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Affordable
Housing
Solutions

**Soda Studios Block A
260 Kingsland Rd
London Borough of Hackney**

GLA Development Control Toolkit

June 2016

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1.0 Introduction.

- 1.1 Affordable Housing Solutions, (AHS), have been appointed by the applicant to advise in relation to the affordable housing content of the proposed development at Soda Studios Block A, 260 Kingsland Rd located in the London Borough of Hackney.
- 1.2 This explanatory report and the accompanying economic viability assessment, both contain confidential and commercially sensitive information.
- 1.3 The scheme has been appraised employing the GLA's recommended financial model; specifically, the GLA's Development Control Toolkit Model 2015. We understand that this model is acceptable to the Borough for the purposes of determining the maximum viable quantum of affordable housing in mixed use projects containing an element of residential accommodation and is, therefore, appropriate for the purpose in relation to the subject project.
- 1.4 The purpose of the report is to provide an easily understandable and detailed review of the cost and revenue implications of the development which drive the Toolkit model. Our intention is to offer full transparency as regards the ability of the project to subsidise affordable housing and s106 contributions generally.
- 1.5 The Toolkit is founded on the calculation of a residual land value for the proposed development. Residual valuation is a frequently used method for appraising the financial viability of development schemes, whether new developments, or refurbishment of existing buildings. The residual valuation can be expressed as a simple equation:

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Value of Development less Cost of Development less Profit = Residual Land Value

- 1.6 The residual land value (RV) is then compared with a benchmark against which the viability of the scheme can be appraised. In this regard, the Toolkit Guidance Notes state that the comparator should be the Existing Use Value of the site (EUV), EUV Plus, any Alternative Use Values, (AUV) or Market Value (RICS Viability in Planning) and as general context, the site acquisition cost.
- 1.7 In relation to the EUV the Guidance Notes recognise that both the developer and the landowner must make a reasonable return to enable the site to come forward and be developed. This benchmark is referred to as EUV Plus as the landowner would require above the EUV to bring it forward for development and benefit in some way from the site's potential. The Guidance Notes consider that the land owner's return will vary depending on a range of factors, however, a figure of '*Between 20% and 30% over and above the Existing Use Value*', is considered reasonable when applied to brown field sites.
- 1.8 On a project specific basis, the GLA Development Control Toolkit, attached as Appendix 1, demonstrates that the scheme cannot support any more affordable housing and the financial viability of the project cannot be sustained if any further affordable housing is provided on site or contributions made.

2.0 The Proposed Development

- 2.1 The Applicant's intention is to seek a detailed planning consent for a change of use at second, third and fourth floor from B1 (offices) to C3 residential and erection of part one, part two storey roof extension to create 11 residential dwellings (comprising 3 x 1 bed, 4 x 2 bed, 3 x 3 bed and 1 x 4 bed dwellings). The planning consent must of course deliver a financially viable project in order to provide a suitable foundation for subsequent project delivery.
- 2.2 The existing scheme comprises 5 floors of commercial accommodation. The commercial at the lower floors is excluded from the planning application, other than for changes to allow the residential development to proceed.

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- 2.3 There is an existing planning consent which allowed for the existing commercial areas at second floor and above to be converted to 8 residential units. This has been used as the site benchmark (see section 5).

3.0 Proposed Scheme: Revenues

3.1 Residential Market Values:

Carter Jonas has advised as regards the current value of the proposed market sale residential units for the proposed scheme. In their experienced and professional opinion the total private residential value is c£6.845m, representing an average value of £745 per ft² NIA. Their report is attached as **Appendix 2**, including local comparables..

3.2 Ground Rents

Ground rents of £300pa for 1 beds, £350pa for 2 beds and £400pa for 3 beds at a yield of 5.5% and purchasers' costs of 5.8% have been assumed.

4.0 Proposed Scheme: Costs

4.1 Construction Costs

The construction costs have been assessed by the project's cost consultants, PSP Consultants, at £2,171,550, including a 5% contingency. Their Cost Plan for the scheme is included as **Appendix 3**.

4.2 Professional Fees

The professional fees have been inputted at 10% of build costs. This is lower than the default of 12% and the applicant reserves their right to amend this input as this needs to cover all insurances and warranties and statutory fees.

4.3 Interest Rate

An interest rate at 7% has been employed. This is in line with the market.

4.4 Land Financing Costs

Land financing costs have been inputted over the development period.

4.5 CIL/s106

The following have been included:

Mayoral CIL contributions of £4,060

Hackney CIL contributions of £22,040

S106 contributions of £71,481 made up of:

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Construction Employment Training of £4,268
Apprentice Funding £1,500
Employment Land Reprovision £63,923
Children's Playspace £1,790

4.6 Developers' Profit

A profit level of 20% of GDV for new build residential has been allowed, in line with the Toolkit default.

It should be noted that in the current fiscal climate the providers of debt finance require higher profit levels in order to provide additional risk coverage for loans. The raised expectations of financial institutions as regards the risk and return profile of development projects now reflects a level of 20%.

4.7 Marketing / disposal costs

Marketing and disposal have been assumed at the default of 3%.

4.8 Exceptional Costs

We have included acquisition costs for the site to cover stamp duty, agents' and legal fees.

5.0 Site Benchmark / Consented Scheme

5.1 For the purposes of a site benchmark the RV of the existing consent has been used. The existing consent was received in 2013. It relates to the conversion only of the existing commercial over second floor to provide 8 open market residential units.

5.2 Carter Jonas has valued the commercial and residential parts of the scheme and the build costs have been assessed by PSP.

5.3 The figures have been put into a Toolkit in order to compare like with like. The Toolkit is attached as Appendix 4.

5.4 The consented scheme plans are attached as Appendix 5.

6.0 Consented Scheme: Revenues

6.1 Residential Values

Carter Jonas has set the residential values at a total of £5.38m representing £731psf. The values are set out in their report (Appendix 2)

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- 6.2 **Ground rents**
The same assumptions on ground rents have been made as for the proposed scheme.

7.0 Consented Scheme: Costs

- 7.1 **Build costs**
PSP has also provided build costs for the consented scheme of £1,231,900, similarly with a 5% contingency. These are attached as Appendix 6.
- 7.2 **Professional Fees**
The same percentage has been applied to the build costs as for the proposed scheme.
- 7.3 **Interest**
The same interest rate has been applied as for the proposed scheme.
- 7.4 **Land Financing Costs**
The same assumptions have been made as for the proposed scheme over a shorter development period.
- 7.5 **CIL/s106 contributions**
It is understood there is no CIL applicable to this scheme as it is an existing building.
The 2013 s106 agreement sets out the following, totalling £12,475:
Monitoring Costs £1,382.81
Libraries and Education Contribution £11,091.81.
- 7.6 **Developer's Profit**
The same level of profit has been applied to the residential scheme as for the proposed scheme.
- 7.7 **Marketing / disposal costs**
The same percentage has been applied as for the proposed scheme.
- 7.8 **Exceptional Costs**
Site acquisition costs at the same percentage of the RV have been applied, as for the proposed scheme.

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8.0 Appraisal Outputs

8.1 Proposed Scheme Residual Land Valuation

The residual land value, (RV), resulting from the Toolkit inputs is **£2.292m.**

8.2 Site Benchmark Residual Land Valuation

The RV is **£2.343m.**

5.3 Comparison

The Residual Value of the proposed scheme is marginally below the benchmark comparator. This demonstrates that no affordable housing can be supported.

6.0 Conclusions

The inputs in the Toolkit have been supported by the advice of established external consultants and their reports have been attached as appendices.

The economics of provision, as detailed in the attached Financial Viability Assessment, **Appendix 1**, demonstrate that the project is not capable of delivering any affordable housing.

The scheme offers more units and a greater spread of unit types than the consented scheme. It also offers additional s106 contributions of c£59k and local CIL of £22k.

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Appendix 7: Affordable Housing Solutions Ltd.

Affordable Housing Solutions Ltd

Affordable Housing Solutions (AHS) is a leading, independent, affordable housing and regeneration advisor to developers and land owners. Established in London in 2002, the company has followed the expansion of affordable housing practice and policy across the U.K.

Affordable Housing Solutions is currently delivering services in London and the Home Counties, Bristol and the South West, Manchester and the North West, Yorkshire and the Leeds/Sheffield corridor.

AHS are resourced to engage with the issues attached to large scale mixed use/ mixed tenure regeneration projects, where quality and sustainability are crucial outputs.

We possess a wealth of direct experience of developing large, mixed use, affordable housing projects over the last 20 years. We, therefore, know the affordable housing terrain extremely well. Our ability to bridge private and public sector issues is a central feature of our work.

We have developed sound relationships with a wide range of local authority and major developer partners. Our track record demonstrates our in depth knowledge of how affordable housing policy may be interpreted and implemented to create sound commercial solutions. Key areas of expertise include:

Strategic Regeneration Advice.

AHS identify the implications for the client of project specific affordable housing proposals. At project inception we offer strategic guidance, support, and key information concerning the likely economics of affordable housing provision. This is supported by our extensive valuations database. We are resourced to deliver project management, design, and cost consultancy advice, in order to optimise affordable housing outcomes.

Negotiation and Financial Analysis

AHS interface directly and positively with local authority officers and developers. We have significant in-house financial modelling expertise which we will deploy on behalf of our clients in order to clearly demonstrate the commercial realities of affordable housing provision. We also advise in relation to draft S106 Agreements, and thereby minimise development risk.

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Disposal Routes and Purchaser Selection.

AHS implement tailored disposal strategies geared to select the most beneficial choice of Purchaser, which leads to timely and low risk, sales. We consider the long term successful management of affordable housing stock is a key determinant of a successful project outcome.

Our Client List Includes:

- Ask Developments Ltd
- Axa Real Estates Investment Managers
- Ballymore Properties Ltd
- Barratt Homes Plc
- Beetham Organisation Ltd
- British Land Plc
- Brookfield Plc
- Crest Nicholson Plc
- Dandara Ltd
- Derwent London
- Emaar- MGF Land Private Ltd
- Gateway to London
- Grosvenor Group Ltd
- Hammerson Plc
- HDG Mansur Capital Group
- Joseph Homes Ltd
- Land Securities Plc
- London Borough of Barnet
- London Borough of Tower Hamlets
- London & Regional Properties
- European Land and Property Ltd
- Redrow Plc
- Roxylight Ltd
- Sager Group Ltd
- Salmon Developments Plc
- Schroders Investment Management
- Telereal
- The Crown Estate
- Westfield Shoppingtowns Ltd
- Parkridge Developments
- Yoo Invest Ltd
- Z Homes Ltd

Appendix 1 – Proposed Scheme GLA Toolkit



----- Results -----

Site	Soda Block A Kingsland Road
Address	
Scheme Description	Proposed Scheme

Site Reference Number	
Application Number	
NLD Ref. Number	
UPRN or Grid Ref.	

[View Results](#)

RESIDUAL before land finance	£2,605,000
RESIDUAL after land finance	£2,292,000
Per hectare	£2,292,000
Per dwelling	£208,000
Per market dwelling	£208,000
Per habitable room	£65,000
Per bedspace	£96,000

SCHEME UNITS		per ha.
No. of Dwellings	11	11
No. of Habitable rooms	35	35
No. of Bedrooms	24	24
Total floorspace (m2)	854	854
% Wheelchair Units		

[Discounting Function](#)

SCHEME REVENUE	£6,916,000
Contribution to revenue from:	
Market housing	£6,845,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership (inc. grant)	
- Intermediate Rent (inc. grant)	
- Affordable Rent (inc. grant)	
- Social Rent (inc. grant)	
Grant	
Capital Contribution	£71,000
Commercial Elements	

LAND FINANCE	
Total land finance	£313,000

[Floor Space Analysis](#)
[Costs Analysis](#)
[Child Occupancy & Bedrooms](#)

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units							
Units %							
Hab rooms							
Bedrooms							
Persons							
Floorspace							

SCHEME COSTS	£4,311,000
Contribution to costs from:	
Market housing	£4,073,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	
- Affordable Rent	
- Social Rent	
Planning Obligations	£71,000
Community Infrastructure Levy	£26,000
Exceptional Development Costs	£140,000
Commercial Elements	

PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per Social Rent dwelling	
Per Shared Ownership dwelling	
Per Intermediate Rent dwellings	
Per Affordable Rent dwelling	

Alternative Site Values		Against residual
Existing Use Value	£ 2,343,000	-£51,000
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	

Appendix 2 – Proposed and Consented Schemes Residential Sales Values

Carter Jonas

**SODA STUDIOS, 260-264 KINGSLAND
ROAD, LONDON E8 4DG**

**MARKET REPORT AND
PROPOSED VALUES OF 8 and 11 UNITS**

PREPARED FOR AFFORDABLE HOUSING SOLUTIONS

JUNE 2016

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1. EXECUTIVE SUMMARY

The extant scheme is for 8 residential units at the site at Kingsland Road and the proposed scheme for this application is for 11 apartments (24 habitable rooms).

We have appraised both your extant and proposed development in order to establish the values of the units proposed.

The scheme as a wholly private residential development drives a GDV of £5.380m for 8 units.

The Ground rents, once capitalised and less purchasers costs of 6.8%, drive a value of £46,600.

The scheme as a wholly private residential development drives a GDV of £6.845m for 11 units.

The Ground rents, once capitalised and less purchasers costs of 6.8%, drive a value of £63,376.

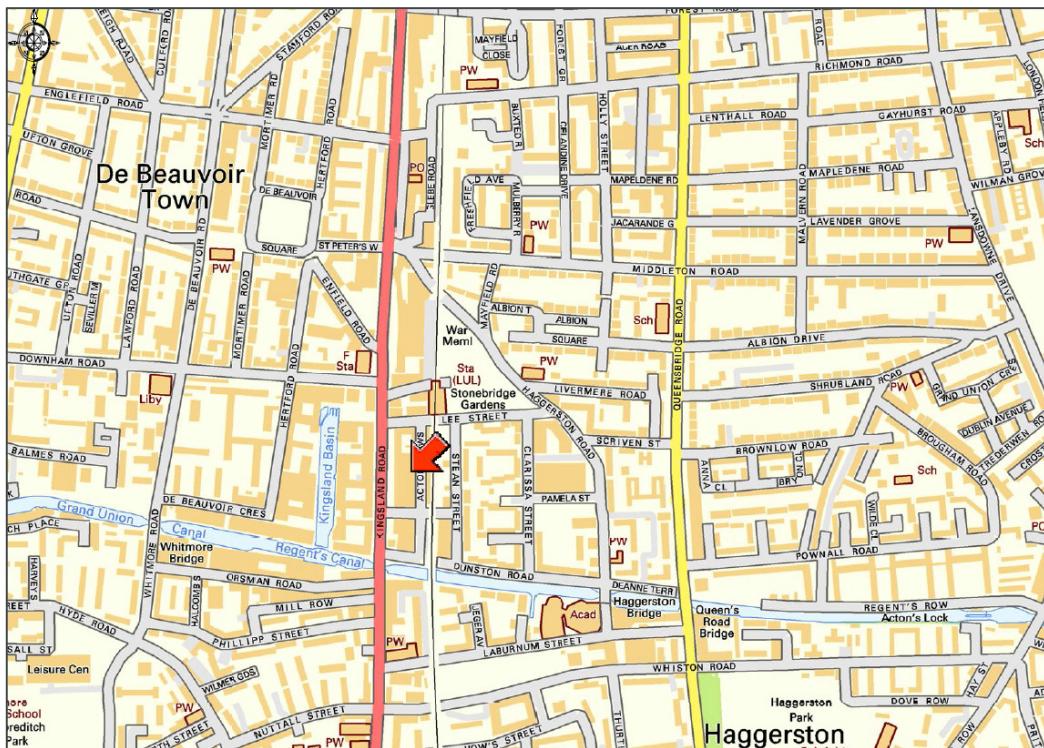
1. Description of Site/Location

1.1. Location

The Site is located on Kingsland Road (A10), between Lee Street and Dunston Street, and lies within the administrative borders of the London Borough of Hackney.

The Site falls within the Kingsland Road Conservation Area. The buildings in the immediate vicinity are mainly new build, with the majority having been built in the past 20-30 years. However there are some older buildings located on Kingsland road and in the side streets surrounding. A site location plan can be found at [Appendix 1](#).

A location plan illustrating the site as existing can be seen below:



The Site is characterised by a mixture of different uses, with retail at ground floor level with offices or residential above. Kingsland Road also has some original period housing on it.

The Site extends to an area of 0.079 acres (0.31 hectares).

The Site is bounded by Kingsland Road to the West, existing residential accommodation in the surrounding buildings to the East, South and North. The site is also surrounded by Dunston Street, Acton Mews and Lee Street.

1.2. Transport

Haggerston Overground station is located within 300m of the Site and is on the London Overground Line. Destinations include; Dalston, Hoxton, Shoreditch and Highbury and Islington, which gives access to the Victoria Line

Additional stations in the area include Dalston Junction and Dalston Kingsland which provide routes to Hackney Central and Hackney Wick as well as Stratford and the Queen Elizabeth Olympic Park.

The Site is situated on the A10, which runs from the M25 into the city.

There are four bus routes which serve the site, they are:

- 67** From Wood Green to Aldgate Bus Station
- 149** From Edmonton Green Bus Station to London Bridge
- 242** From Homerton to Tottenham Court Road via Bank
- 243** From Wood Green to London Waterloo via Old Street

2. Extant & Proposed schemes

2.1. Description

The extant permission is for 8 residential units, which is summarised in Table 1 below.

We are aware that the application submission seeks planning permission for redevelopment of the Site for residential purposes, comprising 11 units in an apartment block of part 3 and part 4 storey heights.

Schematic drawings of the proposed scheme can be found at **Appendix 1**.

The proposed mix of properties is set out below in terms of average sizes (**Table 1**):

Table 1: Schedule of 8 units – extant permission

Floor	Unit No	Beds	m ²	Sqft
Second	1	2	82	882
Second	2	2	96	1033
Second	3	2	75	807
Third	4	2	82	882
Third	5	2	96	1033
Third	6	2	75	807
Fourth	7	3	84	904
Fourth	8	3	94	1011
Ave			684	7,359

Table 2: Schedule of proposed 11 units

Floor		Type	m ² NIA	Sq ft NIA
Second	1	2B/4P	76	818
	2	2B/4P	95	1023
	3	2B/4P	74	797
Third	4	1B/2P	45	484
	5	1B/2P	54	581
	6	1B/2P	52	560
	7	2B/4P	75	807
Fourth/Fifth	8	4B/6P	132	1421
	9	3B/5P	83	893
	10	3B/5P	83	893
	11	3B/5P	85	915
TOTAL			854	9,192

3. Private Residential Values

We have carried out research into indicative residential sales values. We summarise the pertinent information below:

New Build Residential Schemes

Vibe (Holy Trinity Primary School), Beechwood Road, Hackney, E8 3DY



A development of 101 homes

Scheme by Telford Homes

980 sq ft – 1,151 sq ft

Average £688 psf

Completion due in June 2017

The above development is located 0.6 miles to the north of the subject property, closely located to Dalston Junction train station. Vibe is a Telford Homes mixed use development arranged over 10 storeys comprising of 101 residential units, a replacement two form nursery and primary school with ancillary use for up to 460 children at ground and first floor with additional MUGA/ playspace at second floor level. The development, on completion, will comprise a range of 1-3 bedroom homes with balconies, roof gardens, concierge and onsite gym. Internally the units will be finished to a high specification with handleless kitchen units by designer Urban Myth, smeg appliances, ceramic tiling in the bathrooms and woodstrip laminate in the kitchen and hallway. We detail below recent off plan transactions:

Plot ref	Floor	Bed	Sq ft	Price	£psf	Date of sale
A.04	4	3	1151	£733,000	£637	Sep-15
A.07	4	3	1048	£707,500	£675	Jun-15
A.15	6	3	1041	£727,500	£699	Mar-15
A.21	6	3	1048	£722,500	£689	Sep-15
B.06	4	3	1056	£712,500	£675	Jun-15
B.14	5	3	1056	£720,000	£682	Jun-15
B.30	7	3	1055	£735,000	£697	Mar-15
B.38	8	3	1055	£743,000	£704	Mar-15
B.40	8	3	980	£715,000	£730	Mar-15
Average			1054	£724,000	£688	

The above flats achieved a range of values from £707,000- £743,000 (£637-730psf) for three bedrooms. The scheme above has a more favourable location as it is closer to Dalston Junction and within walking distance from a wider range of shops.

Dalston Curve, Kingsland High Street, Hackney, N16 8HU



A development of 106 homes
Scheme by Taylor Wimpey
435 sq ft – 1061 sq ft
£611 psf – £908 psf
Completion due in December 2016

Dalston Curve is a mixed use development scheme providing 106 residential units, with retail (use class A1-A4) on the ground floor, across a part four, five and six storey building located 0.6 miles to the north of the subject property, in between Dalston Kingsland and Dalston Junction. Of the 106 units, 91 will be private, 9 will social rented and 6 will be intermediate affordable. The residential element of the development comprises a range of 1-3 bedroom flats. Internally the flats are finished to a high specification. We detail below recent off plan transactions:

Plot ref	Floor	Bed	Sq ft	Price	£psf	Date of sale
55	1	1	435	£380,000	£874	Mar-15
57	1	1	654	£400,000	£611	Mar-15
59	1	1	545	£390,000	£716	Mar-15
61	1	1	493	£375,000	£761	Mar-15
67	2	1	561	£400,000	£713	Mar-15
70	2	1	545	£400,000	£734	Mar-15
71	2	1	876	£685,000	£782	Mar-16
72	2	1	566	£400,000	£706	Mar-15
77	3	1	435	£395,000	£908	Mar-15
79	3	1	654	£415,000	£634	Mar-15
81	3	1	545	£405,000	£744	Mar-15
91	4	1	545	£410,000	£753	Mar-15
96	5	1	550	£435,000	£791	Mar-15
101	6	1	580	£450,000	£776	Mar-15
105	6	1	502	£415,000	£827	Mar-15
Average			566	£423,667	£755	
106	6	2	717	£525,000	£732	Mar-15
95	5	2	846	£550,000	£650	Mar-15
82	3	2	767	£695,000	£906	Mar-16

15	2	2	758	£494,995	£653	Dec-14
50	G	2	1061	£715,000	£674	Mar-16
Average			830	£595,999	£723	
60	1	3	876	£685,000	£782	Mar-16
92	4	3	930	£725,000	£780	Mar-16
93	5	3	905	£700,000	£773	Mar-16
97	5	3	1013	£665,000	£657	Mar-15
99	6	3	870	£710,000	£816	Mar-16
100	6	3	905	£710,000	£784	Mar-16
Average			917	£699,167	£765	

The above flats achieved a range of values from £375,000-£725,000 (£611-908psf) across 1-3 bedrooms. Notably one bedroom flats commanded both the highest and lowest values on a square foot basis. This is due to some of the flats being on higher floors and because of the range of flat sizes (435-876 sq ft). This development is likely to achieve a higher value on a square foot basis due to a more favourable location.

Fifty Seven East, 51-57 Kingsland High Street, E8 2JS



A development of 98 homes
Scheme by Taylor Wimpey
537 sq ft – 1,289 sq ft
£671 - £968 psf
Completion due in March 2017

The above development is located 0.7 miles to the north of the subject property, closely located to Dalston Junction train station. Fifty Seven East is a mixed use development arranged over 15 stories comprising 98 residential units and 1,060 sq m of retail (class A1 or B1). The development, on completion, will comprise of a range of 1-3 bedroom houses of which 83 will be private and 15 units will be intermediate affordable. Internally the flats are finished to a high specification with bespoke Alno kitchens, silestone worktops and Siemens appliances. The bathrooms are finished with Villeroy & Boch white sanitary ware and timber floors in the hallway. The flats have balconies or terraces and include concierge service, a landscaped communal courtyard and a communal roof terrace which is subject to planning.

Plot ref	Floor	Bed	Sq Ft	Price	£PSF	Date
35	3	1	537	£520,000	£968	Mar-16
17	1	1	894	£600,000	£671	Dec-15
Average			716	£560,000	£820	
82	11	2	880	£815,000	£926	Mar-16
30	3	2	914	£755,000	£826	Dec-15
31	1	2	955	£760,000	£796	Mar-16

36	3	2	755	£685,000	£907	Mar-16
Average			876	£753,750	864	
18	1	3	1289	£920,000	£714	Mar-16
50	6	3	1049	£820,000	£782	Mar-16
69	9	3	1107	£890,000	£804	Dec-15
Average			1148	£845,938	791	

The above flats achieved a range of values from £520,000-£920,000 across 1-3 bedroom flats. The above flats are likely to achieve higher values as they are closer to Dalston and therefore in a more desirable area.

Secondhand Residential Sales

Date	Address	Floor	Price	Size (sq ft)	Price per sq ft	Freehold (Y/N)	Bedrooms	Comment
Mar-16	Flat G Welbeck Mansion, Inglewood Road, NW6 1QX	1	£451,500	592	£762	N	1	A well laid out flat over one floor, with a large reception room. The flat is finished to a high specification having been built in 2011.
Mar-16	12 Blanchard Way, E8 3AE	G/1/2	£490,000	860	£570	N	2	The maisonette is situated in part of an ex council terrace. Two good sized bedrooms, one large living room. Internally the flat is tired and in need of refurbishment. The flat is close to London Fields green space.
Mar-16	71 Graham Road, E8 1PB	G/1/2	£835,000	1063	£786	N	3	A period semi-detached terrace, the flat has three bedrooms, two bathrooms, roof terrace and well laid out. Some of the rooms are in need of refurbishment
Mar-16	Flat 80 Crondall court, St John's Estate, N1 6JH	3	£330,000	492	£671	N	1	A small ex council flat on one floor. The rooms are all small and in need of refurbishment.
Average			£526,625	751	£697			

Based on available evidence we have found that the average achieved prices for second hand flats is £697 per sq ft.

The premium for new build properties appears to be in the region of 7%- 12%.

4. Private Residential Values

We have considered all of the above evidence and summarise the average proposed sales values below:

For the 8 unit consented scheme:

Floor	Unit No		Beds	m ²	Sqft	Price	£psf
Second	1		2	82	882	650,000	£737
Second	2		2	96	1033	690,000	£668
Second	3		2	75	807	600,000	£743
Third	4		2	82	882	660,000	£748
Third	5		2	96	1033	710,000	£687
Third	6		2	75	807	610,000	£756
Fourth	7	Terrace	3	84	904	710,000	£785
Fourth	8	Terrace	3	94	1011	750,000	£742
Ave				684	7359	5,380,000	£731

For the 11 unit proposed scheme:

Floor	Unit No	Type		m ² NIA	Sq ft NIA	£ Value	£psf
Second	1	2B/4P	Balcony	76	818	£610,000	£746
W/chair	2	2B/4P	Balcony	95	1023	£690,000	£674
	3	2B/4P	Balcony	74	797	£600,000	£753
Third	4	1B/2P	Balcony	45	484	£425,000	£878
	5	1B/2P	Balcony	54	581	£460,000	£792
	6	1B/2P	Balcony	52	560	£450,000	£804
	7	2B/4P	Balcony	75	807	£610,000	£756
Fourth/Fifth	8	4B/6P	Terrace	132	1421	£865,000	£609
	9	3B/5P	Terrace	83	893	£710,000	£795
	10	3B/5P	Terrace	83	893	£710,000	£795
	11	3B/5P	Terrace	85	915	£715,000	£781
Ave				854	9,192	£6,845,000	£745

Taking all the above information into consideration, together with the secondhand sales values, we consider the asking prices would reasonably reflect the expected range which would be asked on the proposed scheme(s).

We would comment that a blended residential sales rate of £731 per sq ft for the extant scheme and £745 per sq ft for the proposed scheme lies towards the lower end of the value range as the proposed scheme does not have the presence of Dalston Curve or Fifty Seven Kingsland Road. We also assume there will be no concierge service. The schemes, Fifty Seven Kingsland Road and Dalston Curve, all have a good specification and we would anticipate that the specification of these proposed units would be of a similar standard.

5. Ground Rents

We have investigated ground rents for this location and consider the following to be appropriate in this location:

3 x 1 bed - £250

4 x 2 bed - £300

3 x 3 bed - £350

1 x 4 bed - £400

These are capitalised at a yield of 5% less 6.80% purchasers costs.

6. Car Parking

The Applicant is proposing no car parking.

We trust that the above advice is sufficient for your immediate purposes. If you would like us to carry out further work or should you require clarification then please do not hesitate to contact me.

Yours sincerely



Stephanie Eaton MRICS

Associate Partner

Central London Development

T: 020 7518 3256

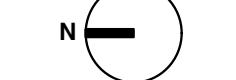
For and on behalf of Carter Jonas LLP

APPENDIX 1

0 1 2 3 4 5 6 7 8 9 10 M

GENERAL NOTES:
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 2: All dimensions are in millimetres unless noted otherwise.
 3: All information shall be verified on site before proceeding with the work.
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 6: All copyrights retained by thinking space ltd.
 7: Subject to survey and all necessary statutory and legal requirements.
 8: Please be aware that no responsibility is accepted for errors or inaccuracies that may be contained within this information, and no responsibility is accepted for the efficacy of the design shown.
 9: It remains the contractors responsibility to survey, design and install the works to meet the requirements of the specifications and the design intent drawings provided here.

rev: date: reason for issue check:
key:



client: Investland Group Ltd

* **thinkingspace**

thinking space ltd.
 a: 2 Whales Grounds
 London E8 4DG
 t: +44 (0)20 7378 0146
 f: +44 (0)20 7407 2148
 e: info@thinkingspace.co.uk

thinking space ltd 2009

project: 260-264 Kingsland Road

location: London E8 4DG

CAD file: 1123_p_all

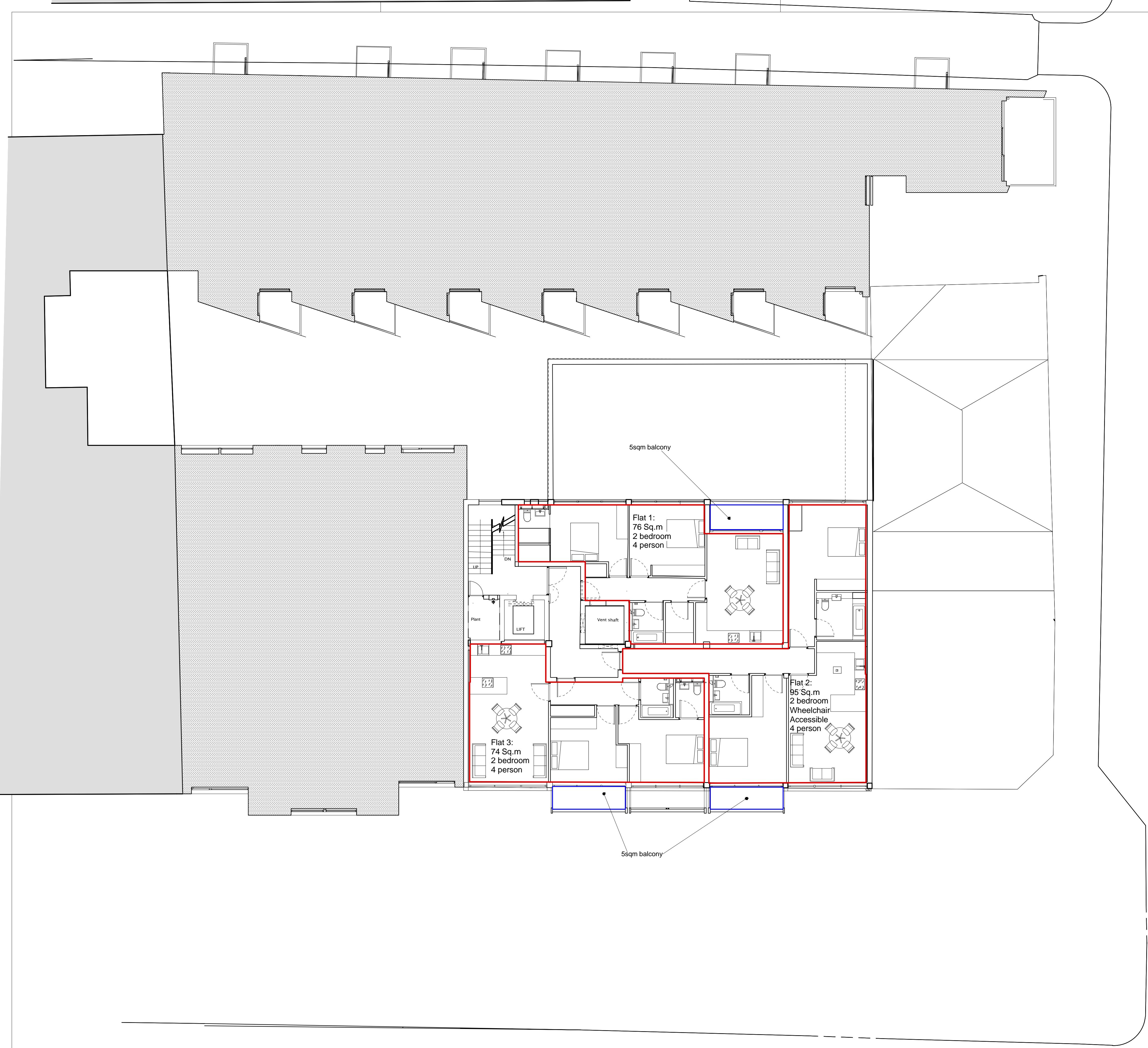
status:

Planning

title: Second floor plan proposed

series: drawing number:
GA 1502/A/1033

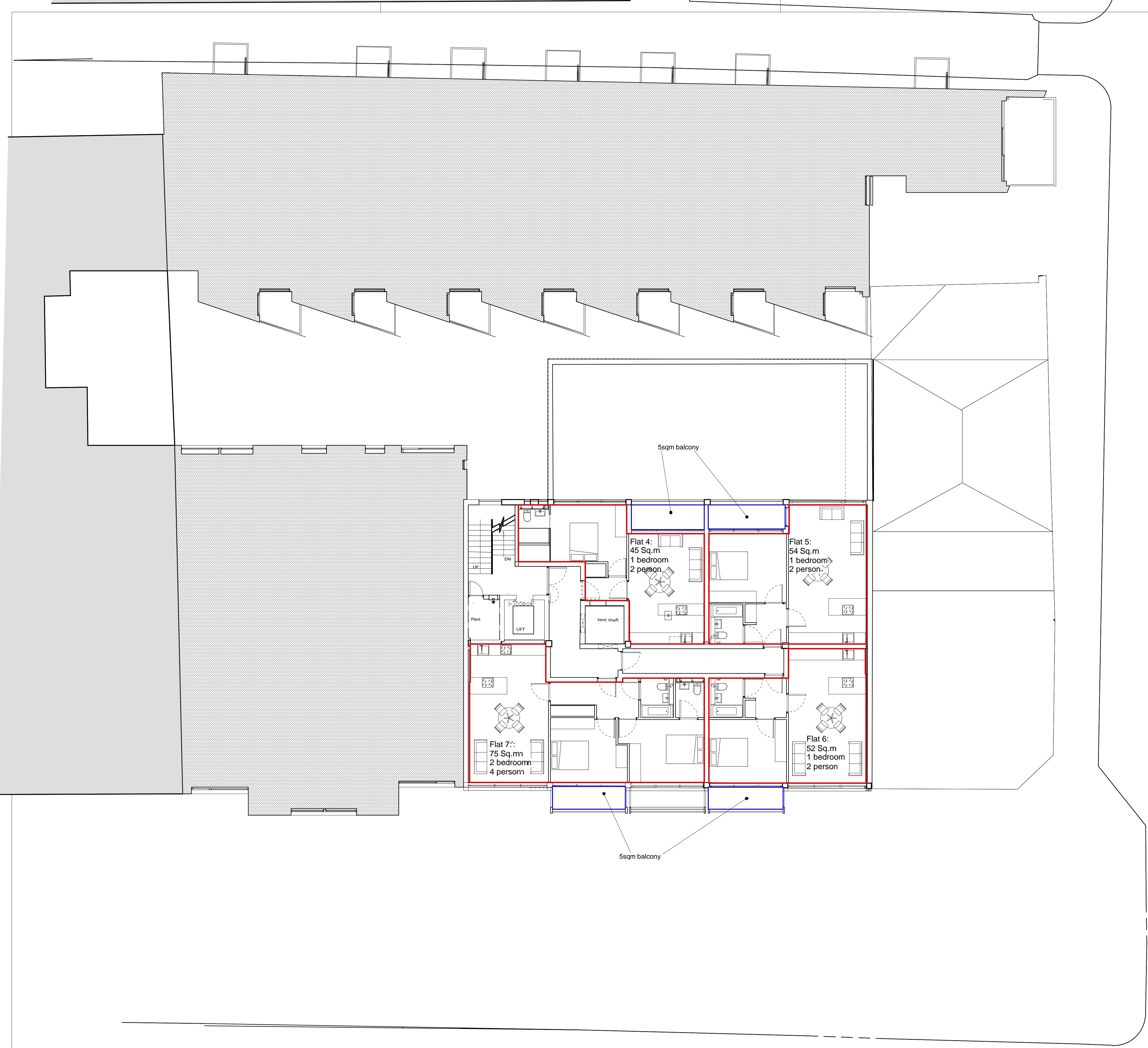
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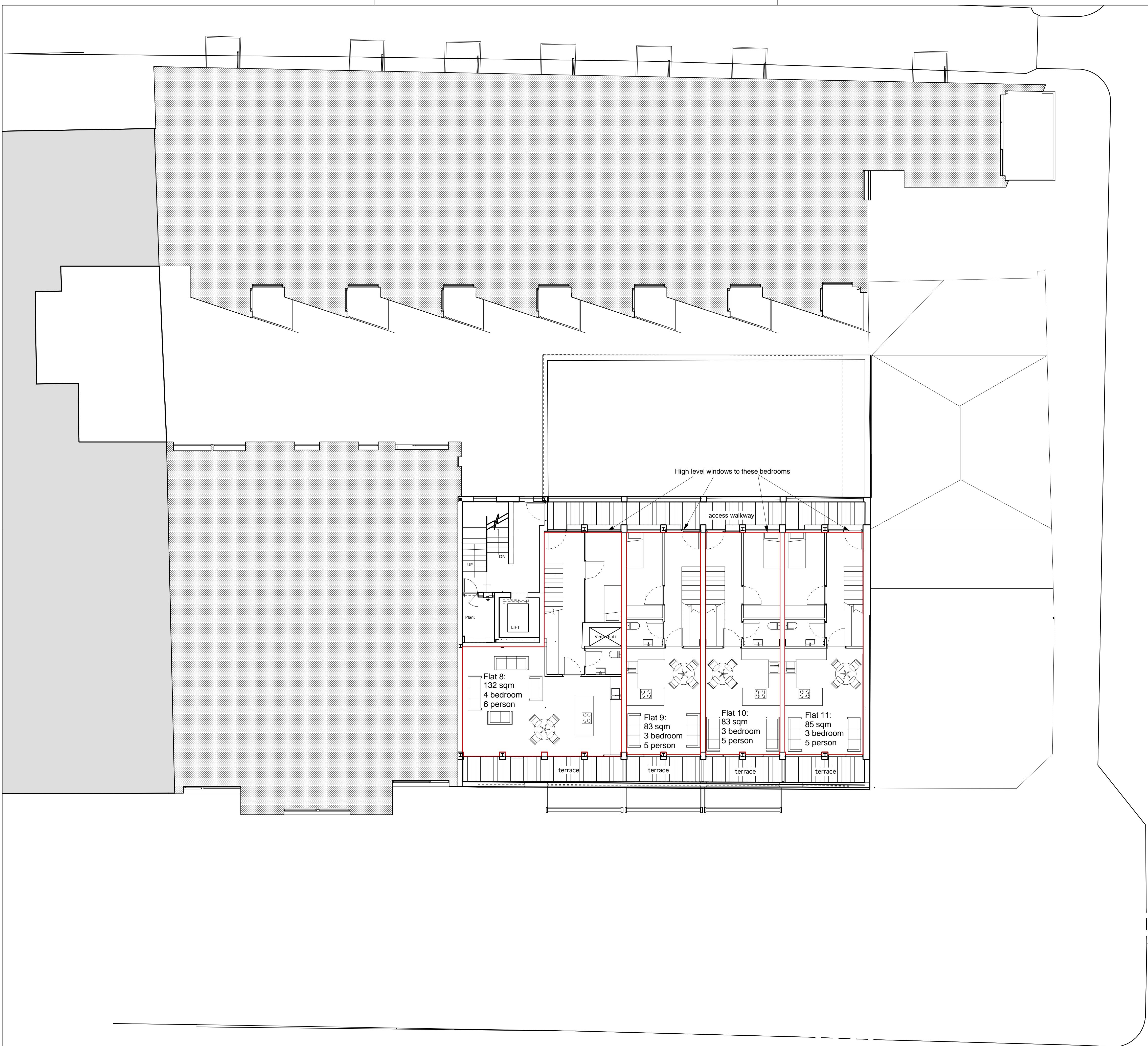
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rev:	date:	reason for issue	check
key:			
N			
client: Investland Group Ltd			
*thinking space			
thinking space ltd. a: 2 whites grounds london e8 4dg t: +44 (0)20 7378 0146 f: +44 (0)20 7407 2148 e: info@thinkingspace.co.uk thinking space ltd 2009			
project: 260-264 Kingsland Road location: London E8 4DG			
CAD file: 1123_p_all			
status: Planning			
title: Third floor plan proposed			
series: drawing number: GA 1502/A/1034			
checked date: 12.02.'15 scale: 1:100 revision: 00			

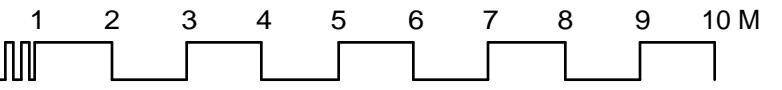


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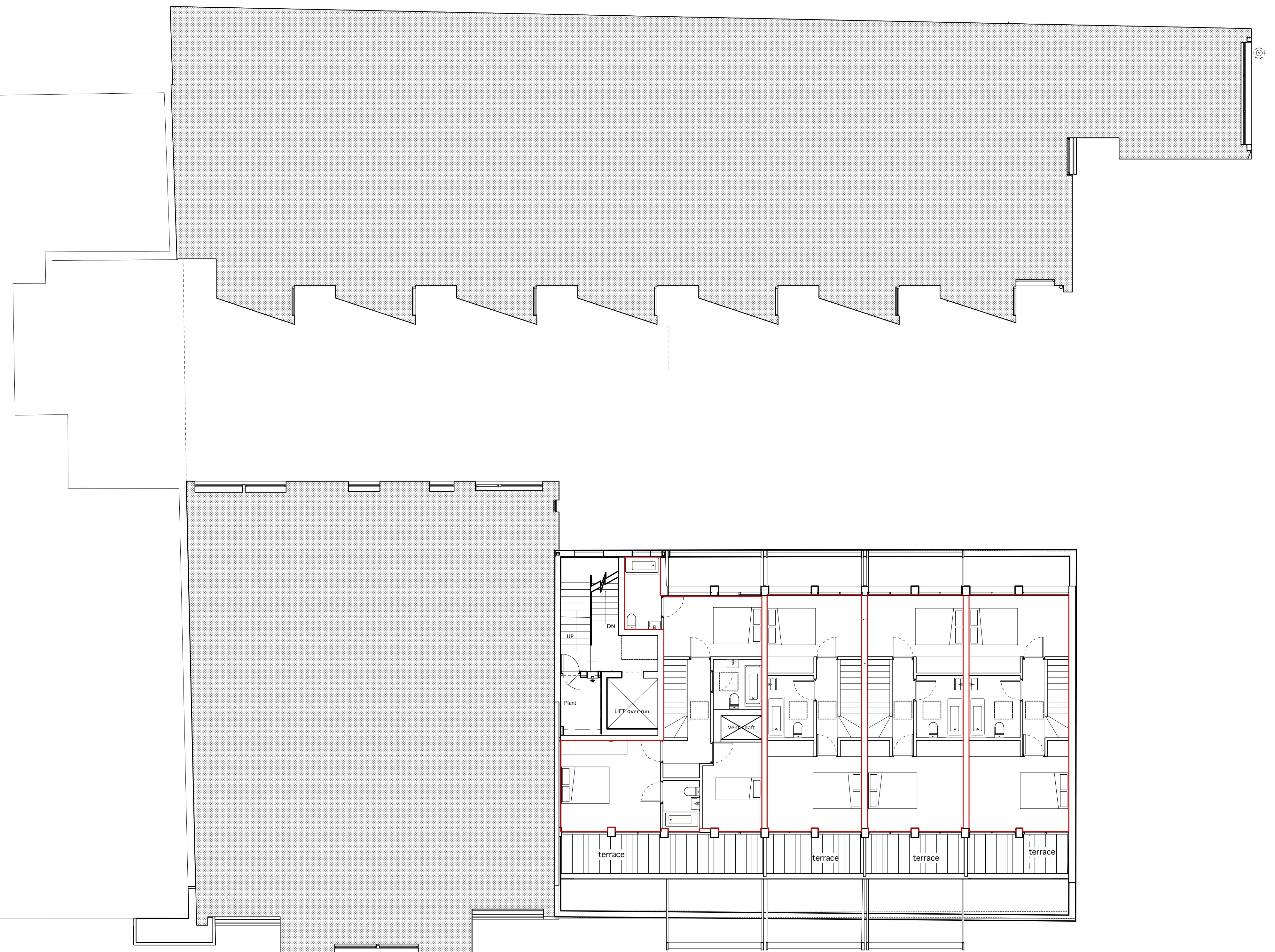
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rev:	date:	reason for issue	check
key:			
client: Investland Group Ltd			
*thinking space			
thinking space ltd. a: 2 whites grounds london e8 4dg t: +44 (0)20 7378 0146 f: +44 (0)20 7407 2148 e: info@thinkingspace.co.uk			
project: 260-264 Kingsland Road location: London E8 4DG			
CAD file: 1123_p_all			
status: Planning			
title: Fourth floor plan proposed			
series: drawing number: GA 1502/A/1035			
checked date: 12.02.'15 scale: 1:100 revision: 00			



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 9: It remains the contractors responsibility to survey, design and install the works to meet the requirements of the specifications and the design intent drawings provided here.



rev:	date:	reason for issue	check
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key:



client:	Investland Group Ltd
---------	----------------------

* **thinkingspace**

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a: 2 whites grounds
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thinking space ltd 2009

project: **260-264 Kingsland Road**

location: London E8 4DG

CAD file: 1123_p_all

status:

Planning

title: **Fifth floor plan proposed**

series: drawing number:

GA 1502/A/1036

checked date: 12.02.'15 scale: 1:100 revision: 00

Appendix 3 –Proposed Scheme Build Cost plan



**Replacement of LG& GF Windows
& new entrance canopy and lift
Residential Conversion
& Part 1 storey extension from
1st floor to 5th floor extension
260 Kingsland Road
London E8 4DG**

Elemental Cost Plan: No. [12]

[Residential]



Elemental Cost Plan: No. [12]

ELEMENTAL SUMMARY

Block A Soda Studios
11 flats (incl 4 Duplexes)

Ground Floor (Resi Circulation)	55 m2
2nd Floor (Residential)	282 m2
3rd Floor (Residential)	282 m2
4th Floor (Part Extension)	252 m2
5th Floor (New Extension)	211 m2

Gross Internal Floor Area:

11646 ft2**1,082 m2**

Ref No	Item Description	Total Cost [£]	Cost per m ² [£]	Cost per ft2 [£]	Unit Rate
1.0	SUBSTRUCTURE	10,000	9.24	0.86	
2.0	SUPERSTRUCTURE				
2.1	Frame and Upper Floors	31,000	28.65	2.66	
2.2	Roof	204,500	189.02	17.56	
2.3	Stairs & Ramps	31,500	29.12	2.70	
2.4	External Walls	185,000	171.00	15.89	
2.5	Windows & External Doors	63,500	58.69	5.45	
2.6	Internal Walls	111,500	103.06	9.57	
2.8	Internal Doors	42,500	39.28	3.65	
		669,500	618.82	57.49	
3.0	FINISHES				
3.1	Wall Finishes	66,500	61.47	5.71	
3.2	Floor Finishes	75,000	69.32	6.44	
3.3	Ceiling Finishes	71,000	65.63	6.10	
		212,500	196.41	18.25	
4.0	INTERNAL FIT OUT				
4.1	Furniture and Fittings	121,500	112.30	10.43	
4.2	Sanitary Fittings	29,500	27.27	2.53	
		151,000	139.57	12.97	
5.0	SERVICES				
5.1	Disposal Installations	4,000	3.70	0.34	
5.2	Water Installations	45,500	42.06	3.91	
5.3	Space Heating and Ventilation	86,500	79.95	7.43	
5.4	Electrical Installations	106,500	98.44	9.15	
5.5	Lift Installations	55,000	50.84	4.72	
5.6	Protective, Communications and Special Installations	36,000	33.27	3.09	
		333,500	308.25	28.64	
6.0	EXTERNAL WORKS				
6.1	Site Preparation Works	0	-	-	
6.2	Roads, Paths & Pavings	7,500	6.93	0.64	
6.3	Planting	5,000	4.62	0.43	
6.4	Fencing, Railings and Walls	33,000	30.50	2.83	
6.5	Site / Street Furniture & Equipment	15,000	13.86	1.29	
6.6	External Drainage	18,500	17.10	1.59	
6.7	External Services	44,050	40.72	3.78	
		123,050	113.74	10.57	
7.0	FACILITATING WORKS				
7.1	Minor Soft Strip Out	39,500	36.51	3.39	
	BUILDINGS SUB-TOTAL	1,539,050	1,422.54	132.16	
8.0	PRELIMINARIES	406,000	375.27	34.86	
9.0	OVERHEADS & PROFIT	123,000	113.69	10.56	
10.0	[PROJECT] DESIGN FEES	0	-	-	
11.0	CONTINGENCY	103,500	95.67	8.89	
TOTAL CONTRACT SUM [Excluding Risk and/or Inflation]		2,171,550	2,007.16	186.47	



Elemental Cost Plan: No. [12]

1.0 SUBSTRUCTURE

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.0	SUBSTRUCTURE						
1.1	<i>FOUNDATIONS & GROUND FLOOR</i>				10.000		
TOTAL SUBSTRUCTURE					10,000		



Elemental Cost Plan: No. [12]

1.1 FOUNDATIONS & GROUND FLOOR

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.1	FOUNDATIONS & GROUND FLOOR						
1.1.1	Allowance for Lift pit	item	1	5,000.00	5,000.00		
1.1.1	Allowance for adapting loading bay	item	1	5,000.00	5,000.00		
TOTAL FOUNDATIONS				10,000			

							Elemental Cost Plan: No. [12]
SUPERSTRUCTURE							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.0	SUPERSTRUCTURE						
2.1	<i>FRAME AND UPPER FLOORS</i>				31,000		
2.2	<i>ROOF</i>				204,500		
2.3	<i>STAIRS</i>				31,500		
2.4	<i>EXTERNAL WALLS</i>				185,000		
2.5	<i>WINDOWS & EXTERNAL DOORS</i>				63,500		
2.6	<i>INTERNAL WALLS AND PARTITIONS</i>				111,500		
2.7	<i>INTERNAL DOORS</i>				42,500		
TOTAL SUPERSTRUCTURE					669,500		



Elemental Cost Plan: No. [12]

2.1 FRAME

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.1	FRAME & UPPER FLOORS						
New Part Fourth & Fifth Floor Extension							
2.1.1	Steel frame to new part 4th & 5th floors; 45kg/m ²	tonnes	8	2,500.00	20,500.00		
2.1.2	Steel frame fixings; allowance of 10% inc holding down bolts etc	tonnes	0.8	3,000.00	2,460.00		
2.1.3	Fire protection to steelwork	m ²	150	35.00	5,250.00		
2.1.4	150mm lightweight concrete RC slab; complete	m ²	19	150.00	2,850.00		
TOTAL FRAME & UPPER FLOORS					31,000		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.2	ROOF STRUCTURE CONSTRUCTION						
	<i>Sedum Roof (First Floor)</i>						
2.2.1	Allowance for Constructing Plant enclosure to 1st Floor flat roof	item	1	5,000.00	5,000.00		
2.2.2	Landscaped Green roof system; including waterproofing and root barrier layer; separation and slip layers; 50mm drainage board; low maintenance	m2	121	245.00	29,532.30		
2.2.3	Allowance for Green roof vegetation/planting	item	1	0.00	0.00		
2.2.4	Balustrade to terrace	m	27	475.00	12,825.00		<i>inc above</i>
	<i>New Roof/Roof top terrace</i>						
2.2.5	Steel frame to roof; 75kg/m2	tonnes	14.3	2,500.00	35,625.00		
2.2.6	Steel frame fixings; allowance of 10% inc holding down bolts etc	tonnes	1.43	3,000.00	4,275.00		
2.2.6	Galvanised metal frame with hardwood louvres	m2	14.2	150.00	2,125.50		
2.2.7	Fire protection to steelwork	m2	280	35.00	9,800.00		
2.2.8	Roof decking, ribdeck	m2	211	95.00	20,045.00		
2.2.9	Insulation	m2	211	15.00	3,165.00		
2.2.10	Terrace/Balcony decking	m2	100	75.00	7,500.00		
2.2.11	Retractable awning	nr	6	5000.00	30,000.00		
2.2.12	Access hatch	nr	1	650.00	650.00		
2.2.13	Access rooflights	m2	11	800.00	8,640.00		
2.2.14	Walk on rooflights	m2	4	600.00	2,520.00		
2.2.15	Glass Balustrade to terraces	m	48	475.00	22,800.00		
2.2.16	Vent Shaft	nr	1	10000.00	10,000.00		Added
TOTAL ROOF							
					204,500		



Elemental Cost Plan: No. [12]

2.3 STAIRS AND RAMPS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.3	STAIRS AND RAMPS						
2.3.1	Mild steel staircase balustrades and handrails	m	6	300.00	1,650.00		
2.3.2	Precast concrete staircases and landings; dogleg staircase; 1200mm wide; one full width half landing; 2750mm rise to form access from 4th to 5th floor	nr	1	5,000.00	5,000.00		<i>Residential lobby</i>
2.3.3	Timber stairs to duplexes (3no); softwood balustrade and hardwood handrail	nr	4	2,500.00	10,000.00		<i>flats 8,9,10,11</i>
2.3.4	Precast concrete staircases; 1200mm wide; 2750mm rise to form access from 5th floor to roof	nr	2	4,000.00	8,000.00		
2.3.5	New access stairs from 1F half landing	item	1	650.00	650.00		
2.3.6	New steps and landing to GF office. Includes metal handrails and metal balustrade details	item	1	1,000.00	1,000.00		
2.3.7	Allwaoncwe for starui trimmers, junctions etc	item	1	5,000.00	5,000.00		
TOTAL STAIRS AND RAMPS					31,500		



Elemental Cost Plan: No. [12]

2.4 EXTERNAL WALLS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.4	EXTERNAL WALLS						
2.4.1	Allowance for making good/repointing existing brickwork	item	1	10,000.00	10,000.00		
2.4.2	Cemrend self coloured render or other equal and approved; one coat; to brickwork or blockwork base; 20mm thick to the courtyard and Dunstone Rd elevation	m2	670	150.00	100,516.50		
2.4.3	Galvanised metal frame and cladding -part fourth/fifth floor extension	m2	257	250.00	64,362.50		
2.4.4	Allowance for render trims, junctions, angles	item	1	10,000.00	10,000.00		
TOTAL EXTERNAL WALLS					185,000		



Elemental Cost Plan: No. [12]

2.5 WINDOWS AND EXTERNAL DOORS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.5	WINDOWS AND EXTERNAL DOORS						
2.5.1	Thermally broken aluminium windows frames with powder coat finish and double glazed sealed units; comprise 28mm thick polyester powder coated aluminium infill panels bonded to 24mm thickness foam core insulation to Courtyard elevation only	nr	22	1,000.00	22,000.00		
2.5.2	Thermally broken aluminium windows frames with powder coat finish and double glazed sealed units; comprise 28mm thick polyester powder coated aluminium infill panels bonded to 24mm thickness foam core insulation to LG and GF elevations to Elatt offices	nr	17	1,000.00	17,000.00		
2.5.3	Lumisty single ply window film; 200 microns thickness to new Courtyard windows	m	58	35.00	2,030.00		
2.5.4	Metal security/Fire Exit door; incl ironmongery to courtyard elevation access stair	nr	2	1,750.00	3,500.00		
2.5.5	Metal security/Access doors to 1F green roof area	nr	2	1,750.00	3,500.00		
2.5.6	Elatt Offices entry door spec - Purpose made; glazed double personnel communal entrance door; stainless steel ironmongery; Velfac system 100 or similar	nr	1	5,000.00	5,000.00		<i>required for new entrance configuration</i>
2.5.7	Canopy to new office entrance	nr	1	5,000.00	5,000.00		
2.5.8	Hardwood; 19mm x 75mm window boards to courtyard elevation;	m	61.4	25.00	1,535.00		
2.5.9	Grey metal framed windows set back	nr	4	1,000.00	4,000.00		
TOTAL WINDOWS AND EXTERNAL DOORS					63,500		



Elemental Cost Plan: No. [12]

2.6 INTERNAL WALLS AND PARTITIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.6	INTERNAL WALLS AND PARTITIONS						
	Common parts						
2.6.1	Block partition partywalls; 100mm thick	m2	60	50.00	3,000.00		
2.6.2	Smooth faced medium density block to form LG bin store; paint grade; assumed 140mm thick	m2	54	65.00	3,504.15		
2.6.3	Communal face wall lining to bin store; 12.5mm Wallboard on dabs, tape and jointed, emulsion finish	m2	54	20.00	1,078.20		
	Residential 2nd & 3rd Floor						
2.6.4	Block partition partywalls; 140mm thick	m2	343	65.00	22,274.20		
2.6.5	Metal stud partition; 1 layer 13mm board each side; tape and joint; emulsion finish	m2	359	55.00	19,769.75		
2.6.6	Independent Wall linings to external walls; incl. I Stud Frame, 50mm Isovex insulation 1 layer 40mm Thermaline board	m2	670	50.00	33,500.00		
2.6.7	Firestopping throughout	item	1	5,000	5,000.00	allowance	
	Residential 4th & 5th Floor (duplex apartments)						
2.6.8	Block partition partywalls; 140mm thick	m2	43	65.00	2,787.20		
2.6.9	Metal stud partition; 1 layer 13mm board each side; tape and joint; emulsion finish	m2	164	55.00	9,040.90		
2.6.10	Independent Wall linings to external walls; incl. I Stud Frame, 50mm Isovex insulation 1 layer 40mm Thermaline board	m2	65	50.00	3,255.00		
2.6.11	Firestopping throughout	item	1	5,000.00	5,000.00	allowance	
2.6.12	Block partition; 140mm thick; to make walls around lift/stairs	m2	48	65.00	3,111.55		
TOTAL INTERNAL WALLS AND PARTITIONS				111,500			



Elemental Cost Plan: No. [12]

2.7 INTERNAL DOORS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.7	INTERNAL DOORS						
Commercial 1st Floor							
2.7.1	WC- Solid Core ash veneer single internal flush doors; stainless steel door furniture ,grab rail and decorations	nr	1	-	-		
2.7.3	Disabled refuge on landing	nr	1	500.00	500.00		
2.7.4	Circulation door; 1 1/2 leaf; fire rated	nr	2	750.00	1,500.00		
2.7.5	Service riser doors; single leaf; fire rated	nr	1	500.00	500.00		
Residential 2nd & 3rd Floor							
2.7.6	Solid Core ash veneer single internal flush doors; stainless steel door furniture and decorations	nr	29	585.00	16,965.00		
2.7.7	Sliding internal door; pocket door gear	nr	2	900.00	1,800.00		
2.7.8	Unit Entrance doors; 2440mm high incorporating fan light	nr	7	950.00	6,650.00		
2.7.9	Circulation door; 1 1/2 leaf; fire rated	nr	2	750.00	1,500.00		
2.7.10	Service riser doors; single leaf; fire rated	nr	3	500.00	1,500.00		
Residential 4th & 5th Floor (duplex apartments)							
2.7.11	Solid Core ash veneer single internal flush doors; stainless steel door furniture and decorations	nr	13	585.00	7,605.00		
2.7.12	Unit Entrance doors; 2440mm high incorporating fan light	nr	4	900.00	3,600.00		
2.7.13	Circulation door; 1 1/2 leaf; fire rated	nr	0	550.00	-		<i>included above</i>
2.7.14	Service riser doors; single leaf; fire rated	nr	1	500.00	500.00		
TOTAL INTERNAL DOORS				42,500			

 <p>Elemental Cost Plan: No. [12]</p> <p>3.0 FINISHES</p>							
3.0 INTERNAL FINISHES							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.1	WALL FINISHES				66,500		
3.2	FLOOR FINISHES				75,000		
3.3	CEILING FINISHES				71,000		
TOTAL FINISHES					212,500		



Elemental Cost Plan: No. [12]

3.1 WALL FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.1	WALL FINISHES						
3.1.1	Residential 2nd & 3rd Floor 12.5mm Wall Board; 2 layers to inner face of blockwork walls to apartments; on dabs; tape and jointed; emulsion finish	m2	343	35.00	11,993.80		
3.1.2	E.O 15mm Moisture Resistant Board to wet areas; 1 layer lining to bathrooms	m2	217	15.00	3,250.50		
3.1.3	1 basecoat, 2 top coat finish to Independent wall linings	m2	670	6.00	4,020.00		
3.1.4	19mm thick coreboard lining to liftshaft walls and staircases; 1 layer; plaster skim; emulsion finish	m2	244	25.00	6,108.50		
3.1.5	Ceramic wall tiles; 4 courses high above all kitchen base units	m2	68	75.00	5,062.50		
3.1.6	Ceramic; full height wall tiles to bathrooms	m2	217	75.00	16,252.50		
3.1.7	Repairs and decoration to staircore and entrance walls	item	1	5,000.00	5,000.00	Allowance	
3.1.8	Residential 4th & 5th Floor (duplex apartments) 12.5mm Wall Board; 2 layers to inner face of blockwork walls to apartments; on dabs; tape and jointed; emulsion finish	m2	43	35.00	1,500.80		
3.1.9	E.O 15mm Moisture Resistant Board to wet areas; 1 layer lining to bathrooms	m2	103	15.00	1,545.38		
3.1.10	1 basecoat, 2 top coat finish to Independent wall linings	m2	65	6.00	390.60		
3.1.11	19mm thick coreboard lining to liftshaft walls and staircases; 1 layer; plaster skim; emulsion finish	m2	140	25.00	3,508.25		
3.1.13	Ceramic; full height wall tiles to bathrooms	m2	103	75.00	7,726.88		
TOTAL WALL FINISHES				66,500			



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.2	FLOOR FINISHES						
3.2.1	General- basement plant area & GF lobby Polypropylene ribbed matting to new residential entrance; in aluminium frame	nr	1	2500.00	2,500.00		
3.2.2	Heavy Duty carpet £25/m2 supply only to GF entrance and lobby	m2	55	35.00	1,925.00		
3.2.3	MDF Painted Skirting to communal areas	m	191	12.00	2,296.80		
3.2.4	Painted Floor finish to LG plant area/refuse store	m2	27	17.00	459.00		<i>make good existing</i>
	1st Floor Commercial Space						
3.2.5	Vinyl Floor to Commercial units	m2	235	-	-		<i>excl</i>
3.2.6	Polyflor non-slip vinyl to wc	m2	27	-	-		<i>excl</i>
	Residential 2nd & 3rd Floor						
3.2.7	Subfloor allowance for 4th floor	m2	211	35.00	7,385.00		
3.2.8	Heavy duty carpet £25/m2 supply only to common areas	m2	36	35.00	1,260.00		<i>Common corridors (excl stair/lift core)</i>
3.2.9	Carpet to bedrooms	m2	160	30.00	4,800.00		
3.2.10	Ceramic tiles to bathrooms/en-suites	m2	36	75.00	2,700.00		
3.2.11	Engineered timber board to living and kitchen areas	m2	240	60.00	14,400.00		
3.2.12	MDF painted skirting to apartments and communal areas	m	300	12.00	3,600.00		
3.2.13	Tiled skirting to wet areas	m	45	25.00	1,125.00		
	Residential 4th & 5th Floor (duplex apartments)						
3.2.14	Subfloor allowance for 5th floor	m2	280	35.00	9,800.00		
3.2.15	Heavy duty carpet £25/m2 supply only to common areas	m2	15	35.00	525.00		
3.2.16	Carpet to bedrooms	m2	146	30.00	4,380.00		
3.2.17	Ceramic tiles to bathrooms/en-suites	m2	38	75.00	2,850.00		
3.2.18	Engineered timber board to living and kitchen areas, corridors	m2	185	60.00	11,100.00		
3.2.19	MDF painted skirting to apartments and communal areas	m	231	12.00	2,775.00		
	Tiled skirting to wet areas	m	48	25.00	1,187.50		
TOTAL FLOOR FINISHES				75,000			



Elemental Cost Plan: No. [12]

3.3 CEILING FINISHES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.3	CEILING FINISHES						
<u>Generally</u>							
3.3.1	Allowance for making good existing ceilings	item	1	5,000.00	5,000.00		
3.3.2	Coffed ceiling to residential lobby	m2	55	125.00	6,875.00		
3.3.3	Suspended ceiling; mineral fibre tile in exposed lay in grid to retail units	m2	235	35.00	8,225.00		
3.3.4	Moisture resistant suspended ceiling; mineral fibre tile in exposed lay in grid to WC's, kitchen areas	m2	27	40.00	1,060.00		
<u>Residential 2nd & 3rd Floor</u>							
3.3.5	Concealed grid MF Suspended Ceiling System; to support acoustic and fire rating requirements; 2 layers Soundbloc boards	m2	472	50.00	23,600.00		
3.3.7	E.O 15mm Moisture resistant board to bathrooms	m2	36	5.00	180.00		
3.3.8	One mist coat; 2 coats to ceilings	m2	472	8.00	3,776.00		
<u>Residential 4th & 5th Floor (duplex apartments)</u>							
3.3.9	Concealed grid MF Suspended Ceiling System; to support acoustic and fire rating requirements; 2 layers Soundbloc boards	m2	381	50.00	19,050.00		
3.3.11	E.O 15mm Moisture resistant board to bathrooms	m2	38	5.00	190.00		
3.3.12	One mist coat; 2 coats to ceilings	m2	381	8.00	3,048.00		
TOTAL CEILING FINISHES				71,000			

							Elemental Cost Plan: No. [12]
4.0 INTERNAL FIT OUT							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.0	INTERNAL FIT OUT						
4.1	FURNITURE AND FITTINGS				121,500		
4.2	SANITARY FITTINGS AND DISPOSAL INSTALLATIONS				29,500		
TOTAL INTERNAL FIT OUT					151,000		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.1	FITTINGS, FURNISHINGS AND EQUIPMENT						
<u>1F Commercial Units space</u>							
Allowance for new kitchenette facilities including units and sink							
4.1.1		nr	1	-	-		
4.1.2	Towel Rail	nr	1	-	-		
4.1.3	Paper holder	nr	1	-	-		
4.1.4	Mirrors	nr	1	-	-		
4.1.5	Disabled hinged grabrails 600mm long	item	1	-	-		
<u>Residential 2nd & 3rd Floor</u>							
4.1.6	Kitchen - solid carcasses, high gloss doors	nr	7	4,000.00	28,000.00		
4.1.7	Kitchen appliances	nr	7	3,000.00	21,000.00		
4.1.8	Kitchen worktop/splashback	nr	7	2,500.00	17,500.00		
4.1.9	Towel Rails	nr	7	300.00	2,100.00		
4.1.10	Paper Holder	nr	7	65.00	455.00		
4.1.11	Mirrors	nr	7	150.00	1,050.00		
4.1.12	Access Panels; 600 x 600	nr	7	120.00	840.00		
4.1.13	Bath panel	nr	7	250.00	1,750.00		
4.1.14	<i>Postboxes to communal entrance area</i>	nr	11	250.00	2,750.00		
<u>Residential 4th & 5th Floor (duplex apartments)</u>							
4.1.15	Kitchen - solid carcasses, high gloss doors	nr	4	4,000.00	16,000.00		
4.1.16	Kitchen appliances	nr	4	3,000.00	12,000.00		
4.1.17	Kitchen worktop/splashback	nr	4	2,500.00	10,000.00		
4.1.18	Towel Rails	nr	10	300.00	3,000.00		
4.1.19	Paper Holder	nr	10	65.00	650.00		
4.1.20	Mirrors	nr	10	150.00	1,500.00		
4.1.21	Access Panels; 600 x 600	nr	10	120.00	1,200.00		
4.1.22	Bath panel	nr	6	250.00	1,500.00		
TOTAL FITTINGS, FURNISHINGS AND EQUIPMENT				121,500			



Elemental Cost Plan: No. [12]

4.6 SANITARY FITTINGS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.2	SANITARY FITTINGS						
<u>Common parts (Lower Ground)</u>							
4.2.1	Dual Flush WC including; cistern and fittings	nr	1	400.00	400.00		
4.2.2	Low level wash hand basin including waste and fittings	nr	1	150.00	150.00		
<u>Residential 2nd & 3rd Floor</u>							
4.2.4	Wash hand basin	nr	7	300.00	2,100.00		
4.2.5	Basin mixer set	nr	7	180.00	1,260.00		
4.2.7	WC including cistern; frame flush plate	nr	7	500.00	3,500.00		
4.2.8	Bath; Steel	nr	7	200.00	1,400.00		
4.2.10	Bath mixer taps	nr	7	350.00	2,450.00		
4.2.11	Bath- shower head, arm, handshower and hose	nr	7	250.00	1,750.00		
4.2.12	Bath screen	nr	7	150.00	1,050.00		
<u>Residential 4th & 5th Floor (duplex apartments)</u>							
4.2.14	Wash hand basin	nr	10	300.00	3,000.00		
4.2.15	Basin mixer set	nr	10	180.00	1,800.00		
4.2.16	WC including cistern; frame flush plate	nr	10	500.00	5,000.00		
4.2.17	Bath; Steel	nr	6	200.00	1,200.00		
4.2.18	Bath mixer taps	nr	6	350.00	2,100.00		
4.2.19	Bath- shower head, arm, handshower and hose	nr	6	250.00	1,500.00		
4.2.20	Bath screen	nr	6	150.00	900.00		
TOTAL SANITARY FITTINGS				29,500			

 Elemental Cost Plan: No. [12] SERVICES							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.0	SERVICES						
5.1	<i>DISPOSAL INSTALLATIONS</i>				4,000		
5.2	<i>WATER INSTALLATIONS</i>				45,500		
5.3	<i>SPACE HEATING AND VENTILATION</i>				86,500		
5.4	<i>ELECTRICAL INSTALLATIONS</i>				106,500		
5.5	<i>LIFT INSTALLATIONS</i>				55,000		
5.6	<i>PROTECTIVE, COMMUNICATIONS AND SPECIAL INSTALLATIONS</i>				12,500		
	<i>BUILDERS WORK IN CONNECTION; FORMING HOLES AND CHASES; FIRESTOPPING</i>	%	5		15,500		
	<i>TESTING AND COMMISSIONING</i>	%	2.5		7,750		
TOTAL SERVICES					333,500		



Elemental Cost Plan: No. [12]

5.1 DISPOSAL INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.1	DISPOSAL INSTALLATIONS						
5.1.1	Residential 2nd & 3rd Floor Soil waste stacks; 3.15m storey height; branch and connection to drain; 110mm diameter PVC and overflow installations; stacks and connections to below ground drainage	m	113	25.00	2,835.00		
5.1.2	Residential 4th & 5th Floor (duplex apartments) Soil waste stacks; 3.15m storey height; branch and connection to drain; 110mm diameter PVC and overflow installations; stacks and connections to below ground drainage	m	55	25.00	1,375.00		
TOTAL DISPOSAL INSTALLATIONS				4,000			



Elemental Cost Plan: No. [12]

5.2 WATER INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.2	Water Installations						
	<u>Common Parts</u>						
5.2.1	<i>Hot and cold water complete installations</i>	m2	282	35.00	9,870		
5.2.2	<i>Heat recovery unit to Commercial space- VRF</i>	item	1	-	-		
5.2.3	<i>Wet heating (rads.) to common areas</i>	item	1	2,500.00	2,500		
	<u>Residential 2nd & 3rd Floor</u>						
5.2.4	<i>Individual combination boilers to individual apartments</i>	nr	7	3,000.00	21,000		<i>HE boilers</i>
	<u>Residential 4th & 5th Floor (duplex apartments)</u>						
5.2.5	<i>Individual combination boilers</i>	nr	4	3,000.00	12,000		
TOTAL WATER & HEATING INSTALLATIONS					45,500		



Elemental Cost Plan: No. [12]

5.3 SPACE HEATING AND VENTILATION

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.3	Space Heating and Ventilation						
<u>Common Parts</u>							
<i>Bathroom extract fans, admittance valves, grilles</i>							
5.3.1	<i>Ducting to above</i>	nr	1	750.00	750.00		
5.3.2	<i>lphw heating system; radiators</i>	m	20	20.00	400.00		
5.3.3		nr	2	2,500.00	5,000.00	Allowance	
<u>Residential 2nd & 3rd Floor</u>							
5.3.4	<i>Kitchen extract fans, admittance valves, grilles</i>	nr	7	750.00	5,250.00		
5.3.5	<i>Bathroom extract fans, admittance valves, grilles</i>	nr	7	750.00	5,250.00		
5.3.6	<i>Ducting to above - 15m per flat</i>	m	105	25.00	2,625.00		
5.3.7	<i>lphw heating system; radiators and underfloor</i>	nr	7	3,500.00	24,500.00		
5.3.8	<i>Distribution</i>	nr	7	1,500.00	10,500.00		
<u>Residential 4th & 5th Floor (duplex apartments)</u>							
5.3.9	<i>Kitchen extract fans, admittance valves, grilles</i>	nr	4	750.00	3,000.00		
5.3.10	<i>Bathroom extract fans, admittance valves, grilles</i>	nr	10	750.00	7,500.00		
5.3.11	<i>Ducting to above - 15m per flat</i>	m	60	25.00	1,500.00		
5.3.12	<i>lphw heating system; radiators and underfloor</i>	nr	4	3,500.00	14,000.00		
5.3.13	<i>Distribution</i>	nr	4	1,500.00	6,000.00		
TOTAL SPACE HEATING AND VENTILATION							
86,500							



5.4 ELECTRICAL INSTALLATIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.4	Electrical Installations						
5.4.1	LG7 lighting to commercial units	m2	282	0.00	-		
5.4.2	Common areas power and lighting	item	1	2,000.00	2,000.00		
5.4.3	Security/Communication installations; incl telephone systems, IT CCTV.	nr	1	-	-		
5.4.4	<i>Lighting Fittings; Recessed T5 Tubes; all fittings to be high frequency to LG floor plant areas</i>	item	1	-	-		
5.4.5	L2 Fire Alarm system	item	1	1,000.00	1,000.00		<i>common parts interface</i>
5.4.6	Disabled toilet alarms	nr	1	0.00	-		
	Residential 2nd & 3rd Floor:						
5.4.7	Mains and submains distribution to all floors; incl. small power and lighting installation to apartments	m2	472	40.00	18,880.00		
5.4.8	Telephone and data installations	nr	14	750.00	10,500.00		<i>allowance; 2 per apartment</i>
5.4.9	TV/Satellite	nr	14	1,000.00	14,000.00		<i>allowance 2 points per apartment</i>
5.4.10	smoke and heat detectors	nr	14	500.00	7,000.00		<i>allowance 2 per apartment</i>
5.4.11	Security/Communication installations;telephone system	nr	7	1,500.00	10,500.00		<i>video entry</i>
5.4.12	Power Supply to mechanical services	m2	300	10.00	3,000.00		
5.4.13	Earthing and Bonding	nr	7	350.00	2,450.00		<i>1 per apartment</i>
	Residential 4th & 5th Floor (duplex apartments)						
5.4.14	Mains and submains distribution to all floors; incl. small power and lighting installation to apartments	m2	190	40.00	7,600.00		
5.4.15	Telephone and data installations	nr	8	750.00	6,000.00		<i>allowance; 2 per apartment</i>
5.4.16	TV/Satellite	nr	8	1,000.00	8,000.00		<i>allowance 2 points per apartment</i>
5.4.17	smoke and heat detectors	nr	8	500.00	4,000.00		<i>allowance 2 per apartment</i>
5.4.18	Security/Communication installations;telephone system	nr	4	1,500.00	6,000.00		
5.4.19	Power Supply to mechanical services	m2	40	10.00	400.00		
5.4.20	Earthing and Bonding	nr	4	350.00	1,400.00		<i>1 per apartment</i>
5.4.21	L2 Fire Alarm system- extension	item	1	4,000.00	4,000.00		
TOTAL ELECTRICAL INSTALLATIONS				106,500			

							Elemental Cost Plan: No. [12]
							5.5 LIFT INSTALLATIONS
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.5	Lift Installations						
5.5.1	Adapted lift cart to travel 1 extra floor; inc BWIC	item	1	25,000.00	25,000.00		
5.5.2	<i>Installation of new platform lift- LG incl. glass enclosure- DDA Approved</i>	item	1	30,000.00	30,000.00		
TOTAL LIFT INSTALLATIONS					55,000		

 Elemental Cost Plan: No. [12]							
5.6 PROTECTIVE, COMMUNICATIONS AND SPECIAL INSTALLATIONS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.6	Protective, Communications and Special Installations						
5.6.1	<i>Allowance for statutory signage</i>	item	1	1,500.00	1,500.00		<i>Provisional sum</i>
5.6.2	<i>Fire Fighting/Protective installations; hosereels; dry risers and extinguishers</i>	m2	1 082	10.00	10,819.00		
TOTAL LIFT INSTALLATIONS				12,500			

 <p style="text-align: right;">Elemental Cost Plan: No. [12] EXTERNAL WORKS</p>							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.0	EXTERNAL WORKS						
6.1	SITE PREPARATION WORKS				0		
6.2	ROADS, PATHS & PAVINGS				7,500		
6.3	PLANTING				5,000		
6.4	FENCING, RAILINGS AND WALLS				33,000		
6.5	SITE / STREET FURNITURE AND EQUIPMENT				15,000		
6.6	EXTERNAL DRAINAGE				18,500		
6.7	EXTERNAL SERVICES				44,050		
TOTAL EXTERNAL WORKS					123,000		

							Elemental Cost Plan: No. [12]
							6.1 SITE PREPARATION WORKS
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.1	Site Preparation Works						
TOTAL SITE PREPARATION WORKS					0		

 <p style="text-align: right;">Elemental Cost Plan: No. [12] 6.2 ROADS, PATHS AND PAVINGS</p>							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.2	Roads, Paths and Pavings						
6.2.1	Allowance for repairs to existing pavement to Kingsland Rd	item	1	7,500.00	7,500.00		
TOTAL ROADS PATHS AND PAVINGS					7,500		

**Elemental Cost Plan: No. [12]****6.3 PLANTING**

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.3	Planting						
6.3.1	<i>Soft landscaping allowance</i>	item	1	5,000.00	5,000.00		
TOTAL PLANTING					5,000		



Elemental Cost Plan: No. [12]

6.4 FENCING, RAILINGS AND WALLS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.4	Fencing,Railings and Walls						
6.4.1	Grey Metal framed privacy screen; with etched toughened glass to 4th floor terraces; 6ft height	m	43	300.00	12,900.00		
6.4.2	Grey Metal framed privacy screen; with etched toughened glass to 5th floor terraces; 6ft height	m	67	300.00	19,950.00		
TOTAL FENCING, RAILINGS AND WALLS					33,000		



Elemental Cost Plan: No. [12]

6.5 SITE/STREET FURNITURE AND EQUIPMENT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.5	Site/Street Furniture and Equipment						
6.5.1	Allowance for Kingsland Road entrance landscaping, refuse store, etc.	item	1	15,000.00	15,000.00		
TOTAL SITE/STREET FURNITURE AND FURNITURE					15,000		

							Elemental Cost Plan: No. [12]
							6.6 EXTERNAL DRAINAGE
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.6	External Drainage						
6.6.1	<i>Allowance for alterations and connections to existing drainage</i>	item	1	15,000.00	15,000.00		
6.6.2	<i>Allowance for remediation work to existing manhole to courtyard</i>	item	1	3,500.00	3,500.00		
TOTAL EXTERNAL DRAINAGE				18,500			

							Elemental Cost Plan: No. [12]
							6.7EXTERNAL SERVICES
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.7	External Services						
6.7.1	<i>Water main;</i>	item	11	1,000.00	11,000.00		
6.7.2	<i>Electric main</i>	item	11	800.00	8,800.00		
6.7.3	<i>Gas main;</i>	item	11	1,250.00	13,750.00		
6.7.4	<i>Telephone Broadband</i>	item	11	500.00	5,500.00		
	<i>BWIC</i>	item	1	5,000.00	5,000.00		
TOTAL EXTERNAL SERVICES				44,050			

 Elemental Cost Plan: No. [12] FACILITATING WORKS							
Elemental Cost Plan: No. [12] FACILITATING WORKS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.0	FACILITATING WORKS						
7.1	MINOR SOFT STRIP OUT				39.500		<i>Minor demolition works</i>
TOTAL FACILITATING WORKS				39,500			



Elemental Cost Plan: No. [12]

7.1 MINOR SOFT STRIP OUT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.1	Remedial Works						
	<u>Refurbishment of Existing</u>						
7.1.1	Removal of existing internal single Ash Veneer doors and frames to suit new proposed layout	nr	8	50.00	400.00		
7.1.2	Removal of existing internal double Ash Veneer doors and frames	nr	3	75.00	225.00		
7.1.3	Strip out existing kitchens	nr	6	200.00	1,200.00		
7.1.4	Remove existing windows and frames to kingsland road elevation	m2	96	30.00	2,880.00		
7.1.5	Remove existing Ground Floor loading Bay	item	1	5,000.00	5,000.00		
7.1.6	Strip out tiling to existing WC's	nr	6	250.00	1,500.00		
7.1.7	Strip out flooring throughout	item	1	5,000.00	5,000.00		
7.1.8	Disconnect services to WC's and dismantle	nr	6	200.00	1,200.00		
7.1.9	Strip back Kingsland Road external render to allow for new application	item	1	5,000.00	5,000.00		
7.1.10	Breakout 1st floor stair opening to external wall	item	1	4,000.00	4,000.00		
7.1.11	Stop the Goods lift travelling one floor	item	1	3000.00	3,000.00		
	<u>To construction of new floor</u>						
7.1.12	Remove existing roof structure	item	1	10,000.00	10,000.00		
TOTAL MAJOR DEMOLITION WORKS				39,500			



Elemental Cost Plan: No. [12]

PRELIMINARIES

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
8.0	Preliminaries						
	<i>50 week contract period</i>						
8.1	Head office	w	50	800.00	40,000.00		
8.2	Site supervision	w	50	1,500.00	75,000.00		
8.3	Transport	w	50	700.00	35,000.00		
8.4	Other personnel	w	50	1,250.00	62,500.00		
8.5	Sundries	w	50	450.00	22,500.00		
8.6	Hutting etc.	w	50	500.00	25,000.00		
8.7	Site set up	it	1	5,000.00	5,000.00		
8.8	Plant	w	30	1,000.00	30,000.00		
8.9	Scaffolding	it	1	45,000.00	45,000.00		
8.10	Crane / hoists	it	1	20,000.00	20,000.00		
8.11	Cleaning/sundries	nr	11	500.00	5,500.00		
8.12	Temporary Roof	it	1	25,000.00	25,000.00		
8.13	Insurance etc.	%	1	1,539,050.00	15,390.50		
TOTAL PROJECT PRELIMINARY COSTS					406,000		

Appendix 4- Consented Scheme GLA Toolkit



----- Results -----

Site	Soda Block A Kingsland Road
Address	
Scheme Description	Consented scheme

Site Reference Number	
Application Number	
NLD Ref. Number	
UPRN or Grid Ref.	

[View Results](#)

RESIDUAL before land finance	£2,633,000
RESIDUAL after land finance	£2,343,000
Per hectare	£2,343,000
Per dwelling	£293,000
Per market dwelling	£293,000
Per habitable room	£90,000
Per bedspace	£130,000

SCHEME UNITS		per ha.
No. of Dwellings	8	8
No. of Habitable rooms	26	26
No. of Bedrooms	18	18
Total floorspace (m2)	683	683
% Wheelchair Units		

[Discounting Function](#)

SCHEME REVENUE	£5,433,000
Contribution to revenue from:	
Market housing	£5,380,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership (inc. grant)	
- Intermediate Rent (inc. grant)	
- Affordable Rent (inc. grant)	
- Social Rent (inc. grant)	
Grant	
Capital Contribution	£53,000
Commercial Elements	

LAND FINANCE	
Total land finance	£290,000

[Floor Space Analysis](#)
[Costs Analysis](#)
[Child Occupancy & Bedrooms](#)

AFFORDABLE UNITS							
	Low Cost	Equity Share	Shared	Intermediate	Affordable	Social Rent	Total
Units							
Units %							
Hab rooms							
Bedrooms							
Persons							
Floorspace							

SCHEME COSTS	£2,800,000
Contribution to costs from:	
Market housing	£2,644,000
Affordable Housing	
- Low Cost Sale	
- Equity Share	
- Shared Ownership	
- Intermediate Rent	
- Affordable Rent	
- Social Rent	
Planning Obligations	£12,000
Community Infrastructure Levy	
Exceptional Development Costs	£143,000
Commercial Elements	

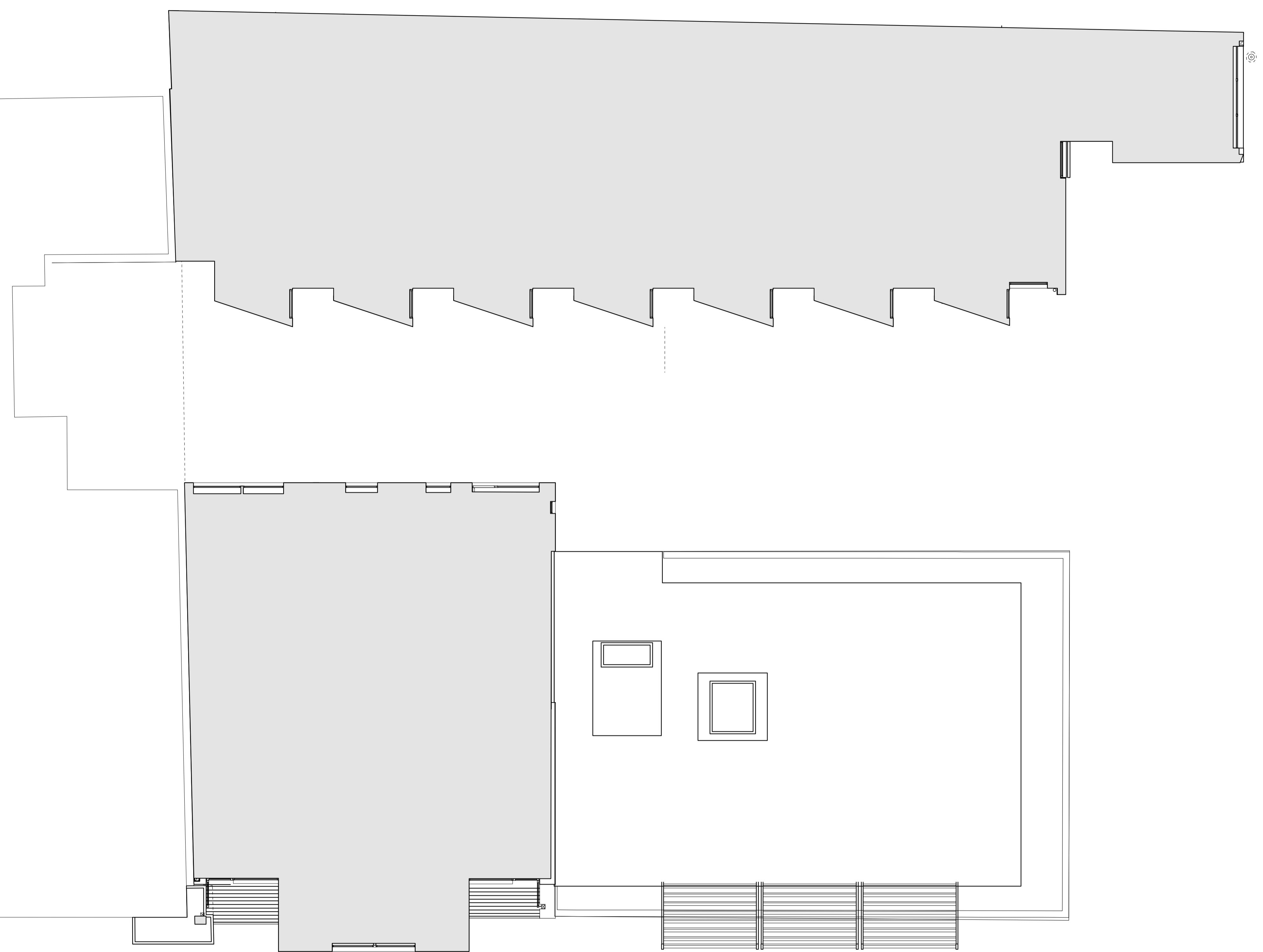
PUBLIC SUBSIDY (GRANT)	
Whole scheme	£ -
Per Social Rent dwelling	
Per Shared Ownership dwelling	
Per Intermediate Rent dwellings	
Per Affordable Rent dwelling	

Alternative Site Values		Against residual
Existing Use Value	£ -	
Acquisition Cost	£ -	
Value for offices	£ -	
Value for industrial	£ -	
Value as hotel site	£ -	
Value as other alternative	£ -	

Appendix 5

Consented Scheme ground floor plan
Consented Scheme first floor plan
Consented Scheme second floor plan
Consented scheme third floor plan
Consented scheme roof plan

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 8: Please be aware that no responsibility is accepted for errors or inaccuracies that may be contained within this information, and no responsibility is accepted for the efficacy of the design shown.
 9: It remains the contractors responsibility to survey, design and install the works to meet the requirements of the specifications and the design intent drawings provided here.



rev:	date	reason for issue	check
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key:


client:	Investland Group Ltd
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* **thinkingspace**

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e: info@thinkingspace.co.uk

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 project: **260-264 Kingsland Road**
 location: London E8 4DG

CAD file: 1123_p_all

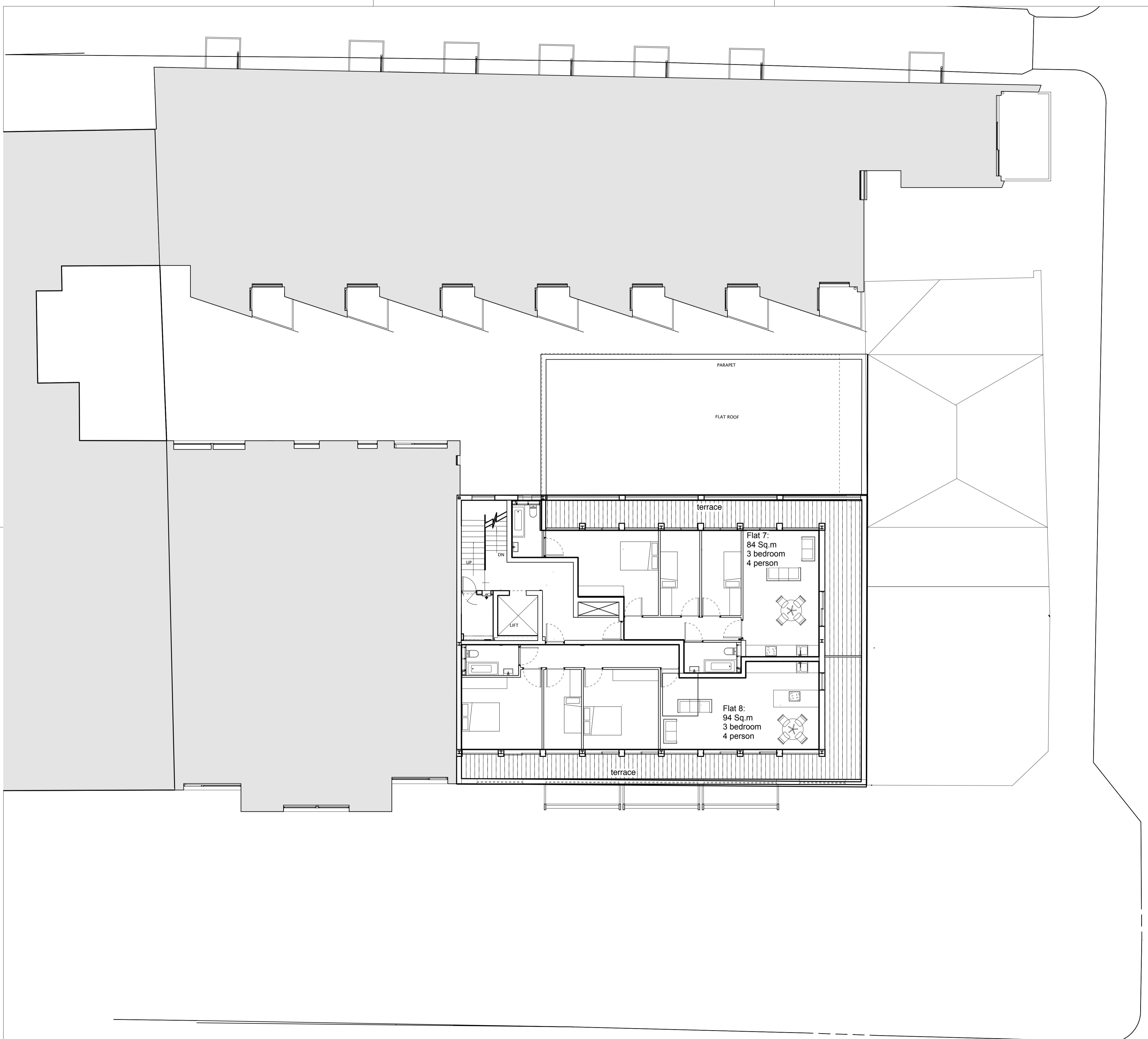
status:

Planning

title: **Roof plan proposed**

series:	drawing number:
GA	1123/A/1036

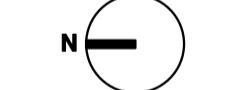
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CAD file: 1123_p_all

status:

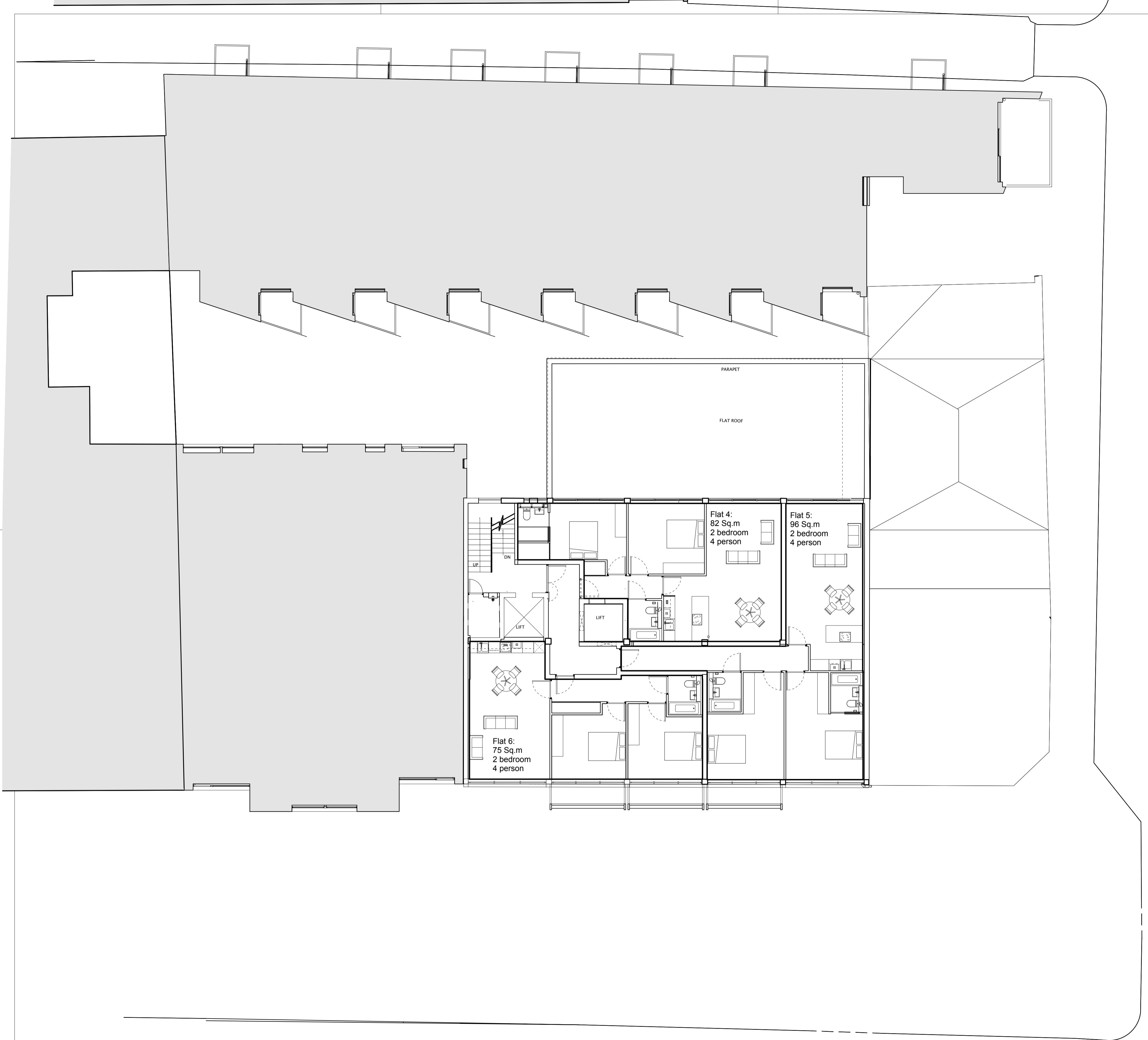
Planning

title: **Fourth floor plan proposed**

series: drawing number:
GA 1123/A/1035

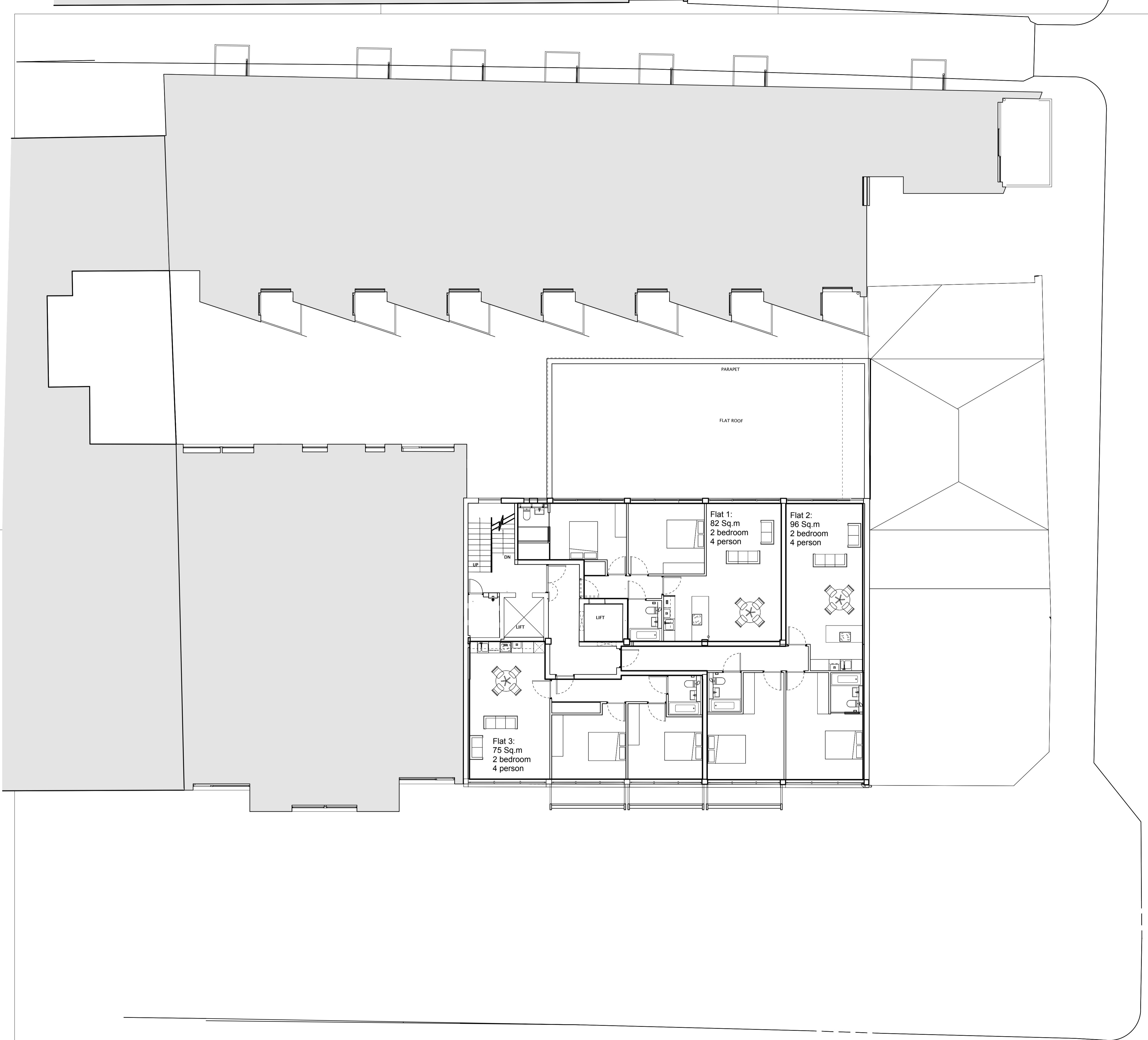
checked	date: 04.01.11	scale: 1:100	revision: 00
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key:			
client: Investland Group Ltd			
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project: 260-264 Kingsland Road <small>location: London E8 4DG</small>			
CAD file: 1123_p_all			
status: Planning			
title: Third floor plan proposed			
series: drawing number: GA 1123/A/1034			
checked date: 04.01.11 scale: 1:100 revision: 00			

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key:			
client: Investland Group Ltd			
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project: 260-264 Kingsland Road <small>location: London E8 4DG</small>			
CAD file: 1123_p_all			
status: Planning			
title: Second floor plan proposed			
series: drawing number: GA 1123/A/1033			
checked date: 04.01.11 scale: 1:100 revision: 00			

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key:			



client:	Investland Group Ltd
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project:	260-264 Kingsland Road
location:	London E8 4DG

CAD file:	1123_p_all
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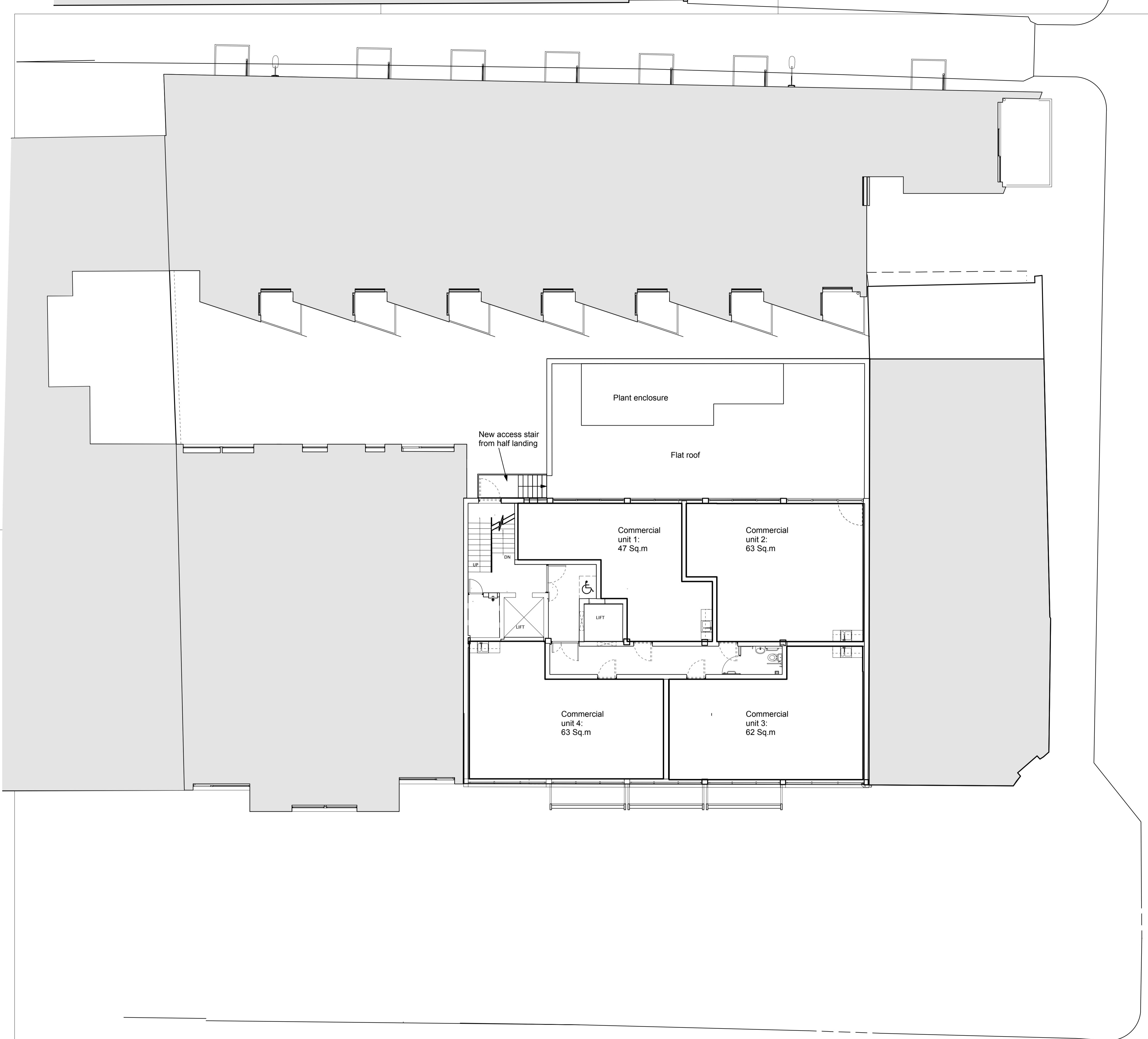
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Planning	
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title:	First floor plan proposed
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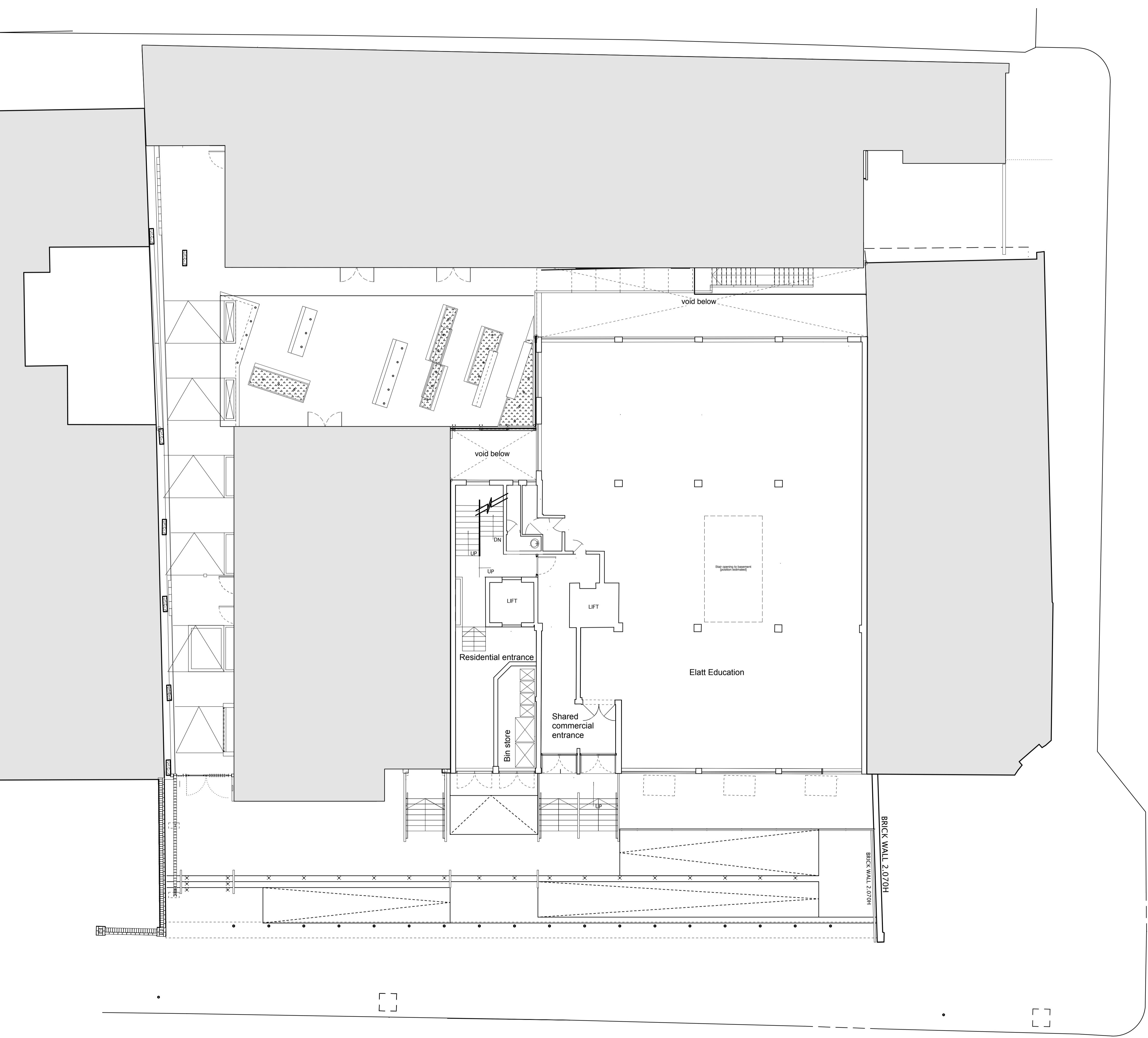
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GA	1123/A/1032

checked:	date:	scale:	revision:
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rev:	date:	reason for issue:	check:
key: 			
client: Investland Group Ltd			
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project: 260-264 Kingsland Road <small>location: London E8 4DG</small>			
CAD file: 1123_p_all			
status: Planning			
title: Ground floor plan proposed			
series: drawing number: GA 1123/A/1031			
checked date: 04.01.11 scale: 1:100 revision: 00			



Appendix 6- Consented Scheme Build Cost Plan



**Office/Residential Conversion
260 Kingsland Road
London E8 4DG**

Elemental Cost Plan: No. [06]

[Residential/Office]

		Elemental Cost Plan: No. [06]			
		ELEMENTAL SUMMARY			
		Ground Floor	Occupied m2		
		2nd Floor		282 m2	
Block A Soda Studios		3rd Floor		282 m2	
Conversion of offices to residential		4th Floor		233 m2	
8 flats					
Gross Internal Floor Area:		8577 ft2		797 m2	
Ref No	Item Description	Total Cost [£]	Cost per m ² [£]	Cost per ft2 [£]	Unit Rate
1.0	SUBSTRUCTURE	0	-	-	
2.0	SUPERSTRUCTURE				
2.1	Frame and Upper Floors	0	-	-	
2.2	Roof	32,500	40.79	3.79	
2.3	Stairs & Ramps	17,500	21.96	2.04	
2.4	External Walls	18,000	22.59	2.10	
2.5	Windows & External Doors	35,500	44.55	4.14	
2.6	Internal Walls	75,000	94.13	8.74	
2.8	Internal Doors	31,000	38.91	3.61	
		209,500	262.93	24.43	
3.0	FINISHES				
3.1	Wall Finishes	60,500	75.93	7.05	
3.2	Floor Finishes	69,500	87.22	8.10	
3.3	Ceiling Finishes	71,000	89.11	8.28	
		201,000	252.26	23.44	
4.0	INTERNAL FIT OUT				
4.1	Furniture and Fittings	117,500	147.46	13.70	
4.2	Sanitary Fittings	27,500	34.51	3.21	
		145,000	181.98	16.91	
5.0	SERVICES				
5.1	Disposal Installations	3,500	4.39	0.41	
5.2	Water Installations	33,000	41.42	3.85	
5.3	Space Heating and Ventilation	54,500	68.40	6.35	
5.4	Electrical Installations	123,500	154.99	14.40	
5.5	Lift Installations	0	-	-	
5.6	Protective, Communications and Special Installations	26,000	32.63	3.03	
		240,500	301.83	28.04	
6.0	EXTERNAL WORKS				
6.1	Site Preparation Works	0	-	-	
6.2	Roads, Paths & Pavings	0	-	-	
6.3	Planting	5,000	6.28	0.58	
6.4	Fencing, Railings and Walls	15,500	19.45	1.81	
6.5	Site / Street Furniture & Equipment	15,000	18.83	1.75	
6.6	External Drainage	18,500	23.22	2.16	
6.7	External Services	33,400	41.92	3.89	
		87,400	109.69	10.19	
7.0	FACILITATING WORKS				
7.1	Minor Soft Strip Out	29,500	37.02	3.44	
	BUILDINGS SUB-TOTAL	912,900	1,145.71	106.44	
8.0	PRELIMINARIES	187,500	235.32	21.86	
9.0	OVERHEADS & PROFIT	73,000	91.62	8.51	
10.0	[PROJECT] DESIGN FEES	0	-	-	
11.0	CONTINGENCY	58,500	73.42	6.82	
TOTAL CONTRACT SUM [Excluding Risk and/or Inflation]		1,231,900	1,546.06	143.63	



Elemental Cost Plan: No. [06]

1.0 SUBSTRUCTURE

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.0	SUBSTRUCTURE						
1.1	<i>FOUNDATIONS & GROUND FLOOR CONSTRUCTION</i>				0		
TOTAL SUBSTRUCTURE					0		

Elemental Cost Plan: No. [06]							0								
1.1 FOUNDATIONS & GROUND FLOOR							1.1 Foundations & GF								
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments	Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
1.1	FOUNDATIONS & GROUND FLOOR							1.1	Foundation & GF						
TOTAL FOUNDATIONS								TOTAL FRAME							0

Elemental Cost Plan: No. [06] SUPERSTRUCTURE						
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status
2.0	SUPERSTRUCTURE					
2.1	<i>FRAME AND UPPER FLOORS</i>				0	
2.2	<i>ROOF</i>				32,500	
2.3	<i>STAIRS</i>				17,500	
2.4	<i>EXTERNAL WALLS</i>				18,000	
2.5	<i>WINDOWS & EXTERNAL DOORS</i>				35,500	
2.6	<i>INTERNAL WALLS AND PARTITIONS</i>				75,000	
2.7	<i>INTERNAL DOORS</i>				31,000	
TOTAL SUPERSTRUCTURE				209,500		



Elemental Cost Plan: No. [06]

2.1 FRAME

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.1	FRAME & UPPER FLOORS						
TOTAL FRAME					0		

Elemental Cost Plan: No. [06] 2.2 ROOF							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.2	ROOF STRUCTURE CONSTRUCTION Sedum Roof (Frist Floor)						
2.2.1	Allowance for Constructing Plant enclosure to 1st Floor flat roof	item	1	5000.00	5,000.00		
2.2.2	Landscaped Green roof system; waterproofing and root barrier layer; separation and slip layers; 50mm drainage board; low maintenance	m2	112	245.00	27,366.50		
2.2.3	Allowance for Green roof vegetation/planting	item	1	-	0.00	inc above	
TOTAL ROOF				32,500			



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.3	STAIRS AND RAMPS						
2.3.1	<i>Heavy duty cast iron staircase; perforated treads; no risers; balustrades and hand rails; decorated; 3.00m rise; straight</i>	nr	1	5,000.00	5,000.00		
2.3.2	<i>Access ramp to new residential entrance</i>	item	1	2,500.00	2,500.00		
2.3.3	<i>Residential lobby access stairs; Timber Construction softwood staircase; softwood balustrades and hardwood handrail</i>	nr	1	1,250.00	1,250.00		
2.3.4	<i>Precast concrete staircases and landings; dogleg staircase; 1200mm wide; one full width half landing; 2750mm rise to form access from 3rd to 4th floor</i>	nr	1	5,000.00	5,000.00		
2.3.5	<i>Straight staircases; 280mm treads; 170mm undercut risers; 1200mm wide; 2750 rise</i>	nr	1	2,000.00	2,000.00		
2.3.6	<i>Mild steel staircase balustrades and handrails</i>	m	6	300.00	1,650.00		
TOTAL STAIRS AND RAMPS					17,500		

 Elemental Cost Plan: No. [06] 2.4 EXTERNAL WALLS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.4	EXTERNAL WALLS						
2.4.1	<i>Cemrend self coloured render or other equal and approved; one coat; to brickwork or blockwork base; 20mm thick to the courtyard elevation</i>	m2	519	35.00	18,180.40		re-render
TOTAL EXTERNAL WALLS					18,000		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.5	WINDOWS AND EXTERNAL DOORS						
2.5.2	<i>Lumisty single ply window film; 200 microns thickness to new Courtyard windows</i>	m	106	35.00	3,710.00		
2.5.3	<i>Metal security/Fire Exit door; incl ironmongery to courtyard elevation access stair</i>	nr	2	1,750.00	3,500.00		
2.5.4	<i>Overhaul existing windows</i>	it		2,000.00	2,000.00		
2.5.5	<i>New punched window</i>	nr	4	500.00	2,000.00		
2.5.6	<i>New triple window</i>	nr	12	1,500.00	18,000.00		
2.5.7							
2.5.8	<i>Purpose made; glazed double personnel communal entrance door; stainless steel ironmongery; Velfac system 100 or similar</i>	nr	1	5,000.00	5,000.00		
2.5.9	<i>Hardwood; 19mm x 75mm window boards to courtyard elevation; emulsion finish</i>	m	61.4	25.00	1,535.00		
TOTAL WINDOWS AND EXTERNAL DOORS					35,500		



2.6 INTERNAL WALLS AND PARTITIONS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.6	INTERNAL WALLS AND PARTITIONS						
	New Offices - 1st Floor						
2.6.1	<i>Block partition partywalls 140mm thick</i>	m2	139.86	-	-		
2.6.2	<i>Independent Wall linings to external walls; I Stud Frame, 1 layer 40mm Thermaline Board</i>	m2	159.84	-	-		
	Residential - 2nd-4th Floor						
2.6.3	<i>Block partition partywalls; 140mm thick</i>	m2	284.10	65.00	18,466.50		
2.6.4	<i>Metal stud partition; 1 layer 13mm board each side; tape and joint; emulsion finish</i>	m2	471.42	55.00	25,928.10		
2.6.5	<i>Independent Wall linings to external walls; incl. I Stud Frame, 50mm Isover insulation 1 layer 40mm Thermaline board</i>	m2	491.37	50.00	24,568.50		
2.6.6	<i>Firestopping throughout</i>	item	1.00	2,000	2,000.00	allowance	
2.6.7	<i>Smooth faced medium density block to form GF bin store; paint grade; assumed 140mm thick</i>	m2	49.57	65.00	3,222.05		
2.6.8	<i>Communal face wall lining to bin store; 12.5mm Wallboard on dabs, tape and jointed, emulsion finish</i>	m2	49.57	20.00	991.40		
TOTAL INTERNAL WALLS AND PARTITIONS					75,000		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
2.7	INTERNAL DOORS						
2.7.1	New Offices <i>Solid Core ash veneer single internal flush doors; stainless steel door furniture and decorations</i>	nr	4	-	-		
2.7.2	Circulation door; 1 1/2 leaf; fire rated	nr	2	-	-		
2.7.3	Disabled WC door; single leaf	nr	1	-	-		
	Residential 2nd-4th Floor						
2.7.4	<i>Solid Core ash veneer single internal flush doors; stainless steel door furniture and decorations</i>	nr	35	585.00	20,475.00		
2.7.5	<i>Unit Entrance doors; 2440mm high incorporating fan light</i>	nr	8	900.00	7,200.00		
2.7.6	<i>Circulation door; 1 1/2 leaf; fire rated</i>	nr	2	750.00	1,500.00		
2.7.7	<i>Service riser doors; single leaf; fire rated</i>	nr	4	500.00	2,000.00		
TOTAL INTERNAL DOORS					31,000		

Elemental Cost Plan: No. [06]							
3.0 FINISHES							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.0	INTERNAL FINISHES						
3.1	WALL FINISHES				60,500		
3.2	FLOOR FINISHES				69,500		
3.3	CEILING FINISHES				71,000		
TOTAL FINISHES				201,000			



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.1	WALL FINISHES						
	<u>New offices</u>						
3.1.1	Ceramic; Full height wall tiling to toilets	m2	17	-	0.00		
3.1.2	Ceramic wall tiles; 4 courses high above all kitchen base units	m2	4	-	0.00		
3.1.3	12.5mm Wall Board; 2 layers to inner face of blockwork walls to office areas; on dabs; tape and jointed; emulsion finish	m2	99	-	0.00		
3.1.4	E.O 15mm Moisture Resistant Board to wet areas; 1 layer lining to toilets	m2	17	-	0.00		
3.1.5	19mm thick coreboard lining to liftshaft walls; 1 layer; plaster skim; emulsion finish	m2	17	-	0.00		
3.1.6	1 basecoat, 2 top coat finish to Independent wall linings	m2	160	-	0.00		
	<u>Residential 2nd - 4th floor</u>						
3.1.7	12.5mm Wall Board; 2 layers to inner face of blockwork walls to apartments; on dabs; tape and jointed; emulsion finish	m2	568	35.00	19,887.00		
3.1.8	E.O 15mm Moisture Resistant Board to wet areas; 1 layer lining to bathrooms	m2	288	15.00	4,325.40		
3.1.9	1 basecoat, 2 top coat finish to Independent wall linings	m2	484	6.00	2,901.42		
3.1.10	19mm thick coreboard lining to liftshaft walls and staircases; 1 layer; plaster skim; emulsion finish	m2	187	25.00	4,671.00		
3.1.11	Ceramic wall tiles; 4 courses high above all kitchen base units	m2	28	75.00	2,088.00	assume 150x150 tiles; 600mm high	
3.1.12	Ceramic; full height wall tiles to bathrooms	m2	288	75.00	21,600.00		
3.1.13	Repairs and decoration to staircore and entrance walls	item	1	5,000.00	5,000.00	Allowance	
TOTAL WALL FINISHES					60,500		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.2	FLOOR FINISHES						
	New Offices						
3.2.2	Polypropylene ribbed matting to new communal entrance; in aluminium frame	nr	1	-	-		
3.2.3	Carpet tiles throughout offices and communal areas excl; Welfare areas	m2	280	-	-		
3.2.4	MDF Painted Skirting to office and communal areas	m	163	-	-		
3.2.5	Vinyl Floor to W.C's	m2	4	-	-		
	Residential 2nd-4th Floor						
3.2.6	Subfloor allowance for 4th floor	m2	233	35.00	8,155.00		
3.2.7	Heavy duty carpet £25/m2 supply only	m2	102	35.00	3,563.00		
3.2.8	Ceramic tiles to kitchen areas	m2	80	75.00	6,000.00		
3.2.9	Ceramic tiles to wet areas	m2	35	75.00	2,599.50		
3.2.10	Engineered board, wide plank flooring throughout apartments	m2	637	60.00	38,220.00		
3.2.11	Threshold strips	m	50	25.00	1,250.00		
3.2.12	MDF painted skirting to apartments and communal areas	m	610	12.00	7,320.00		
3.2.13	Tiled skirting to wet areas	m	65	25.00	1,625.00		
3.2.14	Heavy Duty carpet £25/m2 supply only to GF entrance and lobby	m2	26	35.00	903.00		
TOTAL FLOOR FINISHES					69,500		

 <p style="text-align: right;">Elemental Cost Plan: No. [06] 3.3 CEILING FINISHES</p>							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
3.3	CEILING FINISHES <u>New Offices</u>						
3.3.1	<i>Allowance for making good existing ceilings</i>	item	1	-	-		
3.3.2	<i>Redecs to include emulsion finish</i>	m2	280	-	-		
3.3.3	<i>E.O 15mm Moisture resistant board to WC's</i>	m2	4	-	-		
	 <u>Residential 2nd - 4th Floor</u>						
3.3.4	<i>Concealed grid MF Suspended Ceiling System; to support acoustic and fire rating requirements</i>	m2	853	50.00	42,673		
3.3.5	<i>12.5mm Soundbloc; 2 layers; tape and joint;</i>	m2	853	25.00	21,337		
3.3.6	<i>E.O 15mm Moisture resistant board to bathrooms</i>	m2	35	5.00	175		
3.3.7	<i>One mist coat; 2 coats to ceilings</i>	m2	853	8.00	6,828		
TOTAL CEILING FINISHES					71,000		

							
Elemental Cost Plan: No. [06]							
4.0 INTERNAL FIT OUT							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.0	INTERNAL FIT OUT						
4.1	FURNITURE AND FITTINGS				117,500		
4.2	SANITARY FITTINGS AND DISPOSAL INSTALLATIONS				27,500		
TOTAL INTERNAL FIT OUT					145,000		



4.5 FITTINGS, FURNISHINGS AND EQUIPMENT

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.5	FITTINGS, FURNISHINGS AND EQUIPMENT						
	New Offices						
4.5.1	<i>Allowance for new kitchen facilities including units and sink</i>	nr	4		-		
4.5.2	<i>Towel Rail</i>	nr	1		-		
4.5.3	<i>Paper holder</i>	nr	1		-		
4.5.4	<i>Mirrors</i>	nr	1		-		
4.5.5	<i>Disabled hinged grabrails 600mm long</i>	item	1		-		
	Residential 2nd-4th Floor						
4.5.6	<i>Allowance for new Kitchen facilities including units and sink and appliances</i>	nr	8	9,500.00	76,000.00		
4.5.7	<i>Fixed furniture allowance to bathrooms</i>	nr	13	2,000.00	26,000.00		
4.5.8	<i>Towel Rails</i>	nr	13	300.00	3,900.00		
4.5.9	<i>Paper Holder</i>	nr	13	65.00	845.00		
4.5.10	<i>Mirrors</i>	nr	13	150.00	1,950.00		
4.5.11	<i>Access Panels; 600 x 600</i>	nr	13	120.00	1,560.00		
4.5.12	<i>Kelly hoppen shower rail KH395</i>	nr	13	150.00	1,950.00		
4.5.13	<i>Bath panel</i>	nr	13	250.00	3,250.00		
4.5.14	<i>Postboxes to communal entrance area</i>	nr	8	250.00	2,000.00		
TOTAL FITTINGS, FURNISHINGS AND EQUIPMENT					117,500		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
4.6	SANITARY FITTINGS						
	<u>New Offices</u>						
	<i>Fully fitted Disabled Toilet;</i>						
4.6.1	<i>Dual Flush WC including; cistern and fittings</i>	nr	1	-	-		
4.6.2	<i>Low level washhand basin including waste and fittings</i>	nr	1	-	-		
4.6.3	<i>Allowance for overflow pipework</i>	item	1	-	-		
	<u>Residential 2nd-4th Floor</u>						
4.6.4	<i>Bauhaus Turin cloakroom basin</i>	nr	13	300.00	3,900.00		
4.6.5	<i>Kelly Hoppen basin mixer set KH2.101</i>	nr	13	180.00	2,340.00		
4.6.6	<i>Contemporary trap to above</i>	nr	13	40.00	520.00		
4.6.7	<i>Euro Mono WC from Bathstore; cistern; pan; seat; complete</i>	nr	13	500.00	6,500.00		
4.6.8	<i>Steel bath</i>	nr	13	200.00	2,600.00		
4.6.9	<i>Waste / plug to above</i>	nr	13	32.00	416.00		
4.6.10	<i>Kelly Hoppen bath deck set (5 hole) KH2.220</i>	nr	13	350.00	4,550.00		
4.6.11	<i>Kelly Hoppen handshower and hose KH330</i>	nr	13	250.00	3,250.00		
4.6.12	<i>Allowance for overflow pipework</i>	item	13	250.00	3,250.00		
TOTAL SANITARY FITTINGS					27,500		

Elemental Cost Plan: No. [06]							
SERVICES							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.0	SERVICES						
5.1	<i>DISPOSAL INSTALLATIONS</i>				3,500		
5.2	<i>WATER INSTALLATIONS</i>				33,000		
5.3	<i>SPACE HEATING AND VENTILATION</i>				54,500		
5.4	<i>ELECTRICAL INSTALLATIONS</i>				123,500		
5.5	<i>LIFT INSTALLATIONS</i>				0		
5.6	<i>PROTECTIVE, COMMUNICATIONS AND SPECIAL INSTALLATIONS</i>				9,000		
	<i>BUILDERS WORK IN CONNECTION; FORMING HOLES AND CHASES; FIRESTOPPING</i>	%	5		11,175		
	<i>TESTING AND COMMISSIONING</i>	%	2.5		5,588		
TOTAL SERVICES					240,500		

 <p style="text-align: right;">Elemental Cost Plan: No. [06] 5.1 DISPOSAL INSTALLATIONS</p>							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.1	DISPOSAL INSTALLATIONS						
5.1.1	New Offices <i>Soil waste stacks; 3.15m storey height; branch and connection to drain; 110mm diameter PVC and overflow installations; stacks and connections to below ground drainage</i>	m	16	-	-		
5.1.2	Residential 2nd-4th Floor <i>Soil waste stacks; 3.15m storey height; branch and connection to drain; 110mm diameter PVC and overflow installations; stacks and connections to below ground drainage</i>	m	148	25.00	3,701		
TOTAL SANITARY APPLIANCE					3,500		

							
Elemental Cost Plan: No. [06] 5.2 WATER INSTALLATIONS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.2	Water Installations <u>New Offices</u> <i>Hot and cold water complete installations</i>						
5.2.1		m2	280	-	-		
5.2.2	<u>Residential 2nd-4th Floor</u> <i>Individual combination boilers</i>	nr	11	3,000.00	33,000		
TOTAL FIRE AND LIGHTING PROTECTION					33,000		



Elemental Cost Plan: No. [06]							
5.3 SPACE HEATING AND VENTILATION							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.3	Space Heating and Ventilation						
	<u>New Offices</u>						
5.3.1	Bathroom extract fans, admittance valves, grilles	nr	1	-	-		
5.3.2	Ducting to above	m	20	-	-		
5.3.3	Iphw heating system; radiators	nr	4	-	-		
	<u>Residential 2nd-4th Floor</u>						
5.3.4	Kitchen extract fans, admittance valves, grilles	nr	8	750.00	6,000.00		
5.3.5	Bathroom extract fans, admittance valves, grilles	nr	8	750.00	6,000.00		
5.3.6	Ducting to above - 15m per flat	m	105	25.00	2,625.00		
5.3.7	Iphw heating system; radiators and underfloor	nr	8	3,500.00	28,000.00		
5.3.8	Distribution	nr	8	1,500.00	12,000.00		
TOTAL SPACE HEATING AND VENTILATION					54,500		

 Elemental Cost Plan: No. [06] 5.4 ELECTRICAL INSTALLATIONS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.4	Electrical Installations						
	Residential 2nd-4th Floor						
5.4.1	Mains and submains distribution to all floors; incl. small power and lighting installation to apartments	m2	1 039	40.00	41,560.00		
5.4.2	Common areas power and lighting	item	1	7,500.00	7,500.00		
5.4.3	Telephone and data installations	nr	38	750.00	28,500.00	allowance; 2 per apartment, 6 per office	
5.4.4	TV/Satellite	nr	16	1,000.00	16,000.00	allowance 2 points per apartment	
5.4.5	smoke and heat detectors	nr	16	500.00	8,000.00	allowance 2 per apartment	
5.4.6	Security/Communication installations;telephone system	nr	8	1,500.00	12,000.00		
5.4.7	Power Supply to mechanical services	m2	300	10.00	3,000.00		
5.4.8	Earthing and Bonding	nr	8	350.00	2,800.00	1 per apartment	
5.4.9	Lighting Fittings; Recessed T5 Tubes; all fittings to be high frequency to 1st floor office areas	item	1	-	-		
5.4.10	Disabled toilet alarms	nr	1	150.00	150.00		
5.4.11	L2 Fire Alarm system	item	1	4,000.00	4,000		
TOTAL SPACE HEATING AND VENTILATION				123,500			

							
Elemental Cost Plan: No. [06]							
5.5 LIFT INSTALLATIONS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.5	Lift Installations						
TOTAL LIFT INSTALLATIONS				0			

 Elemental Cost Plan: No. [06] 5.6 PROTECTIVE, COMMUNICATIONS AND SPECIAL INSTALLATIONS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
5.6	Protective, Communications and Special Installations						
5.6.1	<i>Allowance for statutory signage</i>	item	1	1,000.00	1,000.00		<i>Provisional sum</i>
5.6.2	<i>Fire Fighting/Protective installations; hosereels; dry risers and extinguishers</i>	m2	797	10.00	7,968.00		
TOTAL LIFT INSTALLATIONS					9,000		

Elemental Cost Plan: No. [06] EXTERNAL WORKS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.0	EXTERNAL WORKS						
6.1	<i>SITE PREPARATION WORKS</i>				0		
6.2	<i>ROADS, PATHS & PAVINGS</i>				0		
6.3	<i>PLANTING</i>				5,000		
6.4	<i>FENCING, RAILINGS AND WALLS</i>				15,500		
6.5	<i>SITE / STREET FURNITURE AND EQUIPMENT</i>				15,000		
6.6	<i>EXTERNAL DRAINAGE</i>				18,500		
6.7	<i>EXTERNAL SERVICES</i>				33,400		
TOTAL EXTERNAL WORKS					87,500		

 Elemental Cost Plan: No. [06] 6.1 SITE PREPARATION WORKS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.1	Site Preparation Works						
TOTAL SITE PREPARATION WORKS					0		



Elemental Cost Plan: No. [06]

6.2 ROADS, PATHS AND PAVINGS

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.2	Roads, Paths and Pavings <i>Roads</i>						
TOTAL ROADS PATHS AND PAVINGS					0		

 Elemental Cost Plan: No. [06] 6.3 PLANTING							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.3	Planting						
6.3.1	<i>Soft landscaping allowance</i>	item	1	5,000.00	5,000.00		
TOTAL PLANTING				5,000			

 Elemental Cost Plan: No. [06] 6.4 FENCING, RAILINGS AND WALLS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.4	Fencing, Railings and Walls						
6.4.1	<i>Grey Metal framed privacy screen; with etched toughened glass to 4th floor terraces; 6ft height</i>	m	51	300.00	15,420.00		
TOTAL FENCING, RAILINGS AND WALLS					15,500		

 Elemental Cost Plan: No. [06] 6.5 SITE/STREET FURNITURE AND EQUIPMENT							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.5	Site/Street Furniture and Equipment						
6.5.1	Allowance for Kingsland Road entrance landscaping	item	1	15,000.00	15,000.00		#NAME?
TOTAL SITE/STREET FURNITURE AND FURNITURE					15,000		



Elemental Cost Plan: No. [06]

6.6 EXTERNAL DRAINAGE

Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.6	External Drainage						
6.6.1	<i>Allowance for alterations and connections to existing</i>	item	1	15,000.00	15,000.00		
6.6.2	<i>Allowance for remediation work to existing manhole to courtyard</i>	item	1	3,500.00	3,500.00		
TOTAL EXTERNAL DRAINAGE					18,500		



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
6.7	External Services						
6.7.1	Water main; 75mm uPVC main in 225mm diameter ductile iron pipe as duct	item	8	1,000.00	8,000.00		
6.7.2	Electric main; 600/1000 volt cables. Two core 25mm diameter cable including 100mm diameter clayware duct	item	8	800.00	6,400.00		
6.7.3	Gas main; 150mm diameter ductile or cast iron gas pipe	item	8	1,250.00	10,000.00		
6.7.4	Telephone; BT installation in 100mm diameter uPVC duct	item	8	500.00	4,000.00		
	<i>bwig</i>				5,000	-	
TOTAL EXTERNAL SERVICES					33,400		

 Elemental Cost Plan: No. [06] FACILITATING WORKS							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.0	FACILITATING WORKS						
7.1	MINOR SOFT STRIP OUT				29,500		<i>Minor demolition works</i>
TOTAL FACILITATING WORKS				29,500			



Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
7.1	Remedial Works						
	<u>Refurbishment of Existing</u>						
7.1.1	<i>Removal of existing internal single Ash Veneer doors and frames to suit new proposed layout</i>	nr	8	50.00	400.00		
7.1.2	<i>Removal of existing internal double Ash Veneer doors and frames</i>	nr	3	75.00	225.00		
7.1.3	<i>Strip out existing kitchens</i>	nr	6	200.00	1,200.00		
7.1.4	<i>Remove existing windows and frames to kingsland road elevation</i>	m2	96	30.00	2,880.00		
7.1.5	<i>Remove existing Ground Floor loading Bay</i>	item	1	5,000.00	5,000.00		
7.1.6	<i>Strip out tiling to existing WC's</i>	nr	6	250.00	1,500.00		
7.1.7	<i>Strip out flooring throughout</i>	item	1	5,000.00	5,000.00		
7.1.8	<i>Disconnect services to WC's and dismantle</i>	nr	6	200.00	1,200.00		
7.1.9	<i>Strip back Kingsland Road external render to allow for new application</i>	item	1	5,000.00	5,000.00		
7.1.10	<i>Breakout 1st floor stair opening to external wall</i>	item	1	4,000.00	4,000.00		
7.1.11	<i>Stop the Goods lift travelling one floor</i>	item	1	3000.00	3,000.00		
TOTAL MAJOR DEMOLITION WORKS					29,500		

 Elemental Cost Plan: No. [06]							
PRELIMINARIES							
Ref No	Item Description	Unit	Quantity	Rate	Amount	Status	Comments
8.0	Preliminaries						
8.1	<i>Initial Site Set up</i>	weeks	1	5,000.00	5,000.00		
8.2	<i>Staff/Management costs</i>	weeks	30	2,000.00	60,000.00		
8.3	<i>Transport</i>	weeks	30	700.00	21,000.00		
8.4	<i>Other personnel</i>	weeks	30	1,000.00	30,000.00		
8.5	<i>Sundries</i>	weeks	30	450.00	13,500.00		
8.7	<i>Plant</i>	weeks	30	500.00	15,000.00		
8.8	<i>Scaffolding</i>	item	1	25,000.00	25,000.00		
8.9	<i>Crane / hoists</i>	item	1	5,000.00	5,000.00		
8.10	<i>Cleaning/sundries</i>	item	8	500.00	4,000.00		
8.11	<i>Insurance etc.</i>	%	1	912,900.00	9,129.00		
TOTAL PROJECT PRELIMINARY COSTS					187,500		