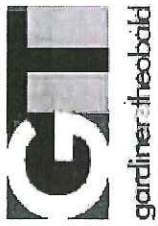


Appendix 16 – G&T Proposed Build Cost Estimate



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

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

Elephant and Castle

for

Lend Lease

INITIAL INDICATIVE HIGH LEVEL COST PLAN

Rev H

29 March 2012

PAH/ME/PRE/28567



Elephant and Castle

Description	Qty	Qty	Unit	Rate £	Total £	Notes
<p>Main Summary</p> <p>Buildings</p> <p>Infrastructure & Public Realm</p>						<p style="text-align: center;">] Including Preliminaries and Contingencies</p>
<p>SAY</p>						

Please note the above broad estimate construction costs must be read in conjunction with the clarifications, assumptions and exclusions notes on the following pages.



Elephant and Castle

Description	Qty	Unit	Rate £/m ² (GEA)	Total £	Rate £/m ² (GEA)	Notes
<u>Summary Buildings</u>	GEA	N/A				
<u>Phase 2</u>						
Building H4		m ²				
<u>Phase 3</u>						
Building H1		m ²				
<u>Phase 4</u>						
Building H6		m ²				
Building H2		m ²				
<u>Phase 5</u>						
Building H3		m ²				
Building H7		m ²				
<u>Phase 6</u>						
Building H5		m ²				
Building H10		m ²				
Building H12		m ²				
Building H13		m ²				
Building H11A & 11B		m ²				
Allowance for dealing with contamination (amount advised by Land lease)						
To Main Summary						
				1ba		Residential Buildings
PAH/PM/PR/28567						

Notes

GEA stated above excludes the area of the car park.



Elephant and Castle

Description	Qty	Unit	Rate £	Total £
Building 114 (Phase 2)				
Residential				
Residential Shell & Core (Level 7)		m2		
EO Residential Shell & Core (Level 25)		m2		
Fit Out - Social		m2		
Fit Out - Intermediate		m2		
Fit Out - Market		m2		
Podium Landscaping		m2		
Front Garden Landscaping		m2		
Zero Carbon Homes		no		
Retail				
Retail Shell & Core		m2		
Service & Ancillary Area		m2		
Transfer Structure EO		m2		
Loading Bay Transfer Structure EO		m2		
White Box Fit Out		m2		
Clear / Restaurant (Shell & Core)		m2		
Commercial / Business Use				
Commercial / Business Use (Shell & Core)		m2		
Lease (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 (Podium / Undercroft)		m2		
Suspended Deck Car Park First Floor		m2		
Additional car park cladding		m2		
Allowance for electric car charging points (25% of spaces)		no		
Professional and O&M (at 15% and 4%)				
To Buildings Summary				
		m2		
		£/m²		

Fabric Energy Efficiency Standards (FEES) only

Fit out Excluded
Fit out Excluded

Professional and O&M (at 15% and 4%)

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Elephant and Castle

Description	Qty		Unit	Rate £	Total £
	GEA	N/A			
Building H1 (Phase 3)					
Residential					
Residential Shell & Core (Level 7)			m2		
EO Residential Shell & Core (Level 7)			m2		
Fit Out - Social			m2		
Fit Out - Intermediate			m2		
Fit Out - Market			m2		
Podium Landscaping			m2		
Zero Carbon Homes			no		Fabric Energy Efficiency Standards (FEES) only
Retail					
Retail Shell & Core			m2		
Service & Ancillary Area			m2		
Transfer Structure EO			m2		
Loading Bay Transfer Structure EO			m2		
White Box Fit Out			m2		Fit out Excluded
Cafe / Restaurant (Shell & Core)			m2		
Commercial / Business Use					
Commercial / Business Use (Shell & Core)			m2		
Leisure			m2		
Transfer Structure EO			m2		
Car Parking					
Basement Car Park			m2		
Not Required for Car Parking			m2		
Ground Floor Car Park (Podium / Uncovered)			m2		
Suspended Deck Car Park First Floor			m2		
Additional car park glazing			m2		
Allowance for electric car charging points (25% of spaces)			no		
Preliminaries and On&P (at 15% and 4%)					
To Buildings Summary					
			m2		
			sqft		

PA/HP/PR/2/0567



Gardiner & Theobald

Elephant and Castle

Description	Qty	Qty	Unit	Rate £	Total £
Building H5 (Phase 4)		GEA	N/A		
<u>Residential</u>					
Residential Shell & Core (Level 7)			m2		
EO Residential Shell & Core (Level 24)			m2		
Fit Out - Social			m2		
Fit Out - Intermediate			m2		
Fit Out - Market			m2		
Podium Landscaping			m2		
Front Garden Landscaping			m2		
Zero Carbon Homes			m		
<u>Retail</u>					
Retail Shell & Core			m2		
Service & Ancillary Areas			m2		
Transfer Structure EO			m2		
Loading Bay Transfer Structure EO			m2		
White Box Fit Out			m2		
Cafe / Restaurant (Shell & Core)			m2		
<u>Commercial / Business Use</u>					
Commercial / Business Use (Shell & Core)			m2		
Leisure			m2		
Transfer Structure EO			m2		
<u>Car Parking</u>					
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 charging			m2		
Allowance for electric car charging points (25% of spaces)			no		
Transfer Structure EO			m2		
Preferences and On&P (at 15% and 4%)			m2		
			Fit out Excluded		
To Buildings Summation					
			m2		
			Fit out		

Partic Energy Efficiency Standards (PEES) only

Fit out Excluded



Elephant and Castle

Description	Qty	Unit	Rate £	Total £
Building HZ (Phase 4)				
Residential				
Residential Shell & Core (Level 7)		m2		
ED Residential Shell & Core (Level 30)		m2		
Fit Out - Social		m2		
Fit Out - Intermediate		m2		
Fit Out - Market		m2		
Medium Landscaping		m2		
Zero Carbon Home		no		
Retail				
Retail Shell & Core		m2		
Service & Ancillary Area		m2		
Transfer Structure EO		m2		
Lowing Bay Transfer Structure EO		m2		
White Box 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		
Net Required for Car Parking		m2		
Ground Floor Car Park (Podium / Undercroft)		m2		
Suspended Deck Car Park First Floor		m2		
Additional car park cladding		m2		
Allowance for electric car charging points (25% of spaces)		no		
Provision for EVCP (at 15% and 4%)				
To Buildings Summary				
		m2		
		Car		

Fabric Energy Efficiency Standards (FEEES) only

Fit out Excluded

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Elephant and Castie

Description	Qty	Qty	Unit	Rate £	Total £
Building H3 (Phase G)					
Residential					
Residential Shell & Core (Level 7)			m2		
EO Residential Shell & Core (Level 19)			m2		
Fit Out - Social			m2		
Fit Out - Intermediate			m2		
Fit Out - Market			m2		
Podium Landscaping			m2		
Front Garden Landscaping			m2		
Zero Carbon Homes			no		
Retail					
Retail Shell & Core			m2		
Service & Ancillary Area			m2		
Transfer Structure EO			m2		
Loading Bay Transfer Structure EO			m2		
White Box Fit Out			m2		
Cafe / Restaurant (Shell & Core)			m2		
Commercial / Business Use					
Commercial / Business Use (Shell & Core)			m2		
Leisure			m2		
Transfer 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 cladding			m2		
Allowance for electric car charging points (25% of spaces)			no		
Transfer Structure EO			m2		
Preliminaries and OH&P (at 15% and 4%)					
To Buildings Summary					
			m2		
			£/m²		

Fabric Energy Efficiency Standards (FEEES) only

Fit out Excluded

To Buildings Summary



Elephant and Castle

Description	Qty	Unit	Rate £	Total £
Building N7 (Phase 5)	GEA	N/A		
Residential				
Residential Shell & Core (Level 7)		m2		
EO Residential Shell & Core (Level 23)		m2		
Fit Out - Social		m2		
Fit Out - Intermediate		m2		
Fit Out - Mezz:		m2		
Podium Landscaping		m2		
Front Garden Landscaping		m2		
Zero Carbon Homes		no		
Retail				
Retail Shell & Core		m2		
Service & Ancillary Area		m2		
Transfer Structure EO		m2		
Walter Box Fit Out		m2		
Cafe / Restaurant (Shell & Core)		m2		
Commercial / Business Use				
Commercial / Business Use (Shell & Core)		m2		
Leisure		m2		
Transfer Structure EO		m2		
Car Parking				
Basement Car Park		m2		
Ground Floor Car Park (Podium / Unbercent)		m2		
Suspension Deck Car Park P10a Floor		m2		
Allowance for electric car charging points (25% of spaces)		pc		
Transfer Structure EO		m2		
Provision and OH&P (at 15% and 4%)		m2		
		2/m		
To Billings Summary				

Fabric Energy Efficiency Standards (FEES) only

Fit out E excluded

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Elephant and Castle

Description	Qty	Unit	Rate £	Total £
Building 16 (Phase 5) <u>Residential</u>	GEA	N/A		
Residential Shell & Core (Level 8)		m2		
ED Residential Shell & Core (Level 14)		m2		
Fit Out - Social		m2		
Fit Out - Intermediate		m2		
Fit Out - Market		m2		
Podium Landscaping		m2		
Front Garden Landscaping		m2		
Zero Carbon Homes		no		
<u>Retail</u>				
Retail Shell & Core		m2		
Service & Ancillary Area		m2		
Transfer Structure ED		m2		
Whin Box Fit Out		m2		
Cafe / Restaurant (Shell & Core)		m2		
<u>Commercial / Business Use</u>				
Commercial / Business Use (Shell & Core)		m2		
Community		m2		
Transfer Structure ED		m2		
<u>Car Parking</u>				
Basement Car Park		m2		
Ground Floor Car Park (Podium / Undercroft)		m2		
Suspended Deck Car Park First Floor		m2		
Allowance for electric car charging points (25% of spaces)		no		
Transfer Structure ED		m2		
Preliminaries and OH&P (at 15% and 4%)				
To Buildings Summary				
		m2		
		£/m²		

Fabric Energy Efficiency Standards (FEES) only

Check retail rate.

PAHPM/EUPRE26567



Elephant and Castle

Description	QTY	QTY	Unit	Rate £	Total £
Building H10 (Phase 6)					
Residential		N/A			
Residential Shell & Core (Level 7)			m2		
EO Residential Shell & Core			m2		
F10 Out - Social			m2		
F10 Out - Intermediate			m2		
F10 Out - Market			m2		
Podium Landscaping			m2		
Front Garden Landscaping			m2		
Zero Carbon Homes			no		
Retail					
Retail Shell & Core			m2		
Service & Ancillary Area			m2		
Transfer Structure EO			m2		
White Box F10 Out			m2		
Car Parking					
Basement Car Park			m2		
Ground Floor Car Park (Podium / Undercroft)			m2		
Surrounded Deck Car Park First Floor			m2		
Allowance for electric car charging points (25% of spaces)			no		
Transfer Structure EO			m2		
Preliminaries and OH&P (at 15% and 4%)					
To Buildings Summary					
			m2		
			no		

Fabric Energy Efficiency Standards (FEES) only

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Elephant and Castle

Description	Qty	Unit	Rate £	Total £
Building 113 (Phase 6)				
<u>Residential</u>				
Residential Shell & Core (Level 7)	GEA	m2		
EO Residential Shell & Core		m2		
Fit Out - Social		m2		
Fit Out - Intermediate		m2		
Fit Out - Market		m2		
Podium Landscaping		m2		
Front Garden Landscaping		m2		
Zero Carbon Homes		no		
<u>Retail</u>				
Retail Shell & Core		m2		
Service & Ancillary Area		m2		
Transfer Structure EO		m2		
White Box Fit Out		m2		
<u>Car Parking</u>				
Basement Car Park		m2		
Ground Floor Car Park (Podium / Undercroft)		m2		
Suspended Deck Car Park First Floor		m2		
Allowance for electric car charging points (25% of spaces)		no		
Preliminaries and OH&P (at 15% and 4%)				
To Buildings Summary				

Public Energy Efficiency Standards (PEES) only

PAHP/EPRE/28557

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<u>Infrastructure Costs Summary</u> 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			

PAH/PMIE/28173

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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 superstructures		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 Decontamination Removal of U/grd shell garage Allowance decommissioning and remediation of warehouse Allowance decommissioning and remediation of engineering works area Allowance decommissioning and remediation of cooorage Allowance decommissioning and remediation of timber yard Allowance remainder of the site Services disconnections Allowance disconnection of gas Removal of electricity meters Disconnections of electrical mains UKPN Substations Reservation agreement Allowance removal of substations - LBS cost	Brought forward			
	Carried Forward			

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase Two	Brought forward			
Hoardings and protection		m		
3000mm High Galv security fencing		m ²		
Site Banner		Nr		
Tree protection				
Protection to EDF substation				
Surveys				
Update to Topo survey				
Abonicultural 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 £
Demolitions - Heygate Phase 3	Brought forward			
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			

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate Phase 3 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	Brought forward			
	Carried Forward			

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Demolitions - Heygate 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				
Aboriginal demolition method statement				
Ecological surveys				
Bat surveys				
Contamination survey				
Internal fabric survey				
Type two asbestos survey				
CCT V Drain survey				
Radar scan				
	Carried Forward			

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			
Disconnections of electrical mains	Nr			
UKPN Substations				
Reservation agreement				
Allowance removal of substations - LBS cost				
Allowance 1mm / sec vibration limit				
Sub-contract bond				
Environmental and sedimentation controls				
Subtotal				
Preliminaries Costs				
Overheads and profit				
Allowance unspecified / unmeasured works				
To Infrastructure summary				

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			

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
Bulk Earthworks Phase 4; Plot H6, H2				
Reduced level Excavation		m3		
Disposal of material off-site		m3		
Allowance break out hard in public areas		m3		
<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				
PAHIPME/25173				

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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		
<u>Contamination</u>				
Allowance for non-hazardous waste - 10%		m3		
Allowance for hazardous waste - 5%		m3		
Surveys				
<u>Sustainable Urban Drainage</u>				
Attenuation tanks		m2		
Subtotal				
Preliminaries / Overheads and profit				

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, H10, H11a, H11b, F13				
To infrastructure summary				

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<p><u>Site logistics and phasing- Phase Two: Plot H4</u> Allowance temporary Haul roads, temporary cross-overs, common compound areas Allowance temporary services to plots</p>		m2		
<p>Preliminaries Costs OHP</p>				
<p>To Infrastructure summary</p>				

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<p><u>Site logistics and phasing - Phase Three; Plot H1</u></p> <p>Allowance temporary Haul roads, temporary cross-overs, common compound areas</p> <p>Allowance temporary services to plots</p>		m2		
<p>Preliminaries Costs</p> <p>OHP</p>				
				To infrastructure summary

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<p><u>Site logistics and phasing - Phase Four, Plot H5, H2</u></p> <p>Allowance temporary Haul roads, temporary cross-overs, common compound areas</p> <p>Allowance temporary services to plots</p>		<p>m2</p> <p>Nr</p>		
<p>Preliminaries Costs</p> <p>OHP</p>				
<p>PAH/PME/28173</p>	<p>To infrastructure summary</p> <p>32 of 86</p>			

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<p><u>Site logistics and phasing - Phase Five: Plot H3, HZ</u></p> <p>Allowance temporary Haul roads, temporary cross-overs, common compound areas</p> <p>Allowance temporary services to plots</p>		<p>m2</p> <p>Nr</p>		
<p>Preliminaries Costs CHP</p>				
To infrastructure summary				
<p>PAH/PME/28173 33 of 86</p>				

Elephant and Castle Regeneration Cost Plan review February 2012

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				

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				
OHP				

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 H6, 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 £
<u>Utilities Diversions - Phase Three: Plot H1</u> 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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Elephant and Castle Regeneration Cost Plan review February 2012

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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Elephant and Castle Regeneration Cost Plan review February 2012

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				

Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £	Note
<p><u>Off Site Reinforcement - Phase Two: Plot H4</u></p> <p>Electrical Services Reinforcement - reservation of existing capacity</p> <p>Electrical reinforcement - Diversion and Plot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network</p> <p>Gas services reinforcement</p>		yrs			
<p>Preliminaries Costs OHP</p>					
<p>To off-site reinforcement summary</p>					
<p>PAH/PME/28173</p>				42 of 86	

Elephant and Castle Regeneration Cost Plan review February 2012

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

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Elephant and Castle Regeneration Cost Plan review February 2012

Description	Qty	Unit	Rate £	Total £
<u>Off Site Reinforcement - Phase Four; Plot H2, H5</u> Electrical Services Reinforcement - reservation of existing capacity Electrical reinforcement - Diversion and Pilot Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network Electrical Services Reinforcement - reservation of existing capacity Preliminaries Costs OHP		yrs		
To off-site reinforcement summary				

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Elephant and Castle Regeneration Cost Plan review February 2012

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

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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 Pldt Connection includes allowance for connection to new substations and assumes sufficient capacity in existing network				
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 £
<p><u>On Site Networks - Phase Two; Plot H4</u></p> <p>Electrical services reinforcement - upgrade of local area network</p> <p>Electrical services reinforcement - upgrade of local area network Uplift from 11KV to 20kV Cabling</p> <p>Allowance for reservation agreement</p>				
<p>Preliminaries Costs</p> <p>CHP</p>				
To infrastructure summary				

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Description	Qty	Unit	Rate £	Total £
<p><u>On Site Networks - Phase Three: Plot H1</u></p> <p>Drainage Storm and foul - connections to existing and phasing allowance</p> <p>Potable water supply - connections to existing and phasing allowance</p> <p>Communications ducts only</p> <p>LPC - connections to existing and phasing allowance</p> <p>IP gas main</p>				
<p>Preliminaries Costs</p> <p>OHP</p>				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<p><u>On Site Networks - Phase Four, Plot H2 H5</u></p> <p>Drainage Storm and foul - connections to existing and phasing allowance</p> <p>Potable water supply - connections to existing and phasing allowance</p> <p>Communications ducts only</p> <p>LPG - connections to existing and phasing allowance</p>				
<p>Preliminaries Costs</p> <p>OHP</p>				
To infrastructure summary				
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Description	Qty	Unit	Rate £	Total £
<p><u>On Site Networks - Phase Five: Plot H3, HZ</u></p> <p>Drainage Storm and foul - connections to existing and phasing allowance</p> <p>Potable water supply - connections to existing and phasing allowance</p> <p>Communications ducts only</p> <p>LPG - connections to existing and phasing allowance</p>				
<p>Preliminaries Costs</p> <p>OHP</p>				
<p>To Infrastructure summary</p>				

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Description	Qty	Unit	Rate £	Total £
<p><u>On Site Networks - Phase Six: Plot H6, H10, H11a, H11b, H13</u></p> <p>Drainage Storm and foul - connections to existing and phasing allowance</p> <p>Potable water supply - connections to existing and phasing allowance</p> <p>Communications ducts only</p> <p>LPG - connections to existing and phasing allowance</p>				
<p>Preliminaries Costs</p> <p>OHP</p>				
<p>To infrastructure summary</p>				

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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 Three: Plbt H1</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		
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				
OHP				
				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		Nr		
Preliminaries Costs				
OHP				

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Description	Qty	Unit	Rate £	Total £
<u>Plot connections - Phase Five: Plot H3, HZ</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		Nr		
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 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		Nr		
Preliminaries Costs				
OHP				
To infrastructure summary				

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Description	Qty	Unit	Rate £	Total £
<p>ESCO Plot Connections Summary</p> <p>Plot connections - Phase Two; Plot H4</p> <p>Plot connections - Phase Three; Plot H1</p> <p>Plot connections - Phase Four; Plot H2, H5</p> <p>Plot connections - Phase Five; Plot H3, H7</p> <p>Plot connections- Phase Six; Plot H6, H10, H11a, H11b, H13</p>				
<p>To infrastructure summary</p>				

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Description	Qty	Unit	Rate £	Total £	
<u>Esco Plot connections - Phase Two: Plot H4</u> Social housing fibre connection charges Intermediate housing fibre connection charges Private housing fibre connection charges Heating connection charges to residential units Heating connection charges to retail units Retail connection charges Preliminaries Costs OHP		Nr Nr Nr Nr Nr Nr			Assumed
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Description	Qty	Unit	Rate £	Total £
<u>Esco Plot connections - Phase Three: Plot H1</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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Description	Qty	Unit	Rate £	Total £
<u>Esco Plot connections - Phase Four, Plot H2, H5</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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Description	Qty	Unit	Rate £	Total £
<u>Esco Plot connections - Phase Five; Plot H3, H7</u>				
Social housing fibre connection charges		Nf		
Intermediate housing fibre connection charges		Nf		
Private housing fibre connection charges		Nf		
Heating connection charges to residential units		Nf		
Heating connection charges to retail units		Nf		
Retail connection charges		Nf		
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				
OHP				

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Description	Qty	Unit	Rate £	Total £
<p>Highways Summary</p> <p>Highways - Phase Two; Plot H4</p> <p>Highways - Phase Three; Plot H1</p> <p>Highways - Phase Four; Plot H2, H5</p> <p>Highways - Phase Five; Plot H3, H7</p> <p>Highways- Phase Six; Plot H6, H10, H11a, H11b, H13</p>				
To infrastructure summary				

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Description	Qty	Unit	Rate £	Total £
<p><u>Highways - Phase Two; Plot H4</u></p> <p><u>Rodney Road</u></p> <p>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. Allowance for reconfigured drainage, pipework and gullies</p> <p>Allowance out of hours working</p> <p>Allowance for narrowing Rodney road</p> <p>Pedestrian crossing</p>		m2		<p>Note full replacement allowed all areas to account for damage by construction traffic</p>
<p>Preliminaries Costs OHP</p>				
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Description	Qty	Unit	Rate £	Total £
<p><u>Highways - Phase Three; Plot H1</u></p> <p><u>Haygate Street and New Kent Road</u></p> <p>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. Allowance for reconfigured drainage, pipework and gullies</p>		m2		
Allowance out of hours working		m		
Realign kerbs		Nr		
Pedestrian crossing		Nr		
Street Lighting		Nr		New columns
Bus stops		Nr		
Real time travel - allowance		Nr		Assume mobile phone network based
Preliminaries Costs				
OHIP				

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Description	Qty	Unit	Rate £	Total £	
<p><u>Highways - Phase Four: Plot H2, H5</u></p>					
<p><u>Walworth road</u></p>					
<p>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. Allowance for reconfigured drainage, pipework and gullies</p>		m2			
<p>Allowance out of hours working</p>		m			
<p>Realign kerbs</p>		Nr			
<p>Pedestrian crossing</p>		Nr			
<p>Street Lighting</p>		Nr			
<p>Bus stops</p>		Nr			
<p>Real time travel - allowance</p>		Nr			Assume mobile network based
<p><u>Junction Works</u></p>					
<p>Reconfigure Walworth road and Heygate Road Junction (JCT 1)</p>					
<p>Reconfigure New Kent Road and Rodney Place Junction (JCT 2)</p>					
<p>Reconfigure Heygate Street and Rodney Place Junction (JCT 3)</p>					
<p>Preliminaries Costs</p>					
<p>OHIP</p>					
<p>To Highways summary</p>					
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Description	Qty	Unit	Rate £	Total £
<p><u>Highways - Phase Five: Plot H3, H7</u></p> <p><u>Wansey Street</u></p> <p>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. Allowance for reconfigured drainage, pipework and gullies</p>		m2		
Allowance out of hours working		m		
Realign kerbs		Nr		
Pedestrian crossing		Nr		
Street Lighting		Nr		
Bus stops		Nr		
Preliminaries Costs				
OHP				
	To Highways summary			
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Description	Qty	Unit	Rate £	Total £
<p><u>Highways- Phase Six: Plot H6, H10, H11a, H11b, H13</u></p> <p><u>Rodney Place</u></p> <p>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.</p> <p>Allowance for reconfigured drainage, pipework and gullies</p> <p>Allowance out of hours working</p> <p>Pedestrian crossing</p> <p><u>Access and junction works</u></p> <p>Reconfigure Rodney Road Balfour street junction (JCT 4)</p> <p>Allowance works Walworth Road Plot Access (JCT A)</p> <p>Allowance works New Kent Road Plot Access (JCT B)</p> <p>Allowance works Rodney Place Plot Access (JCT C)</p> <p>Allowance works Rodney Road Plot Access (JCT D)</p> <p>Allowance works Balfour Street Plot Access (JCT E)</p> <p>Allowance works Brandon Street Plot Access (JCT F)</p> <p>Allowance works Heygate Street Plot Access (JCT G)</p> <p>Preliminaries Costs</p> <p>OHP</p>		m2		
		Nr		
	To Highways summary			

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Description	Qty	Unit	Rate £	Total £
<p>Public Realm Summary</p> <p>Public Realm - Phase Two; Plot H4</p> <p>Public Realm - Phase Three; Plot H1</p> <p>Public Realm - Phase Four; Plot H2, H5</p> <p>Public Realm - Phase Five; Plot H3, H7</p> <p>Public Realm- Phase Six; Plot H6, H10, H11a, H11b, H13</p> <p>Public realm - No specific Phase</p>				
		To infrastructure summary		

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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Two: Plot H4</u>				
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		
Allowance for water feature		Nr		
	Carried forward			

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Description	Qty	Unit	Rate £	Total £
<p><u>Public Realm - Phase Two: Plot H4</u></p> <p>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</p> <p>Quality public realm as above but less complex</p> <p>Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.</p> <p>Simple landscape 40% hard 60% soft</p>	Brought forward	m2		
<p>Preliminaries Costs OHP</p>				
To Public Realm summary				

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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Three; Plot H1</u>				
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 -80cm, 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 £
<p><u>Public Realm - Phase Three: Plot H1</u></p>	Brought forward			
<p>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</p>		m2		
<p>Quality public realm as above but less complex</p>		m2		
<p>Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.</p>		m2		
<p>Simple landscape 40% hard 60% soft</p>		m2		
<p>Preliminaries Costs OHP</p>				
<p>To Public Realm summary</p>				

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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Four: Plot H2, H5</u>				
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 £
<p><u>Public Realm - Phase Four, Plot H2, H5</u></p>	Brought forward			
<p>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</p>		m2		
<p>Quality public realm as above but less complex</p>		m2		
<p>Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.</p>		m2		
<p>Simple landscape 40% hard 60% soft</p>		m2		
<p>Preliminary Costs OHP</p>				
	To Public Realm summary			
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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - Phase Five: Plot H3, HZ</u>				
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 60cm, 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 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	Brought forward	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, H11a, H11b, H13</u>				
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 £
<p><u>Public Realm - Phase Six: Plot H6, H10, H11a, H11b, H13</u></p> <p>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</p>	Brought forward	m2		
<p>Quality public realm as above but less complex</p>		m2		
<p>Good quality landscape street scape 70% hard 30% soft, concrete paving, street furniture.</p>		m2		
<p>Simple landscape 40% hard 60% soft</p>		m2		
<p>Simple landscape 80% soft</p>		m2		
<p>Preliminaries Costs OHP</p>				
<p>To Public Realm summary</p>				

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Description	Qty	Unit	Rate £	Total £
<u>Public Realm - No specific plot allocation</u>				
Tree felling		Nr		
Ground Root investigations		m		
Pruning to facilitate construction		Nr		
Detailed arbicultural assessment		item		
Annual inspection		Nr		
Ad-hoc management works		Nr		
Regular management works		Nr		
<u>Off-site Tree Works</u>				
Off-site trees 30-35cm		Nr		
Off-site trees 40-45cm		Nr		
Making good tree surrounds in street locations		Nr		
<u>Tree Protection Works</u>				
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 *Special 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 *Retail*

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&T. 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 Dismantling, utility diversions, on-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 use areas 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 breaker at UK Power Networks Barikside 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

Refuse compactors

Artworks, sculptures, etc.

Site / Building surveys and investigation costs.

Any reinforcement of local area networks.

Removal of any hazardous materials (e.g. asbestos) or ground contamination.

Archaeological investigations.

External works "Abnormals", 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 / 278 Agreements and associated costs.

Legal costs and agent / letting fees.

Party Wall, oversailing, 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 40755/50/012
- Make - demolition Plan A401/A1007/D
- Cost Categories Public Realm ECM-336-Doc 03 5/10/11 Grant Associates
- Grant associates - cost study ECM336-CC-0-001 rev 00
- Heygate demolition schedule

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