

Appendix 16 – G&T Proposed Build Cost Estimate



gordiner theobald

ALTERED FOR CAR PARK, LEISURE & BUSINESS USE AS PER MEETING 9/3/12

*ALTERED FOR TENURE MIX AND ZERO CARBON AS PER EMAIL FROM BRETT CADE DATED
27.03.12*

Elephant and Castle

for

Lend Lease

INITIAL INDICATIVE HIGH LEVEL COST PLAN

Rev H

29 March 2012

PAHPME/PRE/28567



Gantner Headbold

Elephant and Castle

Description	Qty	Unit	Rate £	Total £	Notes
<u>Main Summary</u>					
Buildings					
Infrastructure & Public Realm					
SAY					

Please note that above are estimated construction costs and must be read in conjunction with the chariot. All amounts and values are given on the following dates.

Including Preliminaries and
G&P, but excluding
Contingencies

Please note that above are estimated construction costs and must be read in conjunction with the chariot. All amounts and values are given on the following dates.

PAH/PME/PRE/28587



geotekne feedback

Elephant and Castle

Description	Qty	Qty	Unit	Rate £/m ² (GEA)	Total £	Rate £/m ² (GEA)	Total £	Notes
Summary Buildings								
<u>Phase 2</u>								
Building H4								
<u>Phase 3</u>								
Building H11								
<u>Phase 4</u>								
Building H5								
Building H6								
<u>Phase 5</u>								
Building H3								
Building H7								
<u>Phase 6</u>								
Building H10								
Building H12								
Building H13								
Building H11A & 11B								
Allowance for dealing with contamination (amounts advised by Land Lanes)								
To Main Summary								
PAH/PME/PRE/28567								

Notes

GEA stated above excludes the area of the car park.



guttmann & frebold

Elephant and Castle

Description	Qty	Qty	Unit	Rate £	Total £
	GEA	Nil			
Building 14 (Phase 2)					
Residential					
Residential Shell & Core (Level 7)			m²		
EO Residential Stoff & Core (Level 25)			m²		
Fit Out - Social			m²		
Fit Out - Intermediate			m²		
Fit Out - Marvel!			m²		
Public Landscaping			m²		
Front Garden Landscaping			m²		
Zone Carbon Neutral			no		
Retail					
Retail Shell & Core			m²		
Service & Ancillary Areas			m²		
Transfer Structure EO			m²		
Landing Bay Transfer Structure EO			m²		
White Side Fit Out			m²		
Cafe / Restaurant (Shell & Core)			m²		
Commercial / Business Use					
Commercial / Business Use (Shell & Core)			m²		
Leisure (Shell & Core) assumed 3 - 4m single height space.			m²		
Transfer Structure EO			m²		
Car Parking					
Basement Car Park			m²		
Not Required for Car Parking			m²		
Ground Floor Car Park (Premium / Undercroft)			m²		
Suspended Deck Car Park First Floor			m²		
Additional car park cladding			m²		
Allowance for electric car charging points (25% of spaces)			no		
Preliminary and CHP (at 15% and 4%)					
To Buildings Summary			m²		
			Elv		
PA14/PME/RE/248657					



Emissions & embodied

Elephant and Castle

Description	Qty	GIA	Qty	Unit	Rate £	Total £
Building H1 (Phase 3)						
<u>Residential</u>		N/A				
Residential Shell & Core (Level 7)						
EC Residential Shell & Core (Level 7)		m2				
Fit Out - Social				m2		
Fit Out - Intermediate				m2		
Fit Out - Market				m2		
Podium Landscaping				m2		
Zero Carbon Heating				no		
<u>Retail</u>						
Retail Shell & Core				m2		
Service & Ancillary Area				m2		
Transfer Structure EO				m2		
Landing Bay Transfer Structure EO				m2		
Willow Box Fit Out				m2		
Cafe / Restaurant (Shell & Core)				m2		
<u>Commercial / Business Use</u>						
Commercial / Business Use (Level 3 Core)				m2		
Leisure				m2		
Transfer Structure EO				m2		
<u>Car Parking</u>						
Basement Car Park				m2		
No Required for Car Parking				m2		
Ground Floor Car Park (Position / Undeveloped)				m2		
Suspended Deck Car Park First Floor				m2		
Additional car park cladding				m2		
Allotment for electric car charging points (25% of spaces)				no		
Polymerates and OH-EP (at 15% and 4%)						
To Building Summary				m2		
PAH/PME/PRE/20567						



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Elephant and Castle



gulliver's freehold

Elephant and Castle

Description	Qty	QTY	Unit	Rate	Total
	G/A	N/A		£	£
Building H2 (Phase 4) <u>Residential</u>					
Residential Shell & Core (Level 7)	m2				
EO Residential Shell & Core (Level 30)	m2				
Fit Out - Social	m2				
Fit Out - Intermediate	m2				
Fit Out - Market	m2				
Floorium Landscaping	m2				
Zero Carbon Homes	no				
Retail					
Retail Shell & Core	m2				
Service / Ancillary Area	m2				
Timber Structure EO	m2				
Landing Bay / Transfer Structure EO	m2				
White Box Fit Out	m2				
Cafe / Restaurant (Shell & Core)	m2				
Commercial / Business Use	m2				
Entertainment / Business Use (Shell & Core)	m2				
Leisure (Shell & Core) (assumes 3 + 4m single height space)	m2				
Timber Structure EO	m2				
Car Parking					
Basement Car Park	m2				
Not Required for Car Parking	m2				
Ground Floor Car Park (Podium / Undercroft)	m2				
Suspended Deck Car Park First Floor	m2				
Additional Car Park Additional	m2				
Allowance for electric car charging points (2.5% of spaces)	no				
Print Services and Office (M1 1.5% and 4%)					
To Building Summary					
P&G/PME/PRE/20567					



Elephant and Castle

Description	Qty	QTY	Unit	Rate £	Total £
	GEA	N/A			
Building H3 (Phase 5)					
Residential					
Residential Shell & Core (Level 7)			m ²		
E0 Residential Shell & Core (Level 18)			m ²		
Fit Out - Social			m ²		
Fit Out - Intermediates			m ²		
Fit Out - Market			m ²		
Podium Landscaping			m ²		
Front Garden Landscaping			m ²		
Zone Curation / Herms			m ²		
Retail					
Retail Shell & Care			m ²		
Service & Ancillary Area			m ²		
Transfer Structure EO			m ²		
Landings Bay / Transfer Structure EO			m ²		
Willis Box Fit Out			m ²		
Cafe / Restaurant (Shell & Care)			m ²		
Commercial / Business Use			m ²		
Commercial / Business Use (Shell & Care)			m ²		
Lobby/IC			m ²		
Transfer Structure EO			m ²		
Car Parking					
Basement Car Park			m ²		
Not Required for Car Parking			m ²		
Ground Floor Car Park (Padbury / Undercroft)			m ²		
Suspended Deck Car Park First Floor			m ²		
Additional car park cladding			m ²		
Allowance for electric car charging points (25% of spaces)			no		
Transfer Structure EO			m ²		
Preliminaries and Other (at 1.5% and 4%)					
To Buildings Summary	1				
			m ²		
			£m ²		



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Description	Qty	Qty	Unit	Rate £	Total £
Building N7 (Phase 5)	GEA	N/A			
<u>Residential</u>					
Residential Shell & Core (Level 7)			m2		
EC Residential Shell & Core (Level 23)			m2		
Floors - Social			m2		
Floors - Intermediate			m2		
Floors - Market			m2		
Podium Landscaping			m2		
Front Garden Landscaping			m2		
Zone 2 Common Areas			no		
<u>Retail</u>					
Retail Shell & Core			m2		
Service & Ancillary Area			m2		
Transfer Structure EC			m2		
Willie Box Fit Out			m2		
Cafe / Restaurant (Shell & Core)			m2		
<u>Commercial / Business Use</u>					
Commercial / business use (Shell & Core)			m2		
Lodging			m2		
Transfer Structure EC			m2		
<u>Car Parking</u>					
Subterranean Car Park			m2		
Grounds Floor Car Park (Fulham / Undercroft)			m2		
Subterranean Deck Car Park FTE Report			m2		
Allotments for electric car charging points (25% of spaces)			nc		
Transfer Structure EC			n2		
Proteanwines and CH45P (in 15% and 4%)					
To Building 3e Summary	1	1	m2	£m	
PASHINE/PRE/28567					



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Description	Qty	Qty	Unit	Rate £	Total £
	GEA	N/A			
Building 16 (Phase 6)					
Residential					
Residential Shell & Core (Level 8)			m ²		
EO Residential Shell & Core (Level 14)			m ²		
Fit Out - Social			m ²		
Fit Out - Intermediates			m ²		
Fit Out - Market			m ²		
Pedestrian Landscaping			m ²		
Front Garden Landscaping			m ²		
Zonal Carbon Homes			no		
Retail					
Retail Shell & Core			m ²		
Service & Ancillary Area			m ²		
Transfer Structure EO			m ²		
White Box Fit Out [#]			m ²		
Cafe / Restaurant (Shell & Core)			m ²		
Commercial / Business Use			m ²		
Commercial / Business Use (Shell & Core)			m ²		
Community			m ²		
Transfer Structure EO			m ²		
Car Parking			m ²		
Basement Car Park			m ²		
Ground Floor Car Park (Podium / Undercroft)			m ²		
Suspended Deck Car Park First Floor			no		
Mechanics for electric car charging points (25% of spaces)			m ²		
Transfer Structure EO			m ²		
Preliminaries and OH&P (at 1.5% and 4%)			m ²		
To Buildings Summary			m ²		
			Ltr ¹		



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Description	Qty	QIV	Unit	Rate £	Total £
Building H10 (Phase 3) <u>Residential</u>	DEA	N/A	m ²		
Residential Shell & Core [Level 7] ED Residential Shell & Core			m ²		
Fit Out - Social			m ²		
Fit Out - Intermediate			m ²		
Fit Out - Kitchen			m ²		
Podium Landscaping			m ²		
Front Garden Landscaping			m ²		
Zero Carbon Homes			no		
<u>Retail</u>					
Retail Shell & Core			m ²		
Service & Ancillary Area			m ²		
Transfer Structure EO			m ²		
Vehicle Stax/Fu Ctr			m ²		
Car Parkings			m ²		
Business Car Park			m ²		
Ground Floor Car Park (Medium / Unidirectional)			m ²		
Swimming Deck Car Park First Floor			no		
Allotment for electric car charging points (25% of spaces)			m ²		
Transfer Structure EO			m ²		
Preliminaries and CH&P (at 15% and 4%)			m ²		
To Buildings Summary			m ²		
PATHOME/PRE/26557			m ²		



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Description	Qty	Qty	Unit	Rate £	Total £
Building H+2 (Phase 5) <u>Rashdenial</u>	GEA	N/A			
Residential Shell & Core (Level 7)			m ²		
EO Residential Shell & Core			m ²		
Fit Out - Social			m ²		
Fit Out - Intermediate			m ²		
Fit Out - Market			m ²		
Podium Landscaping			m ²		
Zero Carbon Homes		no			
<u>Retail</u>					
Retail Shell & Core			m ²		
Service & Ancillary Areas			m ²		
Transfer Structure EO			m ²		
Walls Box Fit Out			m ²		
Café / Restaurant (Shell & Core) - 9m F-C Height			m ²		
Energy Centre			m ²		
Energy Centre (Shell & Core) - 9m F-C Height			m ²		
<u>Car Parking</u>					
Basement Car Park			m ²		
Ground Floor Car Park (Podium / Undercroft)			m ²		
Suspended Deck Car Park First Floor			m ²		
Preliminaries and OH&P (at 15% and 4%)			m ²		
To Buildings Summary			m ²		
PAH/PME/PRE24567			Dir		

Elephant and Castle						
Description	Qty	Qty	Unit	Rate	Total	
	GEA	NIA		£	£	
Building H1.3 (Phase 6)						
Residential						
Pd Residential Shell & Core (Level 7)			m ²			
EO Residential EO			m ²			
Fit Out - Social			m ²			
Fit Out - Intermediate			m ²			
Fit Out - Workspace			m ²			
Podium Landscaping			m ²			
Front Garden Landscaping			m ²			
Zara Carpet Homes			no			
Retail						
Retail Shell & Core			m ²			
Service & Ancillary Areas			m ²			
Transition Structure EO			m ²			
White Box Fit Out			m ²			
Car Parking						
Basement Car Park			m ²			
Ground Floor Car Park Podium / Undercroft			m ²			
Suspended Deck Car Park First Floor			m ²			
Allotment for electric car charging points (25% of spaces)			no			
Palmaries and OH&P (at 15% and 4%)						
To Building Summary			m ²			
			E.17			
PAH/PME/PRE/28867						



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Description	Qty	Qty	Unit	Rate	Total
	C/E/A	N/A			
Building H1A & 11B (Phase 6)					
<u>Residential</u>					
Residential Shell & Core (Level 7)			m ²		
E/C Residential Shell & Core (Level 25)			m ²		
E/C Residential Shell & Core (Level 16)			m ²		
Fit Out - Social			m ²		
Fit Out - Intermediate			m ²		
Fit Out - Market			m ²		
Podium Landscaping			m ²		
Front Garden Landscaping			m ²		
Zero Carbon Homes		10			
<u>Retail</u>					
Retail Shell & Core			m ²		
Service & Ancillary Area			m ²		
Transfer Structure EO			m ²		
Vehicle Bay Fit Out			m ²		
Car Restaurant (Shell & Core)			m ²		
<u>Commercial / Business Use</u>					
Commercial Business Use (Shell & Core)			m ²		
Transfer Structure EO			m ²		
<u>Car Parking</u>					
External Car Park			m ²		
Ground Floor Car Park (Podium / Undercroft)			m ²		
Suspended Deck Car Park First Floor			m ²		
Allotment for electric car charging points (20% of spaces)			no		
Transfer Structure EO			m ²		
Preliminaries and Ch&Ap (at 15% and 4%)					
To Buildings Summary	1	1	m ²		
			£/m ²		

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Infrastructure Costs Summary					
Demolition					
Bulk Earthworks					
Site logistics					
Site Enabling Works					
Utilities diversions					
Off-site Reinforcement					
On-site Networks					
Plot Connections					
Plot Connections Esco					
Highways					
Public Realm					
					To main summary

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase Two				
Removal of Ground floors slab buildings 1 - 20	m3			
Removal of foundations	m3			
Demolition of supersystems	m2			
Allowance demolition boiler chimney				
Demolition walkway bridge Heygate Street				
Asbestos				
Allowance removal of u/ground heating / cooling pipework	m			
Removal of artex ceilings	m2			
Allowance independent asbestos monitoring and removal				
Carried Forward				

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase Two		Brought forward		
Decontamination				
Removal of Ward shell garage				
Allowance decommissioning and remediation of warehouse				
Allowance decommissioning and remediation of engineering works area				
Allowance decommissioning and remediation of coaperage				
Allowance decommissioning and remediation of timber yard				
Allowance remainder of the site				
Services disconnections				
Allowance disconnection of gas			Nr	
Removal of electricity meters			Nr	
Disconnects of electrical mains			Nr	
UKPN Substations				
Reservation agreement				
Allowance removal of substations - LBS cost				
		Carried Forward		

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase Two				
Hoardings and protection		Brought forward		
3000mm High Galv security fencing	m			
Site Banner	m2			
Tree protection				
Protection to EDF substation		Nr		
Surveys				
Update to Topo survey				
Agricultural demolition method statement				
Ecological surveys				
Bat surveys				
Contamination survey				
Internal fabric survey				
Type two asbestos survey				
CCT V Drain Survey				
Radar scan				
Allowance 1mm / sec vibration limit				
Sub-contract bond				
Environmental and sedimentation controls				
		Carried Forward		
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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
	Brought forward				
Demolitions - Heygate Phase 3					
Removal of Ground floors slab buildings 1 - 19		m3			
Removal of foundations		m3			
Demolition of superstructures		m2			
Demolition footbridge over Old Kent Road					
Asbestos					
Allowance removal of u/ground heating / cooling pipework		m			
Removal of artex ceilings		m2			
Allowance independent asbestos monitoring and removal					
					Carried Forward

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Demolitions - Heygate Phase 3		Brought forward			
Decontamination					
Allowance remainder of the site					
Allowance decommissioning and remediation of boiler house					
Allowance decommissioning and remediation of car and lorry park					
Allowance decommissioning and remediation of electrical substation					
Allowance decommissioning and remediation of rag store					
					Carried Forward

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Demolitions - Haygate Phase 3		Brought forward			
Hoardings and protection		m			
3000mm High Galv security fencing		m2			
Site Banner		Nr			
Tree protection					
Protection to EDF substation					
Surveys					
Update to Topo survey					
Abericultural demolition method statement					
Ecological surveys					
Bat surveys					
Contamination survey					
Internal fabric survey					
Type two asbestos survey					
CCT V Drain Survey					
Radar scan					
		Carried Forward			

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase 3	Brought forward			
Services disconnections				
Allowance disconnection of gas	Nr			
Removal of electricity meters	Nr			
Disconnects of electrical mains	Nr			
UKPN Substations				
Reservation agreement				
Allowance removal of substations - LBS cost				
Allowance [nm / sec vibration limit				
Sub-contract bond				
Environmental and sedimentation controls				
Subtotal				
Preliminaries Costs				
Overheads and profit				
Allowance unspecified / unmeasured works				
To Infrastructure summary				
PAH/PME/28173	22 of 86			

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Bulk Earthworks Summary					
Phase 2 -Plot H4					
Phase 3; Plot H1					
Phase 4; Plot H5, H2					
Phase 5; Plot H3, H7					
Phase 6; Plot H6, H10, H13, H11a & b					
					To Infrastructure summary
					PAH/PME/28173

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Bulk Earthworks - Phase 2; Plot H4				
Reduced level Excavation	m3			
Disposal of material off-site	m3			
Allowance break out hard in public areas	m2			
<u>Contamination</u>				
Allow non-hazardous waste	m3			
Allow hazardous waste	m3			
Surveys				
<u>Sustainable Urban Drainage</u>				
Attenuation tanks	m2			
Subtotal				
Preliminaries / Overheads and profit				To earthworks summary
				240415

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Bulk Earthworks - Phase 3; Plot H1					
Reduced level Excavation		m3			
Disposal of material off-site		m3			
Allowance break out hard in public areas		m3			
Contamination		m3			
Allowance for non-hazardous waste - 10%					
Allowance for hazardous waste - 5%					
Surveys					
Sustainable Urban Drainage					
Attenuation tanks		m2			
Subtotal					
Preliminaries / Overheads and profit					To earthworks summary

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Bulk Earthworks Phase 4; Plot H5, H2				
Reduced level Excavation		m3		
Disposal of material off-site		m3		
Allowance break out hard in public areas		m3		
<hr/>				
<u>Contamination</u>				
Allow non-hazardous waste		m3		
Allow hazardous waste		m3		
<hr/>				
<u>Surveys</u>				
<u>Sustainable Urban Drainage</u>				
Attenuation tanks		m2		
<hr/>				
<u>Subtotal</u>				
Preliminaries / Overheads and profit				
To earthworks summary				
<hr/>				
PAH/PME/28173	25-01-12			

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Bulk Earthworks Phase 5; Plot H3 H7					
Reduced level Excavation		m3			
Disposal of material off-site		m3			
Allowance break out hard in public areas		m2			
Contamination					
Allowance for non-hazardous waste - 10%		m3			
Allowance for hazardous waste - 5%		m3			
Surveys					
Sustainable Urban Drainage					
Attenuation tanks		m2			
Subtotal					To earthworks summary
Preliminaries / Overheads and profit					
PAH/PNE/28173					27,078.00

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Bulk Earthworks Phase 6; Plot H6, H10, H13, H11a & b				
Reduced level Excavation	m3			
Disposal of material off-site	m3			
Allowance break out hard in public areas	m2			
Contamination				
Allow non-hazardous waste	m3			
Allow hazardous waste	m3			
Surveys				
Sustainable Urban Drainage				
Attenuation tanks	m2			
Subtotal				
Preliminaries / Overheads and profit				
To earthworks summary				
				250 000

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Site logistics and phasing Summary				
Site logistics and phasing- Phase Two; Plot H4				
Site logistics and phasing - Phase Three; Plot H1				
Site logistics and phasing - Phase Four; Plot H5, H2				
Site logistics and phasing - Phase Five; Plot H3, H7				
Site logistics and phasing - Phase Six; Plot H6, H1C, H11a, H11b, H13				
To infrastructure summary				
PAH/PME/28173	23 d.f.86			

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Description	Qty	Unit	Rate £	Total £	
Site logistics and phasing- Phase Two: Plot H4					
Allowance temporary Haul roads, temporary cross-overs, common compound areas	m2				
Allowance temporary services to plots					
Preliminaries Costs QHP					To Infrastructure summary
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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
<u>Site logistics and phasing - Phase Three; Plot H1</u>					
Allowance temporary Haul roads, temporary cross-overs, common compound areas	m ²				
Allowance temporary services to plots					
Preliminaries Costs					
OHP					
					To infrastructure summary
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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<u>Site logistics and phasing - Phase Four: Plot H5, H2</u>				
Allowance temporary haul roads, temporary cross-overs, common compound areas	m2			
Allowance temporary services to plots	Nr			
Preliminaries Costs OHP				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
Site logistics and phasing - Phase Five: Plot H3, H7				
Allowance temporary Haul roads, temporary cross-overs, common compound areas		m2		
Allowance temporary services to plots		Nr		
				To infrastructure summary
				PAH/PME/28/173
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Preliminaries Costs
GHP

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Description	Qty	Unit	Rate £	Total £
<u>Site logistics and phasing - Phase Six: Plot H6, H10, H11a, H11b, H13</u>				
Allowance temporary Haul roads, temporary cross-overs, common compound areas	m2			
Allowance temporary services to plots	Nr			
Preliminaries Costs				
OHP				
To infrastructure summary				

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	
Site Enabling Works					
Nursery facility for pre-purchased trees	Nr				
Allowance protection of existing trees	Nr				
Allow maintenance of nursery 4 years	yrs				
Temporary Landscaping					
Allow 150mm topsoil	m2				
Allow seeding	m2				
Allow 10% shrub planting	m2				
Allow tree planting	m2				
Fences	m2				
Allow bulk earthworks / storage costs crushed concrete					
Preliminaries Costs					To infrastructure summary
OHP					
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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Utilities Diversions Summary				
Utilities Diversions - Phase Two; Plot H4				
Utilities Diversions - Phase Three; Plot H1				
Utilities Diversions - Phase Four; Plot H5, H2				
Utilities Diversions- Phase Five; Plot H3, H7				
Utilities Diversions- Phase Six; Plot HS, H10, H11a, H11b, H13				
				To Infrastructure Summary

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Utilities Diversions - Phase One - Plot H4				
Gas Diversion				
Sundry - Lighting CCTV, bus stop, signs etc				
Preliminaries Costs OHP				
To utilities diversions summary				
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Description	Qty	Unit	Rate £	Total £
Utilities Diversions - Phase Three: Plot H1				
Drainage foul and storm diversions				
Electrical - 11 KV Walworth Road / Heygate Street				
Traffic lights cable diversions				
Gas Diversion				
Water Diversions				
BT Diversions				
Virgin Media allowance				
Sundry - Lighting CCTV, bus stop, signs etc				
Preliminaries Costs OHP				
To utilities diversions summary				
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Description	Qty	Unit	Rate £	Total £	
Utilities Diversions - Phase Five • Plot H3, H7					
Gas Diversion					
Sundry - Lighting CCTV, bus stop, signs etc					
Preliminaries Costs					To utilities diversions summary
OHP					
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Description	Qty	Unit	Rate £	Total £	
Utilities Diversions - Phase six - Plot H11a, H11b					
Electrical - 22KV Rodney Place					
Gas Diversion					
Drainage foul and storm diversions					
Virgin Media allowance					
Sundry - Lighting CCTV, bus stop, signs etc					
Preliminaries Costs					
OHP					
To utilities diversions summary					
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Description	Qty	Unit	Rate £	Total £	
Off Site Reinforcement					
Off Site Reinforcement - Phase Two; Plot H4					
Off Site Reinforcement - Phase Three; Plot H1					
Off Site Reinforcement - Phase Four; Plot H2, H5					
Off Site Reinforcement- Phase Five; Plot H3, H7					
Off Site Reinforcement- Phase Six; Plot H6, H10, H11a, H11b, H13					
					To Infrastructure summary
PAH/PME/26173	41	of 85			

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Description	Qty	Unit	Rate £	Total £	
<u>Off Site Reinforcement - Phase Two; Plot H4</u>					
Electrical Services Reinforcement - reservation of existing capacity					
Electrical reinforcement - Diversion and Plot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network	Yrs				
Gas services reinforcement					
Preliminaries Costs					To off-site reinforcement summary
OHP					
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Description	Qty	Unit	Rate £	Total £	
<u>Off Site Reinforcement - Phase Three; Plot H1</u>					
Electrical Services Reinforcement - reservation of existing capacity					
Electrical reinforcement - Diversion and Plot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network		yrs			Note
Gas services reinforcement					
Electrical services Reinforcement					
Cost based on upgrading a breaker at UK Power Networks Bankside primary substation and bring a new HV network to the development.					
Note: This option comes with the risk that current capacity may not be available when LL commence the development.					
Preliminaries Costs					
OHP					
To off-site reinforcement summary					
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Description	Qty	Unit	Rate £	Total £
<u>Off Site Reinforcement - Phase Four; Plot H2, H5</u>				
Electrical Services Reinforcement - reservation of existing capacity		yrs		
Electrical reinforcement - Diversion and Pilot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network		yrs		
Electrical Services Reinforcement - reservation of existing capacity		yrs		
				To off-site reinforcement summary
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Description	Qty	Unit	Rate £	Total £
<u>Off Site Reinforcement- Phase Five; Plot H3, H7</u>				
Electrical Services Reinforcement - reservation of existing capacity		Yrs		
Electrical reinforcement - Diversion and Plot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network				
Electrical Services Reinforcement - reservation of existing capacity		Yrs		
Preliminaries Costs CHP				To off-site reinforcement summary
PAH/PME/28173	45	of 86		

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Description	Qty	Unit	Rate £	Total £
<u>Off Site Reinforcement- Phase Six: Plot H6, H10, H11a, H11b, H13</u>				
Electrical Services Reinforcement - reservation of existing capacity		yrs		
Electrical reinforcement - Diversion and Plot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network		yrs		
Electrical Services Reinforcement - reservation of existing capacity		yrs		
Electrical Services Reinforcement - reservation of existing capacity		yrs		
Electrical Services Reinforcement - reservation of existing capacity		yrs		
Gas services reinforcement				
Preliminaries Costs				
OHP				
To off-site reinforcement summary				
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Description	Qty	Unit	Rate £	Total £	
On Site Networks					
On Site Networks - Phase Two; Plot H4					
On Site Networks - Phase Three; Plot H1					
On Site Networks - Phase Four; Plot H2 H5					
On Site Networks - Phase Five; Plot H3, H7					
On Site Networks - Phase Six; Plot H6, H10, H11a, H11b, H13					
					Carried Forward
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Description	Qty	Unit	Rate £	Total £
<u>On Site Networks - Phase Two; Plot H4</u>				
Electrical services reinforcement - upgrade of local area network				
Electrical services reinforcement - upgrade of local area network				
Uplift from 11kV to 20kV Cabling				
Allowance for reservation agreement				
Preliminaries Costs				
OHP				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<u>On Site Networks - Phase Three, Plot H1</u>				
Drainage Storm and foul - connections to existing and phasing allowance				
Potable water supply - connections to existing and phasing allowance				
Communications ducts only				
LPG - connections to existing and phasing allowance				
IP gas main				
Preliminaries Costs OHP				To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>On Site Networks - Phase Four; Plot H2/H5</u>				
Drainage Storm and foul - connections to existing and phasing allowance				
Portable water supply -connections to existing and phasing allowance				
Communications ducts only				
LPG - connections to existing and phasing allowance				
Preliminaries Costs OHP				To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>On Site Networks - Phase Five: Plot H3_H7</u>				
Drainage Storm and foul - connections to existing and phasing allowance				
Potable water supply - connections to existing and phasing allowance				
Communications ducts only				
LPG - connections to existing and phasing allowance				
Preliminaries Costs OHP				To Infrastructure summary
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Description	Qty	Unit	Rate £	Total £
On Site Networks - Phase Six; Plot H6, H10, H11a, H11b, H13				
Drainage - Storm and foul - connections to existing and phasing allowance				
Potable water supply - connections to existing and phasing allowance				
Communications ducts only				
LPG - connections to existing and phasing allowance				
Preliminaries Costs OHP				
To Infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
Plot Connections Summary				
Plot connections - Phase Two; Plot H4				
Plot connections - Phase Three; Plot H1				
Plot connections - Phase Four; Plot H2-H5				
Plot connections - Phase Five; Plot H3, H7				
Plot connections- Phase Six; Plot H6, H10, H11a, H11b, H13				
				To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>Plot connections - Phase Two; Plot H4</u>				
Drainage foul and storm - connections to existing and phasing allowance to units		Nr		
Water connections to existing and phasing allowance to existing residential units		Nr		
LPG - connections to existing and phasing allowance for retail unit		Nr		
Water connections to existing and phasing allowance to existing retail unit		Nr		
Drainage foul and storm - connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to retail block		Nr		
Water connections to existing and phasing allowance to retail unit		Nr		
LPG connections to existing and phasing allowance for retail		Nr		
Block substations				
Preliminaries Costs				
OHP				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
Plot connections - Phase Three: Plot H1				
Drainage foul and storm - connections to existing and phasing allowance to units			Nr	
Water connections to existing and phasing allowance to existing residential units			Nr	
LPG - connections to existing and phasing allowance for retail unit			Nr	
Drainage foul and storm - connections to existing and phasing allowance to residential			Nr	
Water connections to existing and phasing allowance to residential			Nr	
Water connections to existing and phasing allowance to retail unit			Nr	
Block substations			Nr	
Disconnect gas				
Removal of electric meters				
Electric disconnections				
Gas disconnections				
Preliminaries Costs				
O&P				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<u>Plot connections - Phase Four; Plot H2, H5</u>				
Drainage foul and storm - connections to existing and phasing allowance to units		Nr		
Drainage foul and storm - connections to existing and phasing allowance to retail units		Nr		
Water connections to existing and phasing allowance to existing residential units		Nr		
LPG - connections to existing and phasing allowance for retail unit		Nr		
Water connections to existing and phasing allowance to existing retail unit		Nr		
Drainage foul and storm - connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to retail block		Nr		
Water connections to existing and phasing allowance to retail unit		Nr		
LPG connections to existing and phasing allowance for retail		Nr		
Block substations				
Preliminaries Costs				
OHP				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<u>Plot connections - Phase Five: Plot H3, H7</u>				
Drainage foul and storm - connections to existing and phasing allowance to units		Nr		
Water connections to existing and phasing allowance to existing residential units		Nr		
LPG - connections to existing and phasing allowance for retail unit		Nr		
Water connections to existing and phasing allowance to existing retail unit		Nr		
Drainage foul and storm - connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to retail block		Nr		
Water connections to existing and phasing allowance to retail unit		Nr		
LPG connections to existing and phasing allowance for retail		Nr		
Block substations				
Preliminaries Costs				
OHP				
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Description	Qty	Unit	Rate £	Total £
<u>Plot connections- Phase Six; Plot H6, H10, H11a, H11b, H13</u>				
Drainage foul and storm - connections to existing and phasing allowance 10 units		Nr		
Drainage foul and storm - connections to existing and phasing allowance to retail units		Nr		
Water connections to existing and phasing allowance to existing residential units		Nr		
LPG - connections to existing and phasing allowance for retail unit		Nr		
Water connections to existing and phasing allowance to existing retail unit		Nr		
Drainage foul and storm - connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to residential		Nr		
Water connections to existing and phasing allowance to retail block		Nr		
Water connections to existing and phasing allowance to retail unit		Nr		
LPG connections to existing and phasing allowance for retail		Nr		
Block substations		Nr		
Preliminaries Costs OHP				
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Description	Qty	Unit	Rate £	Total £	
ESCO Plot Connections Summary					
Plot connections - Phase Two; Plot H4					
Plot connections - Phase Three; Plot H1					
Plot connections - Phase Four; Plot H2, H5					
Plot connections - Phase Five; Plot H3, H7					
Plot connections- Phase Six; Plot H6, H10, H11a, H11b, H13					
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Description	Qty	Unit	Rate £	Total £	
<u>Esco Plot connections - Phase Two; Plot H4</u>					
Social housing fibre connection charges	Nr				
Intermediate housing fibre connection charges	Nr				
Private housing fibre connection charges	Nr				
Heating connection charges to residential units	Nr				
Heating connection charges to retail units	Nr				
Retail connection charges	Nr				
					To infrastructure summary
Preliminaries Costs					
OHP					
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Description	Qty	Unit	Rate £	Total £
Esco Plot connections - Phase Three: Plot H1				
Social housing fibre connection charges			Nr	
Intermediate housing fibre connection charges			Nr	
Private housing fibre connection charges			Nr	
Heating connection charges to residential units			Nr	
Heating connection charges to retail units			Nr	
Retail connection charges				
Preliminaries Costs				
OHP				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<u>Esco Plat connections - Phase Four; Plot H2, HS</u>				
Social housing fibre connection charges		Nr		
Intermediate housing fibre connection charges		Nr		
Private housing fibre connection charges		Nr		
Heating connection charges to residential units		Nr		
Heating connection charges to retail units		Nr		
Retail connection charges		Nr		
Preliminaries Costs				
OHP				
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[To infrastructure summary]				

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Description	Qty	Unit	Rate £	Total £	
<u>Esco Plot connections - Phase Five: Plot H3, H7</u>					
Social housing fibre connection charges		Nr			
Intermediate housing fibre connection charges		Nr			
Private housing fibre connection charges		Nr			
Heating connection charges to residential units		Nr			
Heating connection charges to retail units		Nr			
Retail connection charges		Nr			
Preliminaries Costs OHP					To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>Esco Plot connections- Phase Six: Plot H6, H10, H11a, H11b, H13</u>				
Social housing fibre connection charges		Nr		
Intermediate housing fibre connection charges		Nr		
Private housing fibre connection charges		Nr		
Heating connection charges to residential units		Nr		
Heating connection charges to retail units		Nr		
Retail connection charges		Nr		
Preliminaries Costs				
CHP				
To Infrastructure summary				
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Description	Qty	Unit	Rate £	Total £	
Highways Summary					
Highways - Phase Two; Plot H4					
Highways - Phase Three; Plot H1					
Highways - Phase Four; Plot H2, H5					
Highways - Phase Five; Plot H3, H7					
Highways- Phase Six; Plot H6, H10, H11a, H11b, H13					
					To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>Highways - Phase Two: Plot H4</u>				
<u>Rodney Road</u>				
Take up existing road surface, dispose off site, and relay with say 300mm tarmac and 150mm subbase, including allowances for white lines kerbs pedestrian barriers etc.	m2			
Allowance for reconfigured drainage, pipework and gullies				
Allowance out of hours working				
Allowance for narrowing Rodney road	m2			
Pedestrian crossing				
				To Highways summary
Preliminaries Costs OHP				
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Description	Qty	Unit	Rate £	Total £	
Highways - Phase Three; Plot H1					
Heygate Street and New Kent Road					
Take up existing road surface, dispose off site, and relay with say 200mm tarmac and 150mm subbase, including allowances for white lines kerbs pedestrian barriers etc.	m2				
Allowance for reconfigured drainage, pipework and gullies					
Allowance out of hours working	m		Nr		
Realign kerbs	m		Nr		
Pedestrian crossing	1		Nr		New columns
Street Lighting			Nr		
Bus stops			Nr		
Real time travel - allowance					Assume mobile phone network based
Preliminaries Costs					To Highways summary
OHP					
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Description	Qty	Unit	Rate £	Total £
<u>Highways - Phase Four; Plot H2, H5</u>				
<u>Walworth road</u>				
Take up existing road surface, dispose off site, and relay with say 300mm tarmac and 150mm subbase, including allowances for white lines kerbs pedestrian barriers etc.		m ²		
Allowance for reconfigured drainage, pipework and gullies				
Allowance out of hours working		m		
Realign kerbs		Nr		
Pedestrian crossing		Nr		
Street Lighting		Nr		
Bus stops		Nr		
Real life travel - allowance		Nr		
<u>Junction Works</u>				
Reconfigure Walworth road and Heygate Road Junction (JCT 1)				
Reconfigure New Kent Road and Rodney Place Junction (JCT 2)				
Reconfigure Heygate Street and Rodney Place Junction (JCT 3)				
Preliminaries Costs				
OHP				
To Highways summary				
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Description	Qty	Unit	Rate £	Total £
<u>Highways - Phase Five: Plot H3, H7</u>				
<u>Wansey Street</u>				
Take up existing road surface, dispose off site, and relay with say 300mm tarmac and 150mm subbase, including allowances for white lines kerbs pedestrian barriers etc.	m2			
Allowance for reconfigured drainage, pipework and gullies				
Allowance out of hours working				
Realign kerbs	m			
Pedestrian crossing	Nr			
Street Lighting	Nr			
Bus stops	Nr			
Preliminaries Costs				
OHP				
To Highways summary				
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Description	Qty	Unit	Rate £	Total £
<u>Highways- Phase Six; Plot H6, H10, H11a, H11b, H13</u>				
<u>Rodney Place</u>				
Take up existing road surface, dispose off site, and relay with say 300mm tarmac and 150mm subbase, including allowances for white lines kerbs pedestrian barriers etc..	m2			
Allowance for reconfigured drainage, pipework and gullies				
Allowance out of hours working		Nr		
Pedestrian crossing				
<u>Access and junction works</u>				
Reconfigure Rodney Road Balfour street junction (JCT 4)				
Allowance works Walworth Road Plot Access (JCT A)				
Allowance works New Kent Road Plot Access (JCT B)				
Allowance works Rodney Place Plot Access (JCT C)				
Allowance works Rodney Road Plot Access (JCT D)				
Allowance works Balfour Street Plot Access (JCT E)				
Allowance works Brandon Street Plot Access (JCT F)				
Allowance works Heygate Street Plot Access (JCT G)				
Preliminaries Costs				
OHP				
To Highways summary				
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Description	Qty	Unit	Rate £	Total £	
Public Realm Summary					
Public Realm - Phase Two; Plot H4					
Public Realm - Phase Three; Plot H1					
Public Realm - Phase Four; Plot H2, H5					
Public Realm - Phase Five; Plot H3, H7					
Public Realm- Phase Six; Plot H6, H10, H11a, H11b, H13					
(Public realm - No specific Phase)					
					To infrastructure summary
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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Two: Plot H4</u>				
Public realm CCTV		m ²		
Connect to LBS network		Item		
Public realm security lighting		m ²		
Below ground drainage		m ²		
Other trees 20 to 25cm, tree pit, arbo system , root barriers, tree grille		Nr		
Other trees 25 to 30cm, tree pit arbo system , root barriers, tree grille		Nr		
Other trees 30 to 35cm, tree pit arbo system , root barriers, tree grille		Nr		
Signature trees 50 -60cm, tree pit, arbo system , root barriers, tree grille		Nr		
Signature trees 80 -90cm, tree pit, arbo system , root barriers, tree grille		Nr		
Street trees 30 to 35cm, tree pit arbo system , root barriers, tree grille		Nr		
Street trees 45 to 50cm, tree pit arbo system , root barriers, tree grille		Nr		
Resin bound tree surrounds		Nr		
Allowance for water feature				
		Carried forward		

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Description	Qty	Unit	Rate £	Total £
	Brought forward			
<u>Public Realm - Phase Two; Plot H4</u>				
High quality public realm. Type A premium. Indicative 80% hard 20% soft Landscape Natural stone paving, steps, walls, railings, landscape lighting, quality street lighting cycle shelters, street furniture. Quality soft landscape		m2		
Quality public realm as above but less complex		m2		
Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.		m2		
Simple landscape 40% hard 60% soft		m2		
Preliminaries Costs OHP				To Public Realm summary
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Description	Qty	Unit	Rate £	Total £
Public Realm - Phase Three; Plot H1				
Public realm CCTV	m2			
Connect to LBS network	Item			
Public realm security lighting	m2			
Below ground drainage	m2			
Other trees 20 to 25cm, tree pit, arbo system , root barriers, tree grille	Nr			
Other trees 25 to 30cm, tree pit arbo system , root barriers, tree grille	Nr			
Other trees 30 to 35cm, tree pit arbo system , root barriers, tree grille	Nr			
Signature trees 50 -60cm, tree pit, arbo system , root barriers, tree grille	Nr			
Signature trees 60 -90cm, tree pit, arbo system , root barriers, tree grille	Nr			
Street trees 30 to 35cm, tree pit arbo system , root barriers, tree grille	Nr			
Street trees 45 to 50cm, tree pit arbo system , root barriers, tree grille	Nr			
Resin bound tree surrounds	Nr			
			Carried forward	
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Description	Qty	Unit	Rate £	Total £	
<u>Public Realm - Phase Three: Plot H1</u>		Brought forward			
High quality public realm. Type A premium. Indicative 80% hard 20% soft Landscape Natural stone paving, steps walls railings landscape lighting, quality street lighting cycle shelters, street furniture. Quality soft landscape		m2			
Quality public realm as above but less complex		m2			
Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.		m2			
Simple landscape 40% hard 60% soft		m2			
					To Public Realm summary
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Preliminaries Costs
OHP

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Description	Qty	Unit	Rate £	Total £
Public Realm - Phase Four; Plot H2, H5				
Public realm CCTV		m2		
Connect to LBS network		Item		
Public realm security lighting		m2		
Below ground drainage		m2		
Other trees 20 to 25cm, tree pit, arbo system , root barriers, tree grille		Nr		
Other trees 25 to 30cm, tree pit arbo system , root barriers, tree grille		Nr		
Other trees 30 to 35cm, tree pit arbo system , root barriers, tree grille		Nr		
Signature trees 50 -60cm, tree pit, arbo system , root barriers, tree grille		Nr		
Signature trees 80 -90cm, tree pit, arbo system , root barriers, tree grille		Nr		
Street trees 30 to 35cm, tree pit arbo system , root barriers, tree grille		Nr		
Street trees 45 to 50cm, tree pit arbo system , root barriers, tree grille		Nr		
Resin bound tree surrounds		Nr		
			Carried forward	
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Description	Qty	Unit	Rate £	Total £	
Public Realm - Phase Four; Plot H2, H5	Brought forward				To Public Realm summary
High quality public realm. Type A premium. Indicative 80% hard 20% soft Landscape Natural stone paving, steps walls railings landscape lighting, quality street lighting cycle shelters, street furniture. Quality soft landscape		m2			
Quality public realm as above but less complex		m2			
Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.		m2			
Simple landscape 40% hard 60% soft		m2			
Preliminaries Costs OHP					
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Description	Qty	Unit	Rate £	Total £	
Public Realm - Phase Five; Plot H3, H7					
Public realm CCTV			m2		
Connect to LB&S network			len:		
Public realm security lighting			m2		
Below ground drainage			m2		
Other trees 20 to 25cm, tree pit, arbo system , root barriers, tree grille			Nr		
Other trees 25 to 30cm, tree pit arbo system , root barriers, tree grille			Nr		
Other trees 30 to 35cm, tree pit arbo system , root barriers, tree grille			Nr		
Signature trees 50 -60cm, tree pit, arbo system , root barriers, tree grille			Nr		
Signature trees 80 -90cm, tree pit, arbo system , root barriers, tree grille			Nr		
Street trees 30 to 35cm, tree pit arbo system , root barriers, tree grille			Nr		
Street trees 45 to 50cm, tree pit arbo system , root barriers, tree grille			Nr		
Resin bound tree surrounds			Nr		
				Carried forward	
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Description	Qty	Unit	Rate £	Total £	
	Brought forward				
<u>Public Realm - Phase Five: Plot H3, H7</u>					
High quality public realm, Type A premium. Indicative 80% hard 20% soft Landscape Natural stone paving, steps walls railings landscape lighting, quality street lighting cycle shelters, street furniture, Quality soft landscape.		m2			
Quality public realm as above but less complex		m2			
Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.		m2			
Simple landscape 40% hard 60% soft		m2			
Simple landscape 80% soft		m2			
Preliminaries Costs OHP					To Public Realm summary
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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Six: Plot H6, H10, H1a, H1b, H13</u>				
Public realm CCTV	m2			
Connect to LB&S network	Item			
Public realm security lighting	m2			
Below ground drainage	m2			
Other trees 20 to 25cm, tree pit, arbo system, root barriers, tree grille	Nr			
Other trees 25 to 30cm, tree pit arbo system , root barriers, tree grille	Nr			
Other trees 30 to 35cm, tree pit arbo system , root barriers, tree grille	Nr			
Signature trees 50 -60cm, tree pit, arbo system , root barriers, tree grille	Nr			
Signature trees 80 -90cm, tree pit, arbo system , root barriers, tree grille	Nr			
Street trees 30 to 35cm, tree pit arbo system , root barriers, tree grille	Nr			
Street trees 45 to 50cm, tree pit arbo system , root barriers, tree grille	Nr			
Resin bound tree surrounds	Nr			
			Carried forward	
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Description	Qty	Unit	Rate £	Total £
		Brought forward		
<u>Public Realm - Phase Six: Plot H6, H10, H11a, H11b, H13</u>				
High quality public realm. Type A premium. Indicative 80% hard 20% soft Landscape Natural stone paving, steps walls railings, landscape lighting, quality street lighting cycle shelters, street furniture. Quality soft landscape		m2		
Quality public realm as above but less complex		m2		
Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.		m2		
Simple landscape 40% hard 60% soft		m2		
Simple landscape 80% soft		m2		
Preliminaries Costs OHP				To Public Realm summary
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Description	Qty	Unit	Rate £	Total £
Public Realm - No specific plot allocation				
Tree felling	Nr			
Ground Risk investigations	m			
Pruning to facilitate construction	Nr			
Detailed aricultural assessment	Item			
Annual inspection	Nr			
Ad-hoc management works	Nr			
Regular management works	Nr			
Offsite Tree Works				
Off-site trees 30-35cm	Nr			
Off-site trees 40-45cm	Nr			
Making good tree surrounds in street locations	Nr			
Tree Protection Works				
Maintenance during defects period	Nr			
Slyva Cell to 40% shaded area	m2			
Heras Fencing	m2			
Maintenance of heras fencing	Nr			
Protective fencing	m2			
Tree root protective horizontal structure	m2			
Allowance engineering grade fill to raise areas	m2			
Preliminaries Costs				
OHP				
To Public Realm summary				
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Assumptions and Exclusions

- 1 All costs should be read in conjunction with these Assumptions and Exclusions for Infrastructure / Public Realm and Buildings. In addition, there are Clarification notes added to the work section details where necessary.
- 2 Costs for the buildings are prepared on an empirical (cost per square metre) basis. Accordingly, the figures should be taken as a broad guide only.
- 3 A schedule of the information issued by Lend Lease, upon which the indicative costs have been based, is included.
- 4 We confirm we have not carried out any measurements, rather we have relied upon the area summary schedule provided to us by Lend Lease.
- 5 £/m² (GEA) on the summary sheet is based on the construction cost of each block including the cost of car park but is divided by the GEA excluding the area car park.
- 6 Floor-to-floor storey heights have been assumed at 3.0 metres, except where stated.
- 7 It is assumed that the procurement route will be competitively tendered, single stage D&B (Tier 1 contractors)
- 8 We have assumed the cladding system to be solid with punched double glazed windows / door. We have not
- 9 We have assumed a requirement of Code for Sustainable Homes Level 4 for the residential units.
- 10 Estimated costs are at 1st Quarter 2012 pricing levels.
- 11 Private Residential Apartments
This includes fixed kitchen and bathroom fittings, but excludes furniture, loose fittings and equipment, IT
- 12 Shared Ownership Residential
This includes fixed kitchen and bathroom fittings, but excludes bedroom fittings, furniture, loose fittings and

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- 13 Social Rented Residential
This includes fixed kitchen and bathroom fittings, but excludes bedroom fittings, white goods, furniture, other fittings and equipment, IT installations, blinds, curtains, lamps and feature lighting etc.
- 14 Furniture
All retail areas are taken to shell standard only, with capped off services and temporary ply shopfronts. Retail floor areas have been advised by Lend Lease.
- 15 We have not allowed for removal of existing foundations, ground obstructions and services within the plot.
- 16 Comfort cooling is excluded.
- 17 An allowance for the 'Fabric Energy Efficiency Standard' (FEES) element of zero carbon homes is included in this cost plan. These costs have been produced by LL and reviewed with C&I.
The costs exclude plant, renewable energy sources, rainwater harvesting etc.
- 18 We have made a nominal allowance for transfer structures between retail, car park and residential areas. There have been no structural information available, so this allowance should be considered very high level.
- 19 The allowances for demolitions, utility diversions, off-site reinforcement and plot connections are in the main as advised by Lend Lease
- 20 Other allowances based on information provided by LL are noted in the text.
- 21 Grey water systems are excluded.
- 22 The works comprise phases two and three only plus allowances for works to adjacent highways as indicated on the drawings
- 23 As discussed with Lend Lease, it is assumed that residential, retail and business uses will have the same structural grid i.e. no transfer structures are required between these areas.
- 24 Off site HV reinforcement: Costs are based on upgrading a link at UK Power Networks Bankside primary substation and bring a new HV network to the development.
Note: This option comes with the risk that current capacity may not be available when LL commence the

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25 No allowance has been included in the estimated costs for the following

- Fittings, equipment, furniture, window blinds, etc.
- Telephones / IT wiring and equipment.
- Security / CCTV wiring and equipment
- Signage, other than statutory / escape signs
- Reuse compactors
- Artworks, sculptures, etc.
- Sites / Building surveys and investigation costs.
- Any reinforcement of local area networks.
- Removal of duty hazardous materials (e.g. asbestos); or ground contamination.
- Archaeological investigations.
- External works "aberrante", such as bridges, tunnels, public transport improvements / links or off-site Value Added Tax.
- Professional design consultant fees and expenses.
- Planning, Listed Building and Building Regulations fees.
- Section 106 / 1278 Agreements and associated costs.
- Legal costs and agent / selling fees.
- Party Wall, overselling, rights of light or other third party costs.
- Marketing / facilities, mock-ups, publicity.
- NHBC Warranties, or similar.
- Site acquisition costs.
- Interest and financing costs during construction.
- Client contingency and other client direct costs.
- Construction inflation beyond 1st Quarter 2012.



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Basis of Estimate

Principal relevant information only noted

Illustrative Master Plan Pack

Phasing Drawing

Area Schedule & Unit Mix

Public Realm Drawing

EOn report & drawing for Energy Centre

HK Drawing proposed below ground drainage layout 40758/50/012

Make - demolition Plan A401/A1007/D

Cost Categories Public Realm ECM-336-Doc 03 5/9/11 Grant Associates

Grant associates - cost study ECM336-CO-001 rev 00

Haygate demolition schedule

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