</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Floor Finishes			exigere	
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Private					
2	All rooms - floating / screed floor	19,340	m ²	35.00	676,900	
3	Apartment Living / Kitchen Area; Amtico	11,635	m ²	45.00	523,575	
4	Apartment Bedrooms; Carpet	6,014	m ²	45.00	270,630	
5	Assumed ceramic tiling finish to Bathroom Floors	1,545	m ²	60.00	92,700	
	Total				<u>1,563,805</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Ceiling Finishes				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Plasterboard with mineral wool blanket & matt emulsion paint	19,340	m ²	45.00	870,300	
2	Extra over for water resistance plasterboard; to bathrooms only	1,534	m ²	5.00	7,670	
3	Extra over for Access Panels; white plastic	304	Nr	150.00	45,600	
4	Allowance for window dressings and curtain tracks					Excluded
Total					923,570	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Fittings and Furnishings				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Kitchens					
2	Private; Allowance for kitchens; to incl fitted Units, Standard worktops, Appliances; Symphony or similar	290	Nr	8,000.00	2,320,000	
4	Bathrooms Private					
5	Vanity units to bathrooms	441	Nr	300.00	132,300	
6	Toilet roll holder and coat hook only	441	Nr	40.00	17,640	
7	Bath panels	290	Nr	250.00	72,500	
8	Shower screens; Glass	441	Nr	200.00	88,200	
9	Mirror to bathrooms	441	Nr	100.00	44,100	
11	Wardrobes					
12	Wardrobes to Master Bedrooms	290	Nr	1,000.00	290,000	To Private and Intermediate only
13	Wardrobes to Secondary Bedrooms		Nr	750.00		Excluded
14	Linen / cloak cupboard shelving; 3no rows; 1 per apartment	290	Nr	200.00	58,000	
16	Misc					
17	Extra over allowance for DDA apartments	29	Nr	1,500.00	43,500	assumed 10%
Carry Forward					3,066,240	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Fittings and Furnishings				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
	Brought Forward				3,066,240	
	Total				3,066,240	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Sanitaryware				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Private					
2	Ceramic Basin and full pedestal	441	Nr	300.00	132,300	
3	Basin mixer tap with clic-clac waste; Hans Grohe	441	Nr	235.00	103,635	
4	WC pan and cistern; closed coupled WC with horizontal outlet with white seat and lid; Duravit	441	Nr	245.00	108,045	
5	Bath; Duravit	290	Nr	320.00	92,800	
6	Shower headset and hose; Hans Grohe	441	Nr	145.00	63,945	
7	Concealed shower valve; Vado Life Concealed Shower Valve 2 Outlet 2 Controls	441	Nr	335.00	147,735	
8	Bath waste and overflow	290	Nr	90.00	26,100	
9	Bath filler and shower mixer; Hans Grohe	290	Nr	125.00	36,250	
Total					710,810	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Disposal Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Foul Drainage above ground					
2	Soil, waste and vent (SVP) installations within apartments; inclusive of connections to sanitaryware and kitchen appliances to apartments	290	Nr	1,273.93	369,440	
3	Condensate drainage pipework, inclusive of all supports and fixings from MVHR units	290	Nr	100.00	29,000	
4	Testing and Commissioning			3.00	11,953	
5	Sub Contractor's Preliminaries			11.00	45,143	
6	Sundries				567	
	Total				456,103	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Water Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Cold Water Distribution					
2	Cold Water Distribution to apartments	290	Nr	1,592.41	461,800	
3	Hot Water Distribution					
4	Hot Water Distribution to apartments	290	Nr	2,009.83	582,850	
5	Testing and Commissioning			3.00	31,340	
6	Sub Contractor's Preliminaries			11.00	118,359	
7	Sundries				122	
	Total				1,194,471	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Heat Source				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Heat interface unit - supply and install	290	Nr	2,500.00	725,000	
2	Heat meter - supply and install	290	Nr	300.00	87,000	
3	Heating control unit	290	Nr	250.00	72,500	
4	Testing and Commissioning			3.00	26,535	
5	Sub Contractor's Preliminaries			11.00	100,214	
6	Sundries				54	
	Total				1,011,303	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Space Heating and Air Treatment				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	LTHW radiators including pipework distribution, valves etc. all apartments	290	Nr	2,427.41	703,950	
2	Electric heating to kitchens and towel rails to bathrooms	290	Nr	482.24	139,850	
3	Testing & Commissioning			3.00	25,314	
4	Sub Contractor's Preliminaries			11.00	95,603	
5	Sundries				1,863	
	Total				966,580	

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Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Ventilation Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	MVHR unit to each apartment including acoustic enclosure, supply and extract and extract boot system	290	Nr	2,580.00	748,200	
2	Testing and Commissioning			3.00	22,446	
3	Sub Contractor's Preliminaries			11.00	84,771	
4	Sundries				213	
	Total				<u>855,630</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Electrical Systems				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Power Installations					
2	Power Installations	290	Nr	2,990.17	867,150	
3	Lighting Installations					
4	Lighting Installations	290	Nr	2,121.97	615,370	
5	Earthing and Bonding Systems					
6	Earthing and Bonding Systems	290	Nr	66.69	19,340	
8	Testing and Commissioning			3.00	45,056	
9	Sub Contractor's Preliminaries			11.00	170,161	
10	Sundries				1,355	
	Total				<u>1,718,432</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Protective Installations				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for sprinklers	290	Nr	1,066.90	309,400	
2	Testing and Commissioning			3.00	9,282	
3	Sub Contractor's Preliminaries			11.00	35,055	
4	Sundries				119	
	Total				<u>353,856</u>	

Anglia Square Residential Fit-out Breakdown 06 April 2022		Residential Fit-out Private Residential Fit-out Private Communications				exigere
No.	Description	Quantity	Unit	Rate	Total	Notes
1	Communication Systems					
2	Communication Systems	290	Nr	1,531.48	444,130	
3	Testing and Commissioning			3.00	13,324	
4	Sub Contractor's Preliminaries			11.00	50,320	
5	Sundries				482	
	Total				<u>508,256</u>	

No.	Description	Quantity	Unit	Rate	Total	Notes
1	Allowance for builderswork in connection with services including firestopping	19,340	m ²	15.00	290,100	
2	Sundries				525	
	Total				290,625	

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APPENDIX F – HIGHWAY IMPROVEMENT WORKS COST PLAN



Cost Plan Consulting

COST PLAN FOR PROPOSED HIGHWAY IMPROVEMENT WORKS ANGLIA SQUARE NORWICH

Cost Plan Consulting Limited
for
Weston Homes Limited

Date: 15th July 2022
Ref: CPC04_038WESTAK Rev.A
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EXECUTIVE SUMMARY

PROJECT DESCRIPTION

The project is the construction of six separate inner city phases of infrastructure improvements required during the re-development of Anglia Square, Norwich, for Weston Homes PLC. The Phases are:

- A1 - Botolph Street/Edwards Street Junction Works
- B1 - Section Not Used
- C1 - Magdalen Street Loading Bay
- D1 - Magdalen Street Mobility Hub
- E1 - 5 x Car Club Parking Bays on New Botolph Street
- F1 - Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street
- G1 - Access Arrangements on St Crispins Road

Phase A has been priced for two options, as requested, one signalised and one unsignalised.

KEY RISKS

Risk associated with this project and the current costs can be summarised as:

- Level of specification and scope provided.
- Advice and assumptions on excavation and remediation.
- Incoming services and new distribution.
- Level of finishes.
- Level of landscaping and external features.
- Any listed, heritage or conservation materials or techniques excluding using granite kerbs and re-use of lifted paving slabs.
- Any Covid 19 impact.

COST BASIS

The costs have been built up on an elemental basis and quantities have been rated accordingly. The rates used within our build ups are based upon our current market data for construction works. The various areas, schedules and build ups have been taken or measured from the drawings provided by Iceni Projects. The £/m² rates that have been produced from our elemental build up have also been benchmarked against projects of a similar nature.

INFLATION/PROGRAMME

The individual rates within the Cost Plan are current day (Q3 2022) rates. The programme is currently unknown and therefore inflation to tender and construction inflation has currently been excluded.

ASSUMPTIONS

- Extent and specification.
- A 10% general contingency has been allowed for undetermined works.
- It is assumed that all works will be carried out within normal site hours.
- Incoming services, where required are located nearby and all service company payments excluded.
- It is assumed that the traffic signals at the St Crispins Road junction are assumed left with no alteration, diversion or upgrade.
- It is assumed that there will be some overlap of site activities and the overall site programme will be 20 weeks.
- It would seem from Google Maps that all existing kerbs are granite. Where there they are being adjusted we have allowed for their removal and replacement. It maybe that Conservation kerbs or an element of re-use may be value-engineered into the scheme.
- Appendix A shows Google Maps images used for each section.
- 2Nr bus stop shelters have been included in the Mobility Hub - There is the potential for more to be required but these are not shown on the drawings.
- Level of excavation with no remediation required.

EXCLUSIONS

- Impact of Covid 19.
- Inflation beyond Q3 2022.
- Utilities network reinforcement and diverting existing services. Generally no services information has been provided. We have at present excluded all work that maybe required in diverting, lifting, reinforcing or otherwise.
- Allowance for phasing or out of hours working.
- Drawing 21- T123_21 Rev.E shows an arrow that states potential new City Council Cycleway. No further details are shown for this so nothing has been taken.
- Any utilities charges.
- Remediation or dealing with any form of contamination.
- Value Added Tax (VAT).
- Funding and finance charges.
- Professional and design team fees including surveys and investigation costs.
- Major ground obstructions and any costs associated with archaeology and ecology.
- Design team fees.
- Planning fees.
- All expenditure to date.
- Works beyond the site boundary where noted.

COST PLAN - COLLECTION

DESCRIPTION		
<u>Externals and Car Parking</u>		
<u>With Option 1 - Botolph Street / Edwards Junction Works</u>		
Gen/1	General Preliminaries	£174,050.00
A1	Botolph Street/Edwards Street Junction Works - Option 1 - Painted on crossing	£50,592.85
B1	Section Not Used	Not Used
C1	Magdalen Street Loading Bay	£59,617.68
D1	Magdalen Street Mobility Hub	£486,974.36
E1	5 x Car Club Parking Bays on New Botolph Street	£64,906.64
F1	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street	£245,278.70
G1	Access Arrangements on St. Crispins Road	£300,313.64
GC/1	General Contingency for Undetermined Works	£138,173.39
	Total	£1,519,907.26
<u>With Option 2 - Botolph Street / Edwards Junction Works</u>		
Gen/1	General Preliminaries	£174,050.00
A2	Botolph Street/Edwards Street Junction Works - Option 2 - Signalised crossing	£119,912.85
B1	Section Not Used	Not Used
C1	Magdalen Street Loading Bay	£59,617.68
D1	Magdalen Street Mobility Hub	£486,974.36
E1	5 x Car Club Parking Bays on New Botolph Street	£64,906.64
F1	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street	£245,278.70
G1	Access Arrangements on St. Crispins Road	£300,313.64
GC/2	General Contingency for Undetermined Works	£145,105.39
	Total	£1,596,159.26

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Externals and Car Parking					
Gen/1	General Preliminaries					
	The following in forming a small compound					
Gen/1/A	Principal Contractor allowance including all paperwork etc...	1	Item	£2,500.00	£2,500.00	
Gen/1/B	Heras Fencing	100	m	£38.00	£3,800.00	
Gen/1/C	Extra Over last 1 Item for a pair of gates	1	Pair	£500.00	£500.00	
Gen/1/D	Site accommodation; comprising office, container and toilet block	20	Weeks	£750.00	£15,000.00	
Gen/1/E	Maintenance of the above	20	Weeks	£500.00	£10,000.00	
Gen/1/F	Compound power / IT	20	Weeks	£700.00	£14,000.00	
Gen/1/G	Overall site supervision	20	Weeks	£2,000.00	£40,000.00	
Gen/1/H	Unloading, and distribution of materials and plant from local compound	20	Weeks	£2,200.00	£44,000.00	
Gen/1/J	Operatives parking	20	Weeks	£300.00	£6,000.00	
Gen/1/K	Delivery and collection of units	1	Item	£1,000.00	£1,000.00	
Gen/1/L	Insurance for the works	1	Item	£2,000.00	£2,000.00	
Gen/1/M	Skip provision	20	Weeks	£300.00	£6,000.00	
Gen/1/N	Road sweeping	20	Weeks	£300.00	£6,000.00	
Gen/1/P	Making good compound works	1	Item	£750.00	£750.00	
Gen/1/Q	Testing of materials	1	Item	£7,500.00	£7,500.00	
Gen/1/R	Security	20	Weeks	£750.00	£15,000.00	
	General Preliminaries Section carried forward to Collection					£174,050.00
A1	Botolph Street/Edwards Street Junction Works - Option 1 - Painted on crossing					
A1/A	Allow for paperwork and charges in lifting the double yellow line restrictions	1	Item	£1,650.00	£1,650.00	
A1/B	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00	£2,000.00	
A1/C	Section preliminaries	1	Item	£1,200.00	£1,200.00	
A1/D	Section traffic management: traffic lights, barriers and cones	2	Weeks	£2,000.00	£4,000.00	
A1/E	Section pedestrian management signage and barriers	1	Item	£1,200.00	£1,200.00	
A1/F	Heras safety lighting	2	Weeks	£100.00	£200.00	
A1/G	Safety Inspection	2	Nr	£600.00	£1,200.00	
A1/H	Mobilisation / demobilisation	1	Item	£1,000.00	£1,000.00	
A1/J	Supervision and banksman	2	Weeks	£1,950.00	£3,900.00	
A1/K	Accommodation	1	Item	Not Required	Not Required	
A1/L	Distribution of materials and plant from local compound	2	Weeks	£2,065.00	£4,130.00	
A1/M	Instal and remove on completion Heras fencing	65	m	£28.00	£1,820.00	
	Botolph Street/Edwards Street Junction Works - Option 1 - Painted on crossing carried forward		c/f			£22,300.00

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Botolph Street/Edwards Street Junction Works - Option 1 - Painted on crossing brought forward		b/f			£22,300.00
A1/N	CAT survey of existing services	1	Item	£600.00		£600.00
A1/P	Removal of existing granite kerbs, base and haunching	49	m	£35.00		£1,715.00
A1/Q	Break out existing traffic island	32	m ²	£25.00		£800.00
A1/R	Remove bollards	2	Nr	£25.00		£50.00
A1/S	Take down and re-erect signage	2	Nr	£250.00		£500.00
A1/T	Break out existing tactile crossing point	5	m ²	£25.00		£125.00
A1/V	Excavate to remove existing levels	25	m ³	£40.00		£1,000.00
A1/U	Load and cart away hard material off site	25	m ³	£50.00		£1,250.00
A1/W	Extra Over all excavation for hand digging around unknown services	1	Item	£500.00		£500.00
A1/X	Allow the PROVISIONAL SUM of £1,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£1,500.00		£1,500.00
A1/Y	Level and compact bottoms of excavation	37	m ²	£3.00		£111.00
A1/Z	New granite kerbing on bed and haunch	38	m	£170.00		£6,460.00
A1/AA	Extra Over last for working on dropped kerb to the other side of the road	3	m	£50.00		£150.00
A1/AB	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	32	m ²	£32.00		£1,024.00
A1/AC	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	32	m ²	£49.26		£1,576.32
A1/AD	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	32	m ²	£26.71		£854.72
A1/AE	Scarify off and remove existing surface course	29	m ²	£75.00		£2,175.00
A1/AF	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	61	m ²	£26.71		£1,629.31
A1/AG	Bond coat	125	m ²	£0.58		£72.50
A1/AH	Joint new to existing road	38	m	£25.00		£950.00
A1/AJ	Burn off and reform white lining - generally	1	Item	£1,250.00		£1,250.00
A1/AK	Paint on unsignalised crossing	1	Item	£1,250.00		£1,250.00
A1/AL	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
A1/AM	Reform footpath with tarmac	5	m ²	£150.00		£750.00
A1/AN	Allow the PROVISIONAL SUM of £750 for undetermined signage - non illuminated	1	Item	£750.00		£750.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works are close to a road gully. The road gully looks like it will require moving. Allowance has been made here for repositioning of the road gully, all other work assumed not required unless advised otherwise.					
A1/AP	Allow the PROVISIONAL SUM of £750 for moving existing road gully, incl reinstating the road	1	Item	£750.00		£750.00
	Botolph Street/Edwards Street Junction Works Section carried forward to Collection - Option 1					£50,592.85

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
A2	<u>Botolph Street/Edwards Street Junction Works - Option 2 - Signalised crossing</u>					
A2/A	Allow for paperwork and charges in lifting the double yellow line restrictions	1	Item	£1,650.00		£1,650.00
A2/B	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00		£2,000.00
A2/C	Section preliminaries	1	Item	£1,200.00		£1,200.00
A2/D	Section traffic management: traffic lights, barriers and cones	6	Weeks	£2,000.00		£12,000.00
A2/E	Section pedestrian management signage and barriers	1	Item	£1,200.00		£1,200.00
A2/F	Heras safety lighting	6	Weeks	£100.00		£600.00
A2/G	Safety Inspection	2	Nr	£600.00		£1,200.00
A2/H	Mobilisation / demobilisation	1	Item	£1,000.00		£1,000.00
A2/J	Supervision and banksman	6	Weeks	£1,950.00		£11,700.00
A2/K	Accommodation	1	Item	Not Required		Not Required
A2/L	Distribution of materials and plant from local compound	4	Weeks	£2,065.00		£8,260.00
A2/M	Instal and remove on completion Heras fencing	65	m	£28.00		£1,820.00
A2/N	CAT survey of existing services	1	Item	£600.00		£600.00
A2/P	Removal of existing granite kerbs, base and haunching	49	m	£35.00		£1,715.00
A2/Q	Break out existing traffic island	32	m ²	£25.00		£800.00
A2/R	Remove bollards	2	Nr	£25.00		£50.00
A2/S	Take down and re-erect signage	2	Nr	£300.00		£600.00
A2/T	Break out existing tactile crossing point	5	m ²	£25.00		£125.00
A2/U	Excavate to remove existing levels	21	m ³	£40.00		£840.00
A2/V	Load and cart away hard material off site	21	m ³	£50.00		£1,050.00
A2/W	Extra Over all excavation for hand digging around unknown services	1	Item	£1,000.00		£1,000.00
A2/X	Allow the PROVISIONAL SUM of £1,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£1,500.00		£1,500.00
A2/Y	Level and compact bottoms of excavation	37	m ²	£3.00		£111.00
A2/Z	New granite kerbing on bed and haunch	38	m	£170.00		£6,460.00
A2/AA	Extra Over last for working on dropped kerb to the other side of the road	3	m	£50.00		£150.00
A2/AB	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	32	m ²	£32.00		£1,024.00
A2/AC	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	32	m ²	£49.26		£1,576.32
A2/AD	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	32	m ²	£26.71		£854.72
A2/AE	Scarify off and remove existing surface course	29	m ²	£75.00		£2,175.00
A2/AF	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	61	m ²	£26.71		£1,629.31
	Botolph Street/Edwards Street Junction Works - Option 2 - Signalised crossing carried forward		c/f			£64,890.35

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Botolph Street/Edwards Street Junction Works - Option 2 - Signalised crossing brought forward		b/f		£64,890.35	
A2/AG	Bond coat	125	m ²	£0.58		£72.50
A2/AH	Joint new to existing road	38	m	£25.00		£950.00
A2/AJ	Burn off and reform white lining - generally	1	Item	£1,250.00		£1,250.00
A2/AK	Allow for works in installing signalised crossing	1	Item	£50,000.00		£50,000.00
A2/AL	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
A2/AM	Reform footpath with tarmac	5	m ²	£150.00		£750.00
A2/AN	Allow the PROVISIONAL SUM of £750 for undetermined signage - non illuminated	1	Item	£750.00		£750.00
	Services - The following are all PROVISIONAL					
	<i>Notes: From Google Maps it appears that the works are close to a road gully. The road gully looks like it will require moving. Allowance has been made here for repositioning of the road gully, all other work assumed not required unless advised otherwise.</i>					
A2/AP	Allow the PROVISIONAL SUM of £750 for moving existing road gully, incl reinstating the road	1	Item	£750.00		£750.00
	Botolph Street/Edwards Street Junction Works Section carried forward to Collection - Option 2				£119,912.85	
B1	Section Not Used					
			Section Not Used			Not Used
C1	Magdalen Street Loading Bay					
C1/A	Allow for paperwork and charges in lifting the double yellow line restrictions	1	Item	£1,650.00		£1,650.00
C1/B	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00		£2,000.00
C1/C	Section preliminaries	1	Item	£1,200.00		£1,200.00
C1/D	Section traffic management: traffic lights, barriers and cones	2	Weeks	£2,000.00		£4,000.00
C1/E	Section pedestrian management signage and barriers	1	Item	£1,200.00		£1,200.00
C1/F	Allowance for maintaining access to shops at all times	1	Item	£1,000.00		£1,000.00
C1/G	Heras safety lighting	2	Weeks	£100.00		£200.00
C1/H	Safety Inspection	2	Nr	£600.00		£1,200.00
C1/J	Mobilisation / demobilisation	1	Item	£1,000.00		£1,000.00
C1/K	Supervision and banksman	2	Weeks	£1,950.00		£3,900.00
C1/L	Accommodation	1	Item	Not Required		Not Required
C1/M	Distribution of materials and plant from local compound	2	Weeks	£2,065.00		£4,130.00
C1/N	Instal and remove on completion Heras fencing	81	m	£28.00		£2,268.00
C1/P	CAT survey of existing services	1	Item	£600.00		£600.00
C1/Q	Removal of existing granite kerb, base and haunching	36	m	£35.00		£1,260.00
C1/R	Excavate to remove existing footpath construction including hard paving slabs	69	m ³	£40.00		£2,760.00
C1/S	Load and cart away hard material off site	69	m ³	£50.00		£3,450.00
	Magdalen Street Loading Bay carried forward		c/f			£31,818.00

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Magdalen Street Loading Bay brought forward		b/f			£31,818.00
C1/T	Extra Over all excavation for hand digging around unknown services	1	Item	£690.00		£690.00
C1/U	Allow the PROVISIONAL SUM of £2,000 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£2,000.00		£2,000.00
C1/V	Level and compact bottoms of excavation	104	m ²	£3.00		£312.00
C1/W	New granite kerbing on bed and haunch	38	m	£170.00		£6,460.00
C1/X	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	104	m ²	£32.00		£3,328.00
C1/Y	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£49.26		£5,123.04
C1/Z	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£26.71		£2,777.84
C1/AA	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£26.71		£2,777.84
C1/AB	Bond coat	312	m ²	£0.58		£180.96
C1/AC	Joint new to existing road	36	m	£25.00		£900.00
C1/AD	Burn off and reform white lining	1	Item	£1,250.00		£1,250.00
C1/AE	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
C1/AF	Allow the PROVISIONAL SUM of £500 for undetermined signage - non illuminated	1	Item	£500.00		£500.00
C1/AG	Allowance for working in restricted heights - shop canopies - including double handling of materials and an additional banksman	2	Weeks	£500.00		£1,000.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works are not affected by surface shown services or gullies					
	Magdalen Street Loading Bay Section carried forward to Collection					£59,617.68
D1	Magdalen Street Mobility Hub					
D1/A	Allow for obtaining permits to work on the public highway	1	Item	£1,650.00		£1,650.00
D1/B	Allow for non intrusive sonar survey for services detection incl TM	1	Item	£8,000.00		£8,000.00
D1/C	Section preliminaries	1	Item	£1,200.00		£1,200.00
D1/D	Section traffic management: traffic lights, barriers and cones	8	Weeks	£2,000.00		£16,000.00
D1/E	Section pedestrian management signage and barriers	1	Item	£4,000.00		£4,000.00
D1/F	Heras safety lighting	8	Weeks	£100.00		£800.00
D1/G	Safety Inspection	3	Nr	£600.00		£1,800.00
D1/H	Mobilisation / demobilisation	1	Item	£1,500.00		£1,500.00
D1/J	Supervision and banksman	8	Weeks	£1,950.00		£15,600.00
D1/K	Section accommodation	8	Weeks	£250.00		£2,000.00
	Magdalen Street Mobility Hub carried forward		c/f			£52,550.00

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Magdalen Street Mobility Hub brought forward		b/f		£52,550.00	
	The following to works in road					
D1/L	Distribution of materials and plant from local compound	8	Weeks	£2,065.00	£16,520.00	
D1/M	Remove existing traffic signalised crossing point and reinstate	1	Item	£2,500.00	£2,500.00	
D1/N	Remove existing metal railings and reinstate	26	m	£35.00	£910.00	
D1/P	Reform white lining	1	Item	£1,250.00	£1,250.00	
D1/Q	Instal and remove on completion Heras fencing	297	m	£28.00	£8,316.00	
D1/R	CAT survey of existing services	1	Item	£600.00	£600.00	
D1/S	Removal of existing granite kerb, base and haunching	148	m	£35.00	£5,180.00	
D1/T	Excavate to remove existing footpath construction including hard paving slabs	113	m ³	£40.00	£4,520.00	
D1/U	Load and cart away hard material off site	113	m ³	£50.00	£5,650.00	
D1/W	Extra Over last for saving footpath slabs	18	m ²	£15.00	£270.00	
D1/X	Extra Over all excavation for hand digging around unknown services	1	Item	£2,000.00	£2,000.00	
D1/Y	Allow the PROVISIONAL SUM of £2,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£2,500.00	£2,500.00	
D1/Z	Level and compact bottoms of excavation	148	m ²	£3.00	£444.00	
D1/AA	New granite kerbing on bed and haunch	188	m	£170.00	£31,960.00	
D1/AB	Extra Over last 1 item for bus stop kerbs	94	m	£70.00	£6,580.00	
D1/AC	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	170	m ²	£32.00	£5,440.00	
D1/AD	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	170	m ²	£49.26	£8,374.20	
D1/AE	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	170	m ²	£26.71	£4,540.70	
D1/AF	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	170	m ²	£26.71	£4,540.70	
D1/AG	Bond coat	510	m ²	£0.58	£295.80	
D1/AH	Undetermined anti-skid surface dressing	108	m ²	£65.00	£7,020.00	
D1/AJ	Joint new to existing road	188	m	£25.00	£4,700.00	
D1/AK	Burn off and reform white lining	1	Item	£1,250.00	£1,250.00	
D1/AL	Allow for small visit charges on tarmac	1	Item	£500.00	£500.00	
D1/AM	Reform footpath with re-claimed slabs	18	m ²	£50.00	£900.00	
D1/AN	Allow the PROVISIONAL SUM of £1,500 for undetermined signage - non illuminated	1	Item	£1,500.00	£1,500.00	
D1/AP	Allow for new signalised crossing	1	Item	£50,000.00	£50,000.00	
D1/AQ	Lining to last item	1	Item	£1,250.00	£1,250.00	
D1/AR	Barrier railings to crossing	26	m	£350.00	£9,100.00	
	Magdalen Street Mobility Hub carried forward		c/f		£241,161.40	

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Magdalen Street Mobility Hub brought forward		b/f			£241,161.40
D1/AS	Allow the PROVISIONAL SUM of £5,000 for undetermined directional signage and information boards	1	Item	£5,000.00		£5,000.00
D1/AT	Allow the PROVISIONAL SUM of £3,000 for undetermined pedestrian seating	1	Item	£3,000.00		£3,000.00
D1/AU	Allow the PROVISIONAL SUM of £3,000 for undetermined electric scooter and bike hire provision	1	Item	£3,000.00		£3,000.00
D1/AV	Allow for existing cycle parking and seating to be removed to south of section offsite and footpath reinstated.	1	Item	£3,000.00		£3,000.00
D1/AW	Allowance for new "Littlethorpe" type bus stops, canopy, info board etc...	2	Nr	£25,000.00		£50,000.00
D1/AX	Allowance for working in restricted heights - flyover - including double handling of materials and an additional banksman	1	Item	£2,500.00		£2,500.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works require moving 4nr road gullies, 2 Nr road signs, a CATV box, a manhole and 4 Nr unknown boxes (possibly cable), all other work assumed not required unless advised otherwise.					
D1/AY	Allow the PROVISIONAL SUM of £5,000 for working around and moving 4nr road gullies, 2 Nr road signs, a CATV box, a manhole and 4 Nr unknown boxes (possibly cable).	1	Item	£5,000.00		£5,000.00
	The following to works in parking etc...					
D1/AZ	Instal and remove on completion Heras fencing	131	m	£28.00		£3,668.00
D1/BA	CAT survey of existing services	1	Item	£600.00		£600.00
D1/BB	Excavate to remove existing footpath construction including hard paving slabs	247	m ³	£40.00		£9,880.00
D1/BC	Load and cart away hard material off site	247	m ³	£50.00		£12,350.00
D1/BD	Extra Over last for saving footpath slabs	316	m ³	£15.00		£4,740.00
D1/BE	Extra Over all excavation for hand digging around unknown services	1	Item	£2,500.00		£2,500.00
D1/BF	Allow the PROVISIONAL SUM of £2,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£2,500.00		£2,500.00
D1/BG	Level and compact bottoms of excavation	934	m ²	£3.00		£2,802.00
D1/BH	New granite kerbing on bed and haunch	144	m	£170.00		£24,480.00
D1/BJ	225mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	618	m ²	£18.00		£11,124.00
D1/BK	100mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	618	m ²	£30.43		£18,805.74
D1/BL	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	618	m ²	£26.71		£16,506.78
D1/BM	20mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	618	m ²	£22.34		£13,806.12
D1/BN	Bond coat	1854	m ²	£0.58		£1,075.32
D1/BO	Joint new to existing road	13	m	£25.00		£325.00
D1/BP	White lining	1	Item	£1,250.00		£1,250.00
	Magdalen Street Mobility Hub carried forward		c/f			£439,074.36

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Magdalen Street Mobility Hub brought forward		b/f		£439,074.36	
D1/BQ	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
D1/BR	Allow the PROVISIONAL SUM of £500 for undetermined signage - non illuminated	1	Item	£500.00		£500.00
D1/BS	Allowance for working in restricted heights - flyover - including double handling of materials and an additional banksman	8	Weeks	£500.00		£4,000.00
D1/BT	Reform footpath with re-claimed slabs	316	m ²	£50.00		£15,800.00
D1/BU	Refurbish existing disabled car parking spaces	2	Nr	£100.00		£200.00
D1/BV	Allow the PROVISIONAL SUM of £20,000 for Electric Vehicle provision to 6 spaces	1	Item	£20,000.00		£20,000.00
D1/BW	Cycle stands	13	Nr	£300.00		£3,900.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works require moving a bench, a bin, working around 8nr flyover columns, a manhole, a tree pit and an unknown box (possibly cable), all other work assumed not required unless advised otherwise.					
D1/BX	Allow the PROVISIONAL SUM of £3,000 for working with and around a bench, a bin, working around 8 Nr Flyover columns, a manhole, a tree pit and an unknown box (possibly cable).	1	Item	£3,000.00		£3,000.00
	Magdalen Street Mobility Hub Section carried forward to Collection				£486,974.36	
E1	5 x Car Club Parking Bays on New Botolph Street					
	Notes: The parking bays have been taken here and the access road to them. This can be rectified as required - for information the access road has an area of 87m² and a kerb perimeter of 62m.					
E1/A	Allow for paperwork and charges in lifting the double yellow line restrictions	1	Item	£1,650.00		£1,650.00
E1/B	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00		£2,000.00
E1/C	Section preliminaries	1	Item	£1,200.00		£1,200.00
E1/D	Section traffic management: traffic lights, barriers and cones	3	Weeks	£800.00		£2,400.00
E1/E	Section pedestrian management signage and barriers	1	Item	£1,200.00		£1,200.00
E1/F	Heras safety lighting	3	Weeks	£100.00		£300.00
E1/G	Safety Inspection	1	Item	£600.00		£600.00
E1/H	Mobilisation / demobilisation	1	Item	£1,000.00		£1,000.00
E1/J	Supervision and banksman	3	Weeks	£1,950.00		£5,850.00
E1/K	Accommodation	1	Item	Not Required		Not Required
E1/L	Distribution of materials and plant from local compound	3	Weeks	£2,065.00		£6,195.00
E1/M	Instal and remove on completion Heras fencing	64	m	£28.00		£1,792.00
E1/N	CAT survey of existing services	1	Item	£600.00		£600.00
	The following to works in access road					
E1/P	Removal of existing granite kerb, base and haunching	4	m	£35.00		£140.00
E1/Q	Removal of existing edging, base and haunching	8	m	£25.00		£200.00
	5 x Car Club Parking Bays on New Botolph Street carried forward		c/f		£25,127.00	

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	5 x Car Club Parking Bays on New Botolph Street brought forward		b/f			£25,127.00
E1/R	Excavate to remove levels	38	m ³	£40.00		£1,520.00
E1/S	Extra Over excavation to remove existing footpath construction incl tarmac construction	6	m ³	£40.00		£240.00
E1/T	Load and cart away material off site	38	m ³	£50.00		£1,900.00
E1/U	Extra Over all excavation for hand digging around unknown services	1	Item	£380.00		£380.00
E1/V	Allow the PROVISIONAL SUM of £1,000 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£1,000.00		£1,000.00
E1/W	Level and compact bottoms of excavation	95	m ²	£3.00		£285.00
E1/X	New granite kerbing on bed and haunch	41	m	£170.00		£6,970.00
E1/Y	New dropped kerbing to one access only	4	m	£170.00		£680.00
E1/Z	225mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	95	m ²	£18.00		£1,710.00
E1/AA	100mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	95	m ²	£30.43		£2,890.85
E1/AB	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	95	m ²	£26.71		£2,537.45
E1/AC	20mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	95	m ²	£22.34		£2,122.30
E1/AD	Bond coat	285	m ²	£0.58		£165.30
E1/AE	Joint new to existing road	8	m	£25.00		£200.00
E1/AF	Burn off and reform white lining	1	Item	£1,250.00		£1,250.00
E1/AG	Allowance for removal of signboard	1	Item	£50.00		£50.00
E1/AH	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works are close to a street light and a road gully. The road gully looks like it will require moving but helpfully looks like it is constructed from Beany kerbs. The street light looks outside the works. Allowance has been made here for repositioning of the road gully, all other work assumed not required unless advised otherwise.					
E1/AJ	Allow the PROVISIONAL SUM of £750 for moving existing road gully, incl reinstating the road	1	Item	£750.00		£750.00
	The following to works to parking spaces					
E1/AK	Excavate to remove levels	27	m ³	£40.00		£1,080.00
E1/AL	Load and cart away hard material off site	27	m ³	£50.00		£1,350.00
E1/AM	Extra Over all excavation for hand digging around unknown services	1	Item	£300.00		£300.00
E1/AN	Allow the PROVISIONAL SUM of £1,000 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£1,000.00		£1,000.00
E1/AP	Level and compact bottoms of excavation	67	m ²	£3.00		£201.00
E1/AQ	New PCC kerbing on bed and haunch	45	m	£40.00		£1,800.00
	5 x Car Club Parking Bays on New Botolph Street carried forward		c/f			£56,008.90

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	5 x Car Club Parking Bays on New Botolph Street brought forward		b/f			£56,008.90
E1/AR	225mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	67	m ²	£18.00		£1,206.00
E1/AS	100mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	67	m ²	£30.43		£2,038.81
E1/AT	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	67	m ²	£26.71		£1,789.57
E1/AU	20mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	67	m ²	£22.34		£1,496.78
E1/AV	Bond coat	201	m ²	£0.58		£116.58
E1/AW	White lining	1	Item	£1,250.00		£1,250.00
E1/AX	Allow the PROVISIONAL SUM of £500 for undetermined signage - non illuminated	1	Item	£500.00		£500.00
E1/AY	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that nothing is required here but see earlier works to access.					
	5 x Car Club Parking Bays on New Botolph Street Section carried forward to Collection					£64,906.64
F1	<u>Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street</u>					
F1/A	Allow for paperwork and charges in lifting the double yellow line restrictions	1	Item	£1,650.00		£1,650.00
F1/B	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00		£2,000.00
	The following in Toucan Crossing Works					
F1/C	Section preliminaries	1	Item	£1,200.00		£1,200.00
F1/D	Section traffic management: traffic lights, barriers and cones	6	Weeks	£2,000.00		£12,000.00
F1/E	Section pedestrian management signage and barriers	1	Item	£1,200.00		£1,200.00
F1/F	Heras safety lighting	6	Weeks	£100.00		£600.00
F1/G	Safety Inspection	1	Item	£600.00		£600.00
F1/H	Mobilisation / demobilisation	1	Item	£1,000.00		£1,000.00
F1/J	Supervision and banksman	6	Weeks	£1,950.00		£11,700.00
F1/K	Accommodation	1	Item	Not Required		Not Required
F1/L	Distribution of materials and plant from local compound	6	Weeks	£2,065.00		£12,390.00
F1/M	Instal and remove on completion Heras fencing	248	m	£28.00		£6,944.00
F1/N	Allow for non intrusive sonar survey for services detection incl TM	1	Item	£8,000.00		£8,000.00
F1/P	CAT survey of existing services	1	Item	£600.00		£600.00
F1/Q	Removal of existing granite kerb, base and haunching	93	m	£35.00		£3,255.00
F1/R	Removal of timber bollards	4	Nr	£25.00		£100.00
F1/S	Excavate to remove existing hard construction in traffic islands and the like	75	m ³	£80.00		£6,000.00
F1/T	Scarify existing road surface course and remove off site	102	m ³	£75.00		£7,650.00
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street carried forward		c/f			£76,889.00

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street brought forward		b/f			£76,889.00
F1/U	Remove existing traffic signalised crossing point and reinstate	1	Item	£2,500.00		£2,500.00
F1/V	Allow for new signalised crossing	1	Item	£50,000.00		£50,000.00
F1/W	Lining to last item	1	Item	£1,250.00		£1,250.00
F1/X	Barrier railings to crossing	26	m	£350.00		£9,100.00
F1/Y	Load and cart away hard material off site	75	m ³	£50.00		£3,750.00
F1/Z	Extra Over all excavation for hand digging around unknown services	1	Item	£1,500.00		£1,500.00
F1/AA	Allow the PROVISIONAL SUM of £2,000 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£2,000.00		£2,000.00
F1/AB	Level and compact bottoms of excavation	112	m ²	£3.00		£336.00
F1/AC	New PCC kerbing on bed and haunch	93	m	£40.00		£3,720.00
F1/AD	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	112	m ²	£32.00		£3,584.00
F1/AE	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	112	m ²	£49.26		£5,517.12
F1/AF	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	112	m ²	£26.71		£2,991.52
F1/AG	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	214	m ²	£26.71		£5,715.94
F1/AH	Bond coat	418	m ²	£0.58		£242.44
F1/AJ	Joint new to existing road	93	m	£25.00		£2,325.00
F1/AK	Burn off and reform white lining	1	Item	£1,250.00		£1,250.00
F1/AL	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
F1/AM	Form tactile crossing points in new footway with 400 x 400 x 65 mm slabs on 50mm sand bed 1.2m x 0.8m	2	Nr	£250.00		£500.00
F1/AN	Reform traffic islands with re-claimed materials	44	m ²	£150.00		£6,600.00
F1/AP	Allow the PROVISIONAL SUM of £2,000 for undetermined signage - non illuminated	1	Item	£2,000.00		£2,000.00
	The following in cycleway works					
F1/AQ	Removal of existing granite kerb, base and haunching	4	m	£35.00		£140.00
F1/AR	New granite kerbing on bed and haunch	4	m	£170.00		£680.00
F1/AS	General tidy of existing hardstanding with re-claimed slabs	112	m ²	£5.00		£560.00
F1/AT	Allow the PROVISIONAL SUM of £500 for undetermined signage - non illuminated	1	Item	£500.00		£500.00
F1/AU	Instal metal studs at 300mm centres	316	Nr	£15.00		£4,740.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works are close to a street light. The street light looks outside the works. No works have been allowed here or for moving any other services.					
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street carried forward		c/f			£188,891.02

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street brought forward		b/f		£188,891.02	
	The following in loading bay works					
F1/AV	Section preliminaries	1	Item	£1,200.00	£1,200.00	
F1/AW	Section traffic management: traffic lights, barriers and cones	2	Weeks	£2,000.00	£4,000.00	
F1/AX	Section pedestrian management signage and barriers	1	Item	£1,200.00	£1,200.00	
F1/AY	Allowance for maintaining access to shops at all times	1	Item	£1,000.00	£1,000.00	
F1/AZ	Heras safety lighting	2	Weeks	£100.00	£200.00	
F1/AA	Safety Inspection	1	Nr	£600.00	£600.00	
F1/AB	Mobilisation / demobilisation	1	Item	£1,000.00	£1,000.00	
F1/AC	Supervision and banksman	2	Weeks	£1,950.00	£3,900.00	
F1/AD	Accommodation	1	Item	Not Required	Not Required	
F1/AE	Distribution of materials and plant from local compound	2	Weeks	£2,065.00	£4,130.00	
F1/AF	Instal and remove on completion Heras fencing	81	m	£28.00	£2,268.00	
F1/AG	CAT survey of existing services	1	Item	£600.00	£600.00	
F1/AH	Removal of existing granite kerb, base and haunching	36	m	£35.00	£1,260.00	
F1/AJ	Excavate to remove existing footpath construction, tarmac	69	m ³	£40.00	£2,760.00	
F1/AK	Load and cart away hard material off site	69	m ³	£50.00	£3,450.00	
F1/AL	Remove existing timber knee rail fence and make good	38	m	£40.00	£1,520.00	
F1/AM	Extra Over all excavation for hand digging around unknown services	1	Item	£690.00	£690.00	
F1/AN	Allow the PROVISIONAL SUM of £1,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£1,500.00	£1,500.00	
F1/AP	Level and compact bottoms of excavation	104	m ²	£3.00	£312.00	
F1/AQ	New granite kerbing on bed and haunch	38	m	£170.00	£6,460.00	
F1/AR	400mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	104	m ²	£32.00	£3,328.00	
F1/AS	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£49.26	£5,123.04	
F1/AT	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£26.71	£2,777.84	
F1/AU	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	104	m ²	£26.71	£2,777.84	
F1/AV	Bond coat	312	m ²	£0.58	£180.96	
F1/AW	Joint new to existing road	36	m	£25.00	£900.00	
F1/AX	Burn off and reform white lining	1	Item	£1,250.00	£1,250.00	
F1/AY	Allow for small visit charges on tarmac	1	Item	£500.00	£500.00	
F1/AZ	Allow the PROVISIONAL SUM of £1,500 for undetermined signage - non illuminated	1	Item	£1,500.00	£1,500.00	
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street carried forward		c/f		£245,278.70	

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street brought forward		b/f		£245,278.70	
	Services - The following are all PROVISIONAL					
	<i>Notes: From Google Maps it appears that the works are not affected by surface shown services or gullies. It appears close to two street lights but it assumed that these remain unaffected.</i>					
	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street Section carried forward to Collection				£245,278.70	
G1	<u>Access Arrangements on St. Crispins Road</u>					
G1/A	Allow for obtaining permits to work on the public highway	1	Item	£2,000.00	£2,000.00	
G1/B	Section preliminaries	1	Item	£1,200.00	£1,200.00	
G1/C	Section traffic management: traffic lights, barriers and cones	8	Weeks	£2,000.00	£16,000.00	
G1/D	Section pedestrian management signage and barriers	1	Item	£1,200.00	£1,200.00	
G1/E	Heras safety lighting	8	Item	£100.00	£800.00	
G1/F	Safety Inspection	2	Nr	£600.00	£1,200.00	
G1/G	Mobilisation / demobilisation	1	Item	£1,500.00	£1,500.00	
G1/H	Supervision and banksman	8	Weeks	£1,950.00	£15,600.00	
G1/J	Section accommodation	8	Weeks	£250.00	£2,000.00	
G1/K	Distribution of materials and plant from local compound	8	Weeks	£2,065.00	£16,520.00	
G1/L	Instal and remove on completion Heras fencing	286	m	£28.00	£8,008.00	
G1/M	Allow for non intrusive sonar survey for services detection incl TM	1	Item	£8,000.00	£8,000.00	
G1/N	CAT survey of existing services	1	Item	£600.00	£600.00	
	In proposed road construction					
G1/P	Removal of metal barrier fencing	17	m	£25.00	£425.00	
G1/Q	Removal and adjustment of light section box Armco barrier	10	m	£75.00	£750.00	
G1/R	Removal of trees	2	Nr	£360.00	£720.00	
G1/S	Removal of "RCP" parking sign	1	Nr	£150.00	£150.00	
G1/T	Removal of existing granite kerb, base and haunching	267	m	£35.00	£9,345.00	
G1/U	Excavate to remove levels in hard construction	332	m ³	£40.00	£13,280.00	
G1/V	Excavate to remove levels in soft construction	52	m ³	£40.00	£2,080.00	
G1/W	Load and cart away hard material off site	332	m ³	£50.00	£16,600.00	
G1/X	Load and cart away material off site	52	m ³	£50.00	£2,600.00	
G1/Y	Extra Over all excavation for hand digging around unknown services	1	Item	£1,500.00	£1,500.00	
G1/Z	Level and compact bottoms of excavation	577	m ²	£3.00	£1,731.00	
G1/AA	New granite kerbing on bed and haunch	220	m	£170.00	£37,400.00	
G1/AB	New granite dropped kerbing to one access only	4	m	£170.00	£680.00	
	Access Arrangements on St. Crispins Road carried forward		c/f		£161,889.00	

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Access Arrangements on St. Crispins Road brought forward		b/f			£161,889.00
G1/AC	400mm thick MOT type 1 in sub-base to car parking to Highway works specification Clause 803	577	m ²	£32.00		£18,464.00
G1/AD	165mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	577	m ²	£49.26		£28,423.02
G1/AE	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	577	m ²	£26.71		£15,411.67
G1/AF	40mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	577	m ²	£26.71		£15,411.67
G1/AG	Bond coat	1731	m ²	£0.58		£1,003.98
G1/AH	Joint new to existing road	21	m	£25.00		£525.00
G1/AJ	Extra Over road construction for forming speed table	219	m ²	£40.10		£8,781.90
G1/AK	Extra Over road construction for forming ramps to speed table	42	m ²	£40.10		£1,684.20
G1/AL	Burn off and reform white lining	1	Item	£1,250.00		£1,250.00
G1/AM	Form tactile crossing points in new footway with 400 x 400 x 65 mm slabs on 50mm sand bed 3.4m x 1.2m	2	Nr	£600.00		£1,200.00
G1/AN	Allow for small visit charges on tarmac	1	Item	£500.00		£500.00
G1/AP	Topsoil	83	m ³	£75.00		£6,225.00
G1/AQ	Allow The PROVISIONAL SUM of £8,000 for works to unidentified street lights	1	Item	£8,000.00		£8,000.00
G1/AR	Allow the PROVISIONAL SUM of £2,000 for undetermined signage - non illuminated	1	Item	£2,000.00		£2,000.00
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it appears that the works are close to two road gullies. The gullies looks like they will require moving. The street light looks outside the works. Allowance has been made here for repositioning a street light, all other work assumed not required unless advised otherwise. It is assumed that the existing traffic lights are to stay insitu and no works are required here.					
G1/AS	Allow the PROVISIONAL SUM of £3,500 for moving 2 Nr existing road gullies, including reinstating the road and a street light.	1	Item	£3,500.00		£3,500.00
G1/AT	Allow the PROVISIONAL SUM of £2,500 for lifting services covers, manholes and the like and re-setting. Assumed re-use of covers and frames.	1	Item	£2,500.00		£2,500.00
	In Proposed Cycle path Construction					
G1/AU	Excavate to remove levels in hard material	44	m ³	£40.00		£1,760.00
G1/AV	Load and cart away hard material off site	44	m ³	£50.00		£2,200.00
G1/AW	Extra Over excavation for hand digging around unknown services	1	Item	£440.00		£440.00
G1/AX	Level and compact bottoms of excavation	110	m ²	£3.00		£330.00
G1/AY	New PCC edging on bed and haunch	85	m	£40.00		£3,400.00
G1/AZ	225mm thick MOT type 1 in sub-base to car parking to Highway works specification clause 803	110	m ²	£18.00		£1,980.00
G1/BA	100mm AC32 Dense Base 40/60 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	110	m ²	£30.43		£3,347.30
	Access Arrangements on St. Crispins Road carried forward		c/f			£290,226.74

HIGHWAY IMPROVEMENT WORKS

Item	Description	Quantity	Unit	Rate	£	p
	Access Arrangements on St. Crispins Road brought forward		b/f		£290,226.74	
G1/BB	60mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	110	m ²	£26.71	£2,938.10	
G1/BC	20mm AC20 Dense Binder 100/150 to Clause 909 of Specification for Highway works and BS EN 13108-1 Asphalt Concrete	110	m ²	£22.34	£2,457.40	
G1/BD	Bond coat	330	m ²	£0.58	£191.40	
G1/BE	White lining	1	Item	£1,250.00	£1,250.00	
G1/BF	Allow for small visit charges on tarmac	1	Item	£500.00	£500.00	
G1/BG	Allow the PROVISIONAL SUM of £750 for undetermined signage - non illuminated	1	Item	£750.00	£750.00	
	Services - The following are all PROVISIONAL					
	Notes: From Google Maps it is difficult to ascertain if any works are required to move services, street lights and the like. A PROVISIONAL SUM is recommended here.					
G1/BH	PROVISIONAL SUM for undetermined work to service covers, boxes, street lights, signs and the like.	1	Item	£2,000.00	£2,000.00	
	Access Arrangements on St. Crispins Road Section carried forward to Collection				£300,313.64	
	SUMMARY OF COSTS					
	With Option 1 - Botolph Street / Edwards Junction Works					
Gen/1	General Preliminaries				£174,050.00	
A1	Botolph Street/Edwards Street Junction Works - Option 1 - Painted on crossing				£50,592.85	
B1	Section Not Used				Not Used	
C1	Magdalen Street Loading Bay				£59,617.68	
D1	Magdalen Street Mobility Hub				£486,974.36	
E1	5 x Car Club Parking Bays on New Botolph Street				£64,906.64	
F1	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street				£245,278.70	
G1	Access Arrangements on St. Crispins Road				£300,313.64	
GC/1	General Contingency for Undetermined Works	10	%	£1,381,733.87	£138,173.39	
	Total Works Package Cost				£1,519,907.26	
	With Option 2 - Botolph Street / Edwards Junction Works					
Gen/1	General Preliminaries				£174,050.00	
A2	Botolph Street/Edwards Street Junction Works - Option 2 - Signalised crossing				£119,912.85	
B1	Section Not Used				Not Used	
C1	Magdalen Street Loading Bay				£59,617.68	
D1	Magdalen Street Mobility Hub				£486,974.36	
E1	5 x Car Club Parking Bays on New Botolph Street				£64,906.64	
F1	Proposed Toucan Signal Crossing and Loading Bay to New Botolph Street				£245,278.70	
G1	Access Arrangements on St. Crispins Road				£300,313.64	
GC/2	General Contingency for Undetermined Works	10	%	£1,451,053.87	£145,105.39	
	Total Works Package Cost				£1,596,159.26	

Note 1: Assumed all works carried out within normal site programmed duration in normal working hours.

Note 2: A general contingency has been allowed for undermined works of 10%.

Note 3: All excavated material taken as clean and inert.

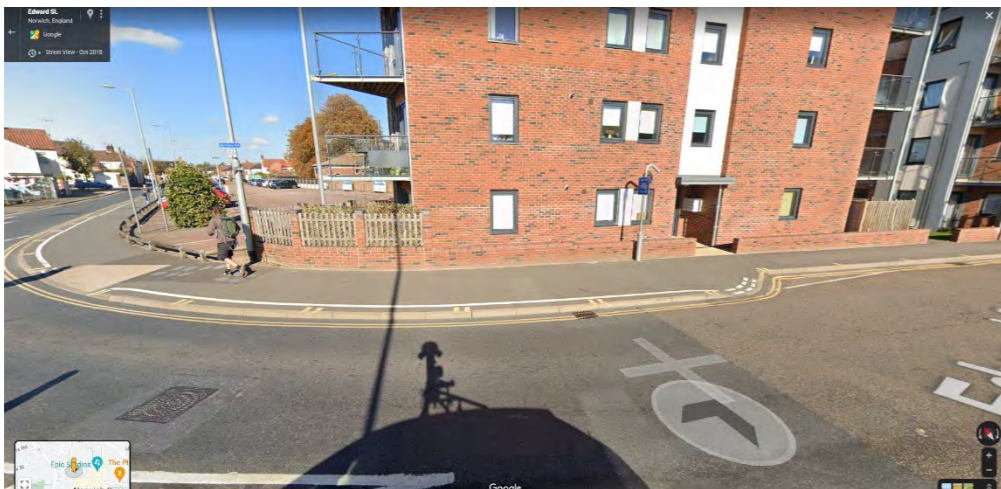
APPENDIX A

Google Maps imagery used in lieu of a site visit as follows:

Faded Site Overlay



New Botolph Street/Edward Street (Junction Improvement) A



Section Not Used

B

Page Not Used

Magdalen Street (Loading Bay Addition) C



D Magdalen Street (Mobility Hub Improvements)



New Botolph Street (Car Club Parking Bays)

E



New Botolph Street (Toucan Signal & Loading Bay Addition) F



St Crispins Road (Access Improvements)



APPENDIX B

Information used in the preparation of this report comprises:

Richard Jay email dated 24th June 2022 14:45 containing:

- 21-T123 14 Rev E (Sheet 1 of 5) - Initial Highway Works
- 21-T123 21 Rev D - Proposed Mobility Hub - Option 2 (Overall Comments)

Clive Burbridge email dated 30th June 2022 09:49 containing:

- Cost Elements (drawing 21-T123 14 Rev F marked up drawing)

Aidan Pearce email dated 30th June 2022 13:43 with link to:

PDF

- 21-T123 14 Rev F (Sheet 1 of 5) - Initial Highway Works
- 21-T123 14 Rev F (Sheet 2 of 5) - Initial Highway Works
- 21-T123 14 Rev F (Sheet 3 of 5) - Initial Highway Works
- 21-T123 14 Rev F (Sheet 4 of 5) - Initial Highway Works
- 21-T123 14 Rev F (Sheet 5 of 5) - Initial Highway Works
- 21-T123 21 Rev E - Proposed Mobility Hub - Option 2 (Overall Comments)
- 21-T123 22 Rev E - Proposed Mobility Hub - Option 2 (Bus Vehicle Tracking)
- 21-T123 37 Rev A - New Botolph Street Toucan Crossing

DWG

Zip folder - 21_T123_19_20_21_22E - Standard

- Site Master Block Outlines
- 35301 ZZ-00-DR-A-01-0100 - Masterplan L00
- Anglia Square, Norwich - Weston Homes PLC SJG213 - Rev A (site topo)
- Promap - 1739048-1839503-720-0
- 21_T123_19_20_21_22E

Zip Folder - 21-T123_14F - Standard

- Anglia Square, Norwich PDF - Norwich County Council commented Ordnance Survey drawings x 10 sheets
- ANG-PLA-XX-XX-DR-L-1001 Landscape Masterplan
- 21-T123_14F

Zip Folder - 21-T123_37A Standard

- Anglia Square, Norwich - Weston Homes PLC SJG213 - Rev A (site topo)
- 21-T123_37A

Aidan Pearce email dated 11th July 2022 12:43 containing drawings:

- 21-T123_15
- 21-T123_16