

FORBURY RETAIL PARK SITE, READING

Draft for Comment

for Abdn

Feasibility Estimate - Housebuilder Procurement Model

Issued on:	Sept 2025
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FORBURY RETAIL PARK SITE, READING
FEASIBILITY ESTIMATE - HOUSEBUILDER PROCUREMENT MODEL

Issue Date : Sept 2025

Base Date : 3Q 2025

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	Enabling	Basement	Retail incl Car Parking	Residential	Externals	Total	Retail GIA	Basement GIA	Residential GIA	Total GIA
	£	£	£	£	£	£	sf	sf	sf	sf
Demolition & Site Clearance	£828,400					£828,400				
Sewer Diversion	£2,079,550					£2,079,550				
Relocate existing Substation and Cable Diversions	£570,000					£570,000				
Phase 1 West		£22,787,660	£5,739,470	£43,270,940		£71,798,070	44,251	122,580	159,469	326,300
Phase 2 Central		£0		£69,400,560		£69,400,560			280,833	280,833
Phase 3 East		£0		£44,247,470		£44,247,470	5,834		181,147	186,981
External Works					£9,536,810	£9,536,810				
Total Nett Construction Cost	£3,477,950	£22,787,660	£5,739,470	£156,918,970	£9,536,810	£198,460,860				
Preliminaries	£556,472	£3,418,149	£918,315	£25,107,035	£1,525,890	£31,525,861				
OH&P	Incl	Incl	Incl	Incl	Incl	£0				
Design & Build Risk	£60,516	£393,087	£99,867	£2,730,390	£165,940	£3,449,801				
Totals Excluding Contingency	£4,094,938	£26,598,896	£6,757,652	£184,756,395	£11,228,640	£233,436,522				
Contingency 7.5%	£307,120	£2,000,000	£510,000	£13,860,000	£850,000	£17,527,120				
Totals Including Contingency	£4,402,059	£28,598,896	£7,267,652	£198,616,395	£12,078,640	£250,963,642	50,085	122,580	621,449	794,114
Total Rounded	£4,400,000	£28,600,000	£7,270,000	£198,620,000	£12,080,000	£250,960,000				
Cost Per sf Element GIA		£233/sqft	£145/sqft	£320/sqft						
Cost Per sf Total GIA	£6/sqft	£36/sqft	£9/sqft	£250/sqft	£15/sqft	£316/sqft				

Basis, Assumptions and Exclusions

- 1** Estimated costs are construction costs current day fluctuating as at 3Q 2025.
- 2** Design & Build construction risk allowance is included at 1.5%.
- 3** Further client design development contingency is included at 1.5%.
- 4** Areas have been based upon the Area Schedule issued by Squire & Partners.
- 5** We have assumed that the basement will be delivered in its entirety as part of the phase 1 works.
- 6** We have included a notional allowance for PV panels
- 7** It is assumed that the works will be procured under a housebuilder procurement model using a design and build contract and will be delivered across multiple phases.
- 8** Figures have been produced on the basis of outline architectural information and no structural or M&E design information, therefore these costs should be treated as a broad guide only.
- 9** Construction costs are based on a tier 2 or 3 main contractor undertaking the works.
- 10** AV/IT, loose FF&E, blinds and curtains are excluded.
- 11** We have received no basement design or specification, therefore we have included general allowance for the MEP and fit-out works.
- 12** We have assumed the buildings will be primarily brick clad with aluminium rainscreen cladding to the top floor. It is
- 13** We have assumed that all relevant lifts and stairs overrun to roof level.
- 14** We have assumed that the design is compliant with local planning regulations.
- 15** We have assumed a reinforced concrete frame on piled foundations
- 16** We have included allowances for the sewer diversion works, however the exact scope is to be finalised
- 17** We have not included any allowances for blue roofs of the like
- 18** Residential unit costs comprise the following: Internal walls and lining to bathroom pods, paint finish to walls, LVT or similar flooring, painted plasterboard ceilings with limited bulkheads, kitchen, wardrobes to master bedrooms, utility cupboard fit-out, bathroom pods.
- 19** It is assumed that the retail unit and associated car park will be delivered to shell & core only and fit-out and associated works will be delivered by the tenant

Design Information Used

	Document	Date	Rev	Author
1	18111-250806-Area Schedule Export	06.08.25	-	Piercy & Company
2	18111-SQP-ZZ-ZZ-DR-A-SK30000	05.09.25	-	Piercy & Company
3	18111-0701-KingsMeadowView-DAS-P02-DRAFT	Aug 25	-	Squire & Partners

Exclusions

- 1** Value Added Tax
- 2** Land acquisition costs and fees
- 3** Client finance, legal or marketing costs
- 4** Professional fees (e.g. design, PCSA, PM, surveys etc)
- 5** Planning and building regulation fees
- 6** Fees or costs associated with rights of light agreement, party wall awards, oversailing agreements etc
- 7** Project insurances
- 8** Section 106 / 278 Contributions
- 9** Community Infrastructure Levy Contributions or similar
- 10** Costs resulting from zero carbon requirements or offset charges government incentives / grants
- 11** Currency fluctuations
- 12** Costs resulting from tariffs or other charges applied by foreign countries following the withdrawal of the UK from the European Union
- 13** Statutory changes
- 14** Works outside of the site boundary
- 15** Public art installations or contributions
- 16** Phasing of the works
- 17** Working outside of normal working hours
- 18** Mock ups, prototypes, off site benchmarks and the like
- 19** Tenant's costs or contributions
- 20** Loose fittings, furnishings and equipment and external furniture
- 21** Asbestos removal
- 22** Fees, works or costs associated with abnormal ground conditions & ground contamination
- 23** Archaeological investigations and exploratory or resulting works
- 24** Diversion of existing below ground services
- 25** Upgrade of offsite utilities networks
- 26** UXO surveys and associated costs
- 27** Fees, monitoring, works or costs associated with LUL and Network Rail monitoring and approvals
- 28** Fees, monitoring, works or costs associated with Thames Water assets
- 29** Fire rated facades.
- 30** Spares and maintenance costs
- 31** Costs relating to force majeure events
- 32** Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto.
- 33** This advice offered is subject to our Standard Terms and Conditions attached.
- 34** Supplementary payment in lieu excluded
- 35** Costs associated with latent defects warranties e.g. NHBC

Total Area Schedule									
Development	GIA	NSA (Residential)	Retail	Car Park	Façade Perimeter	Height	Façade	Wall:Floor	Stairs
LGF	11,388	0	0	0	0	3.2	0	0.00	
Lv00	9,915	3,300	2,511	2,142	1,359	3.2	4,349	0.44	
Lv01	4,674	3,230	0	0	1,386	3.2	4,436	0.95	
Lv02	4,672	3,229	0	0	1,386	3.2	4,436	0.95	
Lv03	6,845	4,837	0	0	1,511	3.2	4,836	0.71	
Lv04	6,844	4,836	0	0	1,400	3.2	4,480	0.65	
Lv05	6,844	4,836	0	0	1,400	3.2	4,480	0.65	
Lv06	6,427	4,550	0	0	1,335	3.2	4,272	0.66	
Lv07	5,618	3,960	0	0	1,209	3.2	3,869	0.69	
Lv08	5,199	3,682	0	0	1,139	3.2	3,645	0.70	
Lv09	3,464	2,497	0	0	746	3.2	2,388	0.69	
Lv10	1,885	1,340	0	0	412	3.2	1,319	0.70	
Roof									
	73,775	40,297	2,511	2,142	13,284	38	42,509	8	0
	794,114	433,753	27,028	23,056					
NET:GROSS	0.55	(393,456)							
WALL:FLOOR	0.58	-90.71%							

Phase 1 Area Schedule (Western Blocks)									
Development	GIA	NSA (Residential)	Retail	Car Park	Façade Perimeter	Height	Façade	Wall:Floor	Stairs
LGF	11,388								
Lv00	5,138		1,969	2,142	358	3.2	1,146	0.22	8
Lv01					358	3.2	1,146		8
Lv02					358	3.2	1,146		8
Lv03	2,172	1,607			568	3.2	1,818	0.84	8
Lv04	2,172	1,607			469	3.2	1,502	0.69	8
Lv05	2,172	1,607			469	3.2	1,502	0.69	8
Lv06	2,171	1,607			469	3.2	1,502	0.69	8
Lv07	2,002	1,481			441	3.2	1,411	0.70	8
Lv08	1,910	1,413			419	3.2	1,341	0.70	8
Lv09	1,189	880			254	3.2	813	0.68	8
Lv10									
Roof									
	30,314	10,203	1,969	2,142	4,164	32	13,326	5	80
	326,300	109,826	21,194	23,056					
NET:GROSS	0.34	(99,623)							
WALL:FLOOR	0.44	-90.71%							

Phase 2 Area Schedule (Central Blocks)									
Development	GIA	NSA (Residential)	Retail	Car Park	Façade Perimeter	Height	Façade	Wall:Floor	Stairs
LGF									
Lv00	2,779	2,018			565	3.2	1,808	0.65	8
Lv01	2,731	1,983			592	3.2	1,895	0.69	8
Lv02	2,730	1,982			592	3.2	1,895	0.69	8
Lv03	2,731	1,983			550	3.2	1,761	0.64	8
Lv04	2,730	1,982			538	3.2	1,720	0.63	8
Lv05	2,730	1,982			538	3.2	1,720	0.63	8
Lv06	2,508	1,821			497	3.2	1,589	0.63	8
Lv07	1,868	1,356			399	3.2	1,277	0.68	8
Lv08	1,868	1,356			399	3.2	1,277	0.68	8
Lv09	1,868	1,356			399	3.2	1,277	0.68	8
Lv10	1,547	1,123			340	3.2	1,089	0.70	8
Roof									
	26,090	18,941	0	0	5,409	35	17,308	7	88
	280,833	203,885	0	0					
NET:GROSS	0.73	(184,943)							
WALL:FLOOR	0.66	-90.71%							

Phase 3 Area Schedule (Eastern Blocks)									
Development	GIA	NSA (Residential)	Retail	Car Park	Façade Perimeter	Height	Façade	Wall:Floor	Stairs
LGF									
Lv00	1,998	1,283	542		436	3.2	1,395	0.70	8
Lv01	1,943	1,247			436	3.2	1,395	0.72	8
Lv02	1,942	1,247			436	3.2	1,395	0.72	8
Lv03	1,942	1,247			393	3.2	1,258	0.65	8
Lv04	1,942	1,247			393	3.2	1,258	0.65	8
Lv05	1,942	1,247			393	3.2	1,258	0.65	8
Lv06	1,748	1,122			369	3.2	1,181	0.68	8
Lv07	1,748	1,122			369	3.2	1,181	0.68	8
Lv08	1,421	912			321	3.2	1,027	0.72	8
Lv09	407	261			93	3.2	298	0.73	2
Lv10	338	217			72	3.2	230	0.68	2
Roof									
	17,371	11,152	542	0	3,711	35	11,875	8	76
	186,981	120,042	5,834	0					
NET:GROSS	0.64	(108,890)							
WALL:FLOOR	0.68	-90.71%							

ESTIMATED CONSTRUCTION COST

Demolition & Site Clearance	Quantity	Unit	Rate	Total
1 Enabling works				
.01 Demolition and site clearance of existing buildings	101,000	sqft	£5	£505,000
.02 Allowance for removal of hard slabs over remainder of site area	16,737	m2	£10	£167,000
.03 Allowance for removal of underground tanks etc	1	item	£100,000	£100,000
.04 Allowance for utilities diversions	1	item	£100,000	£100,000
.05 Adjustment for House Builder Procurement	-	5	%	£872,000
Total Demolition & Site Clearance				£828,400

ESTIMATED CONSTRUCTION COST

Basement Box	Quantity	Unit	Rate	Total
1 Bored pile wall to perimeter say 16m deep piles	7,440	m2	238	1,767,000
2 E/O Extended basement retaining walls on top of bored wall cap beam	530	m2	238	125,900
3 Capping beam	465	m	950	441,800
4 Excavation from 39.0 to 34.67 plus construction depth say 800mm	58,420	m3	10	555,000
5 Removal from site	58,420	m3	43	2,497,500
6 Extra for contamination say 2.5%	1,461	m3	114	166,500
7 Extra for hard dig say 2.5%	1,461	m3	48	69,400
8 Allowance for dewatering	1	Item	95,000	95,000
9 Basement slab	11,388	m2	380	4,327,400
10 Waterproofing underslab	11,388	m2	95	1,081,900
11 Underslab drainage	11,388	m2	14	162,280
12 Concrete back up wall to piling	2,172	m2	238	515,700
13 Waterproofing to perimeter	2,172	m2	95	206,300
14 E/O Extended Basement Depth - Waterproofing to perimeter	530	m2	95	50,400
15 Columns and shear walls - based GIA	11,392	m2	95	1,082,200
16 E/O Extended Basement Depth - Columns and shear walls - based GI/	4,691	m2	52	245,100
17 Facing to retaining wall at rear and side	345	m2	285	98,300
18 Cover slab to basement to form podium say 450 thick	11,741	m2	285	3,346,000
19 Internal cavity wall for drained cavity	2,172	m2	133	288,800
20 E/O Extended Basement Depth - Internal cavity wall for drained cavity	530	m2	133	70,490
21 E/O Extended Basement Depth - Backfill site to frontage up to 41.5	1,625	m3	48	77,190
22 Allowance for basement fit-out	11,388	m2	57	649,100
23 Allowance for MEP to basement	11,388	m2	428	4,868,400
Total Basement				22,787,660

ESTIMATED CONSTRUCTION COST

Sewer Diversion Works	Quantity	Unit	Rate	Total
1 Main Foul Sewer				
.01 1800 dia sewer average depth to invert 6 to 6.5m	167	m	£3,990	£666,000
.02 1200 dia sewer average depth 5.5 -6m	58	m	£2,850	£165,300
.03 1200 dia sewer average depth 5 to 5.5m	86	m	2,660	£229,000
.04 2.7m dia manhole 6.3m deep	2	no	£28,500	£57,000
.05 2.7m dia manhole 5.5m deep	2	no	£23,750	£47,500
.06 Connect to existing 1200 sewer at west of site assuming manhole	1	no	£23,750	£23,800
.07 Connect to existing 1800 sewer at east of site assuming	1		£23,750	£23,800
.08 Allowance to divert existing foul water sewer in trench	1	Item	£23,750	£23,800
.09 Allowance to replace existing foul water sewer in trench	1	Item	£33,250	£33,300
.10 Allowance for working in close proximity to Network Rail equipment	1	Item	£23,750	£23,800
.11 Allowance for working in close proximity to existing substation	1	Item	£23,750	£23,800
2 Surface Sewer				
.01 300 dia sewer no stated depths assume 3m	131	m	£356	£46,700
.02 375 dia sewer no stated depths assume 3m	141	m	£404	£57,000
.03 450 dia sewer no stated depths assume 3.5m	32	m	£475	£15,200
.04 Manholes say 1200 dia assume 3.5m	5	no	£5,700	£28,500
.05 Manholes say 1800 dia assume 3.5m	3	no	£6,650	£20,000
3 Kenavon Foul Sewer				
.01 900 by 600 oval sewer 5.9m deep	42	m	£2,850	£119,700
.02 900 by 600 oval sewer 6.6m deep	55	m	£3,040	£167,200
.03 900 by 600 oval sewer 7.7m deep	35	m	£3,610	£126,400
.04 1.8 m dia manhole 5.9m deep	1	no	20,900	£20,900
.05 1.8 m dia manhole 7.3m deep	1	no	£24,700	£24,700
.06 Connect to existing sewer say 2.4 dia manhole 8m deep	1	no	£14,250	£14,300
.07 Reinstate roadway	132	m	£214	£28,200
4 Decommissioning Existing Sewer				
.01 Fill existing 1800 dia pipes with pfa or concrete	100	m	£399	£40,000
.02 Fill existing 1200 dia pipes with pfa or concrete	200	m	£171	£34,200
.03 Fill existing 900 by 600 pipes with pfa or concrete	75	m	95	£7,100
.04 Break down manholes and fill existing 2700 dia with pfa or concrete	2	no	£4,275	£8,550
.05 Break down manholes and fill existing 1800 dia with pfa or	2	no	£1,900	£3,800
Net Trades Cost				£2,079,550

ESTIMATED CONSTRUCTION COST

Phase 1	Quantity	Unit	Rate	Total
1 Enabling works				Incl
2 Substructure				
.01 Allowance for substructure - Residential	14,815	m2	£143	£2,111,100
.02 Allowance for substructure - Retail / Carpark	4,111	m2	£143	£585,800
3 Superstructure				
.01 Structural frame (assumed concrete frame) - Residential	14,815	m2	£333	£4,926,000
Structural frame (assumed concrete frame) - Retail / Carpark	4,111	m2	£333	£1,366,900
.02 Stairs	80	floors	£9,500	£760,000
4 Roof				
.01 Roof waterproofing, insulation	5,138	m2	£333	£1,708,400
.02 Lift and stair overrun	4	nr	£19,000	£76,000
.03 E/O Podium Finish landscaping	2,966	m2	£523	£1,549,700
.04 Balustrading to terrace	106	lm	£665	£70,500
.05 Allowance for man safe systems	4	item	£28,500	£114,000
.06 Plant enclosure	4	nr	£9,500	£38,000
.07 Allowance for podium stairs	1	item	£28,500	£28,500
5 External walls, windows and doors				
.01 Allowance for brickwork to retail store	2,062	m2	£760	£1,567,400
.02 Allowance for articulation	206	m2	£760	£157,000
.03 Allowance for brick specials	412	m2	£333	£137,100
.04 Allowance for curtain walling to retail store	1,375	m2	£1,140	£1,567,400
.05 Allowance for brickwork to residential unit	5,445	m2	£760	£4,138,400
.06 Allowance for articulation	545	m2	£760	£413,800
.07 Allowance for brick specials	1,089	m2	£333	£362,100
.08 Allowance for aluminium rainscreen to top floor	488	m2	£713	£347,600
.09 Allowance for aluminium parapet	254	m	£1,900	£482,800
.10 Allowance for glazing - assumed composite windows	3,955	m2	£713	£2,818,200
.11 Allowance for retail entrance door	1	Nr	£19,000	£19,000
.12 Allowance for BOH doors	8	Nr	£7,125	£57,000
.13 Allowance for Entrance Doors	4	Nr	£9,500	£38,000
.14 Allowance for secondary exit doors	4	Nr	£4,750	£19,000
.15 Allowance for balconies	176	Nr	£11,400	£2,006,400
6 Internal walls and doors				
.01 Allowance for party walls	3,168	m	£333	£1,053,400
.02 Allowance for walls to BOH spaces	303	m	£143	£43,200
.03 Allowance for wall lining to core walls	3,072	m2	£76	£233,500
.04 Allowance for lining to external walls	6,478	m2	£57	£369,200
.05 Allowance for doors to circulation	120	Nr	£1,188	£142,500
.06 Allowance for riser doors (assumes two doors per core per floor)	80	Nr	£475	£38,000
7 Fitout				
Unit Fit-Out				
.01 Allowance for fit-out to Studio	5	Nr	£28,500	£142,500
.02 Allowance for fit-out to 1Bed	107	Nr	£32,300	£3,456,100
.03 Allowance for fit-out to 2Bed	60	Nr	£44,650	£2,679,000
.04 Allowance for fit-out to 3Bed	4	Nr	£50,350	£201,400
Communal Fitout				
.01 Allowance for paint finish to corridors	10,992	m2	£10	£104,400
.02 Allowance for screed (to all residential areas)	14,815	m2	£10	£141,000
.03 Allowance for floor finishes	4,612	m2	£38	£175,300
.04 Allowance for ceiling and ceiling finishes	4,612	m2	£52	£241,000

ESTIMATED CONSTRUCTION COST

Phase 1	Quantity	Unit	Rate	Total
.05 Allowance for reception desk	1	Nr	£19,000	£19,000
.06 Allowance for signage	4,612	m2	£5	£21,900
.07 Allowance for fit-out to retail unit				Excl
.08 Allowance for fit-out to car park (assumed part of retail)				Excl
8 M&E				
.01 MEP (allowance)	176	Nr	£61,750	£10,868,000
.02 Allowance for capped services to retail unit	1	item	£23,750	£23,800
.03 Allowance for MEP to car park (temp lighting - main works part	2,142	m2	£143	£305,200
.04 Allowance for BWIC with the above	3%	%	£11,197,000	£335,900
.05 Allowance for PV panels				EXCL
.06 Lifts	80	floors	£11,875	£950,000
Net Trades Cost				£49,010,400

ESTIMATED CONSTRUCTION COST

Phase 2	Quantity	Unit	Rate	Total
1 Enabling works				Incl
2 Substructure				
.01 Allowance for substructure	26,090	m2	£143	£3,717,830
3 Superstructure				
.01 Structural frame (assumed concrete frame)	26,090	m2	£333	£8,674,930
.02 Stairs	88	floors	£9,500	£836,000
4 Roof				
.01 Roof waterproofing, insulation	2,779	m2	£333	£924,020
.02 Lift and stair overrun	4	nr	£19,000	£76,000
.03 E/O Podium Finish landscaping				N/A
.04 Balustrading to terrace				N/A
.05 Allowance for man safe systems	4	item	£28,500	£114,000
.06 Plant enclosure	4	nr	£9,500	£38,000
.07 Allowance for podium stairs				N/A
5 External walls, windows and doors				
.01 Allowance for brickwork to retail store				N/A
.02 Allowance for articulation				N/A
.03 Allowance for brick specials				N/A
.04 Allowance for curtain walling to retail store				N/A
.05 Allowance for brickwork to residential unit	9,732	m2	£760	£7,395,960
.06 Allowance for articulation	973	m2	£760	£739,600
.07 Allowance for brick specials	1,946	m2	£238	£462,250
.08 Allowance for aluminium rainscreen to top floor	653	m2	£713	£465,390
.09 Allowance for aluminium parapet	340	m	£1,140	£387,830
.10 Allowance for glazing - assumed composite windows	6,923	m2	£713	£4,932,730
.11 Allowance for retail entrance door				N/A
.12 Allowance for BOH doors	6	Nr	£7,125	£42,750
.13 Allowance for Entrance Doors	4	Nr	£9,500	£38,000
.14 Allowance for secondary exit doors	4	Nr	£4,750	£19,000
.15 Allowance for balconies	316	Nr	£11,400	£3,602,400
6 Internal walls and doors				
.01 Allowance for party walls	5,688	m	£333	£1,891,260
.02 Allowance for walls to BOH spaces	28	m	£143	£3,960
.03 Allowance for wall lining to core walls	3,379	m2	£76	£256,820
.04 Allowance for lining to external walls	11,358	m2	£57	£647,400
.05 Allowance for doors to circulation	132	Nr	£1,188	£156,750
.06 Allowance for riser doors (assumes two doors per core per floor)	88	Nr	£475	£41,800
7 Fitout				
Unit Fit-Out				
.01 Allowance for fit-out to Studio	32	Nr	£28,500	£912,000
.02 Allowance for fit-out to 1Bed	160	Nr	£32,300	£5,168,000
.03 Allowance for fit-out to 2Bed	113	Nr	£44,650	£5,045,450
.04 Allowance for fit-out to 3Bed	11	Nr	£50,350	£553,850
Communal Fitout				
.01 Allowance for paint finish to corridors	17,599	m2	£10	£167,190
.02 Allowance for screed (to all residential areas)	26,090	m2	£10	£247,860
.03 Allowance for floor finishes	7,149	m2	£38	£271,650
.04 Allowance for ceiling and ceiling finishes	7,149	m2	£52	£373,520
.05 Allowance for reception desk	1	Nr	£19,000	£19,000
.06 Allowance for signage	7,149	m2	£5	£33,960
.07 Allowance for fit-out to retail unit				Excl

ESTIMATED CONSTRUCTION COST

Phase 2	Quantity	Unit	Rate	Total
.08 Allowance for fit-out to car park (assumed part of retail)				Excl
8 M&E				
.01 MEP (allowance)	316	Nr	£61,750	£19,513,000
.02 Allowance for capped services to retail unit				N/A
.03 Allowance for MEP to car park (temp lighting - main works				N/A
.04 Allowance for BWIC with the above	3%	%	£19,513,000	£585,400
.05 Allowance for PV panels				EXCL
.06 Lifts	88	floors	£11,875	£1,045,000
Net Trades Cost				£69,400,560

ESTIMATED CONSTRUCTION COST

Phase 3	Quantity	Unit	Rate	Total
1 Enabling works				Incl
2 Substructure				
.01 Allowance for substructure	17,371	m2	£143	£2,475,400
3 Superstructure				
.01 Structural frame (assumed concrete frame)	17,371	m2	£333	£5,775,900
.02 Stairs	76	floors	£9,500	£722,000
4 Roof				
.01 Roof waterproofing, insulation	1,998	m2	£333	£664,340
.02 Lift and stair overrun	4	nr	£19,000	£76,000
.03 E/O Podium Finish landscaping				N/A
.04 Balustrading to terrace				N/A
.05 Allowance for man safe systems	4	item	£28,500	£114,000
.06 Plant enclosure	4	nr	£9,500	£38,000
.07 Allowance for podium stairs				N/A
5 External walls, windows and doors				
.01 Allowance for brickwork to retail store				Incl
.02 Allowance for articulation				Incl
.03 Allowance for brick specials				Incl
.04 Allowance for curtain walling to retail store	1	item	£71,250	£71,300
.05 Allowance for brickwork to residential unit	6,987	m2	£760	£5,310,030
.06 Allowance for articulation	699	m2	£760	£531,000
.07 Allowance for brick specials	1,397	m2	£333	£464,600
.08 Allowance for aluminium rainscreen to top floor	138	m2	£713	£98,500
.09 Allowance for aluminium parapet	230	m	£1,900	£437,800
.10 Allowance for glazing - assumed composite windows	4,750	m2	£713	£3,384,400
.11 Allowance for retail entrance door	1	Nr	£19,000	£19,000
.12 Allowance for BOH doors	10	Nr	£7,125	£71,300
.13 Allowance for Entrance Doors	4	Nr	£9,500	£38,000
.14 Allowance for secondary exit doors	4	Nr	£7,125	£28,500
.15 Allowance for balconies	201	Nr	£285	£57,300
6 Internal walls and doors				
.01 Allowance for party walls	3,618	m	£333	£1,203,000
.02 Allowance for walls to BOH spaces	303	m	£143	£43,200
.03 Allowance for wall lining to core walls	2,918	m2	£76	£221,800
.04 Allowance for lining to external walls	7,824	m2	£57	£446,000
.05 Allowance for doors to circulation	120	Nr	£1,188	£142,500
.06 Allowance for riser doors (assumes two doors per core per floor)	80	Nr	£475	£38,000
7 Fitout				
Unit Fit-Out				
.01 Allowance for fit-out to Studio	36	Nr	£28,500	£1,026,000
.02 Allowance for fit-out to 1Bed	83	Nr	£32,300	£2,680,900
.03 Allowance for fit-out to 2Bed	68	Nr	£44,650	£3,036,200
.04 Allowance for fit-out to 3Bed	14	Nr	£50,350	£704,900
Communal Fitout				
.01 Allowance for paint finish to corridors	11,963	m2	£10	£113,700
.02 Allowance for screed (to all residential areas)	14,815	m2	£10	£140,700
.03 Allowance for floor finishes	3,663	m2	£38	£139,200
.04 Allowance for ceiling and ceiling finishes	3,663	m2	£52	£191,400
.05 Allowance for reception desk	1	Nr	£19,000	£19,000
.06 Allowance for signage	3,663	m2	£5	£17,400
.07 Allowance for fit-out to retail unit				Excl

ESTIMATED CONSTRUCTION COST

Phase 3	Quantity	Unit	Rate	Total
.08 Allowance for fit-out to car park (assumed part of retail)				Excl
8 M&E				
.01 MEP (allowance)	201	Nr	£61,750	£12,411,800
.02 Allowance for capped services to retail unit	2	item	£9,500	£19,000
.03 Allowance for MEP to car park (temp lighting - main works part				EXCL
.04 Allowance for BWIC with the above	3%	%	£12,430,800	£372,900
.05 Allowance for PV panels				EXCL
.06 Lifts	76	floors	£11,875	£902,500
Net Trades Cost				£44,247,470

ESTIMATED CONSTRUCTION COST

Landscaping & Utilities	Quantity	Unit	Rate	Total
1 Landscaping				
.01 Allowance for hard landscaping	19690	m2	£380	£7,482,200
.02 Allowance for furniture / play equipment	1	item	£95,000	£95,000
.03 Allowance for lighting	1	item	£237,500	£237,500
.04 Allowance for phasing interfaces	1	item	£95,000	£95,000
2 Utilities				
.01 Allowance for utility connections	693	Nr	£1,663	£1,152,110
.02 Allowance for substations	2	Nr	£237,500	£475,000
Net Trades Cost				£9,536,810