

The Aylesham Centre, Peckham, SE15

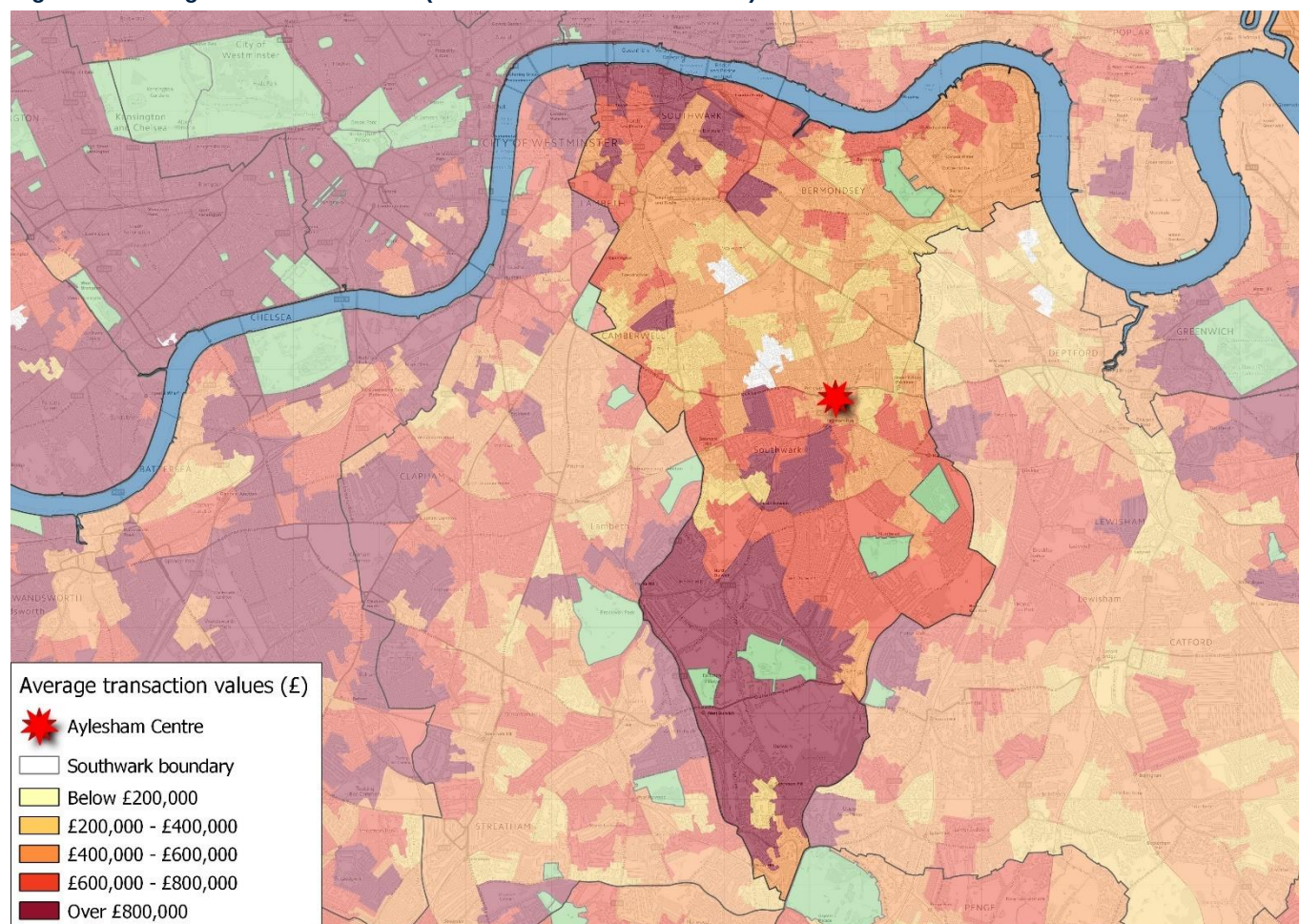
Residential Market Report



5.2. Average Transaction Values

Over the 12 months to December 2023, average transaction values around the site were £525,000. This is comparatively lower than the values seen to the west and south of the site where average values are over £800,000. The areas to the north and north east generally have lower average values falling between £200,000 and £400,000.

Figure 6 - Average transaction values (12 months to December 2023)



Source: Savills Research, Land Registry

The Aylesham Centre, Peckham, SE15

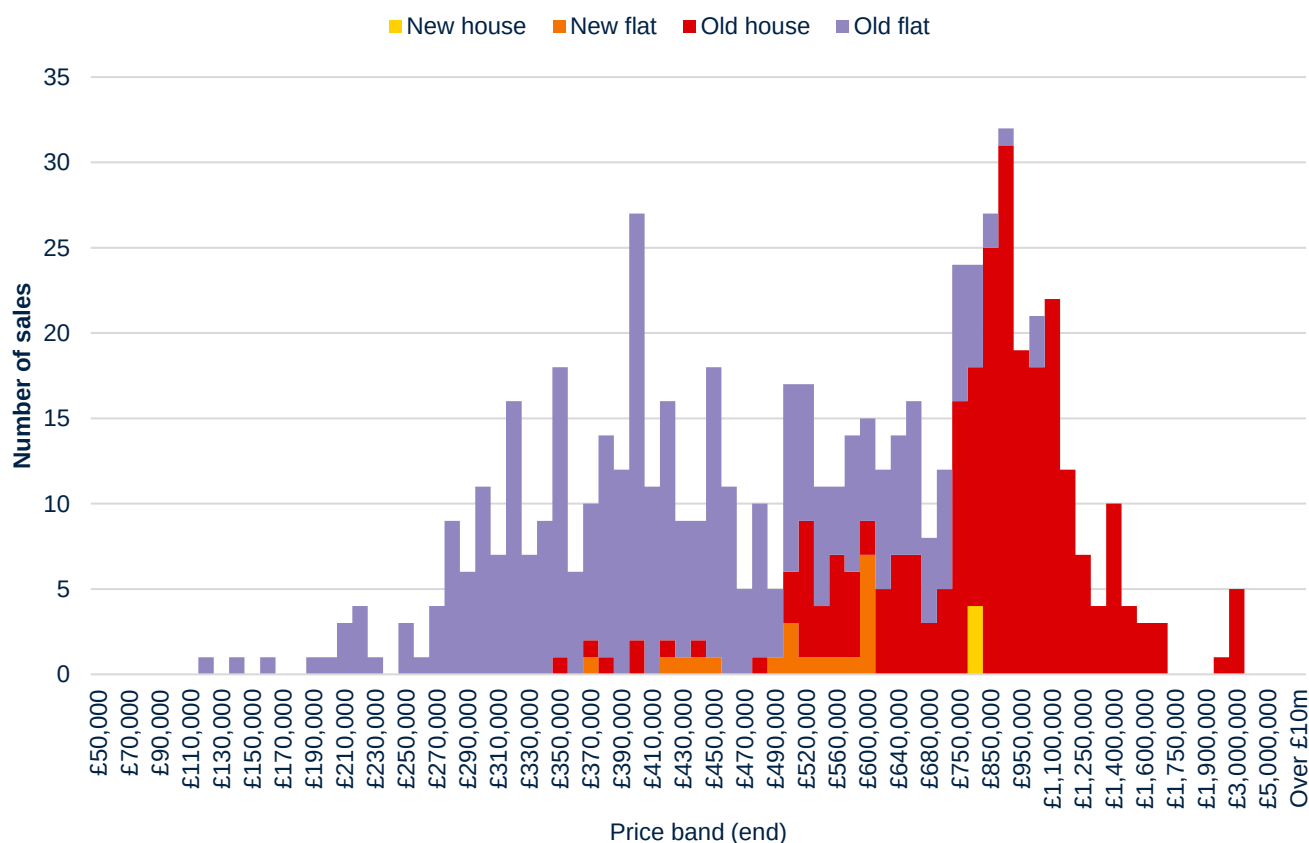
Residential Market Report



5.3. Depth of Market

The chart below illustrates the number of transactions in SE15 in the 12 months to December 2022 grouped by capital value. New build transactions made up less than 4% of all sales during this time, almost all of which were flats. Second hand flats made up 56% of all transactions in the SE15 postcode and most were under £600,000. There is a particular cluster of activity in the second hand flat market around £400,000.

Figure 7 - Depth of market, SE15 (12 months to December 2022)

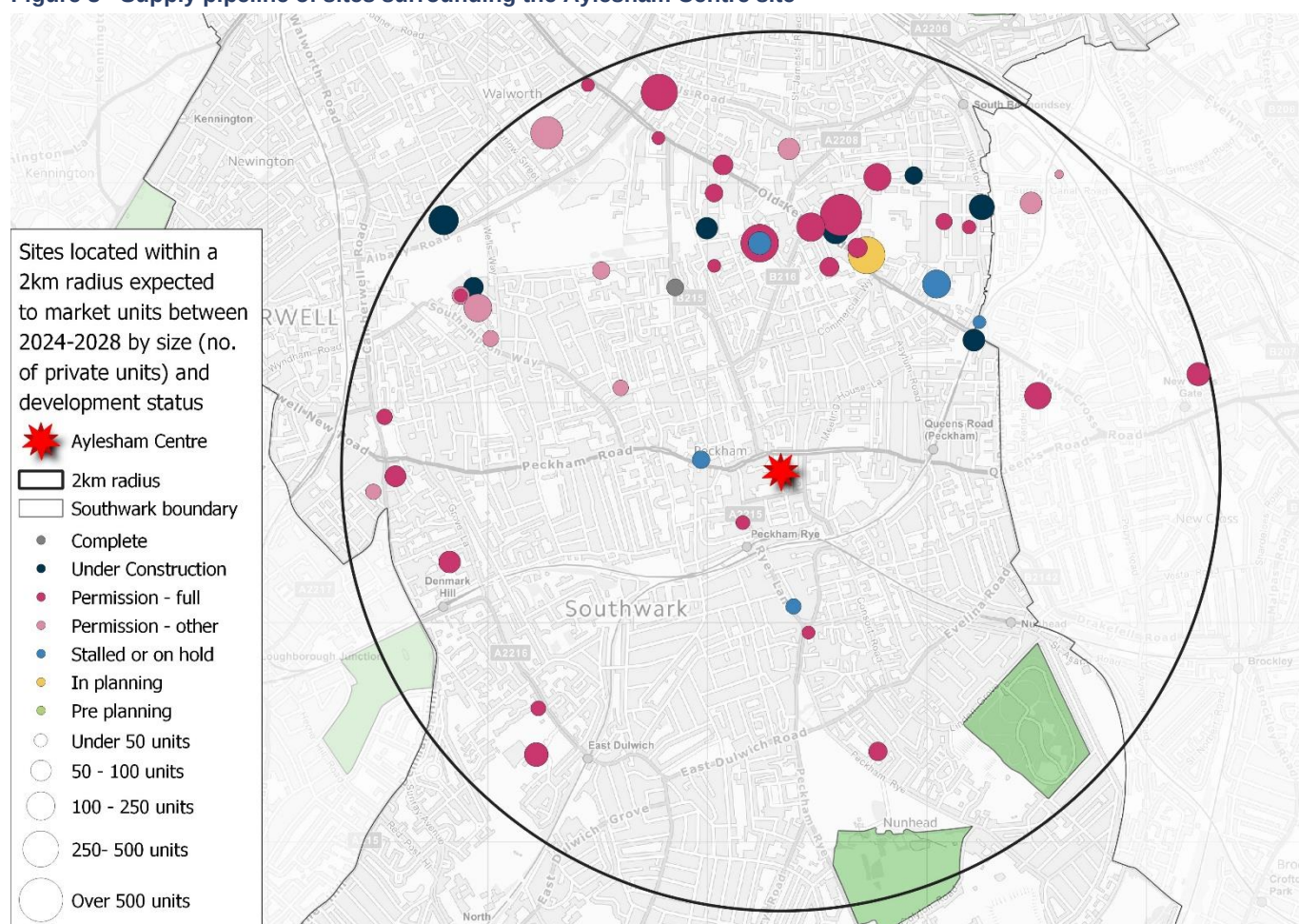


6. Local Supply Pipeline

The map below shows the sites within a 2km radius that are expected to market units between 2024-2028. In order to arrive at our forecast supply, we take a view on development status progression, unit volumes and when specific schemes are going to market units.

There are 52 development sites in the local area that we expect to market units in the next five years, which in total account for over 4,500 private homes. The majority of the pipeline is clustered to the north, along Old Kent Road, while there are only a couple of smaller schemes nearby in Peckham. 7 of these schemes are under construction and 37 have some form of planning permission. As of Q4 2023, five schemes had stalled.

Figure 8 - Supply pipeline of sites surrounding the Aylesham Centre site



Source: Savills Research and Molior

The Aylesham Centre, Peckham, SE15

Residential Market Report



Table 3 - Sites in the local area to market private units within the next 5 years

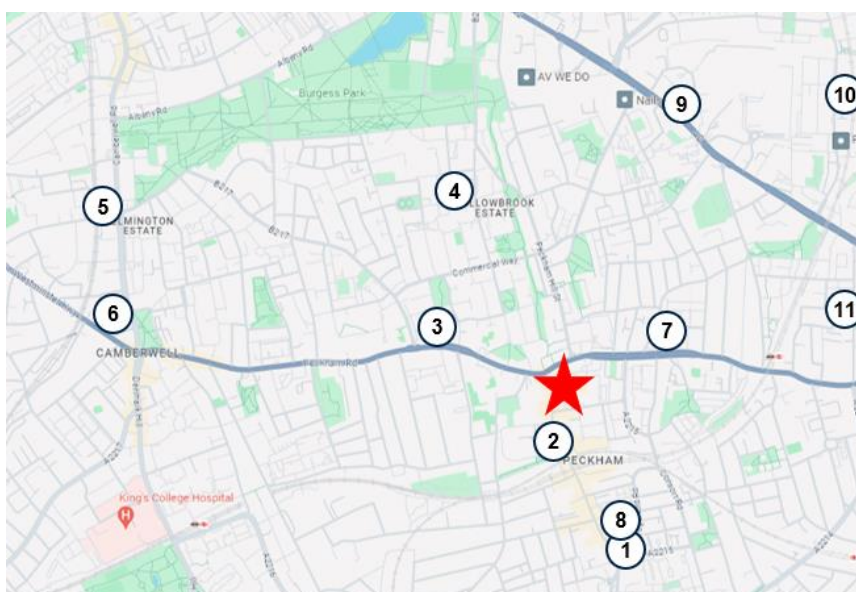
Site name	Postcode	Total Homes
Leyland Court (Sumner Workshop)	SE15 6LA	112
Alfred Fagon Apartments	SE15 4TP	67
Old Kent Road Gas Works - Avanton	SE15 1JZ	750
Bermondsey Place - Nyes Wharf	SE15 6TH	153
Butterfly Walk Shopping Centre	SE5 8RW	145
Rear of 258 Old Kent Road	SE1 5UB	9
358-384 Old Kent Road	SE1 5AA	9
2-10 Ossory Road	SE1 5PA	117
685-695 Old Kent Road	SE15 1JS	111
Avanton Ruby Triangle	SE15 1LG	1152
Ledbury Estate Two Sites	SE15 1SB	340
40-46 Solomons Passage	SE15 3UH	91
Bermondsey Place - Parent Consent + Phase 1	SE15 6TH	1300
Southernwood Retail Park	SE1 5JJ	724
Burgess Park View	SE1 5AN	71
78-94 Ormside Street	SE15 1TF	56
54 Camberwell Green	SE5 7AS	38
634-636 Old Kent Road	SE15 1JB	42
1A Dog Kennel Hill	SE22 8AA	31
Civic Centre + Livesey Place	SE15 1JB	372
6-12 Verney Road	SE16 3DH	338

Source: Savills Research using Molior

7. Comparable Evidence

7.1. Key New Build Comparables

The map below outlines the key new build schemes in the surrounding area to the site. These provide a useful indication of the current value benchmark in the local area. We have provided more detail on the schemes listed below in **Appendix One**. We note that whilst we have provided the average value on a per sq ft basis for ease of comparison, we have had reference to the capital values in our analysis of these comparables.



Map Ref	Scheme	Av £/sqft	
		Asking	Achieved
1	Rye Green	£680	£655
2	The Catcher Building	£775	£730
3	Ninety Five Peckham Road	£700	£670
4	Leyland Court (Sumner Workshop)	£600	£595
5	Wyndham Studios	£740	-
6	The Gallery	£645	£730
7	Peckham Place (Wood Dene Estate)	£735	£635
8	Alfred Fagon Apartments	£710	£580
9	The BeCa (Southwark Carpetright)	£805	-
10	Bermondsey Heights	£805	-
11	The Pomeroy	£630	£650

7.2. Analysis of New Build Comparable Evidence

Rye Green is a development by housing association Metropolitan Thames Valley, totalling 27 apartments ranging from 1, 2 and 3 beds. Only 5 units have been delivered as private sale. The scheme is located 0.5 miles to the immediate south of the subject and is within a 6 minute walk of Peckham Rye station and Peckham Rye Park. Following completion during Q4 2017, the scheme sold out at the beginning of Q1 2019, producing a blended rate of £655 per sq ft for the 5 private sales. The scheme provides a good indication of base values in the local area, however we note the dated nature of the sales and the limited sales data. Additionally, given the small scale of the site and high proportion of affordable units located within the same building we expect values at the subject site to substantially exceed those achieved at Rye Green.

The Catcher Building was delivered by developer bmor comprising 31 apartments ranging from studios, 1, 2 and 3 beds set around a private courtyard. The building is located on the busy and conveniently located area of Rye Lane, almost directly opposite the subject development. Phase 1 involved the strip-out of an existing office building to create 21 conversion units plus 2 new build penthouses. This phase included a new façade and new windows on the 4 storey building. We understand Phase 1 sold out in Q1 2018 having completed in Q3 2017. Phase 2 involved the creation of a further 8 apartments, which required a new build steel frame. This phase launched in Q2 2018, completed in Q1 2019 and sold out in Q4 2019. Achieved prices blend at £730 per sq ft. We consider the Catcher Building to be a good comparable to show values in the local area given the close proximity to the subject site. However, again we note the dated nature of these transactions. There have also been resales of some of the units since 2020, blending at £781 per sq ft, with two studio units achieving substantially higher values in May 2023 and February 2024 (blended achieved £967psf). We would expect values at the subject site to exceed the overall blended values here due to the larger scale of the proposed development and much improved public realm and wider amenity offering.

Kuropatwa's architecturally interesting **Ninety Five Peckham Road** development comprises 33 units, of which 25 are private, ranging from 1, 2 and 3 bedroom apartments. The scheme is positioned 0.4 miles west of the subject property on the same stretch of Peckham Road. The developer launched the scheme in Q2 2019 in the UK via Acorn New Homes, having completed in Q2 2019. We understand the scheme sold out in Q2 2020, achieving a blended rate of £680 per sq ft, however we note the dated nature of these transactions. We expect the subject site to achieve values higher than here on account of its sale and location off Peckham Road.

Leyland Court is a development by Southwark Council and is situated 0.7 miles to the immediate north of the Subject. The scheme totals 112 units, 42 of which are private. We understand that construction completed during Q4 2018 and initially launched in Q4 2019 in the UK via Hamptons, with Help to Buy available. By the end of Q1 2020, 24 units had sold, but the scheme was taken off the market from Q2 2020 to Q1 2021 as it was used as temporary accommodation by LB Southwark during the Covid-19 pandemic. The property was vacated and lightly refurbished prior to relaunching in September 2021. We understand 14 units have sold since the relaunch and at the end of Q1 2024, 4 units remain unsold, with the price list showing 1 beds from £370,000 and 2 beds from £440,000. Achieved prices suggest a blended rate of £595 per sq ft, based on 38 achieved sales. Whilst Leyland Court is located close to the green open spaces of Burgess Park, the longer distance from transport links and market perception of the units following use as temporary accommodation means that we expect the subject site to achieve substantially higher values.

The Aylesham Centre, Peckham, SE15

Residential Market Report



Wyndham Studios is a development by A2Dominion comprising 82 units, of which 59 are private. Set across three buildings (Haversham, Cavendish and Harvard) the units range in size from studio, 1, 2 and 3 bedrooms. The scheme is located 1.4 miles north west of the Subject, in the Zone 2 location of Camberwell and sits close to Burgess Park and between Denmark Hill (Overground) and Oval (Northern Line) stations. The developer launched the scheme during Q3 2020 in the UK and overseas via JLL. We understand the scheme sold out in Q3 2021, with the majority of sales made through Help to Buy. Whilst the sales data is unavailable, the scheme's asking prices blended at £742 per sq ft and we have been able to access recent resale achieved data. Resales from February and March 2022 blended at £678 per sq ft and a 1 bed unit is currently listed on Rightmove asking £717 per sq ft. We consider this scheme a good benchmark for how values have progressed in the local area due to the more recent sales data. Again, we do expect the subject development to achieve higher values than Wyndham Studios on account of scale.

Peabody's **The Gallery** is a development in Camberwell, totalling 66 units, of which 36 are for private sale, ranging from 1, 2 and 3 bed apartments plus six 4 bedroom townhouses. The scheme is located 1.2 miles to the west of the Subject, less than a 4 minutes' walk from the green space at Camberwell Green, and within a 15 minute walk of Denmark Hill station. Peabody launched the scheme in Q1 2019, and sold the flats directly, while the townhouses were handed to Hastings International to market. We understand the scheme sold out during Q1 2020 at a blended rate of £730 per sq ft, having completed during Q1 2019. Recent resales suggest an asking price of £685 per sq ft, this including the asking prices of the townhouses of which we have not been able to access achieved data for. Although slightly dated, this scheme provides a good indication of underlying values in the local area. Given the scale and height of the proposed development at the Aylesham Centre, we expect it to achieve higher values.

Peckham Place is a Notting Hill Genesis scheme situated on Queen's Road, 0.4 miles to the east of the Subject. The development totals 333 units, with 216 of those private. We understand that of the private units, 108 have been delivered for BTR, 30 have switched to shared ownership and leaving 78 retained for marketed for sale. The scheme sold out during Q2 2022 averaging a blended rate of £635 per sq ft, having launched in Q2 2019 and completed during Q1 2020. Current resale asking prices are blending at £630 per sq ft. We consider Peckham Place a good comparable on account of its slightly larger scale and more recent transactions, however expect the subject site to achieve higher values as a result of the improved public realm, additional height of the buildings and supporting amenity provision.

Alfred Fagon Apartments is a London Borough of Southwark scheme located 0.5 miles to the south of the subject site. The development consists of 67 units, including 25 for private sale. The scheme is situated equidistant from Peckham Rye Station to the north and Peckham Rye Park to the south. Following completion in Q3 2021 the scheme launched in September 2022 and nine units remain unsold at the end of Q1 2024. Asking prices suggest a blended average of £710 per sq ft. The scheme provides a good indication of base values in the local area. However due given the smaller scale of the site and the high proportion of affordable units we expected values at the subject site to exceed those achieved at Alfred Fagon Apartments.

Avanton's **The BeCa** is a scheme located 1.1 miles to the north of the subject site. The development totals 262 units including 170 private for sale units. The scheme launched in June 2023 and has been marketing mainly overseas, attracting approximately 35 sales by the end of 2023. The BeCa is expected to complete in Q4 2026 and the blended asking average is £805 per sq ft. We expect achieved sales prices to be at a discount to the asking. This scheme is one of a limited number of developments under construction in the area, therefore we consider it a good comparable to the subject. Despite the larger scale of the proposed development at the subject and superior transport connectivity we expect values at the subject to be similar to the likely achieved values at The BeCa given its closer proximity to Bermondsey.

The Aylesham Centre, Peckham, SE15

Residential Market Report



Bermondsey Heights is a scheme located 1.9 miles to the north east of the subject site. The development consists of 253 units including 163 private for sale units. The scheme launched in September 2022 and had secured 87 sales by the end of Q1 2024, leaving 76 left to sell. It is expected to complete in Q2 2026. The price list shows 1-beds from £489,000, 2 beds from £599,000, 3 beds from £781,000 with an average price of £805 per sq ft. We have not been able to access any achieved data for the scheme however we have been told that a significant proportion of units have been sold internationally. Bermondsey Heights is located in a superior location to the subject and has the potential to benefit from being 400m from a new London Overground station, Surrey Canal, subject to planning permission, therefore we would expect values at the subject to be slightly lower than those expected at Bermondsey Heights.

The Pomeroy is a scheme located 1.0 miles to the west of the subject site. The development consists of 65 units, including 45 private for sale units. The scheme launched in February 2020 and completed in June 2021, prior to selling out in February 2022. Achieved prices blended at £650 per sq ft. Currently there is a 2 bedroom unit for resale asking £500,000 (£595 per sq ft). The subject is located in a superior location to The Pomeroy and is part of a larger regeneration project, therefore we would expect values at the subject to exceed those achieved at The Pomeroy.

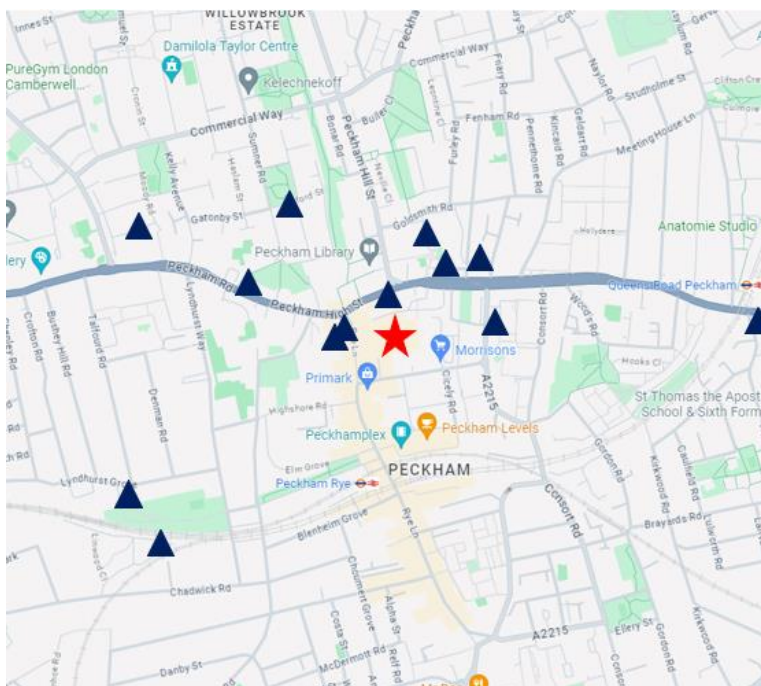
The Aylesham Centre, Peckham, SE15

Residential Market Report



7.3. Second Hand Comparables

Due to the lack of new build houses on the market we have also explored the second hand housing market. The map and tables below outline recent flat sales in the surrounding area to the site. These give a useful indication of the capital values households are willing to pay for flats in the current market. We provide more details of each transaction in **Appendix One**.



Achieved Prices							
Unit Type	Average Size (SqFt)	Min Price	Av Price	Max Price	Min £/sqft	Av £/sqft	Max £/sqft
Studio	318	£225,000	£241,667	£250,000	£698	£763	£814
1 Bed	511	£300,000	£335,000	£360,000	£627	£657	£703
2 Bed	713	£340,000	£393,250	£448,000	£511	£554	£626
3 Bed	1131	£525,000	£562,500	£600,000	£441	£512	£583

8. Pricing

8.1. Pricing Approach

When coming to our pricing for the proposed units, we adopted the following approach:

1. Data assembly of asking and achieved sales values from local new build comparables;
2. Data assembly of achieved sales values from local second hand comparables;
3. Analysis of the comparable evidence on both a price per sq ft and capital value basis, taking into account factors including the scheme tenure, scale, location, transport links, local amenity provision, unit typologies, residents' amenity provision, specification, and completion date.
4. Analysis of the masterplan to identify value drivers such as views, building heights and position within the local context.
5. Pricing of the proposed scheme on a unit by unit basis based on the accommodation schedules provided.

8.2. Pricing Rationale

Given the early stages of design of this site our pricing at this stage is indicative only. As far as we are able to, we have accounted for floor levels, aspect and private amenity and have applied premiums where appropriate. For example, we have assumed some of the north facing upper floor apartments will benefit from views towards the City of London and have applied a premium to these units. We have also assumed at this stage that all internal layouts are optimised and market facing.

In pricing the scheme, whilst our values are at today's date, we have had consideration to the new place which will be created at this site as a result of the scale of the development, the improved public realm, the proposed amenities for residents and the supporting uses to be delivered. We have assumed that considerable placemaking features will be implemented to ensure a new destination is created in south east London.

8.3. Pricing Position

With reference to the above pricing rationale and approach, Savills have undertaken a unit by unit pricing exercise for Phase 1 and Phase 2. The tables below provide a summary of our opinion of achievable prices for the scheme. Full pricing schedules can be found in the appendix.

Our pricing summary table is set out below with the full pricing schedule attached at **Appendix Two**. This pricing assumes 91% of the units are provided as private tenure with 9% as affordable based on unit number.

Phase 1:

- **Social Rent:** Block P

Phase 2:

- **Intermediate:** Block B

The Aylesham Centre, Peckham, SE15

Residential Market Report



Phase 1 Pricing Summary

UNIT TYPE	AV SIZE (SQ FT)	AV £/FT SQ	AV PRICE	UNIT MIX	NO. UNITS
1B1P	430	£930	£399,808	10%	39
1B2P	551	£824	£454,231	14%	52
1B2P	647	£818	£528,878	13%	49
2B3P	705	£841	£592,907	11%	43
2B3P WAU	868	£719	£623,824	5%	17
2B4P	760	£794	£603,289	10%	38
2B4P WAU	938	£650	£610,000	1%	5
2B4P	895	£723	£646,389	12%	45
3B5P	950	£745	£707,738	6%	21
3B6P	1,027	£803	£825,051	13%	49
4B6P	1,122	£738	£828,529	5%	17
ALL	761	£791	£601,539	100%	375

Phase 2 Pricing Summary

UNIT TYPE	AV SIZE (SQ FT)	AV £/FT SQ	AV PRICE	UNIT MIX	NO. UNITS
1B1P	439	£924	£405,392	10%	51
1B2P	563	£813	£457,755	22%	108
1B2P WAU	729	£710	£517,500	1%	4
1B2P	650	£799	£519,679	8%	39
2B3P	704	£831	£585,000	9%	43
2B3P-Duplex	856	£730	£625,000	0%	1
2B4P	791	£814	£643,827	23%	113
2B4P	897	£758	£679,821	9%	42
2B4P-Duplex	997	£699	£696,500	1%	5
3B5P	964	£736	£709,615	5%	26
3B5P-Duplex	1,287	£645	£830,000	0%	2
3B6P	1,061	£761	£807,260	11%	52
3B6P-Duplex	1,302	£685	£891,667	1%	6
ALL	742	£795	£588,969	100%	492

As can be seen from the tables above, our pricing of the private units results in an average value of between c.£588,000 – £602,000, which equates to blended values of circa £791 - £795 per sq ft across Phase 1 and Phase 2. Generally, higher average values are applicable to Phase 1 due to the additional height of the buildings up to 19 storeys and resulting aspects and higher average units sizes as a result of the inclusion of more larger unit types.

9. Absorption

9.1. Sales Rates

We have reviewed the key local comparables in order to provide an estimated sales rate for the subject site. As many of the local comparables were selling the bulk of their units many years ago, we have also reviewed sales rates of more recent new build schemes at around a similar price point to the subject across London. As demonstrated, there is a significant variation in sales rates, depending on the nature of the scheme, scale of the development, amenity provision, time of launch and market conditions.

Local Comparables

Development	Launch Date	Completion date	Price Point	Av. Sale Rate PCM (since launch)
Rye Green	Sep-17	Dec-17	£655	0.3
The Catcher Building	Sep-15	Jan-19	£730	0.6
Ninety Five Peckham Road	Apr-19	Jun-19	£670	1.9
Leyland Court	Nov-19	Dec-18	£595	0.7
Wyndham Studios	Jun-20	Sep-21	£740 (asking)	5.4
The Gallery	Feb-19	Feb-20	£730	3.3
Peckham Place	Jun-19	Mar-20	£630	2.3
Alfred Fagon Apartments	Sep-22	Sep-21	£710 (asking)	0.8
The BeCa	Jun-23	Q4 2026	£805 (asking)	3.5
Bermondsey Heights	Sep-22	Q2 2026	£805 (asking)	4.6
The Pomeroy	Feb-20	Jun-21	£650	2.8

Wider London Schemes

Development	Launch date	Completion date	Price point	Av sales rate (since launch)	Av Sales Rate PCM (last 12 months)
Brent Cross Town (Ashbee and Delamarre)	Apr-22	Mar-25	£800	7	3.8
Greenwich Peninsula (Peninsula Gardens)	Sep-22	Dec-25	£850	13.4	14.1
Hanwell Square – Phase 2	Sep-23	Sep-24	£700	4.4	4.4
The Claves (Millbrook Park)	Jul-17	Mar-22	£630	1.7	1.3
Cerulean Quarter	Jun-23	Nov-24	£705	2.5	2.5

As can be seen from the more recently selling schemes across London, with the exception of Greenwich Peninsula, it has been a difficult past 12 months with transactions significantly down. Greenwich Peninsula's latest phase Peninsula Gardens has been an outlier and had a very successful overseas campaign contributing to the high overall sales rate. This demonstrates that a well-priced scheme with a focused marketing campaign can perform well even in difficult markets but we note that this is not reflective of the wider market.

The Aylesham Centre, Peckham, SE15

Residential Market Report



Taking into consideration the challenging market conditions, the scale of the proposed development at Aylesham Shopping Centre and our indicative values, we consider a blended average sales rate of circa **3-4 units per month** to be achievable post completion, with the appropriate incentives and marketing campaign. Given the large quantum of product and the time of which the project will be on the market it is expected that there will be peaks and troughs in the sales process as a result of market conditions and activity, with a significantly higher number of sales in the launch months and in the period leading up to and just after completions. We expect an off-plan sales rate of 65% across all of the blocks to be achievable.

It is important to note that our sales rate assumptions are based on our indicative unit values. If a higher rate of sale is to be achieved, then the pricing would need to be reduced to reflect this. Similarly, if the values were to be increased then this would have a detrimental impact on the rate of sale and the duration of the sales programme.

Project:	Aylesham Shopping Centre
Schedule:	ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary
Date:	29.11.24
Ref:	HW

UNIT TYPE	MIN SIZE (SQ FT)	AV SIZE (SQ FT)	MAX SIZE (SQ FT)	AV AREA (SQ M)	LOW £/FT SQ	AV £/FT SQ	HIGH £/FT SQ	MIN PRICE	AV PRICE	MAX PRICE	UNIT MIX	NO. UNITS	TOTAL AREA (SQ FT)	TOTAL (SQM)	% AREA	TOTAL PRICE	% GDV
1B1P	399	430	461	40	£851	£930	£1,027	£380,000	£399,808	£432,500	10%	39	16,766	1,558	6%	£15,592,500	6.9%
1B2P	540	551	643	51	£680	£824	£940	£415,000	£454,231	£517,500	14%	52	28,661	2,663	10%	£23,620,000	10.5%
1B2P	636	647	662	60	£752	£818	£932	£492,500	£528,878	£592,500	13%	49	31,697	2,945	11%	£25,915,000	11.5%
2B3P	660	705	726	65	£754	£841	£923	£527,500	£592,907	£670,000	11%	43	30,312	2,816	11%	£25,495,000	11.3%
2B3P WAU	867	868	868	81	£649	£719	£792	£562,500	£623,824	£687,500	5%	17	14,748	1,370	5%	£10,605,000	4.7%
2B4P	646	760	817	71	£739	£794	£941	£572,500	£603,289	£635,000	10%	38	28,884	2,683	10%	£22,925,000	10.2%
2B4P WAU	938	938	938	87	£634	£650	£666	£595,000	£610,000	£625,000	1%	5	4,691	436	2%	£3,050,000	1.4%
2B4P	859	895	932	83	£659	£723	£835	£605,000	£646,389	£737,500	12%	45	40,259	3,740	14%	£29,087,500	12.9%
3B5P	926	950	1,122	88	£690	£745	£805	£665,000	£707,738	£790,000	6%	21	19,952	1,854	7%	£14,862,500	6.6%
3B6P	1,001	1,027	1,128	95	£717	£803	£909	£735,000	£825,051	£947,500	13%	49	50,345	4,677	18%	£40,427,500	17.9%
4B6P	1,122	1,122	1,122	104	£682	£738	£789	£765,000	£828,529	£885,000	5%	17	19,075	1,772	7%	£14,085,000	6.2%
ALL		761		71		£791			£601,539		100%	375	285,390	26,513	100%	£225,665,000	100%

Range	Value	No. Of Units	% Of Units	% Of Value
Up to £300k	-	-	0%	0%
£300k - £450k	27,307,500	66	18%	12%
£450k - £600k	64,822,500	121	33%	29%
£600 - £750k	80,030,000	123	33%	36%
£750k - £900k	45,095,000	55	15%	20%
£900k - £1m	6,517,500	7	2%	3%
£1m - £1.25m	-	-	0%	0%
£1.25m +	-	-	0%	0%
Does Not Incl. Parking	£ 223,772,500	372		

Schedule: ASCP-DRM-ZZ ZZ-LSH-A-000210-P06_PG_V9_summary
Date: 29.11.24
Ref: HW

savills

Unit No	Block	Floor	Unit Type	Unit Ref	Aspect	Aspect	Tenure	Private Amenity	M²	FT²	Price	£/ft²
BL-01-02	L	1	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£380,000	£893
BL-01-03	L	1	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£380,000	£893
BL-01-01	L	1	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£607,500	£659
BL-01-10	L	1	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£537,500	£754
BL-01-07	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-08	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-09	L	1	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£582,500	£771
BL-01-05	L	1	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£737,500	£737
BL-01-06	L	1	1B2P	1B2P51	Dual	Bus Depot + Courtyard	Private	Balcony	51	552	£422,500	£765
BL-01-04	L	1	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£607,500	£706
BL-02-03	L	2	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£385,000	£895
BL-02-02	L	2	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£385,000	£895
BL-02-01	L	2	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£615,000	£667
BL-02-10	L	2	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£545,000	£765
BL-02-07	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-08	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-09	L	2	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£590,000	£781
BL-02-05	L	2	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£747,500	£746
BL-02-06	L	2	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£502,500	£778
BL-02-04	L	2	2B4P+1	2B4P+180	Single	Bus Depot + Courtyard	Private	Balcony	80	860	£615,000	£715
BL-03-02	L	3	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£390,000	£907
BL-03-03	L	3	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£390,000	£907
BL-03-10	L	3	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£552,500	£775
BL-03-08	L	3	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-09	L	3	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-05	L	3	3B6P	3B6P93	Dual	Bus Depot + Courtyard	Private	Balcony	93	1,001	£752,500	£751
BL-03-06	L	3	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£507,500	£785
BL-03-04	L	3	2B4P+1	2B4P+180	Dual	Block + Courtyard	Private	Balcony	80	860	£627,500	£729
BL-03-07	L	3	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£597,500	£791
BL-03-01	L	3	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£622,500	£675
BL-04-03	L	4	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£395,000	£918
BL-04-02	L	4	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£395,000	£918
BL-04-01	L	4	2B4P+1	2B4P+186	Dual	Bus Depot + Courtyard	Private	Balcony	86	922	£630,000	£683
BL-04-10	L	4	2B3P	2B3P66	Dual	Bus Depot + Courtyard	Private	Balcony	66	713	£560,000	£786
BL-04-07	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-08	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-09	L	4	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£605,000	£801
BL-04-05	L	4	3B6P	3B6P93	Single	Block + Courtyard	Private	Balcony	93	1,001	£767,500	£766
BL-04-04	L	4	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£630,000	£732
BL-04-06	L	4	1B2P+1	1B2P+160	Dual	Bus Depot + Courtyard	Private	Balcony	60	646	£512,500	£793
BL-05-01	L	5	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£630,000	£683
BL-05-06	L	5	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£517,500	£809
BL-05-05	L	5	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£777,500	£776
BL-05-10	L	5	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£442,500	£780
BL-05-07	L	5	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-08	L	5	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-09	L	5	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£612,500	£811
BL-05-03	L	5	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£400,000	£930
BL-05-02	L	5	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£400,000	£930
BL-05-04	L	5	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£630,000	£734
BL-06-01	L	6	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£637,500	£691
BL-06-06	L	6	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£522,500	£817
BL-06-05	L	6	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£787,500	£786
BL-06-10	L	6	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£447,500	£789
BL-06-07	L	6	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-08	L	6	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-09	L	6	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£620,000	£821
BL-06-03	L	6	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£405,000	£942
BL-06-02	L	6	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£405,000	£942
BL-06-04	L	6	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£637,500	£743
BL-07-01	L	7	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£645,000	£692
BL-07-06	L	7	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£527,500	£824
BL-07-05	L	7	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£797,500	£796
BL-07-10	L	7	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£452,500	£798
BL-07-07	L	7	2B4P	2B4P70	Single	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-08	L	7	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-09	L	7	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£627,500	£831
BL-07-03	L	7	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£410,000	£953
BL-07-02	L	7	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£410,000	£953
BL-07-04	L	7	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£645,000	£751
BL-08-01	L	8	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£652,500	£707
BL-08-06	L	8	1B2P+1	1B2P+159	Dual	Bus Depot + Courtyard	Private	Balcony	59	640	£532,500	£832
BL-08-05	L	8	3B6P	3B6P93	Dual	Block + Courtyard	Private	Balcony	93	1,001	£807,500	£806
BL-08-10	L	8	1B2P	1B2P53	Dual	Bus Depot + Courtyard	Private	Balcony	53	567	£457,500	£807
BL-08-07	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-08	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-09	L	8	2B4P	2B4P70	Dual	Bus Depot + Courtyard	Private	Balcony	70	755	£635,000	£841
BL-08-03	L	8	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£415,000	£965
BL-08-02	L	8	1B1P	1B1P40	Dual	Bus Depot	Private	Balcony	40	430	£415,000	£965
BL-08-04	L	8	2B4P+1	2B4P+180	Dual	Bus Depot	Private	Balcony	80	859	£652,500	£760
BL-09-01	L	9	2B4P+1	2B4P+186	Dual	Bus Depot	Private	Balcony	86	922	£660,000	£716
BL-09-05	L	9	3B6P	3B6P93	Dual	Bus Depot + Courtyard	Private	Balcony	93	1,001	£812,500	£811
BL-09-02	L	9	1B1P	1B1P40	Dual	Block + Courtyard	Private	Balcony	40	430	£432,500	£1,006
BL-09-03	L	9	1B1P	1B1P40	Dual	Bus Depot + Courtyard	Private	Balcony	40	430	£427,500	£994
BL-09-04	L	9	2B4P+1	2B4P+180	Dual	Bus Depot + Courtyard	Private	Balcony	80	860	£657,500	£776
BM-01-06	M	1	1B1P	1B1P38	Dual	Courtyard	Private	Balcony	39	421	£382,500	£938
BM-01-08	M	1	1B1P	1B1P37	Single	Courtyard + Courtyard	Private	Balcony	37	399	£382,500	£958
BM-01-07	M	1	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£392,500	£851
BM-01-03	M	1	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£420,000	£763
BM-01-02	M	1	2B3P	2B3P66	Dual	Courtyard	Private	Balcony	66	714	£540,000	£756
BM-01-09	M	1	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£562,500	£649
BM-01-04	M	1	2B4P+1	2B4P+183	Dual	Courtyard + Courtyard	Private	Balcony	83	890	£612,500	£688
BM-01-01	M	1	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,024	£735,000	£717
BM-01-05	M	1	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,026	£735,000	£717
BM-02-08	M	2	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£385,000	£965
BM-02-07	M	2	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£397,500	£862
BM-02-06	M	2	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£432,500	£771
BM-02-03	M	2	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£425,000	£772
BM-02-02	M	2	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£547,500	£759
BM-02-09	M	2	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£570,000	£657
BM-02-04	M	2	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£620,000	£703
BM-02-01	M	2	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£745,000	£729
BM-02-05	M	2	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£745,000	£728
BM-03-08	M	3	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£390,000	£977
BM-03-07	M	3	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£402,500	£873
BM-03-06	M	3	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£437,500	£780
BM-03-03	M	3	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£430,000	£781
BM-03-02	M	3	2B3P	2B3P								

BM-05-02	M	5	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£570,000	£790
BM-05-09	M	5	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£592,500	£683
BM-05-04	M	5	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£642,500	£728
BM-05-01	M	5	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£775,000	£758
BM-05-05	M	5	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£775,000	£758
BM-06-08	M	6	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£405,000	£1,015
BM-06-07	M	6	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£417,500	£905
BM-06-06	M	6	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£452,500	£807
BM-06-03	M	6	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£445,000	£809
BM-06-02	M	6	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£577,500	£800
BM-06-09	M	6	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£600,000	£592
BM-06-04	M	6	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£650,000	£737
BM-06-01	M	6	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£785,000	£788
BM-06-05	M	6	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£785,000	£767
BM-07-08	M	7	1B1P	1B1P37	Single	Courtyard	Private	Balcony	37	399	£410,000	£1,027
BM-07-07	M	7	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£422,500	£916
BM-07-06	M	7	1B2P	1B2P52	Dual	Courtyard + Courtyard	Private	Balcony	52	561	£457,500	£816
BM-07-03	M	7	1B2P	1B2P51	Single	Street View	Private	Balcony	51	550	£450,000	£818
BM-07-02	M	7	2B3P	2B3P67	Dual	Courtyard	Private	Balcony	67	722	£585,000	£811
BM-07-09	M	7	2B3P WAU	2B3P WAU81	Dual	Courtyard + Courtyard	Private	Balcony	81	867	£607,500	£774
BM-07-04	M	7	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£657,500	£745
BM-07-05	M	7	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,023	£795,000	£777
BM-07-01	M	7	3B6P	3B6P95	Dual	Courtyard + Block	Private	Balcony	95	1,022	£795,000	£778
BM-08-03	M	8	1B2P	1B2P51	Single	Courtyard + Block	Private	Balcony	51	550	£460,000	£836
BM-08-07	M	8	1B2P+1	1B2P+159	Single	Courtyard + Courtyard	Private	Balcony	59	636	£537,500	£846
BM-08-02	M	8	2B3P	2B3P67	Dual	Street View	Private	Balcony	67	722	£587,500	£814
BM-08-06	M	8	2B3P	2B3P67	Dual	Courtyard + Block	Private	Balcony	67	726	£592,500	£816
BM-08-08	M	8	2B3P WAU	2B3P WAU81	Dual	Courtyard + Block	Private	Balcony	81	868	£612,000	£708
BM-08-04	M	8	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	883	£665,000	£753
BM-08-05	M	8	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£805,000	£787
BM-08-01	M	8	3B6P	3B6P95	Dual	Courtyard + Courtyard	Private	Balcony	95	1,023	£807,500	£789
BM-09-03	M	9	1B2P	1B2P51	Single	Courtyard + Block	Private	Balcony	51	550	£465,000	£845
BM-09-07	M	9	1B2P+1	1B2P+159	Single	Courtyard + Courtyard	Private	Balcony	59	636	£542,500	£854
BM-09-02	M	9	2B3P	2B3P67	Dual	Street View	Private	Balcony	67	722	£595,000	£825
BM-09-06	M	9	2B3P	2B3P67	Dual	Courtyard + Block	Private	Balcony	67	726	£600,000	£826
BM-09-08	M	9	2B3P WAU	2B3P WAU81	Dual	Courtyard + Block	Private	Balcony	81	868	£620,000	£714
BM-09-04	M	9	2B4P+1	2B4P+182	Dual	Courtyard + Courtyard	Private	Balcony	82	882	£672,500	£761
BM-09-05	M	9	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£815,000	£797
BM-09-01	M	9	3B6P	3B6P95	Dual	Courtyard + Courtyard	Private	Balcony	95	1,023	£817,500	£799
BM-10-03	M	10	1B2P	1B2P51	Single	Iconic City View and Courtyard	Private	Balcony	51	550	£480,000	£872
BM-10-07	M	10	1B2P+1	1B2P+159	Single	Iconic City View and Courtyard	Private	Balcony	59	636	£555,000	£873
BM-10-02	M	10	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£602,500	£835
BM-10-06	M	10	2B3P	2B3P67	Dual	Block + Courtyard	Private	Balcony	67	726	£602,500	£830
BM-10-08	M	10	2B3P WAU	2B3P WAU81	Dual	Block + Courtyard	Private	Balcony	81	868	£630,000	£726
BM-10-04	M	10	2B4P+1	2B4P+182	Dual	Block + Courtyard	Private	Balcony	82	883	£680,000	£770
BM-10-05	M	10	3B6P	3B6P95	Dual	Courtyard	Private	Balcony	95	1,023	£825,000	£806
BM-10-01	M	10	3B6P	3B6P95	Dual	Iconic City View and Courtyard	Private	Balcony	95	1,023	£835,000	£816
BM-11-03	M	11	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£487,500	£886
BM-11-07	M	11	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£562,500	£885
BM-11-02	M	11	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£610,000	£845
BM-11-06	M	11	2B3P	2B3P67	Dual	Block	Private	Balcony	67	726	£610,000	£840
BM-11-08	M	11	2B3P WAU	2B3P WAU81	Dual	Block + East View	Private	Balcony	81	868	£635,000	£732
BM-11-04	M	11	2B4P+1	2B4P+182	Dual	Block + East View	Private	Balcony	82	883	£685,000	£775
BM-11-05	M	11	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£837,500	£819
BM-11-01	M	11	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£847,500	£829
BM-12-03	M	12	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£492,500	£895
BM-12-07	M	12	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£567,500	£893
BM-12-02	M	12	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£617,500	£856
BM-12-06	M	12	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£627,500	£864
BM-12-08	M	12	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£650,000	£749
BM-12-04	M	12	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£700,000	£792
BM-12-05	M	12	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£847,500	£828
BM-12-01	M	12	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£857,500	£838
BM-13-03	M	13	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£497,500	£904
BM-13-07	M	13	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£572,500	£901
BM-13-02	M	13	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£625,000	£866
BM-13-06	M	13	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£635,000	£874
BM-13-08	M	13	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£657,500	£758
BM-13-04	M	13	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£707,500	£801
BM-13-05	M	13	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£857,500	£838
BM-13-01	M	13	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£867,500	£848
BM-14-03	M	14	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£502,500	£913
BM-14-07	M	14	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£577,500	£909
BM-14-02	M	14	2B3P	2B3P67	Dual	Block	Private	Balcony	67	722	£632,500	£877
BM-14-06	M	14	2B3P	2B3P67	Dual	Block + Peckham Rye view	Private	Balcony	67	726	£642,500	£885
BM-14-08	M	14	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£665,000	£766
BM-14-04	M	14	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£715,000	£809
BM-14-05	M	14	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£867,500	£848
BM-14-01	M	14	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£877,500	£858
BM-15-03	M	15	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£507,500	£922
BM-15-07	M	15	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£582,500	£917
BM-15-02	M	15	2B3P	2B3P67	Dual	City View (Nine Elms/ Westminster	Private	Balcony	67	722	£650,000	£901
BM-15-06	M	15	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£655,000	£902
BM-15-08	M	15	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£672,500	£775
BM-15-04	M	15	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£722,500	£818
BM-15-05	M	15	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£877,500	£858
BM-15-01	M	15	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£887,500	£868
BM-16-03	M	16	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£512,500	£931
BM-16-07	M	16	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£587,500	£924
BM-16-02	M	16	2B3P	2B3P67	Dual	City View (Nine Elms/ Westminster	Private	Balcony	67	722	£657,500	£911
BM-16-06	M	16	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£662,500	£912
BM-16-08	M	16	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£680,000	£783
BM-16-04	M	16	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£730,000	£826
BM-16-05	M	16	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£887,500	£867
BM-16-01	M	16	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£897,500	£877
BM-17-03	M	17	1B2P	1B2P51	Single	Iconic City View and East View	Private	Balcony	51	550	£517,500	£940
BM-17-07	M	17	1B2P+1	1B2P+159	Single	Iconic City View and East View	Private	Balcony	59	636	£592,500	£932
BM-17-02	M	17	2B3P	2B3P67	Dual	City View (Nine Elms/ Westminster	Private	Balcony	67	722	£665,000	£922
BM-17-06	M	17	2B3P	2B3P67	Dual	Nine Elms/ Westminster) + Peckha	Private	Balcony	67	726	£670,000	£923
BM-17-08	M	17	2B3P WAU	2B3P WAU81	Dual	Peckham Rye view and East View	Private	Balcony	81	868	£687,500	£792
BM-17-04	M	17	2B4P+1	2B4P+182	Dual	Peckham Rye view and East View	Private	Balcony	82	883	£737,500	£835
BM-17-05	M	17	3B6P	3B6P95	Dual	East View	Private	Balcony	95	1,023	£897,500	£877
BM-17-01	M	17	3B6P	3B6P95	Dual	Iconic City View and East View	Private	Balcony	95	1,023	£907,500	£887
BM-18-01	M	18	3B6P	3B6P95	Dual	y view + City view (Nine Elms/ We	Private	Balcony	95	1,023	£920,000	£899
BM-18-03	M	18	3B6P	3B6P105	Dual	Iconic City View and East View	Private	Balcony	105	1,128	£937,500	£831
BM-18-02	M	18	3B6P	3B6P105	Dual	Peckham Rye view and East View	Private	Balcony				

BN-03-04	N	3	1B2P+1	1B2P+160	Dual	Street + Street	Private	Balcony	60	646	E507,500	E786
BN-03-05	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	E507,500	E767
BN-03-06	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	E507,500	E767
BN-03-07	N	3	1B2P+1	1B2P+161	Dual	Street + Street	Private	Balcony	61	662	E507,500	E767
BN-03-08	N	3	3B5P	3B5P88	Dual	Street + Street	Private	Balcony	88	950	E687,500	E724
BN-04-02	N	4	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	E402,500	E936
BN-04-05	N	4	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	542	E435,000	E802
BN-04-06	N	4	1B2P	1B2P50	Dual	Street and Peckham Rye view	Private	Balcony	50	542	E442,500	E816
BN-04-07	N	4	1B2P	1B2P50	Dual	Street and Peckham Rye view	Private	Balcony	50	542	E442,500	E816
BN-04-03	N	4	1B2P	1B2P60	Dual	Street + Street	Private	Balcony	60	643	E437,500	E680
BN-04-01	N	4	1B2P	1B2P50	Dual	Street + Street	Private	Balcony	50	540	E437,500	E810
BN-04-08	N	4	2B4P	2B4P76	Triple	Street + Street	Private	Balcony	76	817	E605,000	E741
BN-04-04	N	4	2B4P	2B4P60	Dual	Street view	Private	Balcony	60	646	E607,500	E941
BN-05-02	N	5	1B1P	1B1P40	Single	Street + Street	Private	Balcony	40	430	E407,500	E947
BN-05-01	N	5	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	E440,000	E815
BN-05-03	N	5	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	643	E522,500	E812
BN-05-04	N	5	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	646	E522,500	E809
BN-06-02	N	6	1B2P	1B2P50	Single	Street + Street	Private	Balcony	50	540	E447,500	E829
BN-06-01	N	6	1B2P	1B2P50	Dual	Street view	Private	Balcony	50	540	E445,000	E824
BN-06-03	N	6	1B2P+1	1B2P+160	Dual	Street and Peckham Rye view	Private	Balcony	60	651	E527,500	E811
BN-06-04	N	6	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E532,500	E819
BN-07-02	N	7	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	E462,500	E856
BN-07-01	N	7	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster)	Private	Balcony	50	540	E460,000	E852
BN-07-03	N	7	1B2P+1	1B2P+160	Dual	nine Elms/ Westminster) + Peckha	Private	Balcony	60	651	E540,000	E830
BN-07-04	N	7	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E537,500	E826
BN-08-02	N	8	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	E467,500	E866
BN-08-01	N	8	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster)	Private	Balcony	50	540	E465,000	E861
BN-08-03	N	8	1B2P+1	1B2P+160	Dual	nine Elms/ Westminster) + Peckha	Private	Balcony	60	651	E545,000	E838
BN-09-04	N	8	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E542,500	E834
BN-09-02	N	9	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	E472,500	E875
BN-09-01	N	9	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster)	Private	Balcony	50	540	E470,000	E870
BN-09-03	N	9	1B2P+1	1B2P+160	Dual	nine Elms/ Westminster) + Peckha	Private	Balcony	60	651	E550,000	E845
BN-09-04	N	9	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E547,500	E842
BN-10-02	N	10	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	E477,500	E884
BN-10-01	N	10	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster)	Private	Balcony	50	540	E475,000	E879
BN-10-03	N	10	1B2P+1	1B2P+160	Dual	nine Elms/ Westminster) + Peckha	Private	Balcony	60	651	E555,000	E853
BN-10-04	N	10	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E552,500	E849
BN-11-02	N	11	1B2P	1B2P50	Single	view (Nine Elms/ Westminster) + E	Private	Balcony	50	540	E482,500	E893
BN-11-01	N	11	1B2P	1B2P50	Dual	City view (Nine Elms/ Westminster)	Private	Balcony	50	540	E480,000	E889
BN-11-03	N	11	1B2P+1	1B2P+160	Dual	nine Elms/ Westminster) + Peckha	Private	Balcony	60	651	E560,000	E861
BN-11-04	N	11	1B2P+1	1B2P+160	Dual	Peckham Rye view and East view	Private	Balcony	60	651	E557,500	E857
BP-00-01	P	0	2B3P	2B3P61	Single	Street View	SR	Balcony	61	661	E527,500	E798
BP-01-04	P	1	2B3P	2B3P63	Single	Street View	SR	Balcony	63	682	E535,000	E784
BP-01-03	P	1	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	E595,000	E834
BP-01-02	P	1	3B5P	3B5P92	SR	Courtyard	SR	Balcony	92	986	E680,000	E690
BP-01-05	P	1	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E685,000	E709
BP-01-01	P	1	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E765,000	E682
BP-02-04	P	2	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E542,500	E823
BP-02-03	P	2	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	E602,500	E642
BP-02-05	P	2	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E675,000	E719
BP-02-02	P	2	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E780,000	E695
BP-02-01	P	2	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E780,000	E695
BP-03-04	P	3	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E550,000	E834
BP-03-03	P	3	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	E610,000	E850
BP-03-05	P	3	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E685,000	E730
BP-03-02	P	3	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E795,000	E709
BP-03-01	P	3	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E795,000	E709
BP-04-04	P	4	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E557,500	E845
BP-04-03	P	4	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	E617,500	E658
BP-04-05	P	4	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E695,000	E741
BP-04-02	P	4	4B6P	4B6P104	Single	Street View	SR	Balcony	1,122	1,222	E810,000	E722
BP-04-01	P	4	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E810,000	E722
BP-05-04	P	5	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E565,000	E857
BP-05-03	P	5	2B4P WAU	2B4P WAU87	Dual	Street View	SR	Balcony	87	938	E625,000	E666
BP-05-05	P	5	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E705,000	E751
BP-05-02	P	5	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E825,000	E735
BP-05-01	P	5	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E825,000	E735
BP-06-04	P	6	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E572,500	E868
BP-06-05	P	6	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E715,000	E762
BP-06-03	P	6	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E715,000	E762
BP-06-01	P	6	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E840,000	E749
BP-06-02	P	6	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E840,000	E749
BP-07-04	P	7	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E580,000	E879
BP-07-05	P	7	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E725,000	E773
BP-07-03	P	7	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E725,000	E773
BP-07-01	P	7	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E855,000	E762
BP-07-02	P	7	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E855,000	E762
BP-08-04	P	8	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E587,500	E891
BP-08-05	P	8	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E735,000	E783
BP-08-03	P	8	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E735,000	E783
BP-08-01	P	8	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E870,000	E775
BP-08-02	P	8	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E870,000	E775
BP-09-04	P	9	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E595,000	E902
BP-09-05	P	9	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E745,000	E794
BP-09-03	P	9	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E745,000	E794
BP-09-01	P	9	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E885,000	E789
BP-09-02	P	9	4B6P	4B6P104	Dual	Courtyard	SR	Balcony	104	1,122	E885,000	E789
BP-10-04	P	10	2B3P	2B3P61	Single	Street View	SR	Balcony	61	660	E602,500	E914
BP-10-01	P	10	2B3P	2B3P61	Single	Courtyard	SR	Balcony	61	661	E607,500	E919
BP-10-03	P	10	3B5P	3B5P87	Dual	Street View	SR	Balcony	87	938	E755,000	E805
BP-10-02	P	10	3B5P	3B5P104	Dual	Courtyard	SR	Balcony	104	1,122	E790,000	E704
BQ-00-01	Q	0	1B2P	1B2P51	Dual	Street View	Private	Balcony	51	551	E415,000	E753
BQ-00-02	Q	0	1B2P	1B2P54	Dual	Street View	Private	Balcony	54	580	E415,000	E716
BQ-00-03	Q	0	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	774	E572,500	E738
BQ-01-02	Q	1	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	E500,000	E787
BQ-01-04	Q	1	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	E580,000	E748
BQ-01-05	Q	1	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	E580,000	E748
BQ-01-03	Q	1	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	E605,000	E667
BQ-01-06	Q	1	3B5P	3B5P86	Dual	Courtyard	Private	Balcony	86	926	E670,000	E723
BQ-01-01	Q	1	3B5P	3B5P87	Dual	Courtyard	Private	Balcony	87	932	E670,000	E719
BQ-02-02	Q	2	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	E587,500	E758
BQ-02-04	Q	2	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	E587,500	E758
BQ-02-05	Q	2	2B4P	2B4P72	Single	Courtyard	Private	Balcony	72	775	E592,500	E765
BQ-02-03	Q	2	2B4P+1	2B4P+184	Dual	Street View	Private	Balcony	84	907	E612,500	E675
BQ-02-06	Q	2	2B4P+1	2B4P+186	Dual	Courtyard	Private	Balcony	86	926	E617,500	E667
BQ-02-01	Q	2	2B4P+1	2B4P+187	Dual	Courtyard	Private	Balcony	87	932	E617,500	E663
BQ-03-02	Q	3	2B4P	2B4P72	Single	Street View	Private	Balcony	72	775	E595,000	E768
BQ-03-04	Q	3	2B4P	2B4P72	Dual	Street View	Private	Balcony	72	775	E595,000	E768
BQ-03-05	Q	3	2B4P	2B4P72	Single	Courtyard	Private	Balcony	72	775	E600,000	E774
BQ-03-03	Q	3	2B4P+1	2B4P+184	Dual	Street View	Private					

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither Savills nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. Reliance placed on any advice, price or information in this document will be at the recipient's sole risk. Savills does not accept any responsibility or liability whatsoever for the present or future accuracy of any information, advice or prices given in this document.

Project:	Aylesham Shopping Centre	
Schedule:	ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary	
Date:	29.11.24	
Ref:	HW	

UNIT TYPE	MIN SIZE (SQ FT)	AV SIZE (SQ FT)	MAX SIZE (SQ FT)	AV AREA (SQ M)	LOW £/FT SQ	AV £/FT SQ	HIGH £/FT SQ	MIN PRICE	AV PRICE	MAX PRICE	UNIT MIX	NO. UNITS	TOTAL AREA (SQ FT)	TOTAL (SQM)	% AREA	TOTAL PRICE	% GDV
1B1P	399	439	472	41	£797	£924	£1,109	£355,000	£405,392	£520,000	10%	51	22,386	2,080	6%	£20,675,000	7.1%
1B2P	536	563	599	52	£733	£813	£1,006	£420,000	£457,755	£602,500	22%	108	60,792	5,648	17%	£49,437,500	17.0%
1B2P WAU	729	729	729	68	£699	£710	£720	£510,000	£517,500	£525,000	1%	4	2,917	271	1%	£2,070,000	0.7%
1B2P	623	650	716	60	£706	£799	£854	£505,000	£519,679	£547,500	8%	39	25,362	2,356	7%	£20,267,500	7.0%
2B3P	659	704	793	65	£735	£831	£922	£552,500	£585,000	£635,000	9%	43	30,284	2,813	8%	£25,155,000	8.7%
2B3P-Duplex	856	856	856	80	£730	£730	£730	£625,000	£625,000	£625,000	0%	1	856	80	0%	£625,000	0.2%
2B4P	701	791	927	74	£714	£814	£896	£605,000	£643,827	£715,000	23%	113	89,423	8,308	24%	£72,752,500	25.0%
2B4P	872	897	998	83	£682	£758	£817	£647,500	£679,821	£727,500	9%	42	37,678	3,500	10%	£28,552,500	9.8%
2B4P-Duplex	929	997	1,038	93	£643	£699	£742	£597,500	£696,500	£747,500	1%	5	4,985	463	1%	£3,482,500	1.2%
3B5P	927	964	1,029	90	£542	£736	£782	£557,500	£709,615	£752,500	5%	26	25,052	2,327	7%	£18,450,000	6.4%
3B5P-Duplex	1,270	1,287	1,270	120	£642	£645	£642	£815,000	£830,000	£815,000	0%	2	2,574	239	1%	£1,660,000	0.6%
3B6P	900	1,061	1,156	99	£643	£761	£946	£672,500	£807,260	£1,005,000	11%	52	55,185	5,127	15%	£41,977,500	14.5%
3B6P-Duplex	1,247	1,302	1,467	121	£322	£685	£782	£472,500	£891,667	£992,500	1%	6	7,810	726	2%	£5,350,000	1.8%
ALL	742			69	£795			£588,969			100%	492	365,304	33,938	100%	£290,455,000	100%

Assumptions:

- 1 A long leasehold interest of minimum 250 years unexpired
- 2 A high-quality internal specification and quality of finish in accordance with market expectations
- 3 Optimised internal layouts in accordance with market expectations
- 4 Good floor to ceiling heights (2.5m+ throughout)
- 5 Reasonable Ground Rents and Service Charges, commensurate with the development and its location
- 6 An appropriate marketing programme in accordance with current practice, relative to the development

Range	Value	No. Of Units	% Of Units	% Of Value
Up to £300k	-	-	0%	0%
£300k - £450k	37,862,500	92	19%	13%
£450k - £600k	74,612,500	145	30%	26%
£600 - £750k	138,630,000	209	43%	48%
£750k - £900k	26,862,500	33	7%	9%
£900k - £1m	9,622,500	10	2%	3%
£1m - £1.25m	1,005,000	1	0%	0%
£1.25m +	-	-	0%	0%
Does Not Incl. Parking	£ 288,595,000	490		

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither Savills nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. Reliance placed on any advice, price or information in this document will be at the recipient's sole risk. Savills does not accept any responsibility or liability whatsoever for the present or future accuracy of any information, advice or prices given in this document.

Project: Aylesham Shopping Centre
Schedule: ASCP-DRM-ZZ_ZZ-LSH-A-000210-P06_PG_V9_summary
Date: 29.11.24
Ref: HW

savills

Unit No	Block	Floor	Unit Type	Unit Ref	Aspect	Aspect	Tenure	Private Amenity	M ²	FT ²	Price	£/ft ²
BA-00-04	A	0	1B2P	1B2P50	Single	Rye Lane	Private	Balcony	50	536	£420,000	£783
BA-00-02	A	0	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	578	£420,000	£776
BA-00-03	A	0	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£605,000	£778
BA-00-05	A	0	2B4P	2B4P72	Single	Rye Lane	Private	Balcony	72	776	£605,000	£778
BA-00-01	A	0	3B6P	3B6P87	Dual	Rye Lane	Private	Balcony	87	932	£675,000	£775
BA-01-02	A	1	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	578	£430,000	£744
BA-01-03	A	1	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£612,500	£788
BA-01-04	A	1	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£612,500	£788
BA-01-01	A	1	3B6P	3B6P87	Dual	Rye Lane	Private	Balcony	87	932	£682,500	£733
BA-02-02	A	2	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	578	£435,000	£752
BA-02-03	A	2	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£620,000	£797
BA-02-04	A	2	2B4P	2B4P72	Single	Rye Lane	Private	Balcony	72	776	£620,000	£797
BA-02-01	A	2	3B6P	3B6P87	Dual	Rye Lane	Private	Balcony	87	932	£690,000	£741
BA-03-05	A	3	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	536	£435,000	£811
BA-03-02	A	3	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	578	£440,000	£781
BA-03-03	A	3	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£627,500	£807
BA-03-04	A	3	2B4P	2B4P72	Dual	Rye Lane	Private	Balcony	72	776	£627,500	£807
BA-03-01	A	3	3B6P	3B6P87	Dual	Rye Lane	Private	Balcony	87	932	£697,500	£749
BB-05-01	B	5	2B3P	2B3P70	Dual	Rye Lane	Private	Balcony	69	743	£585,000	£776
BB-00-01	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-02	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-03	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BB-00-04	B	0	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£610,000	£770
BA-01-05	B	1	1B2P	1B2P50	Single	Rye Lane	SO	Balcony	50	541	£425,000	£792
BB-01-01	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-02	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-03	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BB-01-04	B	1	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£617,500	£780
BA-02-05	B	2	1B2P	1B2P50	Single	Rye Lane	SO	Balcony	50	541	£430,000	£802
BB-02-01	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-02	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-03	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-02-04	B	2	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£625,000	£789
BB-03-01	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-02	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-03	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-03-04	B	3	2B4P	2B4P74	Dual	Rye Lane	SO	Balcony	74	792	£632,500	£799
BB-04-02	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-03	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-04	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-05	B	4	2B4P	2B4P69	Dual	Rye Lane	SO	Balcony	69	743	£630,000	£848
BB-04-01	B	4	2B4P	2B4P70	Dual	Rye Lane	SO	Balcony	69	738	£630,000	£836
BB-05-02	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-03	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-04	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BB-05-05	B	5	2B3P	2B3P69	Dual	Rye Lane	SO	Balcony	69	743	£585,000	£787
BC-00-01	C	0	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£425,000	£732
BC-00-02	C	0	3B6P	3B6P91	Dual	Rye Lane	Private	Balcony	91	985	£690,000	£702
BC-01-01	C	1	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£430,000	£742
BC-01-04	C	1	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	540	£425,000	£792
BC-01-03	C	1	1B2P+1	1B2P+166	Dual	Rye Lane	Private	Balcony	67	720	£505,000	£706
BC-01-05	C	1	2B4P	2B4P69	Dual	Rye Lane	Private	Balcony	69	80	£427,500	£725
BC-01-02	C	1	3B6P	3B6P91	Dual	Rye Lane	Private	Balcony	91	982	£697,500	£710
BC-02-01	C	2	1B2P	1B2P54	Single	Rye Lane	Private	Balcony	54	581	£435,000	£751
BC-02-04	C	2	1B2P	1B2P50	Dual	Rye Lane	Private	Balcony	50	540	£430,000	£802
BC-02-03	C	2	1B2P+1	1B2P+166	Dual	Rye Lane	Private	Balcony	67	720	£510,000	£712
BC-02-05	C	2	2B4P	2B4P69	Dual	Rye Lane	Private	Balcony	69	864	£435,000	£724
BC-02-02	C	2	3B6P	3B6P91	Dual	Rye Lane	Private	Balcony	91	982	£695,000	£707
BC-03-01	C	3	1B2P	1B2P54	Dual	Rye Lane	Private	Balcony	54	580	£440,000	£759
BC-03-02	C	3	3B6P	3B6P91	Dual	Rye Lane	Private	Balcony	91	982	£712,500	£742
BC-03-03	C	3	3B6P	3B6P96	Triple	Rye Lane	Private	Balcony	96	1,029	£742,500	£764
BC-04-01	C	4	2B4P	2B4P68	Single	Rye Lane	Private	Balcony	68	737	£630,000	£855
BC-04-02	C	4	2B4P	2B4P69	Dual	Rye Lane	Private	Balcony	69	738	£630,000	£854
BC-04-03	C	4	3B6P	3B6P96	Dual	Rye Lane	Private	Balcony	96	1,029	£730,000	£710
BC-05-01	C	5	2B3P	2B3P71	Dual	Rye Lane	Private	Balcony	71	761	£587,500	£772
BC-05-02	C	5	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£467,500	£907
BE-00-07	E	0	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£360,000	£902
BE-00-01	E	0	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£427,500	£743
BE-00-09	E	0	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£435,000	£756
BE-00-04	E	0	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£432,500	£771
BE-00-05	E	0	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£567,500	£948
BE-00-06	E	0	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£505,000	£780
BE-00-03	E	0	2B4P	2B4P81	Dual	Block+ Block	Private	Balcony	81	872	£657,500	£754
BE-00-02	E	0	2B4P	2B4P65	Dual	Block+ Block	Private	Balcony	65	701	£505,000	£783
BE-01-08	E	1	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£472,500	£1,008
BE-01-07	E	1	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£365,000	£914
BE-01-01	E	1	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£432,500	£751
BE-01-09	E	1	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£440,000	£764
BE-01-04	E	1	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£440,000	£780
BE-01-05	E	1	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£572,500	£956
BE-01-06	E	1	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£510,000	£788
BE-01-02	E	1	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£560,000	£798
BE-01-03	E	1	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£655,000	£777
BE-02-08	E	2	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£477,500	£1,018
BE-02-07	E	2	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£370,000	£927
BE-02-01	E	2	1B2P	1B2P53	Dual	Block	Private	Balcony	53	576	£437,500	£780
BE-02-09	E	2	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£445,000	£773
BE-02-04	E	2	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£445,000	£788
BE-02-05	E	2	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£577,500	£964
BE-02-06	E	2	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£515,000	£795
BE-02-02	E	2	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£567,500	£809
BE-02-03	E	2	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£662,500	£780
BE-03-08	E	3	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£482,500	£1,029
BE-03-07	E	3	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£375,000	£940
BE-03-01	E	3	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£450,000	£782
BE-03-09	E	3	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£450,000	£782
BE-03-04	E	3	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£450,000	£797
BE-03-05	E	3	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£582,500	£973
BE-03-06	E	3	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£520,000	£803
BE-03-02	E	3	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£575,000	£820
BE-03-03	E	3	2B4P+1	2B4P+181	Dual	Block+ Block	Private	Balcony	81	872	£670,000	£768
BE-04-08	E	4	1B1P	1B1P44	Dual	Block+ Block	Private	Balcony	44	469	£487,500	£1,040
BE-04-07	E	4	1B1P	1B1P37	Single	Block+ Block	Private	Balcony	37	399	£380,000	£952
BE-04-01	E	4	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£455,000	£790
BE-04-09	E	4	1B2P	1B2P53	Dual	Block + Courtyard	Private	Balcony	53	576	£455,000	£790
BE-04-04	E	4	1B2P	1B2P52	Dual	Block + Courtyard	Private	Balcony	52	564	£455,000	£806
BE-04-05	E	4	1B2P	1B2P56	Dual	Block+ Block	Private	Balcony	56	599	£587,500	£981
BE-04-06	E	4	1B2P+1	1B2P+160	Dual	Block	Private	Balcony	60	648	£525,000	£811
BE-04-02	E	4	2B3P	2B3P65	Dual	Block+ Block	Private	Balcony	65	701	£582,500	£831
BE-04-03	E	4	2B4P+1	2B4P+181</								

BE-09-01	E	0	2B4P	2B4P73	Dual	zonic City view, City View (Nine Elms + Westminster) + Block	Private	Extra large balcony	73	785	£700,000	£892
BE-09-03	E	9	2B4P	2B4P73	Dual	zonic City view, City View (Nine Elms + Westminster) + Block	Private	Extra large balcony	73	785	£700,000	£892
BE-09-02	E	9	3B6P	3B6P107	Dual	Elms + Westminster) (secondary aspect), courtyard (main)	Private	Balcony	150	107	£715,000	£670
BF-01-01	F	0	2B4P	2B4P86	Dual	Courtyard + Block	Private	Balcony	86	927	£665,000	£717
BF-01-02	F	0	2B4P	2B4P86	Dual	Block and Street view	Private	Balcony	86	927	£662,500	£714
BF-01-03	F	0	3B6P	3B6P85	Dual	Block and Street view	Private	Balcony	85	914	£672,500	£736
BF-01-04	F	0	3B6P	3B6P84	Dual	Courtyard + Block	Private	Balcony	84	900	£670,000	£730
BF-02-01	F	1	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£660,000	£722
BF-02-02	F	1	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£657,500	£730
BF-02-03	F	1	3B6P	3B6P86	Dual	Block and Street view	Private	Balcony	86	927	£690,000	£744
BF-02-04	F	1	3B6P	3B6P86	Dual	Courtyard + Block	Private	Balcony	86	927	£692,500	£747
BF-03-01	F	2	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£667,500	£730
BF-03-02	F	2	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£665,000	£739
BF-03-03	F	2	3B6P	3B6P86	Dual	Block and Street view	Private	Balcony	86	927	£697,500	£752
BF-03-04	F	2	3B6P	3B6P86	Dual	Courtyard + Block	Private	Balcony	86	927	£700,000	£755
BF-04-01	F	3	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£675,000	£739
BF-04-02	F	3	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£672,500	£747
BF-04-03	F	3	3B6P	3B6P86	Dual	Block and Street view	Private	Balcony	86	927	£705,000	£760
BF-04-04	F	3	3B6P	3B6P86	Dual	Courtyard + Block	Private	Balcony	86	927	£707,500	£763
BF-05-01	F	4	2B4P+1	2B4P+185	Dual	Courtyard + Block	Private	Balcony	85	914	£682,500	£747
BF-05-02	F	4	2B4P+1	2B4P+184	Dual	Block and Street view	Private	Balcony	84	900	£680,000	£755
BF-05-03	F	4	3B6P	3B6P86	Dual	Block and Street view	Private	Balcony	86	927	£712,500	£768
BF-05-04	F	4	3B6P	3B6P86	Dual	Courtyard + Block	Private	Balcony	86	927	£715,000	£771
BG-00-06	G	0	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£360,000	£845
BG-00-03	G	0	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£425,000	£772
BG-00-02	G	0	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£505,000	£716
BG-00-01	G	0	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£507,500	£799
BG-00-04	G	0	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£615,000	£779
BG-00-07	G	0	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£615,000	£779
BG-00-05	G	0	3B6P	3B6P103	Dual	Single	Private	Balcony	103	1,104	£710,000	£843
BG-01-06	G	1	1B1P	1B1P40	Single	Single	Private	Balcony	40	426	£362,500	£850
BG-01-03	G	1	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£430,000	£781
BG-01-02	G	1	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£510,000	£723
BG-01-01	G	1	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£512,500	£806
BG-01-04	G	1	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£622,500	£788
BG-01-07	G	1	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£622,500	£788
BG-01-05	G	1	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£727,500	£859
BG-02-06	G	2	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£370,000	£868
BG-02-03	G	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BG-02-02	G	2	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£515,000	£730
BG-02-01	G	2	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£517,500	£814
BG-02-04	G	2	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£630,000	£798
BG-02-07	G	2	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£630,000	£798
BG-02-05	G	2	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£737,500	£868
BG-03-06	G	3	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	426	£375,000	£880
BG-03-03	G	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BG-03-02	G	3	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£520,000	£737
BG-03-01	G	3	1B2P+1	1B2P+159	Dual	Block and Street view	Private	Balcony	59	636	£522,500	£822
BG-03-04	G	3	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£637,500	£807
BG-03-07	G	3	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£637,500	£807
BG-03-05	G	3	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£747,500	£877
BG-04-06	G	4	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£380,000	£893
BG-04-02	G	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£908
BG-04-03	G	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£909
BG-04-01	G	4	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£642,500	£817
BG-04-04	G	4	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	787	£645,000	£817
BG-04-07	G	4	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£645,000	£817
BG-04-05	G	4	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£757,500	£886
BG-05-06	G	5	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£385,000	£895
BG-05-02	G	5	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£450,000	£918
BG-05-03	G	5	1B2P+1	1B2P+166	Single	Block	Private	Balcony	66	706	£450,000	£918
BG-05-01	G	5	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£650,000	£826
BG-05-04	G	5	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£652,500	£826
BG-05-07	G	5	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£652,500	£826
BG-05-05	G	5	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£767,500	£895
BG-06-06	G	6	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£390,000	£907
BG-06-02	G	6	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£455,000	£927
BG-06-03	G	6	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£455,000	£927
BG-06-01	G	6	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£657,500	£836
BG-06-04	G	6	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£660,000	£836
BG-06-07	G	6	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£660,000	£836
BG-06-05	G	6	3B6P	3B6P103	Dual	Block + Courtyard	Private	Balcony	103	1,104	£777,500	£904
BG-07-06	G	7	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£395,000	£918
BG-07-02	G	7	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£460,000	£936
BG-07-03	G	7	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£460,000	£936
BG-07-01	G	7	2B4P	2B4P73	Dual	Block and Street view	Private	Balcony	73	787	£665,000	£845
BG-07-04	G	7	2B4P	2B4P73	Dual	Street + Courtyard	Private	Balcony	73	790	£667,500	£845
BG-07-07	G	7	2B4P	2B4P73	Dual	Courtyard	Private	Balcony	73	790	£667,500	£845
BG-07-05	G	7	3B6P	3B6P103	Dual	Block and Street view	Private	Balcony	103	1,104	£787,500	£926
BG-08-05	G	8	1B1P	1B1P40	Single	Block and Street view	Private	Balcony	40	430	£400,000	£930
BG-08-02	G	8	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£465,000	£945
BG-08-03	G	8	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£680,000	£862
BG-08-04	G	8	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£800,000	£925
BG-08-01	G	8	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£780,000	£945
BG-09-05	G	9	1B1P	1B1P40	Single	Iconic City View +street	Private	Balcony	40	430	£417,500	£971
BG-09-02	G	9	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£470,000	£984
BG-09-03	G	9	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£687,500	£971
BG-09-04	G	9	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£817,500	£974
BG-09-01	G	9	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£795,000	£974
BG-10-05	G	10	1B1P	1B1P40	Single	Iconic City View +street	Private	Balcony	40	430	£422,500	£982
BG-10-02	G	10	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£475,000	£983
BG-10-03	G	10	2B4P	2B4P73	Dual	Street and Peckham Rye view	Private	Balcony	73	789	£695,000	£981
BG-10-04	G	10	3B6P	3B6P103	Dual	Peckham Rye view and courtyard	Private	Balcony	103	1,104	£820,000	£974
BG-10-01	G	10	3B6P	3B6P98	Dual	Block	Private	Balcony	98	1,054	£805,000	£974
BH-00-01	H	0	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£610,000	£795
BH-00-02	H	0	2B4P	2B4P73	Single	Courtyard + Block	Private	Balcony	73	787	£615,000	£782
BH-00-03	H	0	2B4P+1	2B4P+186	Dual	Block and Street view	Private	Balcony	86	931	£660,000	£709
BH-00-04	H	0	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£647,500	£737
BH-00-05	H	0	3B6P	3B6P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£715,000	£713
BH-01-05	H	1	2B3P	2B3P61	Single	Courtyard + Block	Private	Balcony	61	659	£555,000	£842
BH-01-01	H	1	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£617,500	£805
BH-01-02	H	1	2B4P	2B4P73	Single	Block and Street view	Private	Balcony	73	787	£620,000	£788
BH-01-04	H	1	2B4P+1	2B4P+182	Dual	Block and Street view	Private	Balcony	82	878	£655,000	£746
BH-01-03	H	1	2B4P+1	2B4P+186	Dual	Block	Private	Balcony	86	931	£665,000	£715
BH-01-06	H	1	3B6P	3B6P93	Dual	Courtyard + Block	Private	Balcony	93	1,003	£705,000	£703
BH-02-05	H	2	2B3P	2B3P61	Single	Courtyard + Block	Private	Balcony	61	659	£560,000	£853
BH-02-01	H	2	2B4P	2B4P71	Dual	Courtyard + Block	Private	Balcony	71	767	£625,000	£814
BH-02-02	H	2	2B4P	2B4P73	Single	Block and Street view	Private	Balcony	73	787	£627,500	£798
BH-02-04	H	2	2B4P+1									

BJ1-01-08	J1	1	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£430,000	£781
BJ1-01-06	J1	1	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£510,000	£999
BJ1-01-07	J1	1	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£355,000	£826
BJ1-01-01	J1	1	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£625,000	£787
BJ1-01-09	J1	1	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£632,500	£774
BJ1-02-02	J1	2	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£372,500	£813
BJ1-02-04	J1	2	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£372,500	£806
BJ1-02-03	J1	2	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£372,500	£808
BJ1-02-05	J1	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BJ1-02-06	J1	2	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£435,000	£791
BJ1-02-08	J1	2	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£515,000	£706
BJ1-02-07	J1	2	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£362,500	£837
BJ1-02-01	J1	2	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£632,500	£796
BJ1-02-09	J1	2	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£640,000	£783
BJ1-03-02	J1	3	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£377,500	£824
BJ1-03-04	J1	3	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£377,500	£818
BJ1-03-03	J1	3	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£377,500	£819
BJ1-03-05	J1	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BJ1-03-08	J1	3	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£440,000	£800
BJ1-03-06	J1	3	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£520,000	£713
BJ1-03-07	J1	3	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£370,000	£848
BJ1-03-01	J1	3	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£640,000	£806
BJ1-03-09	J1	3	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£647,500	£792
BJ1-04-02	J1	4	1B1P	1B1P43	Dual	Courtyard	Private	Balcony	43	458	£382,500	£835
BJ1-04-04	J1	4	1B1P	1B1P40	Dual	Courtyard	Private	Balcony	40	430	£382,500	£829
BJ1-04-03	J1	4	1B1P	1B1P43	Single	Courtyard	Private	Balcony	43	461	£382,500	£830
BJ1-04-05	J1	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£809
BJ1-04-08	J1	4	1B2P	1B2P51	Single	Block	Private	Balcony	51	550	£445,000	£809
BJ1-04-06	J1	4	1B2P WAU	1B2P WAU68	Single	Block	Private	Balcony	68	729	£525,000	£720
BJ1-04-07	J1	4	2B3P	2B3P62	Single	Block+ Block	Private	Balcony	62	672	£377,500	£859
BJ1-04-01	J1	4	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£647,500	£815
BJ1-04-09	J1	4	2B4P	2B4P76	Single	Block	Private	Balcony	76	818	£655,000	£801
BJ1-05-02	J1	5	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£452,500	£816
BJ1-05-07	J1	5	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£450,000	£818
BJ1-05-03	J1	5	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£455,000	£783
BJ1-05-06	J1	5	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£582,500	£867
BJ1-05-05	J1	5	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£597,500	£819
BJ1-05-01	J1	5	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£655,000	£825
BJ1-05-04	J1	5	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£650,000	£826
BJ1-05-08	J1	5	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£670,000	£819
BJ1-06-02	J1	6	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£457,500	£825
BJ1-06-07	J1	6	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£455,000	£827
BJ1-06-03	J1	6	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£460,000	£792
BJ1-06-08	J1	6	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£590,000	£878
BJ1-06-05	J1	6	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£605,000	£830
BJ1-06-01	J1	6	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£662,500	£834
BJ1-06-04	J1	6	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£657,500	£836
BJ1-06-08	J1	6	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£677,500	£829
BJ1-07-02	J1	7	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£462,500	£834
BJ1-07-07	J1	7	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£460,000	£836
BJ1-07-03	J1	7	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£465,000	£801
BJ1-07-06	J1	7	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£597,500	£849
BJ1-07-05	J1	7	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£612,500	£840
BJ1-07-01	J1	7	2B4P	2B4P74	Single	Block+ Block	Private	Balcony	74	794	£670,000	£843
BJ1-07-04	J1	7	2B4P	2B4P73	Dual	Block+ Block	Private	Balcony	73	787	£665,000	£845
BJ1-07-08	J1	7	2B4P	2B4P76	Dual	Block + Courtyard	Private	Balcony	76	818	£685,000	£838
BJ1-08-02	J1	8	2B4P	1B2P52	Dual	Block	Private	Balcony	52	555	£467,500	£843
BJ1-08-07	J1	8	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£465,000	£845
BJ1-08-03	J1	8	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£470,000	£809
BJ1-08-06	J1	8	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£605,000	£900
BJ1-08-05	J1	8	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£620,000	£878
BJ1-08-01	J1	8	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£690,000	£869
BJ1-08-04	J1	8	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£690,000	£877
BJ1-08-08	J1	8	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	76	818	£697,500	£853
BJ1-09-02	J1	9	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£472,500	£862
BJ1-09-07	J1	9	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£470,000	£864
BJ1-09-03	J1	9	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£475,000	£818
BJ1-09-06	J1	9	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£612,500	£911
BJ1-09-05	J1	9	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£627,500	£861
BJ1-09-01	J1	9	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£697,500	£878
BJ1-09-04	J1	9	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£697,500	£887
BJ1-09-08	J1	9	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	76	818	£705,000	£862
BJ1-10-02	J1	10	1B2P	1B2P52	Dual	Block	Private	Balcony	52	555	£477,500	£861
BJ1-10-07	J1	10	1B2P	1B2P51	Dual	Block	Private	Balcony	51	550	£475,000	£863
BJ1-10-03	J1	10	1B2P	1B2P54	Single	Block	Private	Balcony	54	581	£480,000	£827
BJ1-10-06	J1	10	2B3P	2B3P62	Single	Block	Private	Balcony	62	672	£620,000	£922
BJ1-10-05	J1	10	2B3P	2B3P68	Single	Block + Courtyard	Private	Balcony	68	729	£635,000	£871
BJ1-10-01	J1	10	2B4P	2B4P74	Single	Iconic city view+ block	Private	Balcony	74	794	£705,000	£887
BJ1-10-04	J1	10	2B4P	2B4P73	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	73	787	£705,000	£896
BJ1-10-08	J1	10	2B4P	2B4P76	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	76	818	£715,000	£875
BJ1-11-02	J1	11	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£822,500	£803
BJ1-11-01	J1	11	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£835,000	£758
BJ1-11-04	J1	11	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£827,500	£760
BJ1-11-03	J1	11	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,089	£830,000	£765
BJ1-12-02	J1	12	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£830,000	£811
BJ1-12-01	J1	12	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£842,500	£765
BJ1-12-04	J1	12	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£837,500	£769
BJ1-12-03	J1	12	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,089	£842,500	£774
BJ1-13-02	J1	13	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£840,000	£820
BJ1-13-01	J1	13	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£852,500	£774
BJ1-13-04	J1	13	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£847,500	£778
BJ1-13-03	J1	13	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,089	£855,000	£784
BJ1-14-02	J1	14	3B6P	3B6P95	Dual	Iconic City view + City view (Nine Elms/ Westminster)	Private	Balcony	95	1,024	£850,000	£830
BJ1-14-01	J1	14	3B6P	3B6P102	Dual	City view (Nine Elms/ Westminster) + Block	Private	Balcony	102	1,102	£862,500	£783
BJ1-14-04	J1	14	3B6P	3B6P101	Dual	Block + Courtyard	Private	Balcony	101	1,089	£857,500	£788
BJ1-14-03	J1	14	3B6P	3B6P101	Dual	Iconic city view+ block	Private	Balcony	101	1,091	£865,000	£793
BJ2-00-03	J2	0	2B3P-Duplex	2B3P-Duplex80	Single	Street View	Private	Balcony	80	856	£632,500	£730
BJ2-00-04	J2	0	2B4P-Duplex	2B4P-Duplex88	Single	Street View	Private	Balcony	88	944	£700,000	£742
BJ2-00-01	J2	0	2B4P-Duplex	2B3P-Duplex78	Dual	Block + Courtyard	Private	Balcony	86	929	£597,500	£643
BJ2-00-05	J2	0	3B6P-Duplex	3B6P-Duplex117	Dual	Block and Street view	Private	Balcony	117	1,262	£937,500	£743
BJ2-00-02	J2	0	3B6P-Duplex	3B6P-Duplex123	Dual	Block and Street view	Private	Balcony	123	1,325	£957,500	£723
BJ2-01-03	J2	1	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£470,000	£866
BJ2-01-02	J2	1	1B2P	1B2P53	Single	Street view	Private	Balcony	53	575	£432,500	£753
BJ2-01-04	J2	1	2B4P	2B4P74	Dual	Block and Street view	Private	Balcony	74	793	£625,000	£788
BJ2-01-01	J2	1	3B5P	3B5P93	Dual	Street + Courtyard + Block	Private	Balcony	93	1,001	£727,500	£726
BJ2-02-03	J2	2	1B1P	1B1P44	Single	Street view	Private	Balcony	44	472	£472,500	£806
BJ2-02-02	J2	2	1B2P	1B2P53	Single	Street view						

BK-02-08	K	2	3B6P	3B6P95	Dual	Bus Depot + Block	Private	Balcony	93	998	£707,500	£690
BK-02-09	K	2	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£952,500	£897
BK-03-11	K	3	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£367,500	£854
BK-03-06	K	3	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£435,000	£791
BK-03-10	K	3	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£435,000	£791
BK-03-04	K	3	1B2P+1	1B2P+158	Dual	Bus Depot	Private	Balcony	58	623	£515,000	£826
BK-03-05	K	3	1B2P+1	1B2P+159	Triple	Bus Depot	Private	Balcony	59	636	£515,000	£810
BK-03-07	K	3	1B2P+1	1B2P+159	Single	Courtyard	Private	Balcony	59	636	£525,000	£826
BK-03-13	K	3	1B2P+1	1B2P+160	Dual	Courtyard	Private	Balcony	60	645	£525,000	£814
BK-03-02	K	3	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£577,500	£825
BK-03-03	K	3	2B3P	2B3P65	Dual	Block + Courtyard	Private	Balcony	65	700	£580,000	£829
BK-03-12	K	3	2B4P	2B4P73	Dual	Block	Private	Balcony	73	787	£632,500	£894
BK-03-01	K	3	2B4P+1	2B4P+182	Dual	Block	Private	Balcony	82	887	£667,500	£752
BK-03-08	K	3	3B6P	3B6P95	Dual	Bus Depot + Block	Private	Balcony	93	998	£717,500	£700
BK-03-09	K	3	3B6P	3B6P99	Dual	Bus Depot + Block	Private	Balcony	99	1,062	£962,500	£906
BK-04-11	K	4	1B1P	1B1P40	Single	Bus Depot	Private	Balcony	40	430	£372,500	£866
BK-04-06	K	4	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£440,000	£800
BK-04-10	K	4	1B2P	1B2P51	Single	Bus Depot	Private	Balcony	51	550	£440,000	£800
BK-04-07	K	4	1B2P+1	1B2P+159	Single	Block + Block	Private	Balcony	59	636	£527,500	£830
BK-04-13	K	4	1B2P+1	1B2P+160	Dual	Block + Block + Block	Private	Balcony	60	645	£530,000	£822
BK-04-02	K	4	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£585,000	£836
BK-04-03	K	4	2B3P	2B3P65	Dual	Courtyard	Private	Balcony	65	700	£585,000	£836
BK-04-12	K	4	2B4P	2B4P73	Dual	Block + Courtyard	Private	Balcony	73	787	£647,500	£823
BK-04-01	K	4	2B4P+1	2B4P+182	Dual	Block + Courtyard	Private	Balcony	82	887	£682,500	£789
BK-04-08	K	4	3B6P	3B6P95	Dual	Block	Private	Balcony	93	998	£730,000	£712
BK-04-09	K	4	3B6P	3B6P99	Dual	Block	Private	Balcony	99	1,062	£975,000	£918
BK-04-04	K	4	3B6P-Duplex	3B6P-Duplex116	Dual	Block	Private	Balcony	116	1,247	£975,000	£782
BK-04-05	K	4	3B6P-Duplex	3B6P-Duplex118	Dual	Bus Depot + Block	Private	Balcony	118	1,271	£992,500	£781
BK-05-07	K	5	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£397,500	£924
BK-05-02	K	5	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£455,000	£827
BK-05-06	K	5	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£455,000	£827
BK-05-03	K	5	1B2P+1	1B2P+159	Single	Block + Courtyard	Private	Balcony	59	636	£537,500	£846
BK-05-01	K	5	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£537,500	£833
BK-05-08	K	5	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£667,500	£836
BK-05-04	K	5	3B6P	3B6P92	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	92	995	£740,000	£744
BK-05-05	K	5	3B6P	3B6P99	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	99	1,062	£995,000	£937
BK-06-07	K	6	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£402,500	£936
BK-06-02	K	6	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£460,000	£836
BK-06-06	K	6	1B2P	1B2P51	Single	Courtyard	Private	Balcony	51	550	£460,000	£836
BK-06-03	K	6	1B2P+1	1B2P+159	Single	Block + Courtyard	Private	Balcony	59	636	£542,500	£854
BK-06-01	K	6	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£542,500	£841
BK-06-08	K	6	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£665,000	£845
BK-06-04	K	6	3B6P	3B6P95	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	95	1,025	£760,000	£742
BK-06-05	K	6	3B6P	3B6P99	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	99	1,062	£1,005,000	£946
BK-07-08	K	7	1B1P	1B1P40	Single	Iconic city view+ block	Private	Balcony	40	430	£407,500	£947
BK-07-02	K	7	1B2P	1B2P51	Single	Block + Courtyard	Private	Balcony	51	550	£467,500	£850
BK-07-01	K	7	1B2P+1	1B2P+160	Dual	Block + Courtyard	Private	Balcony	60	645	£547,500	£849
BK-07-09	K	7	2B4P	2B4P73	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	73	787	£672,500	£855
BK-07-06	K	7	2B4P-Duplex	2B4P-Duplex96	Single	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	96	1,048	£747,500	£720
BK-07-07	K	7	2B4P-Duplex	2B4P-Duplex96	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	96	1,038	£747,500	£720
BK-07-03	K	7	3B5P-Duplex	3B5P-Duplex118	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	118	1,270	£815,000	£842
BK-07-04	K	7	3B5P-Duplex	3B5P-Duplex121	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	121	1,304	£845,000	£848
BK-07-05	K	7	3B6P-Duplex	3B6P-Duplex115	Dual	Iconic city view (secondary view) and block (main aspect)	Private	Balcony	115	1,238	£1,015,000	£820
										365,364	£290,455,000	£795

Assumptions:

- 1 A long leasehold interest of minimum 250 years unexpired
- 2 A high-quality internal specification and quality of finish in accordance with market expectations
- 3 Optimised internal layouts in accordance with market expectations
- 4 Good floor to ceiling heights (2.5m+ throughout)
- 5 Reasonable Ground Rents and Service Charges, commensurate with the development and its location
- 6 An appropriate marketing programme in accordance with current practice, relative to the development

Please note that any information, advice and prices in this document are given purely as guidance unless otherwise explicitly stated. Our views on price are not intended as a formal valuation and should not be relied upon by any person as such. Our views on price are given in the course of our estate agency role. Neither Savills nor the author accept any liability or responsibility whatsoever to any person who may seek to rely upon any information, advice or prices contained in this document, whether in whole or in relation to a part or parts only. Reliance placed on any advice, price or information in this document will be at the recipient's sole risk. Savills does not accept any responsibility or liability whatsoever for the present or future accuracy of any information, advice or prices given in this document.

APPENDIX 7. DS2 Intermediate housing DCF, November 2024



DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
----------------------	----------------------------

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	FINAL - 7.5% profit sensitivity. 50% Staircase Discount rate sensitivity Aylesham shared ownership 2024
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2026/06/25 0:00:00
Total Units	27
Appraisal By	UserA
Funding Year	2024/25
Site Purchase Tenure	
Local Authority	Southwark
Date Last Saved	2024/12/04 10:31:20
Seller	
Appraisal Date	2024/11/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	INNER LONDON
Post Code	IG11 8BL
Site Latitude	51.5392
Site Longitude	0.0685
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	5.00%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.25%				Yes
Social Rent	Overdraft		5.00%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2024/11/25 0:00:00
Exchange of Contracts (Land)	EoC	2	2024/12/25 0:00:00

Legal Completion (Land)	LCL	2	2024/12/25 0:00:00
Start on Site	SoS	2	2024/12/25 0:00:00
First Handover	FH	20	2026/06/25 0:00:00
First Sale	FS	20	2026/06/25 0:00:00
Last Sale	LS	20	2026/06/25 0:00:00
Practical Completion (Last Handover)	PC	20	2026/06/25 0:00:00
Retention	R	26	2026/12/25 0:00:00

Section A - Units

Unit Attributes

	A	B	C
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m2)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
User Defined Attributes			
Additional Attributes			
Number of Bedrooms	1	2	2
Is Bedsit?			
Persons	2	3	4
January 1999 Value			
Current Market Value	457,208	633,283	665,581
Offset from First Handover			
Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Is Flat?	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%
Additional Floor Area (m?)	10	14	15
Is New Build?	Yes	Yes	Yes
Habitable Rooms			
Is Commercial?			
Is Shared?			
Storeys			
Other Description			
Is Extended Family?			
Is Elderly / Cat 2 Frail?			
Supported Stay Period			
NPV Rates			
NPV Discount Rate	5.75%	5.75%	5.75%
NPV Discount Period	45	45	45
Sales & Staircasing			
Sell Ground Rents at End of Year			
Sales %	25.00%	25.00%	25.00%
Actual Sales	114,302	158,321	166,395
Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Offset from handover (months) to Initial Sale			
Sold on	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Defer Initial Sale Until End of Year			
Start staircasing in Year	5	5	5
End staircasing in Year	45	45	45
Maximum Equity % to be Sold	50.00%	50.00%	50.00%
Sell Remaining Equity in Year			
Capitalised Ground Rent at Year of Sale			
Ground Rent Yield			
Rent Allowances			
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%
Add VAT to Managing Agent?			
Management per Unit per Annum	to: 15 150 to: 100 150	to: 15 150 to: 100 150	to: 15 150 to: 100 150
Management Inflation Base Year	2024/25	2024/25	2024/25
Maintenance per Unit per Annum	to: 10 150 to: 100 0	to: 10 150 to: 100 0	to: 10 150 to: 100 0
Maintenance Inflation Base Year	2024/25	2024/25	2024/25
Service Costs per unit per Annum	0	0	0
Service Costs Inflation	2024/25	2024/25	2024/25

Base Year			
Reinstatement Costs per Unit per Annum	0	0	0
Reinstatement Inflation Base Year			
Other Allowances per Unit per Annum	0	0	0
Other Allowances Inflation Base Year			
Voids (% of Gross Rents & Service Charges)	0.50%	0.50%	0.50%
Major Repairs			
Input Type	% of Works	% of Works	% of Works
Net Works Cost (per unit)	164,439	227,766	239,382
User Input Sum			
Input Value	to: 10 0 to: 100 0	to: 10 0 to: 100 0	to: 10 0 to: 100 0
Defer to Start of Year	8	8	8
Total in First Applicable Year	1,511	2,093	2,200
Life Cycle Cost			
Multiplier			
NPV of Major Repairs as a Percentage of Works	1.75%	1.75%	1.75%
NPV of Major Repairs	2,870	3,975	4,177
Major Repairs Description	0.8% ... 0.0% of Works, from year 8	0.8% ... 0.0% of Works, from year 8	0.8% ... 0.0% of Works, from year 8
Rent			
Handover Date	2026/06/25 0:00:00	2026/06/25 0:00:00	2026/06/25 0:00:00
Market Rent Yield p.a.			
Market Rent p.w.			
Target Rent at Handover			
Rent Cap			
Local Housing Allowance	230	287	287
Residential Rent (per week)	180.72	250.32	239.17
Other Income (per year)	0	0	0
Year 1 Rent	2.75% of Unsold Equity	2.75% of Unsold Equity	2.50% of Unsold Equity
Lock Rents			
Rent at 52.18 wks/yr	180.72	250.32	239.17
Unsold Equity	342,906	474,962	499,186
Rent as % of Unsold Equity	2.75%	2.75%	2.50%
Make Service Charges Always Equal Costs	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0

Units Summary

Gross Residential Floor Area	2,279
Gross Commercial Floor Area	
Net Residential Floor Area	1,899
Net Commercial Floor Area	
NetFloorAreaM2	1,899
Gross Area	2,279
GrossResFloorAreaFT2	24,530
GrossComFloorAreaFT2	
GrossAreaFT2	24,530
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	4,380,000	All Units	4,380,000	Floor Area	2024/25	Cashflow Start		4,380,000		4,380,000	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			

Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	2,750	All Residential	6,266,964	Floor Area	2024/25	Cashflow Start	0.00%	6,266,964	0.00%	6,266,964	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	112,805	Floor Area	2023/24	Cashflow Start		112,805		112,805	
Dev and Admin	% of Works ex Tax	3.00%	All Units	188,009	Floor Area	2023/24	Cashflow Start		188,009		188,009	
Legals	Per Unit	500	All Units	13,500	Floor Area	2023/24	Cashflow Start		13,500		13,500	
Valuation	Per Unit	500	All Units	13,500	Floor Area	2023/24	Cashflow Start		13,500		13,500	
Marketing	% of MSV	1.00%	All Units	174,247	Floor Area		Cashflow Start		174,247		174,247	
Profit	% of MSV	7.50%	All Units	1,306,856	Floor Area		Cashflow Start		1,306,856		1,306,856	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	1 bed	2 bed 3 person	2 bed 4 person
Input			
Input Type			
Cost Base Year			
Inflation Rate			
Inflate To			
VAT			
Gross Total			

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	1 bed	2 bed 3 person	2 bed 4 person
--------	------	-------	----------------	----------------

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0

TCI	0
-----	---

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
HCA																
LA																
RCGF																
DPF																
Other																
TCI																
Subsidy																
Unit Acquisition Costs																
New Cost		4,380,000														
Acquisition Costs		4,380,000														
Unit Works Costs																
New Cost		77,156	152,413	223,917	289,907	348,759	399,023	439,462	469,080	487,148	493,220	487,148	469,080	439,462	399,023	348,759
Works Costs		77,156	152,413	223,917	289,907	348,759	399,023	439,462	469,080	487,148	493,220	487,148	469,080	439,462	399,023	348,759
Unit Fees																
Employers Agent		1,388	2,743	4,030	5,218	6,277	7,182	7,910	8,443	8,768	8,877	8,768	8,443	7,910	7,182	6,277
Dev and Admin		2,314	4,572	6,717	8,697	10,462	11,970	13,183	14,072	14,614	14,796	14,614	14,072	13,183	11,970	10,462
Legals		13,500														
Valuation		13,500														
Assumptions																
Marketing																
Profit																
Fees Costs		30,702	7,315	10,747	13,915	16,739	19,152	21,093	22,515	23,382	23,673	23,382	22,515	21,093	19,152	16,739
Unit Other Costs																
Additional allowance for on-costs																
Other Costs																
Handovers																
Cashflow		-4,487,858	-159,728	-234,664	-303,822	-365,498	-418,175	-460,555	-491,595	-510,530	-516,893	-510,530	-491,595	-460,555	-418,175	-365,498
Interest		-9,589	-19,559	-20,486	-21,724	-23,247	-25,020	-27,005	-29,154	-31,420	-33,749	-36,089	-38,384	-40,583	-42,633	-44,490
Cashflow & Interest		-4,497,447	-179,287	-255,150	-325,546	-388,745	-443,195	-487,560	-520,749	-541,950	-550,642	-546,619	-529,979	-501,138	-460,808	-409,988
Cumulative Cashflow		-4,497,447	-4,676,734	-4,931,884	-5,257,429	-5,646,174	-6,089,369	-6,576,929	-7,097,678	-7,639,628	-8,190,271	-8,736,890	-9,266,869	-9,768,006	-10,228,815	-10,638,803
Sales (in Long Term Cashflow)																

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (27)	Average per person (100)	Average per m ² (2278.896)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Shared Ownership						
	Total	Average per unit (27)	Average per person (100)	Average per m ² (2278.896)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						

MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 1 bed						
	Total	Average per unit (2)	Average per person (4)	Average per m ² (119.592)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 2 bed 3 person						
	Total	Average per unit (4)	Average per person (12)	Average per m ² (331.296)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 2 bed 4 person						
	Total	Average per unit (21)	Average per person (84)	Average per m ² (1628.008)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Shared Ownership
Loan repaid by year	38
Peak loan amount	9292334.42880
... occurs in year	10
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	68.74%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	87.28%
...occurs in year	10
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	13,086,132	100.00%	75.10%
Development Subsidy:			
Receipts from Initial Sales:			

Loan Adj:				
Capital Contribution:				
Month 1 Sales:	4,356,187	33.29%	25.00%	
Net Loan:	8,729,945	66.71%	50.10%	
Future Sales:				
Shared Ownership				
Private Finance Requirement		% of TSC	% of MSV	
Total Scheme Cost:	13,086,132	100.00%	75.10%	
Development Subsidy:				
Receipts from Initial Sales:				
Loan Adj:				
Capital Contribution:				
Month 1 Sales:	4,356,187	33.29%	25.00%	
Net Loan:	8,729,945	66.71%	50.10%	
Future Sales:				

Value: Loan Ratios

	A	B	C
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m²)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	457,208	633,283	665,581
NPV of Net Rent Only	191,619	267,281	254,781
User Specified Value			
Allocated Opening Loan	229,065	317,281	333,462
MSV : Net Loan	199.60%	199.60%	199.60%
User Value : Net Loan			
Target Value : Loan Ratio			
Loan Adjustment			
Additional Unit Capital Contribution			
Additional Unit Loan Adjustment Reason			
Affordable Loan (Using NPV)			
Affordable Loan (User Value)			
Affordable Loan on Rent	177,504	248,122	236,810
Year 1 Net Rent	9,083	12,696	12,117
Rent Yield On Loan	3.97%	4.00%	3.63%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	0.50%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	2,409,436
Loan Repaid Year	38
FirstCumulativeBreakevenDate	2026/06/25 0:00:00
LastCumulativeBreakevenDate	2026/06/25 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	

DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	13,868,823
NPV of Net Rent Only	6,802,755
NPV of All Capital Receipts	1,932,322
Discounted Capital Value	0
Capital Value Of Scheme	0
Max Annual Deficit	1
Peak Loan	9,292,334
NetPresentValueOfNetRentPlusCapValMinusLoan	5,132
Peak Loan	10
Loan Repaid By	2063/06/25 0:00:00
RevenueFirstExceedsCostsYear	18
NPV at First Handover	5,132
Loan Repayment Method	
Discount Rates	5.8%
Discount Period (years)	45
IRR	5.75%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-630,146
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	71.77%
Discount Period	45
Cumulative Surplus	6,998,030
Cumulative Deficit	0

Unit Results

	A	B	C
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m²)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Total Unit Cost : Current Market Value Ratio	75.10%	75.10%	75.10%
Receipts Set Aside			
NPV			
NPV Discount Rate	5.75%	5.75%	5.75%
NPV Discount Period	45	45	45
NPV of Net Rent Only	191,619	267,281	254,781
NPV of Capital Receipts	50,702	70,228	73,810
NPV of Asset Value			
Total of Above	242,321	337,509	328,590
Allocated Opening Loan	229,065	317,281	333,462
NPV at Unit Handover Date	13,256	20,229	-4,871
Net Present Value Rank	2	1	3
NPV Breakeven Year	40	39	47
NPV % of TSC	3.86%	4.25%	-0.97%
NPV at First Handover	13,256	20,229	-4,871
NPV at PC (Last Handover)	13,256	20,229	-4,871
NPV at Land Acquisition Date	12,190	18,602	-4,479
IRR			
IRR at Unit Handover	6.10%	6.14%	5.66%
IRR Rank	2	1	3
Loan			
Allocated Opening Loan	229,065	317,281	333,462
Loan Repaid - Year			
Loan Repayment Year	34	34	39
Peak Loan Amount	239,393	331,054	358,310
Peak Loan Occurs - Year	4	4	10
Year Income First Exceeds Costs	14	14	20
Peak Cumulative Debt			
Peak Cumulative Debt - Year	1	1	1
First Cumulative Breakeven Year	1	1	1
Last Cumulative Breakeven Year			
Interest Total			
Total Interest	313,946	428,415	553,432
Min Interest Cover - Year			
Target Interest Cover			
Target Interest Cover First Met			

Number of Years Interest Cover Is Met			
Cumulative Deficits			
Cumulative Deficit	0	0	0
Cumulative Surplus	257,930	369,062	202,481
Max. Annual Deficit			
Max. Annual Deficit - Year	1	1	1
Capitalised Year 1 Net Revenue Deficit	51,561	69,158	96,651

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Opening Loan		8,857,243	8,982,841	9,106,548	9,228,052	9,229,712	9,223,098	9,207,657	9,241,768	9,270,127	9,292,334	9,240,088	9,175,879	9,098,952	9,008,509	8,
Loan Details																
Handed over from Dev CF	13,086,237															
Interest	450,612	457,102	463,498	469,791	475,962	475,909	475,420	475,839	477,512	478,882	478,348	475,451	471,926	467,730	462,824	
Sales Receipts	4,356,187															
Set Aside																
Ground Rent Sales																
Other Capital Receipts																
Loan Repayment Total	4,679,605	331,504	339,791	348,287	474,301	482,523	490,861	441,728	449,153	456,675	530,594	539,660	548,853	558,173	567,618	
Closing Loan	8,857,243	8,982,841	9,106,548	9,228,052	9,229,712	9,223,098	9,207,657	9,241,768	9,270,127	9,292,334	9,240,088	9,175,879	9,098,952	9,008,509	8,903,715	8,
Gross Rent																
Gross Residential Rent	333,184	341,514	350,052	358,804	367,774	373,904	380,109	386,392	392,751	399,187	405,700	412,287	418,951	425,691	432,506	
Gross Commercial Rent																
Other income and voids																
Service charges (income)																
Ground Rents																
Other Income																
Void & Bad debts	-1,666	-1,708	-1,750	-1,794	-1,839	-1,870	-1,901	-1,932	-1,964	-1,996	-2,029	-2,061	-2,095	-2,128	-2,163	
Allowances	8,100	8,303	8,510	8,723	8,941	9,164	9,394	67,219	68,611	70,033	5,184	5,314	5,447	5,583	5,723	
Managing Agent																
Own Management	4,050	4,151	4,255	4,361	4,470	4,582	4,697	4,814	4,935	5,058	5,184	5,314	5,447	5,583	5,723	
Maintenance	4,050	4,151	4,255	4,361	4,470	4,582	4,697	4,814	4,935	5,058						
Service Costs																
Reinstatement Costs																
Major Repairs								57,590	58,742	59,917						
Other Allowances																
Net Rent	323,418	331,504	339,791	348,287	356,995	362,870	368,815	317,241	322,176	327,159	398,487	404,912	411,409	417,980	424,621	
Net Rent + Receipts - Interest Cost	4,228,994	-125,598	-123,707	-121,503	-1,660	6,614	15,441	-34,111	-28,359	-22,207	52,246	64,209	76,928	90,442	104,794	
Cashflow																
Cumulative Balance																
PRA																

Section K - Affordability

Affordability			
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m²)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Current Market Value	457,208	633,283	665,581
Sales %	25.00%	25.00%	25.00%
Mortgage APR			
Repayment Term			
Deposit % of Full MSV	0.00%	0.00%	0.00%
Deposit as % of Equity Share	0.00%	0.00%	0.00%
Deposit Amount	0	0	0
Mortgage Required	114,302	158,321	166,395
Mortgage Repayment (per year)			
Mortgage Repayment (per month)			
Mortgage Repayment (per week)	0	0	0
Gross Rent (per year)	9,430	13,062	12,480

Gross Rent (per month)	786	1,088	1,040
Gross Rent (per week)	180.72	250.32	239.17
User Defined Service Charges (per year)			
Service Charges (per year)			
Service Charges (per month)			
Service Charges (per week)			
Purchase Cost (per year)	9,430	13,062	12,480
Purchase Cost (per month)	786	1,088	1,040
Purchase Cost (per week)	180.72	250.32	239.17
Target Total Cost/Earnings Ratio			
Actual Household Earnings			
Actual Earnings Ratio			
Mortgage Earnings Multiplier			
Minimum Earnings Required			
Minimum Earnings Ratio			
Maximum Mortgage on Earnings			
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%
Outright Sale Cost (per week)			
Minimum Affordable Equity Share			
Homebuy Saving (per week)			
Homebuy % of Full Sale Cost			

Section L - Residual Land Value

Residual Land Value			
Dwelling Description	1 bed	2 bed 3 person	2 bed 4 person
Units	2	4	21
Floor Area (m²)	50	69	73
Product Type	Shared Ownership	Shared Ownership	Shared Ownership
Residual Land Value			
Affordable Loan	191,619	267,281	254,781
Internal Subsidy			
Sales Income	50,702	70,228	73,810
External Subsidy			
Assessed GDV	242,321	337,509	328,590
Assessed Land Value			
Fees & Interest (%)			
Profit Margin (%)			
Fees & Interest + Profit			
Works	164,439	227,766	239,382
Sub Total	164,439	227,766	239,382
Residual Land Value	77,882	109,743	89,208
Avg. Plotting Density - upa			
RLV per acre			
Rank	1	1	1

APPENDIX 8. DS2 Social Rented housing DCF, November 2024



DS2 LLP

Full report

User Defined Questions

NPVCalculationOption	NetRentPlusCapValMinusLoan
----------------------	----------------------------

Start Section - Beginning of Appraisal

Beginning of Appraisal

Scheme Name	Aylesham Centre - Social rent 2024
Organisation	DS2 LLP
Weeks per Year	52.18
Practical Completion	2027/05/01 0:00:00
Total Units	50
Appraisal By	UserA
Funding Year	2024/25
Site Purchase Tenure	
Local Authority	Southwark
Date Last Saved	2024/12/03 18:45:59
Seller	
Appraisal Date	2024/11/25 0:00:00
Site Area	
Site Area Description	
Scheme Description	
Project/File Reference	
Appraisal Comments	
Appraisal Version	
Investment Region	L
Rent Paid at End of Month?	
Drawing Number	
Smooth Tenant Payments?	Yes
HC Code	
Bid Reference	
Leasehold Term (years)	

Site Address

Address Line 1	
Address Line 2	
Town	
County	INNER LONDON
Post Code	SG13 7RQ
Site Latitude	51.7971
Site Longitude	-0.0692
Site OS X Coordinate	
Site OS Y Coordinate	

Loans

Name	Repayment Method	Term	Rate	Maximum Facility	Maximum Loan: Value	Maximum Loan: Cost	Cross Subsidy
Affordable Rent	Overdraft	40	4.50%				Yes
Commercial	Overdraft		0.00%				Yes
Discounted Sale	Overdraft		0.00%				Yes
Other	Overdraft		0.00%				Yes
Outright Sale	Overdraft		0.00%				Yes
Private Rent	Overdraft		0.00%				Yes
Rent to Buy	Overdraft		0.00%				Yes
Rent to PRS	Overdraft		0.00%				Yes
Rent to Shared	Overdraft		0.00%				Yes
Shared Ownership	Overdraft		5.00%				Yes
Social Rent	Overdraft		4.75%				Yes

Milestones

Name	Abbreviation	Month no.	Date
Cashflow Start	CS	1	2024/11/01 0:00:00
Exchange of Contracts (Land)	EOC	2	2024/12/01 0:00:00

Legal Completion (Land)	LCL	2	2024/12/01 0:00:00
Start on Site	SoS	2	2024/12/01 0:00:00
First Handover	FH	31	2027/05/01 0:00:00
First Sale	FS	31	2027/05/01 0:00:00
Last Sale	LS	31	2027/05/01 0:00:00
Practical Completion (Last Handover)	PC	31	2027/05/01 0:00:00
Retention	R	32	2027/06/01 0:00:00

Section A - Units

Unit Attributes

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAO)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m2)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
User Defined Attributes				
Additional Attributes				
Number of Bedrooms	2	2	3	4
Is Bedsit?				
Persons	3	4	5	6
January 1999 Value	114,888	162,921	165,426	194,825
Current Market Value	534,624	758,145	769,799	906,608
Offset from First Handover				
Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Is Flat?	Yes	Yes	Yes	Yes
Adjust Area by %	20.00%	20.00%	20.00%	20.00%
Additional Floor Area (m²)	12	17	18	21
Is New Build?	Yes	Yes	Yes	Yes
Habitable Rooms				
Is Commercial?				
Is Shared?				
Storeys				
Other Description				
Is Extended Family?				
Is Elderly / Cat 2 Frail?				
Supported Stay Period				
NPV Rates				
NPV Discount Rate	4.75%	4.75%	4.75%	4.75%
NPV Discount Period	45	45	45	45
Sales & Staircasing				
Sell Ground Rents at End of Year				
Sales %				
Actual Sales				
Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Offset from handover (months) to Initial Sale				
Sold on				
Defer Initial Sale Until End of Year				
Start staircasing in Year				
End staircasing in Year				
Maximum Equity % to be Sold	0.00%	0.00%		
Sell Remaining Equity in Year				
Capitalised Ground Rent at Year of Sale				
Ground Rent Yield				
Rent Allowances				
Managing Agent (% of Gross Rent)	0.00%	0.00%	0.00%	0.00%
Add VAT to Managing Agent?				
Management per Unit per Annum	1,250	1,250	1,250	1,250
Management Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Maintenance per Unit per Annum	1,000	1,000	1,000	1,000
Maintenance Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Service Costs per unit per Annum	0	0	0	0
Service Costs Inflation Base Year	2024/25	2024/25	2024/25	2024/25
Reinstatement Costs per Unit per Annum	0	0	0	0
Reinstatement Inflation Base Year				
Other Allowances per Unit per Annum	0	0	0	0
Other Allowances Inflation Base Year				
Voids (% of Gross Rents & Service Charges)	3.00%	3.00%	3.00%	3.00%
Major Repairs				

Input Type	% of Works	% of Works	% of Works	% of Works
Net Works Cost (per unit)	143,102	202,932	206,051	242,671
User Input Sum				
Input Value	0.80%	0.80%	0.80%	0.80%
Defer to Start of Year	7	7	7	7
Total in First Applicable Year	1,289	1,828	1,856	2,186
Life Cycle Cost				
Multiplier				
NPV of Major Repairs as a Percentage of Works	16.36%	16.36%	16.36%	16.36%
NPV of Major Repairs	23,406	33,191	33,702	39,691
Major Repairs Description	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7	0.8% of Works, from year 7
Rent				
Handover Date	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00	2027/05/01 0:00:00
Market Rent Yield p.a.				
Market Rent p.w.				
Target Rent at Handover	183.06	218.98	230.57	262.27
Rent Cap	220.72	220.72	233.00	245.24
Local Housing Allowance	241	241	315	391
Residential Rent (per week)	183.06	199.09	210.15	221.19
Other Income (per year)	0	0	0	0
Year 1 Rent	100% of Target Rent	£199.09 p.w.	£210.15 p.w.	£221.19 p.w.
Lock Rents				
Rent at 52.18 wks/yr	183.06	199.09	210.15	221.19
Unsold Equity	534,624	758,145	769,799	906,608
Rent as % of Unsold Equity	1.79%	1.37%	1.42%	1.27%
Make Service Charges Always Equal Costs	Yes	Yes	Yes	Yes
Service Charges (income per week)	0.00	0.00	0.00	0.00
Ground Rent Per Annum	0	0	0	0

Units Summary

Gross Residential Floor Area	5,234
Gross Commercial Floor Area	
Net Residential Floor Area	4,362
Net Commercial Floor Area	
NetFloorAreaM2	4,362
Gross Area	5,234
GrossResFloorAreaFT2	56,340
GrossComFloorAreaFT2	
GrossAreaFT2	56,340
ResidentialRentHabRooms	
ResidentialSaleHabRooms	
OtherHabRooms	
TotalHabRooms	

Section B - Capital Costs

Acquisition Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Lump Sum	0	All Units	0	Floor Area	2024/25	Cashflow Start		0		0	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Work Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
New Cost	Per m²	1,940	All Residential	10,154,107	Floor Area	2024/25	Cashflow Start	0.00%	10,154,107	0.00%	10,154,107	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				

Inflate To				
VAT				
Gross Total				

Fees Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Employers Agent	% of Works ex Tax	1.80%	All Units	182,774	Floor Area	2023/24	Cashflow Start		182,774		182,774	
Dev and Admin	% of Works ex Tax	3.00%	All Units	304,623	Floor Area	2023/24	Cashflow Start		304,623		304,623	
Legals	Per Unit	500	All Units	25,000	Floor Area	2023/24	Cashflow Start		25,000		25,000	
Valuation	Per Unit	500	All Units	25,000	Floor Area	2023/24	Cashflow Start		25,000		25,000	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Other Costs

At scheme level

Description	Input Type	Input Value	Applies To	Total before Inflation	Allocate Cost by	Cost Base Year	Inflate To	Inflation Rate	Inflated Total	VAT	Gross Total	Acc Code
Additional allowance for on-costs	Per Unit	0	All Units	0	Floor Area		Cashflow Start		0		0	

At unit level

Description	2B3P	2B4P (WAU)	3B5P	4B6P
Input				
Input Type				
Cost Base Year				
Inflation Rate				
Inflate To				
VAT				
Gross Total				

Section C - Subsidy

Subsidy

Subsidy per unit

Source	Type	2B3P	2B4P (WAU)	3B5P	4B6P
--------	------	------	------------	------	------

Subsidy Analysis

Source	Value
HCA	0
LA	0
RCGF	0
DPF	0
Other	0
TCI	0

Section D - Development Cashflow

Development Cashflow

	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
HCA																	
LA																	
RCGF																	
DPF																	
Other																	
TCI																	
Subsidy																	
Unit Acquisition Costs																	
New Cost																	
Acquisition Costs																	
Unit Works Costs																	
New Cost		52,097	103,660	154,159	203,076	249,910	294,179	335,429	373,237	407,216	437,016	462,331	482,902	498,519	509,019	514,297	514,29

Works Costs	52,097	103,660	154,159	203,076	249,910	294,179	335,429	373,237	407,216	437,016	462,331	482,902	498,519	509,019	514,297	514,29
Unit Fees																
Employers Agent	937	1,865	2,774	3,655	4,498	5,295	6,037	6,718	7,329	7,866	8,321	8,692	8,973	9,162	9,257	9,25
Dev and Admin	1,562	3,109	4,624	6,092	7,497	8,825	10,062	11,197	12,216	13,110	13,869	14,487	14,955	15,270	15,428	15,42
Legals	25,000															
Valuation	25,000															
Assumptions																
Fees Costs	52,499	4,974	7,398	9,747	11,995	14,120	16,099	17,915	19,545	20,976	22,190	23,179	23,928	24,432	24,685	24,68
Unit Other Costs																
Additional allowance for on-costs																
Other Costs																
Handovers																
Cashflow	104,596	108,634	161,557	212,823	261,905	-308,299	-351,528	-391,152	-426,761	-457,992	-484,521	-506,081	-522,447	-533,451	-538,982	-538,98
Interest	-203	-617	-1,142	-1,872	-2,799	-3,915	-5,208	-6,667	-8,277	-10,024	-11,888	-13,854	-15,900	-18,007	-20,155	-22,32
Cashflow & Interest	104,799	109,251	162,699	214,695	264,704	-312,214	-356,736	-397,819	-435,038	-468,016	-496,409	-519,935	-538,347	-551,458	-559,137	-561,30
Cumulative Cashflow	104,799	214,049	376,749	591,444	856,148	1,168,361	1,525,097	1,922,916	2,357,955	2,825,970	3,322,380	3,842,315	4,380,661	4,932,120	5,491,256	6,052,55
Sales (in Long Term Cashflow)																

Section E - Total Scheme Costs

Appraisal						
	Total	Average per unit (50)	Average per person (238)	Average per m ² (5234.076)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
Social Rent						
	Total	Average per unit (50)	Average per person (238)	Average per m ² (5234.076)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
A: 2B3P						
	Total	Average per unit (12)	Average per person (36)	Average per m ² (885.168)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
B: 2B4P (WAU)						
	Total	Average per unit (5)	Average per person (20)	Average per m ² (523.02)	As % of MSV	As % of TSC

Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
C: 3B5P						
	Total	Average per unit (16)	Average per person (80)	Average per m ² (1699.392)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						
D: 4B6P						
	Total	Average per unit (17)	Average per person (102)	Average per m ² (2126.496)	As % of MSV	As % of TSC
Acquisition						
Works						
Acquisition & Works						
Fees						
Other						
Interest						
Total						
Subsidy						
MSV						
Month 1 Sales						
Opening Loan						
Future Sales						

Section F - Private Finance

Loan Report

Name	Social Rent
Loan repaid by year	45
Peak loan amount	13203833.22317
... occurs in year	19
Peak loan as % of maximum facility	0.00%
Maximum loan to value ratio	30.50%
...occurs in year	2
...excess over lender's maximum	0.00%
Maximum loan to cost (A&W only)	130.03%
...occurs in year	19
...excess over lender's maximum	0
Grant Total	0

Requirement

Appraisal			
Private Finance Requirement		% of TSC	% of MSV
Total Scheme Cost:	11,336,936	100.00%	29.88%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	11,336,936	100.00%	29.88%
Future Sales:			
Social Rent			
Private Finance Requirement		% of TSC	% of MSV

Total Scheme Cost:	11,336,936	100.00%	29.88%
Development Subsidy:			
Receipts from Initial Sales:			
Loan Adj:			
Capital Contribution:			
Month 1 Sales:			
Net Loan:	11,336,936	100.00%	29.88%
Future Sales:			

Value: Loan Ratios

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m²)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	534,624	758,145	769,799	906,608
NPV of Net Rent Only	200,325	215,708	232,563	243,908
User Specified Value				
Allocated Opening Loan	159,772	226,571	230,054	270,939
MSV : Net Loan	334.62%	334.62%	334.62%	334.62%
User Value : Net Loan				
Target Value : Loan Ratio				
Loan Adjustment				
Additional Unit Capital Contribution				
Additional Unit Loan Adjustment Reason				
Affordable Loan (Using NPV)				
Affordable Loan (User Value)				
Affordable Loan on Rent	151,278	168,772	180,842	192,893
Year 1 Net Rent	7,016	7,827	8,387	8,945
Rent Yield On Loan	4.39%	3.45%	3.65%	3.30%

Section G - Inflation

Base Inflation Rate	2.00%
Inflate Allowances to Handover at	
Income Inflation Margins	
Residential Rent	1.00%
Commercial Rent	0.00%
Ground Rent	0.00%
Other Income	0.00%
Service Charges	0.00%
Market Sales Values (Residential)	0.00%
Market Sales Values (Commercial)	0.00%
Allowances Inflation Margins	
Management	0.50%
Maintenance	0.50%
Reinstatement	0.00%
Another Allowance	0.00%
Major Repairs	0.00%

Section H - Long Term Capital Receipts

Description	Amount	Applies To	Allocate by	Year of receipt	Inflation rate	Amount received	Total
New Receipt		All Units	Floor Area				

Section I - Long Term Results

Scheme Results

Repayment Term (years)	
Cumulative Surplus	45
Cap Net Revenue Deficit	2,505,097
Loan Repaid Year	45
FirstCumulativeBreakevenDate	2027/05/01 0:00:00
LastCumulativeBreakevenDate	2027/05/01 0:00:00
First Cumulative Breakeven Year	1
Last Cumulative Breakeven Year	1
Max Annual Deficit	
DiscountedCapitalValue	0
CapitalValueOfScheme	0
LongTermInterest	22,457,227
NPV of Net Rent Only	11,349,888
NPV of All Capital Receipts	0
Discounted Capital Value	0
Capital Value Of Scheme	0

Max Annual Deficit	1
Peak Loan	13,203,833
NetPresentValueOfNetRentPlusCapValMinusLoan	12,952
Peak Loan	19
Loan Repaid By	2071/05/01 0:00:00
RevenueFirstExceedsCostsYear	20
NPV at First Handover	12,952
Loan Repayment Method	
Discount Rates	4.8%
Discount Period (years)	45
IRR	4.76%
Total Set Aside Receipts	0
Summarise Cashflow to Year	45
Capital Growth Rate	
Total Interest	-645,432
Min Interest Cover: Year	
Target Interest Cover	
Target Interest Cover First Met in Year	
Min Interest Cover	
Interest Cover At Year 1	77.33%
Discount Period	45
Cumulative Surplus	1,549,282
Cumulative Deficit	0

Unit Results

	A	B	C	D
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m²)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Total Unit Cost : Current Market Value Ratio	29.88%	29.88%	29.88%	29.88%
Receipts Set Aside				
NPV				
NPV Discount Rate	4.75%	4.75%	4.75%	4.75%
NPV Discount Period	45	45	45	45
NPV of Net Rent Only	200,325	215,708	232,563	243,908
NPV of Capital Receipts				
NPV of Asset Value				
Total of Above	200,325	215,708	232,563	243,908
Allocated Opening Loan	159,772	226,571	230,054	270,939
NPV at Unit Handover Date	40,553	-10,863	2,510	-27,031
Net Present Value Rank	1	3	2	4
NPV Breakeven Year	33	49	45	53
NPV % of TSC	25.38%	-4.79%	1.09%	-9.98%
NPV at First Handover	40,553	-10,863	2,510	-27,031
NPV at PC (Last Handover)	40,553	-10,863	2,510	-27,031
NPV at Land Acquisition Date	36,251	-9,711	2,243	-24,163
IRR				
IRR at Unit Handover	6.03%	4.49%	4.81%	4.20%
IRR Rank	1	3	2	4
Loan				
Allocated Opening Loan	159,772	226,571	230,054	270,939
Loan Repaid - Year				
Loan Repayment Year	33	49	45	53
Peak Loan Amount	160,410	280,481	265,080	363,072
Peak Loan Occurs - Year	2	23	19	27
Year Income First Exceeds Costs	3	24	20	28
Peak Cumulative Debt				
Peak Cumulative Debt - Year	1	1	1	1
First Cumulative Breakeven Year	1	1	1	1
Last Cumulative Breakeven Year				
Interest Total				
Total Interest	191,364	505,352	444,485	674,312
Min Interest Cover - Year				
Target Interest Cover				
Target Interest Cover First Met				
Number of Years Interest Cover Is Met				
Cumulative Deficits				
Cumulative Deficit	0	0	0	0
Cumulative Surplus	249,467	0	20,169	0
Max. Annual Deficit				
Max. Annual Deficit - Year	1	1	1	1
Capitalised Year 1 Net Revenue Deficit	8,494	57,799	49,211	78,046

Section J - Long Term Cashflow

Long Term Cashflow

Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Opening Loan		11,457,018	11,569,677	11,674,154	11,769,635	11,855,263	11,930,120	12,086,691	12,236,795	12,379,670	12,514,511	12,640,451	12,756,569	12,861,890
Loan Details														
Handed over from Dev CF	11,336,936													
Interest	529,662	535,089	540,154	544,822	549,053	552,807	558,014	565,157	571,984	578,457	584,539	590,187	595,358	600,005
Sales Receipts														
Set Aside														
Ground Rent Sales														
Other Capital Receipts														
Loan Repayment Total	409,580	422,430	435,677	449,340	463,425	477,950	401,443	415,053	429,108	443,616	458,599	474,069	490,037	506,526
Closing Loan	11,457,018	11,569,677	11,674,154	11,769,635	11,855,263	11,930,120	12,086,691	12,236,795	12,379,670	12,514,511	12,640,451	12,756,569	12,861,890	12,955,369
Gross Rent														
Gross Residential Rent	538,227	554,374	571,003	588,135	605,777	623,952	642,670	661,950	681,810	702,262	723,331	745,032	767,381	790,404
Gross Commercial Rent														
Other income and voids														
Service charges (Income)														
Ground Rents														
Other Income														
Void & Bad debts	-16,147	-16,631	-17,130	-17,644	-18,173	-18,719	-19,280	-19,858	-20,454	-21,068	-21,700	-22,351	-23,021	-23,712
Allowances	112,500	115,313	118,195	121,150	124,179	127,283	221,947	227,038	232,248	237,578	243,032	248,613	254,323	260,166
Managing Agent														
Own Management	62,500	64,063	65,664	67,306	68,988	70,713	72,481	74,293	76,150	78,054	80,005	82,005	84,056	86,157
Maintenance	50,000	51,250	52,531	53,845	55,191	56,570	57,985	59,434	60,920	62,443	64,004	65,604	67,244	68,926
Service Costs														
Reinstatement Costs														
Major Repairs							91,481	93,311	95,177	97,081	99,022	101,003	103,023	105,083
Other Allowances														
Net Rent	409,580	422,430	435,677	449,340	463,425	477,950	401,443	415,053	429,108	443,616	458,599	474,069	490,037	506,526
Net Rent + Receipts - Interest Cost	-120,082	-112,659	-104,477	-95,481	-85,629	-74,856	-156,571	-150,104	-142,875	-134,841	-125,940	-116,118	-105,321	-93,479
Cashflow														
Cumulative Balance														
PRA														

Section K - Affordability

Affordability				
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m²)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Current Market Value	534,624	758,145	769,799	906,608
Sales %				
Mortgage APR				
Repayment Term				
Deposit % of Full MSV	0.00%	0.00%	0.00%	0.00%
Deposit as % of Equity Share				
Deposit Amount	0	0	0	0
Mortgage Required	0	0	0	0
Mortgage Repayment (per year)				
Mortgage Repayment (per month)				
Mortgage Repayment (per week)	0	0	0	0
Gross Rent (per year)	9,552	10,389	10,966	11,542
Gross Rent (per month)	796	866	914	962
Gross Rent (per week)	183.06	199.09	210.15	221.19
User Defined Service Charges (per year)				
Service Charges (per year)				
Service Charges (per month)				
Service Charges (per week)				
Purchase Cost (per year)	9,552	10,389	10,966	11,542
Purchase Cost (per month)	796	866	914	962

Purchase Cost (per week)	183.06	199.09	210.15	221.19
Target Total Cost/Earnings Ratio				
Actual Household Earnings				
Actual Earnings Ratio				
Mortgage Earnings Multiplier				
Minimum Earnings Required				
Minimum Earnings Ratio				
Maximum Mortgage on Earnings				
Affordable Equity Share On Earnings	0.00%	0.00%	0.00%	0.00%
Outright Sale Cost (per week)				
Minimum Affordable Equity Share				
Homebuy Saving (per week)				
Homebuy % of Full Sale Cost				

Section L - Residual Land Value

Residual Land Value				
Dwelling Description	2B3P	2B4P (WAU)	3B5P	4B6P
Units	12	5	16	17
Floor Area (m²)	61	87	89	104
Product Type	Social Rent	Social Rent	Social Rent	Social Rent
Residual Land Value				
Affordable Loan	200,325	215,708	232,563	243,908
Internal Subsidy				
Sales Income				
External Subsidy				
Assessed GDV	200,325	215,708	232,563	243,908
Assessed Land Value				
Fees & Interest (%)				
Profit Margin (%)				
Fees & Interest + Profit				
Works	143,102	202,932	206,051	242,671
Sub Total	143,102	202,932	206,051	242,671
Residual Land Value	57,222	12,776	26,512	1,238
Avg. Plotting Density - upa				
RLV per acre				
Rank	1	1	1	1

**APPENDIX 9. CF Commercial response to BPS report on values,
November 2024**

05th December 2024

RE: Aylesham Centre – Commercial Values Response

Tom Oluade
Senior Development Manager
Berkeley Homes (North East London) Ltd
Senior Development Manager
61 Leman Street, London E1 8NZ

Dear Tom,

CFC's previous estimated commercial values were last updated 9th July 2024 and since then BOE base rate has reduced 5.25% to 4.75% which has had a small but not material impact on our previous views provided.

6.44 Since previous reporting a sale of the commercial element of Lend Lease's Elephant Park is confidentially under offer at 7.50% net initial yield. This sale is the most pertinent comparable to benchmark against in our view in terms of the scheme, uses, location and tenant profile.

The Elephant Park development is mixed use up to 100,000 sq ft retail, leisure, offices across 50 units. It's a mixture of national multiple operators such as The Gym Group, Gails and independent retail, F&B and office occupiers.

7.46 GIA areas used across all of the scheme recognising that NIA deductions will be required in the footnote of the spreadsheet.

In our view most occupier interest for the internal units in the scheme will be received from F&B occupiers. This is the trend we see across many of CFC's inner London instructions in areas such as this including Elephant Park where the less prominent streets (Sayer Street) majority of demand / lettings are F&B uses.

We have updated the measurements to NIA for retail units in the locations within the scheme likely to be retail occupiers such as units fronting Rye Lane blocks A,B,C,D and the office block in unit D.

7.54 We can confirm rental comparables provided were within Lend Lease's Elephant Park development.

7.67 Investment comparables BPS have adopted are individual unit sales. However, we do not believe a sale here would comprise selling off individual units within the estates vs generally selling the whole estate to one investor.

The best comparable yield in our view to be adopted across all the retail and leisure units within the scheme is the sale at Elephant Park as mentioned above. The sale is under offer due to complete in December 24 at 7.50% net initial yield. The office yield adopted for Aylesham of 9.00% is appropriate and as per the attached schedule a 10% net yield is being applied for Fulham Island SW6.

7.70 Most mixed-use schemes such as this are not pre-let nor fully let within a 6 month period post PC as is being suggested by BPS. A void period of 12 months that we suggested is fair and arguably could be extended out further than this to 18 months.

We stand at 12 months and many of the types of businesses Aylesham will attract will be small independents who'll only consider a scheme once it is fully open, they can 'touch and feel' the units and see how the pedestrian flow works etc.

There are no schemes that we've worked on or we are aware of that have been 100% let within 6 months of PC of this nature and size over the last 10 years.

Furthermore, the only operators we believe would likely pre-commit ahead of practical completion will be national convenience food stores, nurseries, existing national multiple F&B or retail operators already trading from the site.

7.71 BPS have indicated rent free periods of 3 to 6 months for shell & core units within new build developments are the norm and in our view this only applies if there is a bidding war between national multiple convenience store operators for a space within a scheme. Otherwise the significant cost of fitting out shell & core units estimated £150 per sq ft to £250 per sq ft means most operators require rent-free periods and or capital contributions in the region of 18 months which helps with the cost of the fit out and also whilst trade takes time to establish itself in a 'new 'location' so our previous advice stands.

Yours sincerely,



Craig Fisher
Founder & MD

Phone: 07947 534 589

Email: craig@cfcommercial.co.uk

Disclaimer

Please note that the views provided are for your purposes only and should not be relied upon by any third party. The views given are for the specific purpose of assisting you in the disposal of the property. Our advice does not represent a formal valuation as we have not undertaken nor completed the detailed enquiries or comprehensive research that precede a valuation prepared in accordance with the Practise Statements in the RICS Appraisals & Valuation Standards (Red Book).

APPENDIX 10. Fulkers Biley Russell updated construction estimate dated November 2024

**Stage 1 Cost Plan:
Aylesham Centre, Peckham**

Residential Development
Berkeley Group

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

Contents

Section	Description
1.0	Executive Summary
2.0	Drawing List
3.0	Berkeley Main Summary 3.1 Combined Phases 1 and 2 3.2 Phase 1 3.3 Phase 2
4.0	Facilitating Works - Phase 1 and 2
5.0	Measured Works 5.1 Measured Works - Phase 1 5.2 Measured Works - Phase 2
6.0	Unit Mix Summary 6.1 Unit Mix Summary Phase 1 6.2 Unit Mix Summary Phase 2
7.0	Measured Works 7.1 Fitout Summary - Phase 1 7.2 Fitout Summary - Phase 2
8.0	Cost Model separate attachment
9.0	Area Schedule - See Architects Schedule

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

1.0 Executive Summary

The costs are based on a calculated accommodation and GIA area schedule

The GIA, NIA and Unit numbers are taken from the architects Schedule. Fulkers Bailey Russell have taken a separate check measure of the GIA and can confirm the Architects areas as accurate. The basement area has been measured by FBR

The GIA used on the summary includes all areas including Basement

Phase 1 comprises buildings L, M, N, P, Q

Phase 2 comprises A, B, C, D, E, F, G, H, K, J1 & J2

Residential Services are included as part of the GIA but not the NIA

Building D is solely Office Development - shell and core and Cat A fitout

Retail areas include the ground floor spaces and Morrison Store

Key data

• Total gross internal floor area (GIFA):	106,061 m ²	1,141,627 ft ²
• Total GIFA excluding Basement Car Park:	101,329 m ²	1,090,699 ft ²
• Total nett internal floor area (NIA): Residential	60,435 m ²	650,520 ft ²
• Total nett internal floor area (NIA): Commercial	10,322 m ²	111,111 ft ²

The project is to be carried out in two phase the overall construction costs are:-

	£	£ / ft ² Nett
Facilitating Works	11,797,019	15
Phase 1	151,107,562	452
Phase 2	170,390,677	399
Combined	333,295,257	436
Professional Fees	Excluded -	-
Contingency	16,074,912	21
Overall cost	349,370,169	457

Notes

- Residential slab to slab heights (average): 3.150 m
- Floor to ceiling heights (average): 2.600 m
- Basement floor height (Phase 1) 4.600 m
- Wall to floor ratio: -
- Main contractor preliminaries and OHP are based on similar previous projects.
- All works to be carried out during normal working hours.
- Where appropriate, allowances for loose FF&E have been addressed using PC sums.
- Wardrobes allowed to master bedrooms only.
- Retail, Commercial and Amenity fit-out excluded. Shell and core only.
- Allowed 24 active car charging points.
- No works beyond the boundary of the site have been incorporated in this cost plan.
- The Energy Strategy is based on electricity and air source heat pumps. And PVs
- Allowance of 6 substations.
- Façade (GF and FF): 30% Cladding/brickwork and 70% glazing
- Façade (2F upwards): 60% Cladding/brickwork and 40% glazing
- Kitchen rates include appliances.
- Composite windows and external doors generally.
- Curtain walling has been measured at GFL to the commercial units.
- Predominantly bolt on balconies.
- Commercial built as shell only and envelope. Plus Morrison's baseline requirements. Full Fit out to be carried out by tenant.
- Prices have been based at 4Q24.
- Piling assumed 25m deep.

Procurement

- Start on site date to be June 2026. however costs are based on current day
- Main contractor to be utilised. Procurement via a competitively tendered single stage process utilising a D+B contract and a select list of pre qualified tenderers.
- Preliminaries assume that a 10% performance bond will be required.
- Prices have been based at 4Q24.
- Shelf angles allowed to every level.

The following are excluded from this Cost Plan and financial provision should be made elsewhere:

Specific Exclusions

- The provision/refresh/eventual removal of a sales and marketing suite/show house.
- Tanking to bathroom tiling.
- Professional fees

General Exclusions:

- Covid-19: The effect of Site Operating Procedures as advised in HM Government or CLC Guidance Notes has not been accounted for. The Client is advised to make any necessary provision within the project Risk
- VAT generally. Non recoverable VAT has been allowed on appliances.
- Contamination beyond that stated.
- Off-site services beyond that stated.
- Main infrastructure roads.
- Sewers and drainage outside the boundary of the building.
- Lease Agreements.
- Finance costs.
- Capital allowances or other incentives/grants.
- Future changes in statutory legislation and taxation.
- Building/latent defects insurance.
- Party Wall Awards.
- Maintenance charges/costs.
- Inflation after 4Q24.
- Programme acceleration measures.
- Move costs.
- Utility costs over and above allowances in this cost plan.
- Wildlife/ecological management.
- Movement of existing buried services beyond that stated.
- Local authority highways costs.
- Highways design fees.
- CIL, S106 and 278 costs.
- Disruption cost for removal of bat habitat.
- Construction buffer zones.

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

2.0 Drawing List

Accommodation Schedule

Accommodation Schedule P00

ASCP-DRM-ZZ-ZZ-LSH-A-000210

Rev_P00 V9

Plans

Basement Floor Plans

ASCP-DRM-XX-BS-DGA-A-0020030

Rev_P00

Ground Floor Plans

ASCP-DRM-XX-00-DGA-A-002000

Rev_P00

Upper Ground Floor Plans

ASCP-DRM-XX-00-DGA-A-002031

Rev_P00

1st Floor Plans

ASCP-DRM-XX-01-DGA-A-002001

Rev_P00

2nd Floor Plans

ASCP-DRM-XX-02-DGA-A-002002

Rev_P00

3rd Floor Plans

ASCP-DRM-XX-03-DGA-A-002003

Rev_P00

4th Floor Plans

ASCP-DRM-XX-04-DGA-A-002004

Rev_P00

5th Floor Plans

ASCP-DRM-XX-05-DGA-A-002005

Rev_P00

6th Floor Plans

ASCP-DRM-XX-06-DGA-A-002006

Rev_P00

7th Floor Plans

ASCP-DRM-XX-07-DGA-A-002007

Rev_P00

8th Floor Plans

ASCP-DRM-XX-08-DGA-A-002008

Rev_P00

9th Floor Plans

ASCP-DRM-XX-00-DGA-A-002009

Rev_P00

10th Floor Plans

ASCP-DRM-XX-10-DGA-A-002010

Rev_P00

11th Floor Plans

ASCP-DRM-XX-11-DGA-A-002011

Rev_P00

12th Floor Plans

ASCP-DRM-XX-12-DGA-A-002012

Rev_P00

13th Floor Plans

ASCP-DRM-XX-13-DGA-A-002013

Rev_P00

14th Floor Plans

ASCP-DRM-XX-14-DGA-A-002014

Rev_P00

15th Floor Plans

ASCP-DRM-XX-15-DGA-A-002015

Rev_P00

16th Floor Plans

ASCP-DRM-XX-16-DGA-A-002016

Rev_P00

17th Floor Plans

ASCP-DRM-XX-17-DGA-A-002017

Rev_P00

18th Floor Plans

ASCP-DRM-XX-18-DGA-A-002018

Rev_P00

19th Floor Plans

ASCP-DRM-XX-19-DGA-A-002019

Rev_P00

20th Floor Plans

ASCP-DRM-XX-20-DGA-A-002020

Rev_P00

Roof Plans

ASCP-DRM-XX-RF-DGA-A-002021

Rev_P00

Elevations

Elevations Masterplan - 01

ASCP-DRM-XX-ZZ-DGA-A-004000

Rev_P00

Elevations Masterplan - 02

ASCP-DRM-XX-ZZ-DGA-A-004001

Rev_P00

Elevations Masterplan - 03

ASCP-DRM-XX-ZZ-DGA-A-004002

Rev_P00

Elevations Masterplan - 04

ASCP-DRM-XX-ZZ-DGA-A-004003

Rev_P00

Elevations Masterplan - 05

ASCP-DRM-XX-ZZ-DGA-A-004005

Rev_P00

Elevations Blocks A, B, C, D

ASCP-DRM-XX-ZZ-DSK-A-004100

Rev_P00

Elevations Blocks E,F

ASCP-DRM-XX-ZZ-DSK-A-004101

Rev_P00

Elevations Blocks G,K

ASCP-DRM-XX-ZZ-DSK-A-004102

Rev_P00

Elevations Blocks H,J

ASCP-DRM-XX-ZZ-DSK-A-004103

Rev_P00

Elevations Blocks Phase 1 sheet 1

ASCP-DRM-XX-ZZ-DSK-A-004104

Rev_P00

Elevations Blocks Phase 1 sheet 2

ASCP-DRM-XX-ZZ-DSK-A-004105

Rev_P00

Sections

Sections Masterplan East West 1 AA

ASCP-DRM-XX-ZZ-DSC-A-003000

Rev_P00

Sections Masterplan North South 1 CC

ASCP-DRM-XX-ZZ-DSC-A-003020

Rev_P00

Services

22006 Aylesham Centre - Sustainability Statement

ASCP_MEE_AY_XX_TRP_Z_000005

Technology Systems

ASCP_MEE_AY_XX_TRP_Z_000006

Electrical Supply Strategy statement

ASCP_MEE_AY_XX_TRP_Z_000007

Incoming water services Strategy statement

ASCP_MEE_AY_XX_TRP_Z_000008

Incoming gas services Strategy statement

ASCP_MEE_AY_XX_TRP_Z_000009

Mechanical services Strategy statement

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

		Phase 1	Phase 2	Combined	GIA (ft²) 1,141,627	NIA (ft²) 761,766	Homes 867	
<u>Building Works</u>		TOTAL (£)	TOTAL (£)	TOTAL (£)	£/ft²	£/ft²	£/No	
	Facilitating Works (Including Preliminaries)			11,797,019	10.33	15.49	13,607	
Substructure	Substructure	19,833,595	9,622,396	29,455,991	25.80	38.67	33,975	
Superstructure	Frame, Upper Floors and Stairs	22,873,238	23,203,484	46,076,722	40.36	60.49	53,145	
	Roof	8,659,234	7,582,461	16,241,695	14.23	21.32	18,733	
	External Walls (incl. Balconies)	19,300,681	29,470,828	48,771,509	42.72	64.02	56,253	
	Windows and External Doors	4,679,035	6,326,182	11,005,217	9.64	14.45	12,693	
Communal Fit-out	Internal Walls and Doors	3,437,276	4,332,408	7,769,684	6.81	10.20	8,962	
	Walls, Floors and Ceilings Finishes (Shell & Core)	926,158	1,074,498	2,000,656	1.75	2.63	2,308	
	Fittings	942,693	964,484	1,907,177	1.67	2.50	2,200	
Morrison Fit-out	Morrison fitout - Developer	1,270,889		1,270,889				
	Morrison fitout - Morrison Contractor Excluded	-		-				
Residential Fit-Out (excl. MEPH)	Affordable	2,159,705	-	2,159,705	1.89	2.84	2,491	
	Shared Ownership	-	1,185,772	1,185,772	1.04	1.56	1,368	
	Private	16,376,601	23,879,234	40,255,835	35.26	52.85	46,431	
Services	Mechanical (Shell & Core)	5,646,529	7,371,363	13,017,891	11.40	17.09	15,015	
	Electrical (Shell & Core)	2,912,412	4,917,676	7,830,088	6.86	10.28	9,031	
	Residential MEPH Fit-out							
	Affordable	1,428,414	-	1,428,414	1.25	1.88	1,648	
	Shared Ownership	-	627,888	627,888	0.55	0.82	724	
	Private	7,395,347	10,686,695	18,082,042	15.84	23.74	20,856	
	Services to Commercial	36,247	1,006,137	1,042,384	0.91	1.37	1,202	
	Services to Car Park	1,416,429	-	1,416,429	1.24	1.86	1,634	
	Lifts	1,324,491	2,248,880	3,573,371	3.13	4.69	4,122	
	BWIC	503,997	671,466	1,175,463	1.03	1.54	1,356	
External Works	Hard Landscaping	1,340,578	2,560,959	3,901,537	3.42	5.12	4,500	
	Soft Landscaping	493,447	492,309	985,756	0.86	1.29	1,137	
	Drainage	466,307	948,802	1,415,109	1.24	1.86	1,632	

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

	Utilities	-	-	-	-	-	-
Demolitions	Demolition and Enabling Works	-	-	-	-	-	-
		123,423,304	139,173,921	274,394,244	239.23	358.56	315,021
Preliminaries	(Based on 15.5% of Measured Works)	19,131,000	21,572,000	40,703,000	35.65	53.43	46,947
Sub-total	(Phase 1, 2 and Facilitating Works)	142,554,304	160,745,921	315,097,244	274.88	411.99	361,968
Main Contractor's OH&P	6% (Excluding Fac. Works)	8,553,258	9,644,755	18,198,013	15.94	23.89	20,990
Contingency	5% (Excluding Fac. Works)	7,555,378	8,519,534	16,074,912	14.08	21.10	18,541
Fees	Excluded (Excluding Fac. Works)	-	-	-	-	-	-
Total at 4Q24 (excl. VAT)	(Phase 1, 2 and Facilitating Works)	158,662,940	178,910,211	349,370,169	304.90	456.98	401,499
Building Cost per square foot - NIA		456.98		/ft ²			
Building Cost per square foot - GIA		304.90		/ft ²			

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

			GIA (ft²) 555,628	NIA (ft²) 334,319	Homes 375			
<u>Building Works</u>		TOTAL (£)	£/ft²	£/ft²	£/No	%/3Q22		
Substructure	Substructure	19,833,595	35.70	59.33	52,890	12.50%		
Superstructure	Frame, Upper Floors and Stairs	22,873,238	41.17	68.42	60,995	14.42%		
	Roof	8,659,234	15.58	25.90	23,091	5.46%		
	External Walls (incl. Balconies)	19,300,681	34.74	57.73	51,468	12.17%		
	Windows and External Doors	4,679,035	8.42	14.00	12,477	2.95%		
Communal Fit-out	Internal Walls and Doors	3,437,276	6.19	10.28	9,166	2.17%		
	Walls, Floors and Ceilings Finishes (Shell & Core)	926,158	1.67	2.77	2,470	0.58%		
	Fittings - Residential	942,693	1.70	2.82	2,514	0.59%		
Morrison Fit-out								
	Morrison fitout - Developer Morrison fitout - Morrison Contractor Excluded	1,270,889	2.29	3.80	3,389	0.80%		
Residential Fit-Out (excl. MEPH)	Affordable	2,159,705	3.89	6.46	5,759	1.36%		
	Shared Ownership	-	-	-	-	0.00%		
	Private	16,376,601	29.47	48.98	43,671	10.32%		
Services	Mechanical (Shell & Core)	£51,392 /SR Apt #DIV/0! £45,579 /SR Apt	5,646,529	10.16	16.89	15,057	3.56%	
	Electrical (Shell & Core)		2,912,412	5.24	8.71	7,766	1.84%	
	Residential MEPH Fit-out							
	Affordable		1,428,414	2.57	4.27	3,809	0.90%	
	Shared Ownership		-	-	-	-	0.00%	
	Private		7,395,347	13.31	22.12	19,721	4.66%	
	Services to Commercial		36,247	0.07	0.11	97	0.02%	
	Services to Car Park		1,416,429	2.55	4.24	3,777	0.89%	
	Lifts - Residential		1,324,491	2.38	3.96	3,532	0.84%	
	- Morrison - included above		-	-	-	-	0.00%	
	BWIC		503,997	0.91	1.51	1,344	0.32%	
	External Works	Hard Landscaping		1,340,578	2.41	4.01	3,575	0.85%
		Soft Landscaping		493,447	0.89	1.48	1,316	0.31%
Drainage			466,307	0.84	1.39	1,243	0.29%	
Utilities			-	-	-	-	0.00%	
Demolitions	Demolition and Enabling Works		-	-	-	-	0.00%	
		123,423,304	222.15	369.18	329,127	77.79%		
Preliminaries	(Based on 15.5% of Measured Works)	19,131,000	34.43	57.22	51,016	12.06%		
Sub-total		142,554,304	256.58	426.40	380,143	89.85%		
Main Contractor's OH&P	6%	8,553,258	15.39	25.58	22,809	5.39%		
Contingency	5%	7,555,378	13.60	22.60	20,148	4.76%		
Fees	Excluded	-	-	-	-	0.00%		
Total at 2Q24 (excl. VAT)		158,662,940	285.57	474.58	423,100	100%		
Building Cost per square foot - NIA		474.58	/ft²					
Building Cost per square foot - GIA		285.56	/ft²					

Residential Development

Stage 1 Cost Plan: Aylesham Centre, Peckham

3.0 COST PLAN SUMMARY

			GIA (ft²) 585,999	NIA (ft²) 427,447	Homes 492			
<u>Building Works</u>		TOTAL (£)	£/ft²	£/ft²	£/No	%/3Q22		
Substructure	Substructure	9,622,396	16.42	22.51	25,660	5.38%		
Superstructure	Frame, Upper Floors and Stairs	23,203,484	39.60	54.28	61,876	12.97%		
	Roof	7,582,461	12.94	17.74	20,220	4.24%		
	External Walls (incl. Balconies)	29,470,828	50.29	68.95	78,589	16.47%		
	Windows and External Doors	6,326,182	10.80	14.80	16,870	3.54%		
Communal Fit-out	Internal Walls and Doors	4,332,408	7.39	10.14	11,553	2.42%		
	Walls, Floors and Ceilings Finishes (Shell & Core)	1,074,498	1.83	2.51	2,865	0.60%		
	Fittings	964,484	1.65	2.26	2,572	0.54%		
Residential Fit-Out (excl. MEPH)	Affordable	-	-	-	-	0.00%		
	Shared Ownership	1,185,772	2.02	2.77	3,162	0.66%		
	Private	23,879,234	40.75	55.86	63,678	13.35%		
Services	Mechanical (Shell & Core)	#DIV/0! £48,233 /SR Apt £47,960 /SR Apt	7,371,363	12.58	17.25	19,657	4.12%	
	Electrical (Shell & Core)		4,917,676	8.39	11.50	13,114	2.75%	
	Residential MEPH Fit-out							
	Affordable		-	-	-	-	0.00%	
	Shared Ownership		627,888	1.07	1.47	1,674	0.35%	
	Private		10,686,695	18.24	25.00	28,498	5.97%	
	Services to Commercial		1,006,137	1.72	2.35	2,683	0.56%	
	Services to Car Park		-	-	-	-	0.00%	
	Lifts		2,248,880	3.84	5.26	5,997	1.26%	
	BWIC		671,466	1.15	1.57	1,791	0.38%	
	External Works	Hard Landscaping		2,560,959	4.37	5.99	6,829	1.43%
		Soft Landscaping		492,309	0.84	1.15	1,313	0.28%
Drainage			948,802	1.62	2.22	2,530	0.53%	
Utilities			-	-	-	-	0.00%	
Demolitions	Demolition and Enabling Works		-	-	-	-	0.00%	
			139,173,921	237.51	325.58	371,131	77.79%	
Preliminaries	(Based on 15.5% of Measured Works)		21,572,000	36.81	50.47	57,525	12.06%	
Sub-total			160,745,921	274.32	376.05	428,656	89.85%	
Main Contractor's OH&P	6%		9,644,755	16.46	22.56	25,719	5.39%	
Contingency	5%		8,519,534	14.54	19.93	22,719	4.76%	
Fees	Excluded		-	-	-	-	0.00%	
Total at 2Q24 (excl. VAT)			178,910,211	305.32	418.54	477,094	100%	
Building Cost per square foot - NIA		418.54	/ft²					
Building Cost per square foot - GIA		305.31	/ft²					

CLIENT: Substructure

tb

PROJECT: Alyesham Estate

DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Facilitating Works							
Major Demolition Works							
Demolition of existing concrete foundations, hardstands, tarmac, paving, etc.	16,700	m²	56.36	941,191.19	0.82	1.24	
Demolition of existing buildings and structures	15,400	m²	56.36	867,924.81	0.76	1.14	
Allowance for removal of general obstructions	1	Item	223,308.27	223,308.27	0.20	0.29	
				2,032,424.27	1.78	2.67	
Groundworks							
Allowance for removal of trees	26	No	558.27	14,515.04	0.01	0.02	
Allowance for site clearance and removal	27,100	m²	17.01	461,078.41	0.40	0.61	
Allowance to crush demolished material for piling mat	0	m³	22.33	-	-	-	No space to store.
Allowance to remove demolition material from site.	10,840	m³	70.18	760,779.38	0.67	1.00	
Allowance to infill existing basement	9,000	m³	27.65	elsewhere	elsewhere	elsewhere	Moved to Phase 2.
Imported fill for landscaping subsoil and topsoil	6,000	m³	66.99	401,954.89	0.35	0.53	
Allowance for protection of existing services	1	Item	55,827.07	55,827.07	0.05	0.07	
				1,694,154.79	1.48	2.22	
UTILITIES							
Anticipated cost to retrofit 11kV switchboard at primary substation with 3No new circuit breakers including installation of cables and 4No 630A metered ring main units as per UKPN quote dated 17th October 2022	1	Item	4,253,490.87	4,253,490.87	3.73	5.58	
Allowance for standard utilities per home:			-				
Electrical connections	867	No	669.92	580,824.81	0.51	0.76	
Gas	867	No	87.20	75,599.42	0.07	0.10	
Water	867	No	123.35	106,945.52	0.09	0.14	
Water / sewerage infrastructure charges	867	No	669.92	580,824.81	0.51	0.76	
Virgin Media	867	No	245.64	212,969.10	0.19	0.28	
Openreach	867	No	656.10	568,839.54	0.50	0.75	
Client Utilities Contingency/inflation (5%)	867	No	123.35	106,945.52	0.09	0.14	
				6,486,439.59	1.96	2.93	
Sub-total Building and Facilitating Works				10,213,018.65	7.08	10.62	
Preliminaries (15.5%)				1,584,000.00	1.39	2.08	
Main Contractor's OH&P - NA							
Building Works Estimate (Estimated Contract Sum)				11,797,018.65	8.47	12.69	

		DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
CLIENT:	Substructure	Substructure							
		Phase 1 comprises buildings L, M, N, P, Q							
		Allowance for hoarding	1	Item	200,000.00	200,000.00	0.36	0.60	
		Basement					-	-	
		Basement excavation	30,129	m³	6.38	192,359.06	0.35	0.58	
		Disposal off site	30,129	m³	70.18	2,114,427.82	3.81	6.32	
		Extra over for disposal of excavated material as treatable hazardous waste - 10%	3,013	m³	200.00	602,582.40	1.08	1.80	
		Extra over for disposal of excavated material off site as extra hazardous - 5%	1,506	m³	450.00	677,905.20	1.22	2.03	
		600mm deep piling mat	3,766	m²	21.05	79,287.24	0.14	0.24	
		Terram 1000	30,129	m²	5.31	160,096.31	0.29	0.48	
		100mm Lean mix blinding Gen 1	30,129	m²	15.95	480,593.28	0.86	1.44	
		300mm RC ground bearing slab	30,129	m²	250.00	7,532,280.00	13.56	22.53	
		Form ramp to lower level	1	Item	17,545.65	17,545.65	0.03	0.05	
							-	-	
		Contig piling to perimeter					-	-	
		Establish plant & equipment on site for piling	1	Item	9,250.00	9,250.00	0.02	0.03	
		Move plant and setup at piles + probe	963	No	76.56	73,764.55	0.13	0.22	
		450mm diameter contig piles (CFA) (Av.22m)	8,294	m²	118.03	978,959.44	1.76	2.93	
		Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	Item	17,000.00	17,000.00	0.03	0.05	
		To mobilise engineer to site and carry out sonic	963	No	4.25	4,095.60	0.01	0.01	
		To supply and fix debonding foam to reinforcement cages	963	No	11.70	11,265.33	0.02	0.03	
		Set out	1	No	596.56	596.56	-	-	
		Attendance	963	No	2.13	2,052.66	-	0.01	
		Arisings off site	2,933	m³	53.17	155,913.49	0.28	0.47	
		Crop tops	963	No	13.82	13,314.41	0.02	0.04	
		Edge beam 1000 x 750					-	-	
		Prep contig	373	m	35.09	13,089.05	0.02	0.04	
		Formwork	943	m²	70.18	66,147.10	0.12	0.20	
		Concrete in beam	283	m³	198.85	56,225.03	0.10	0.17	
		Rebar 150kg/m3	42	t	1,650.00	69,980.63	0.13	0.21	
		RC Liner to wall - 200 mm thick					-	-	
		Kicker	373	m	20.20	7,536.12	0.01	0.02	
		Formwork	1,508	m²	76.56	115,456.76	0.21	0.35	
		Concrete	302	m²	198.85	59,973.37	0.11	0.18	
		Rebar 200kg/m3	60	t	1,650.00	99,528.00	0.18	0.30	
		Waterbar	373	m	35.09	13,089.05	0.02	0.04	
		Excavation over site for ground floor slab - above basement					-	-	
							-	-	
		End Bearing Piling:					-	-	
		Piling mat: 600 mm deep	0	m²	-	-	-	-	included in basement
		Strip piling mat and store in temporary spoil heap	3,766	m³	8.51	32,038.48	0.06	0.10	
		Establish plant & equipment on site for piling	1	Item	9,000.00	9,000.00	0.02	0.03	
		Move plant and setup at piles + probe	905	No	76.56	69,296.26	0.12	0.21	
		600mm diameter contig piles (CFA) (Av.25m)	22,627	m	118.03	2,670,793.24	4.81	7.99	
		Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	Item	17,545.65	17,545.65	0.03	0.05	
		To mobilise engineer to site and carry out sonic	905	No	4.25	3,849.79	0.01	0.01	
		To supply and fix debonding foam to reinforcement cages	905	No	11.70	10,586.93	0.02	0.03	
		Set out	1	No	596.55	596.55	-	-	
		Attendance	905	No	2.13	1,924.90	-	0.01	
		Arisings off site	6,398	m³	53.17	340,158.00	0.61	1.02	
		Crop tops	905	No	13.82	12,511.82	0.02	0.04	
							-	-	
		Concrete					-	-	
		Pile caps					-	-	
		Core pile cap	5	No	20,000.00	100,000.00	0.18	0.30	
		Average two pile cap 1700 x 750 mm	413	No	1,313.27	541,781.04	0.98	1.62	
		Ground beams allowance	6,908	m²	50.51	348,924.49	0.63	1.04	
		Lift pits	11	No	5,263.69	57,900.64	0.10	0.17	
		Travelator pits	2	No	29,242.75	58,485.50	0.11	0.17	
		Allowance for potential RC and tanking requirement for lower level tank rooms etc	1	item	58,485.50	58,485.50	0.11	0.17	
		Allowance for removal unknown obstructions	1	item	35,091.30	35,091.30	0.06	0.10	
							-	-	
		RC Ground floor slab - included in basement					-	-	
		DPM wrapped around pile caps and the like	6,908	m²	15.00	103,620.00	0.19	0.31	
		Gas membrane	6,908	m²	15.00	103,620.00	0.19	0.31	
		Allowance for underslab drainage	6,908	m²	58.49	404,017.83	0.73	1.21	
		Extra over ground floor slab for insulation under occupied areas	6,908	m²	35.50	245,234.00	0.44	0.73	
							-	-	
		RC Walls and Upstands		included in frame			-	-	
		Groundworks and Concrete Preliminaries (15%)	15.00%		5,225,461.92	783,819.29	1.41	2.34	
						19,833,595.32	35.70	59.33	
	Superstructure								
	Frame/Upper floors/Stairs and	250mm Thick reinforced concrete floor slabs incl. rebar (200kg/m³)	46,888	m²	210.00	9,846,488.30	17.72	29.45	
		250mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	1,160	m²	210.00	243,600.00	0.44	0.73	external walkways and recessed balconies
		450mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	4,128	m²	350.00	1,444,950.50	2.60	4.32	
		800mm Thick transfer reinforced concrete slab incl. rebar (180kg/m³)	2,298	m²	550.00	1,264,120.00	2.28	3.78	
			54,475	m²			-	-	GIA plus external slabs
		250 x 700mm Wide reinforced concrete columns incl. rebar (350kg/m³)	7,263	m	200.00	1,452,663.19	2.61	4.35	1 column per 18m2 x 3 m high -
		300 x 1000mm Wide reinforced concrete columns incl. rebar (350kg/m³)	1,816	m	350.00	635,540.14	1.14	1.90	1 column per 18m2 x 3 m high -
							-	-	
		300mm (average) Thick reinforced concrete walls incl. rebar (200kg/m³); core walls	12,710	m²	275.00	3,495,250.00	6.29	10.45	
		300mm (average) Thick reinforced concrete walls incl. rebar (200kg/m³); ramp walls	265	m²	275.00	72,875.00	0.13	0.22	
		Reinforced concrete dogleg staircase complete with landings, half Staircase to Morrisons	125	No	6,500.00	812,500.00	1.46	2.43	
			3	No	6,500.00	19,500.00	0.04	0.06	
		Balustrades and handrails to dog leg stairs.	896	m	420.00	376,320.00	0.68	1.13	
		Handrails	1,408	m	170.00	239,360.00	0.43	0.72	
		Allowance for stairs to upper level roofs	5	No	4,100.00	20,500.00	0.04	0.06	
		Framed Concrete Preliminaries	15.00%		19,663,807.13	2,949,571.07	5.31	8.82	
						22,873,238.20	41.17	68.42	
	Roof	Roof covering; membrane including all skirtings etc, insulation, membrane - buildings	8,464	m²		1,650,563.85	2.97	4.94	
					195.00				
		Roof covering; membrane including all skirtings etc, insulation, membrane - walkways and inset balconies	1,160	m²		226,200.00	0.41	0.68	
					195.00				
		Extra over: plant roofs; walkways	3,175	m²	300.00	952,500.00	1.71	2.85	
		PVs to roof - allowed 40% of plant/non green roof	1,270	m²	250.00	317,500.00	0.54	0.74	as sustainability report
		Extra over: communal gardens	5,289	m²	375.00	1,983,536.25	3.57	5.93	
		Balustrade to walkways and inset balconies	1,160	m	515.00	597,400.00	1.08	1.79	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 N/A	NOTES
External Walls	Parapet detail to roofs: continuation to cladding	600	m	280.00	168,000.00	0.30	0.50	
	Soil build-up; landscape drainage, root protection and irrigation	5,289	m²	250.00	1,322,357.50	2.38	3.96	
	Blue roof to podium - assumed thin attenuation tanks above waterproofing and below soil build-up	5,289	m²	200.00	1,057,886.00	1.90	3.16	as sustainability report
	Mansafe system		Item		Excluded			Not required due to parapet walls
	Allowance for davit arms	60	No	5,582.71	334,962.41	0.60	1.00	Allowance 1 per 10m of parapet.
	Lift over runs	222	m²	127.60	28,328.25	0.05	0.08	
	Builders work - AOV etc.	1	item	20,000.00	20,000.00	0.04	0.06	
					8,659,234.26	15.55	25.69	
	100mm lightweight steel frame system; metsec, or similar ; 100 Rockwool Flex insulation faced with CP board, breather membrane; 200 Rockwool Duo insulation; support steelwork; cavity tie system; panels of brick slips including fire stopping, cavity trays, movement joints, etc.	15,788	m²					
	Supply of facing Brickwork (£800/1000 allowed) facing skin built off	15,788	m²	57.62	909,717.19	1.64	2.72	Assumed 70%/30% wall/window
	Lift and install brickwork	15,788	m²	95.00	1,499,827.70	2.70	4.49	
	Parapet wall	900	m²	467.88	421,095.60	0.76	1.26	
	Extra over brickwork for detailing	2,368	m²	250.00	592,037.25	1.07	1.77	15%
	Shelf angle to support masonry - every level	7,414	m	300.00	2,224,200.00	4.00	6.65	
Windows and External Doors	Stainless steel cavity barriers - every level	7,414	m	95.00	704,330.00	1.27	2.11	
	Stainless steel cavity tray and lintol above windows	4,229	m	150.00	634,325.63	1.14	1.90	
	Cill detail	4,229	m	95.00	401,739.56	0.72	1.20	
	Reveal detail	21,652	m	35.00	757,807.68	1.36	2.27	
	Coping to parapet wall	600	m	300.00	180,000.00	0.32	0.54	
	Metsec and insulation	15,788	m²	103.79	1,638,575.46	2.95	4.90	
	Brickwork Preliminaries	9,963,656		15%	1,494,548.41	2.69	4.47	
	Parapet detail to roof edges, including capping	0	m	-	-	-	-	
	TB2 Enhanced thermal bridging performance related to detailing at the corners, between each dwelling, balcony's, etc requiring continuous lines of insulation, thermal breaks, etc	280	No		141,428.57			
	Scaffold	23,764	m²	505.10	2,614,073.00	0.25	0.42	
	Canopies to Entrances	6	No	16,500.00	99,000.00	0.18	0.30	
	Signage to Façade	1	item	35,000.00	35,000.00	0.06	0.10	
	Morrison Façade	1,086	m²	950.00	1,031,225.00	1.86	3.08	
	Commercial Cladding	125	m²	950.00	118,750.00	0.21	0.36	
	Feature columns approx. 5000mm high	6	No	2,500.00	15,000.00	0.03	0.04	
Internal Walls and Partitions	Bolt-on Balconies				-	-	-	
	Small Balconies 5 m2 overall area	56	No	9,250.00	518,000.00	0.93	1.55	
	Medium sized Balconies 7 m2 overall area	170	No	10,500.00	1,785,000.00	3.21	5.34	
	Large Balconies 10 m2 overall area	110	No	13,500.00	1,485,000.00	2.67	4.44	
					-	-	-	
					19,300,681.05	34.72	57.73	
	Composite windows	6,766	m²	635.00	4,296,498.90	7.73	12.85	
	Aluminium louvre screens to plant rooms -allowance	435	m²	400.00	173,977.35	0.31	0.52	
	External entrance louvre door to plant rooms	5	No	5,000.00	25,000.00	0.04	0.07	
	External entrance door to residential entrance screen 12m2	5	No	12,600.00	63,000.00	0.11	0.19	
	Double Plantroom doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Retail Doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Double Refuse doors	5	No	3,000.00	15,000.00	0.03	0.04	
	Secondary access doors	9	No	1,200.00	10,800.00	0.02	0.03	
Internal Doors (Shell and Core)	Cycle store doors	1	No	1,200.00	1,200.00	-	-	
	Doors to communal Gardens	6	No	1,200.00	7,200.00	0.01	0.02	
	Allowance for roller shutter door to delivery area	1	No	28,179.38	28,179.38	0.05	0.08	
	Allowance for roller shutter door to car park	1	No	28,179.38	28,179.38	0.05	0.08	
					4,679,035.01	8.41	13.96	
	Division walls between Morrison and residential: insulated	1,927	m²	205.00	395,035.00	0.71	1.18	
	Division walls between Commercial and Residential	69	m²	150.00	10,350.00	0.02	0.03	
	Division walls cycle stores, plant etc	939	m²	120.00	112,680.00	0.20	0.34	
	Two skins 215mm thick block party walls between buildings	0	m²	200.00	-	-	-	
	Drylined Party walls	6,818	m²	160.00	1,090,864.00	1.96	3.26	
	Drylined Corridor walls	6,193	m²	160.00	990,872.00	1.78	2.96	
	Shaftwall to risers	2,655	m²	110.00	292,050.00	0.53	0.87	
					-	-	-	
	Internal Corridor and Stair Doors - Single	205	No	855.00	175,275.00	0.32	0.52	
Communal Fit-out	Double doors to entrance lobbies	5	No	2,500.00	12,500.00	0.02	0.04	
	Internal steel doors to plant and storage - Single	11	No	850.00	9,350.00	0.02	0.03	
	Internal steel doors to plant and storage - Double	6	No	1,800.00	10,800.00	0.02	0.03	
	Riser doors	450	No	750.00	337,500.00	0.61	1.01	
					3,437,276.00	6.19	10.27	
	carpet to entrance lobbies - Affordable	80	m²	28.00	2,240.00	-	0.01	
	Latex levelling screed	80	m²	8.00	640.00	-	-	Rubbertech matting £3.50/m2 +
	Floor tiles to entrance lobbies	79	m²	90.00	7,110.00	0.01	0.02	Social Rent only
	Entrance matting to Ground Floor lobbies	5	No	2,500.00	12,500.00	0.02	0.04	
	Skirtings - painted	64	m	6.00	384.00	-	-	
	Skirtings - tiles	72	m	20.00	1,440.00	-	-	
	carpet to corridors and lift lobbies - affordable	863	m²	28.00	24,150.00	0.04	0.07	
	Latex levelling screed	863	m²	8.00	6,900.00	0.01	0.02	
	Heckmondwike Supacord (Colour: Onyx) carpet to corridors and lift lobbies- Market and Intermediate	2,669	m²	28.00	74,718.00			
						0.13	0.22	
	Skirtings - painted	4,438	m	6.00	26,628.00	0.05	0.08	
	Floor finish to screening Room	155	m²	150.00	23,250.00	0.04	0.07	
	Specialist skirtings	52	m	35.00	1,820.00	-	0.01	
	Vinyl to concierge, post and parcel rooms	108	m	35.00	3,780.00	0.01	0.01	
	Danskin floor system	2,777	m²	40.00	111,060.00	0.20	0.33	
	Sealed and painted floor finish to stairs	1,625	m²	10.63	17,279.81	0.03	0.05	
	Softwood skirting and string; Painted	1,875	m	6.00	11,250.00	0.02	0.03	
	Sealed and Painted finish to plant and stores	1,592	m²	10.00	15,920.00	0.03	0.05	
	Floor paint to car parking	5,677	m²	10.00	56,770.00	0.10	0.17	
	Allowance for paint to plant room floors	220	m²	10.00	2,200.00	-	0.01	
					-	-	-	
	Wall finish to Ground Floor lobbies - Affordable	256	m²	8.00	2,048.00	-	0.01	
	Wall finish to Ground Floor lobbies - Market and Intermediate	288	m²	8.00	2,304.00	-	0.01	
	Lining to Concrete Cores	6,355	m²	42.53	270,309.34	0.49	0.81	
	Painted Wall finish to Corridors	12,872	m²	8.00	102,974.80	0.19	0.31	
	Painted Wall finish to Lift lobbies	1,167	m²	8.00	9,336.00	0.02	0.03	
	Wall finish to screening room	208	m²	75.00	15,600.00	0.03	0.05	
	Paint finish to concierge and parcel, post room	296	m²	8.00	2,368.00	-	0.01	
	Sealed and painted wall finish to stairs (Unpainted concrete finish)	0	m²	8.00	-	-	-	
					-	-	-	
	Plasterboard ceiling to lobbies including bulkheads - affordable	80	m²	36.00	2,880.00	0.01	0.01	

DESCRIPTION		QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 N/A	NOTES
Plasterboard ceiling to lobbies including bulkheads -Market/Intermediate		79	m²	36.00	2,844.00	0.01	0.01	
Plasterboard ceiling to Corridors and lift lobbies		2,669	m²	36.00	96,066.00	0.17	0.29	
Ceiling to Screening Room		155	m²	100.00	15,500.00	0.03	0.05	
Ceiling to Post, Parcel room		108	m²	36.00	3,888.00	0.01	0.01	
Sealed and painted ceiling finish to stairs (Unpainted concrete finish)		0	m²	-	-	-	-	
Ground floor Plant, and stores, refuse etc- no finish		1,812	m²	-	-	-	-	
Allowance for paintwork to car park slab (parking bay demarcation, etc.)		0	m²	10.00	-	-	-	Morrisons
					926,157.95	1.65	2.79	
Fitout to Residential Shell and Core Areas								
Bike racks (allowance for two tier bike rack)		700	No	200.00	140,000.00	0.25	0.42	
Allowance for metal plate signage per floor		63	No	1,250.00	78,750.00	0.14	0.24	
Allowance for statutory signage		63	No	1,250.00	78,750.00	0.14	0.24	
Communal post box		867	No	175.00	151,725.00	0.27	0.45	
Concierge		1	No	100,000.00	100,000.00	0.18	0.30	
Parcel room		1	No	10,000.00	10,000.00	0.02	0.03	
Screening Room		1	No	50,000.00	50,000.00	0.09	0.15	
Allowance for sundry metalwork etc on GIA		53,315	m²	5.32	283,467.89	0.51	0.85	
Refuse fittings		5	No	10,000.00	50,000.00	0.09	0.15	
					942,692.89	1.69	2.83	
Morrison Fitout - Works additional to Shell and Core included in the Development Agreement for Morrisons								
Basement Car Park - Barriers and Protection		1	Item	80,000.00	80,000.00	0.14	0.24	Noted as Developer requirement
Basement Car Park - tamped finish		6,277	m2	15.00	94,153.50	0.17	0.28	
Secondary steelwork		1	Item	75,000.00	75,000.00	0.13	0.22	
Internal wall between car park and shell and core areas		1	Item	200,000.00	200,000.00	0.36	0.60	
Allowance for 26 person.2850 kg lift serving 3 levels		3		150,000.00	450,000.00	0.81	1.35	
Allowance for dock leveller		1		75,000.00	75,000.00	0.13	0.22	
Morrison 800KVA Substation		1	No	160,000.00	160,000.00	0.29	0.48	
Gas supply to Morrison		1	No	20,000.00	20,000.00	0.04	0.06	
Other utility connections		1	No	50,000.00	50,000.00	0.09	0.15	
BWIC - plinths etc and risers		4,449	m2	15.00	66,735.00	0.12	0.20	
					1,270,888.50	2.28	3.80	
Morrison Fitout - Morrison Contractor - excluded								
Fit out (excl. MEPH) - Affordable								
1b2p		0	No	24,513.72	-	-	-	
1b2p wheel chair accessible unit		0	No	26,191.60	-	-	-	
2b3p		12	No	29,020.49	348,245.86	0.63	1.04	
2b3p Duplex		0	No	40,272.81	-	-	-	
2b4p		0	No	33,094.65	-	-	-	
2b4p wheel chair accessible unit		1	No	38,152.45	38,152.45	0.07	0.11	
3b5p		20	No	44,422.75	888,454.98	1.60	2.66	
3b5p wheel chair accessible unit		0	No	48,084.15	-	-	-	
4b6p		17	No	52,050.12	884,852.07	1.59	2.65	
		50	No		-	-	-	
					2,159,705.36	3.89	6.46	
Fit out (excl. MEPH) - Shared Ownership								
1b2p		0	No	31,092.04	-	-	-	
1b2p wheel chair accessible unit		0	No	32,652.03	-	-	-	
2b3p		0	No	36,569.33	-	-	-	
2b3p wheel chair accessible unit		0	No	38,227.20	-	-	-	
2b4p		0	No	46,538.59	-	-	-	
2b4p wheel chair accessible unit		0	No	49,310.58	-	-	-	
		0	No		-	-	-	
Fit out (excl. MEPH) - Market								
1b1p		39	No	35,343.02	1,378,377.71	2.48	4.12	
1b2p		52	No	40,535.35	2,107,837.94	3.79	6.30	
1b2p + 1		49	No	41,653.59	2,041,025.96	3.67	6.11	
1b2p wheel chair accessible unit		0	No	42,724.60	-	-	-	
2b3p wheel chair accessible unit		31	No	48,279.30	1,496,658.38	2.69	4.48	
2b4p		38	No	56,309.70	2,139,768.79	3.85	6.40	
2b4p +1		66	No	57,427.95	3,790,244.76	6.82	11.34	
3b5p wheel chair accessible unit		2	No	71,067.69	142,135.39	0.26	0.43	
3b6p		48	No	68,344.84	3,280,552.12	5.90	9.81	
		325	No		-	-	-	
					16,376,601.05	29.46	48.99	
Services								
Shell and Core								
Mechanical/Public health								
Soil stacks		375	No	1,250.00	468,750.00	0.84	1.40	
Water distribution to apartment		375	No	900.00	337,500.00	0.61	1.01	
Cold water tank and booster set		53,315	m²	10.00	533,148.70	0.96	1.59	
Extra for booster		2	No	20,000.00	40,000.00	0.07	0.12	
Chlorination and water treatment		375	No	375.00	140,625.00	0.25	0.42	
Heating and Cooling to Residential lobbies		5	No	12,500.00	62,500.00	0.11	0.19	
Heating and Cooling to concierge		1	No	7,500.00	7,500.00	0.01	0.02	
ASHP - Equipment delivery and commissioning		375	No	614.00	230,250.00	0.41	0.69	
Hoist and install Air Source Heat Pumps		375	No	23.00	8,625.00	0.02	0.03	
Distribution, pipework and fittings		375	m	2,394.12	897,794.52	1.62	2.69	
Plant to energy centre		375	No	2,000.00	750,000.00	1.35	2.24	
Roof mounted deck, pedestals, screen and door		1	Item	50,000.00	50,000.00	0.09	0.15	
Sprinklers to Residential areas		26,514	m²		Included			
Sprinklers to residential communal areas		3,091	m²	45.00	139,072.50	0.25	0.42	
Sprinklers to Plant and Storage areas		1,812	m²	45.00	81,540.00	0.15	0.24	
MAOV		63	No	7,500.00	472,500.00	0.85	1.41	
Dry risers		25	No	3,950.00	98,750.00	0.18	0.30	
Wet risers		38	No	6,500.00	247,000.00	0.44	0.74	
BMS and energy management		375	No	750.00	281,250.00	0.51	0.84	
Irrigation to podium landscaping		0	m²	15.00	-	-	-	
Prelims		12.0%		4,846,805.72	581,616.69	1.05	1.74	
Fire stopping		3.0%		4,846,805.72	145,404.17	0.26	0.43	
Test and commission		1.5%		4,846,805.72	72,702.09	0.13	0.22	
					5,646,528.67	10.16	16.89	
Electric								
Substations								
600KVA		1	No	120,000.00	120,000.00	0.22	0.36	

DESCRIPTION		QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
800KVA		1	No	160,000.00	160,000.00	0.29	0.48	
1MVA		1	No	200,000.00	200,000.00	0.36	0.60	
Mains cabling and switchgear		5	No	150,000.00	750,000.00	1.35	2.24	
LV mains cabling and switchgear: switchroom to resi dist boards		375	No	750.00	281,250.00	0.51	0.84	
Power and lighting to Residential lobbies		5	No	7,500.00	37,500.00	0.07	0.11	
Power and lighting to concierge		1	No	10,000.00	10,000.00	0.02	0.03	
Power and lighting to corridors and circulation		2,749	m²	90.00	247,365.00	0.45	0.74	
Power and lighting to plant and stores		1,812	m²	30.00	54,360.00	0.10	0.16	
Power and lighting to Stairs		125	No	750.00	93,750.00	0.17	0.28	
Power to lifts & comms to lift		13	No	1,500.00	19,500.00	0.04	0.06	
Emergency lighting to corridors and circulation		2,749	m²	45.00	123,682.50	0.22	0.37	
Evacuation alarm		375	No	900.00	337,500.00	0.61	1.01	
CCTV to core		5	No	10,000.00	50,000.00	0.09	0.15	
CAA compliant external lighting to towers		1	No	8,000.00	8,000.00	0.01	0.02	
TV aerial/sat dish installation		1	item	75,000.00	75,000.00	0.13	0.22	
PVs on roof		0	m²	275.00	-	-	-	see roofs
Prelims		12.0%	Item	2,087,907.50	250,548.90	0.45	0.75	
Fire stopping		3.0%	Item	2,087,907.50	62,637.23	0.11	0.19	
Test and commission		1.5%	Item	2,087,907.50	31,318.61	0.06	0.09	
					2,912,412.24	5.26	8.70	
Residential - MEPH shell, core, fit out - Affordable								
1b2p		0	No	19,699.69	-	-	-	
1b2p wheel chair accessible unit		0	No	19,979.66	-	-	-	
2b3p		12	No	21,236.96	254,843.46	0.46	0.76	
2b3p Duplex		0	No	21,637.64	-	-	-	
2b4p		0	No	21,907.01	-	-	-	
2b4p wheel chair accessible unit		1	No	21,907.01	21,907.01	0.04	0.07	
3b5p		20	No	30,290.67	605,813.36	1.09	1.81	
3b5p wheel chair accessible unit		0	No	30,805.04	-	-	-	
4b6p		17	No	32,108.86	545,850.65	0.98	1.63	
		50	No					
					1,428,414.48	2.57	4.27	
Residential - MEPH shell, core, fit out - Shared Ownership								
1b2p		0	No	21,335.50	-	-	-	
1b2p wheel chair accessible unit		0	No	21,542.81	-	-	-	
2b3p		0	No	22,688.85	-	-	-	
2b3p wheel chair accessible unit		0	No	22,917.69	-	-	-	
2b4p		0	No	23,545.80	-	-	-	
2b4p wheel chair accessible unit		0	No	23,883.82	-	-	-	
		0	No					
					-	-	-	
Residential - MEPH shell, core, fit out - Private								
1b1p		39	No	20,506.34	799,747.22	1.44	2.39	
1b2p		52	No	20,728.02	1,077,856.94	1.94	3.22	
1b2p + 1		49	No	20,916.05	1,024,886.40	1.84	3.07	
1b2p wheel chair accessible unit		0	No	20,935.32	-	-	-	
2b3p wheel chair accessible unit		31	No	22,043.48	683,347.97	1.23	2.04	
2b4p		38	No	22,070.04	838,661.55	1.51	2.51	
2b4p +1		66	No	22,258.07	1,469,032.73	2.64	4.39	
3b5p wheel chair accessible unit		2	No	30,126.27	60,252.54	0.11	0.18	
3b6p		48	No	30,032.53	1,441,561.66	2.59	4.31	
		325	No					
					7,395,347.01	13.30	22.11	
Commercial - MEPH shell, core, fit out								
Morrison - see Fit-out section								
Capped incoming water with water meter		1	No	5,000.00	12,936.00	0.02	0.04	
Capped flow and return from ASHP		1	No	10,000.00	10,000.00	0.02	0.03	
Waste connection		1	No	500.00	500.00	-	-	
Capped sprinkler pipe		1	No	500.00	500.00	-	-	
Capped electric supply		1	No	5,000.00	5,000.00	0.01	0.01	
Hyperoptic fibre box		1	No	500.00	500.00	-	-	
Open Reach fibre box		1	No	500.00	500.00	-	-	
Temp lighting		1	No	2,000.00	2,000.00	-	0.01	
Prelims		12.0%		31,936.00	3,832.32	0.01	0.01	
Test and commission		1.5%		31,936.00	479.04	-	-	
					36,247.36	0.06	0.10	
Car Park - MEPH shell, core, fit out - Morrisons								
Dry sprinkler system to car park		6,318	m²	60.00	379,080.00	0.68	1.13	
Smoke and Car Park Ventilation		6,318	m²	55.00	347,490.00	0.63	1.04	
Power		6,318	m²	20.00	126,360.00	0.23	0.38	
Lighting		6,318	m²	45.00	284,310.00	0.51	0.85	
Active Car Charging Stations		24	No	3,850.00	92,400.00	0.17	0.28	
Passive Car Charging infrastructure only		111	No	165.00	18,315.00			
						0.03	0.05	
Prelims		12.0%		1,247,955.00	149,754.60	0.27	0.45	
Test and commission		1.5%		1,247,955.00	18,719.33	0.03	0.06	
					1,416,428.93	2.55	4.24	
Residential								
8 person lift serving:								
Lift and Conveyor Installations/								
Systems								
6 levels		2	No	47,370.00	94,740.00	0.17	0.28	
11 levels		4	No	86,845.00	347,380.00	0.63	1.04	
13 levels		2	No	102,635.00	205,270.00	0.37	0.61	
22 levels		3	No	173,690.00	521,070.00	0.94	1.56	
Platform lifts in cycle stores		4	No	20,000.00	80,000.00	0.14	0.24	
Extra: evacuation lift		11	No	-	-	-	-	
Extra: fire fighting lift		11	No	6,911.92	76,031.15	0.14	0.23	
Lift car lift out - Affordable		4	No	3,000.00	incl			
Lift car lift out - Market		7	No	7,500.00	incl			
					1,324,491.15	2.39	3.96	
Morrison								
Allowance for 8 person lift serving 3 levels		2	-	-	-	-	-	Included above
Allowance for dock leveller		1	-	-	-	-	-	Included above
Builder's Work in Connection								
Services								
BWIC Services @		2.5%		20,159,869.84	503,996.75	0.91	1.51	
					503,996.75	0.91	1.51	

DESCRIPTION		QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Hard Landscaping								
Drainage board		3,430	m²	69.12	237,078.95	0.43	0.71	
Pathways with edgings		1,705	m²	202.04	344,479.59	0.62	1.03	
Paving around building		1,082	m²	202.04	218,608.16	0.39	0.65	
Allowance for external lighting		4,510	m²	31.90	143,874.33	0.26	0.43	
Hard Landscaping to Communal Gardens - 30%		1,587	m²	212.67	337,478.13	0.61	1.01	includes allowance for edging
allowance for furniture on podium		1,587	m²	37.22	59,058.67	0.11	0.18	
					1,340,577.83	2.42	4.01	
Soft Landscaping								
Semi mature trees		31	No	3,349.62	103,838.35	0.19	0.31	
Subsoil and topsoil for planting		1,726	m³	66.99	115,629.02	0.21	0.35	
Allowance for deeper subsoil and topsoil for trees		105	m³	66.99	7,034.21	0.01	0.02	
Formal Planting to gardens - 60% of soft landscaping		2,222	m²	84.01	186,625.41	0.34	0.56	
Grass to podium - 40% of soft landscaping		1,481	m²	11.70	17,323.88	0.03	0.05	
Allowance for irrigation to soft landscaping on garden roofs - 70%		3,703	m²	17.01	62,995.92	0.11	0.19	
					493,446.79	0.89	1.48	
Soil and surface water drainage at ground level across the site		8,930	m²	37.22	332,357.14	0.60	0.99	Based on GL site area
Allowance for attenuation		8,930	m²	15.00	133,950.00	0.24	0.40	
					466,307.14	0.84	1.39	
Utilities	Standard utilities per home	375	No	-	-	-	-	included in Facilitating Works
					-	-	-	
Demolition and Enabling Works	see facilitating Works							
					-	-	-	
Sub-total Building and Facilitating Works					123,423,303.94	222.06	368.93	
Preliminaries (15.5%)					19,131,000.00	34.43	57.22	
Main Contractor's OH&P - 6%					8,553,258.24	15.39	25.58	
Contingency (5%)					7,555,378.11	13.60	22.60	
Fees - see summary								
Building Works Estimate (Estimated Contract Sum)					158,662,940.28	285.48	474.33	

CLIENT: Substructure

PROJECT:

Aylesham Estate

DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Substructure							
Phase 2 comprises A, B, C, D, E, F, G, H, K, J1 & J2							
Allowance for hoarding	1	Item	200,000.00	200,000.00	0.34	0.47	
Excavation over site for ground floor slab							
Oversite excavation	7,676	m³	4.00	30,704.80	0.05	0.07	
Disposal off site	7,676	m³	70.18	538,707.10	0.92	1.26	
Extra over for disposal of excavated material as treatable hazardous waste - 10%	768	m³	200.00	153,524.00	0.26	0.36	
Extra over for disposal of excavated material off site as extra hazardous - 5%	384	m³	450.00	172,714.50	0.29	0.40	
Terram 1000	7,676	m²	5.31	40,788.82	0.07	0.10	
100mm Lean mix blinding Gen 1	7,676	m²	15.95	122,444.01	0.21	0.29	
300mm RC ground bearing slab	7,676	m²	250.00	1,919,050.00	3.27	4.49	
				-	-	-	
End Bearing Piling:							
Piling mat: 600 mm deep	7,676	m²	21.05	161,604.38	0.28	0.38	
Strip piling mat and store in temporary spoil heap	4,606	m³	8.51	39,180.78	0.07	0.09	
Establish plant & equipment on site for piling	1	item	9,000.00	9,000.00	0.02	0.02	
Move plant and setup at piles + probe	928	No	76.56	71,032.70	0.12	0.17	
600mm diameter contig piles (CFA) (Av.25m)	23,194	m	118.03	2,737,718.72	4.67	6.40	
Load Test on Trial Piles to 2 x WL (Max Load 2902kN)	1	item	17,545.65	17,545.65	0.03	0.04	
To mobilise engineer to site and carry out sonic	928	No	4.25	3,946.26	0.01	0.01	
To supply and fix debonding foam to reinforcement cages	928	No	11.70	10,852.22	0.02	0.03	
Set out	1	No	596.55	596.55	0.00	0.00	
Attendance	928	No	2.13	1,973.13	0.00	0.00	
Arisings off site	6,558	m³	53.17	348,681.78	0.60	0.82	
Crop tops	928	No	13.82	12,825.35	0.02	0.03	
				-	-	-	
Concrete							
Pile caps							
Core pile cap	12	No	20,000.00	240,000.00	0.41	0.56	
Average two pile cap 1700 x 750 mm	368	No	1,313.27	483,130.61	0.82	1.13	
Ground beams allowance	7,676	m²	50.51	387,726.43	0.66	0.91	
				-	-	-	
DPM wrapped around pile caps and the like	7,676	m²	15.00	115,143.00	0.20	0.27	
Gas membrane	7,676	m²	15.00	115,143.00	0.20	0.27	
Allowance for excavation and forming lift pits	24	No	5,263.69	126,328.68	0.22	0.30	
Allowance for underslab drainage	7,676	m²	58.49	448,946.39	0.77	1.05	
Extra over ground floor slab for insulation under occupied areas	7,676	m²	35.50	272,505.10	0.47	0.64	
				-	-	-	
RC Walls and Upstands							
	included in frame				-	-	
Groundworks and Concrete Preliminaries (15%)	15.00%		5,603,880.73	840,582.11	1.43	1.97	
				9,622,396.07	16.42	22.51	
Superstructure							
Frame/Upper floors/Stairs and							
250mm Thick reinforced concrete floor slabs incl. rebar (200kg/m³)	48,143	m²	210.00	10,110,082.93	17.25	23.65	
250mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	5,899	m²	210.00	1,238,727.00	2.11	2.90	
300mm Thick reinforced concrete roof slabs incl. rebar (200kg/m³)	800	m²	240.00	191,880.00	0.33	0.45	
800mm Thick transfer reinforced concrete slab incl. rebar (180kg/m³)	978	m²	550.00	537,900.00	0.92	1.26	
	55,819	m²		-	-	-	
250mm Thick reinforced concrete roof slabs incl. rebar to walkways and inset balconies (200kg/m³)	615	m²	210.00	129,150.00	0.22	0.30	
250 x 700mm Wide reinforced concrete columns incl. rebar (350kg/m³)	7,443	m	200.00	1,488,518.72	2.54	3.48	
300 x 1000mm Wide reinforced concrete columns incl. rebar (350kg/m³)	1,861	m	350.00	651,226.94	1.11	1.52	
				-	-	-	
250mm Thick reinforced concrete walls incl. rebar (200kg/m³)	15,550	m²	275.00	4,276,250.00	7.30	10.00	
Reinforced concrete dogleg staircase complete with landings, half	138	No	6,500.00	897,000.00	1.53	2.10	
Upstands - included in rates as sundries		m	-	-	-	-	
Balustrades and handrails to dog leg stairs.	966	m	420.00	405,720.00	0.69	0.95	
Handrails	1,518	m	170.00	258,060.00	0.44	0.60	
Allowance for stairs to upper level roofs	10	No	3,000.00	30,000.00	0.05	0.07	
Framed Concrete Preliminaries	15.00%		19,926,455.59	2,988,968.34	5.10	6.99	
				23,203,483.93	39.60	54.28	
Roof							
Roof covering; membrane including all skirtings etc, insulation, membrane - buildings	7,676	m²	195.00	1,496,859.00	2.55	3.50	
Roof covering; membrane including all skirtings etc, insulation, membrane - walkways and inset balconies	615	m²	195.00	119,925.00			
					0.20	0.28	
Extra over: plant roofs; walkways	6,514	m²	300.00	1,954,110.00	3.33	4.57	
PVs to roof - allowed 40% of plant/non green roof	2,605	m²	250.00	651,370.00	1.11	1.52	as sustainability report
Extra over: communal gardens	1,778	m²	375.00	666,562.50	1.14	1.56	
Balustrade to walkways and inset balconies	1,200	m	515.00	618,000.00	1.05	1.45	
Parapet detail to roofs: continuation to cladding	1,503	m	280.00	420,840.00	0.72	0.98	
Soil build-up; landscape drainage, root protection and irrigation	852	m²	250.00	213,000.00	0.36	0.50	
Blue roof to podium - assumed thin attenuation tanks above waterproofing and below soil build-up	1,778	m²	200.00	355,500.00	0.61	0.83	as sustainability report
Mansafe system		Item		Excluded			
Canopy to Blocks	10	No	16,500.00	165,000.00	0.28	0.39	
Allowance for davit arms	150	No	5,582.71	839,080.83	1.43	1.96	
Lift over runs	370	m²	127.60	47,213.75	0.08	0.11	
Builders work - AOV etc.	1	Item	35,000.00	35,000.00	0.06	0.08	
				7,582,461.08	12.94	17.74	
External Walls							
100mm lightweight steel frame system; metsec, or similar ; 100 Rockwool Flexi insulation faced with CP board; breather membrane; 200 Rockwool Duo insulation; support steelwork; cavity tie system; panels of brick slips including fire stopping, cavity trays, movement joints, etc.	21,031	m²					
Supply of facing Brickwork (£800/1000 allowed) facing skin built off	21,031	m²	57.62	1,211,837.62	2.07	2.84	
Lift and install brickwork	21,031	m²	95.00	1,997,926.00	3.41	4.67	
Parapet wall	2,255	m²	467.88	1,054,844.47	1.80	2.47	
Extra over brickwork for detailing	3,155	m²	250.00	788,655.00	1.35	1.85	
Shelf angle to support masonry - every level	10,631	m	300.00	3,189,300.00	5.44	7.46	
Stainless steel cavity barriers - every level	10,631	m	95.00	1,009,945.00	1.72	2.36	
Stainless steel cavity tray and lintol above windows	5,633	m	150.00	844,987.50	1.44	1.98	
Cill detail	5,633	m	95.00	535,158.75	0.91	1.25	
Reveal detail	28,842	m	35.00	1,009,478.40	1.72	2.36	
Coping to parapet wall	1,503	m	300.00	450,900.00	0.77	1.05	
Metsec and insulation	21,031	m²	103.79	2,182,752.40	3.72	5.11	
Brickwork Preliminaries	14,275,785		15%	2,141,367.77	3.65	5.01	
Parapet detail to roof edges, including capping	0	m	-	-	-	-	
TB2 Enhanced thermal bridging performance related to detailing at the corners, between each dwelling, balcony's, etc requiring continuous lines of insultation, thermal breaks, etc	374	No	505.10	188,908.16			
					0.32	0.44	
Scaffold	35,042	m²	105.00	3,679,441.50	6.28	8.61	

	DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
Windows and External Doors	Cladding to office Building D	1,858	m²	950.00	1,765,195.00	3.01	4.13	
	Commercial Cladding	2,670	m²	950.00	2,536,500.00	4.33	5.93	
	Cladding to Leisure facilities	470	m²	650.00	305,630.00	0.52	0.72	
	Feature columns approx. 5000mm high	0	No	2,500.00	-	-	-	
	Bolt-on Balconies							
	Small Balconies 4 x 1.8 m	157	No	10,500.00	1,648,500.00	2.81	3.86	
	Large Balconies 7 x 1.8 m	217	No	13,500.00	2,929,500.00	5.00	6.85	
					29,470,827.57	50.29	68.95	
	Composite windows	9,013	m²	635.00	5,723,382.00	9.77	13.39	
	Aluminium louvre screens to plant rooms -allowance	620	m²	400.00	248,000.00	0.42	0.58	
	External entrance louvre door to plant rooms	10	No	5,000.00	50,000.00	0.09	0.12	
	External entrance door to residential entrance screen 12m2	10	No	12,600.00	126,000.00	0.22	0.29	
	Double Plantroom doors	14	No	3,000.00	42,000.00	0.07	0.10	
Internal Walls and Partitions	Retail Doors	13	No	3,000.00	39,000.00	0.07	0.09	
	Office Doors	6	No	2,000.00	12,000.00	0.02	0.03	
	Restaurant Doors	7	No	3,000.00	21,000.00	0.04	0.05	
	Double Refuse doors	8	No	3,000.00	24,000.00	0.04	0.06	
	Secondary access doors	11	No	1,200.00	13,200.00	0.02	0.03	
	Cycle store doors	3	No	1,200.00	3,600.00	0.01	0.01	
	Doors to communal Gardens	5	No	1,200.00	6,000.00	0.01	0.01	
	Doors to communal External Walkways	15	No	1,200.00	18,000.00	0.03	0.04	
					6,326,182.00	10.80	14.80	
	Division walls between Commercial and Residential	2,550	m²	150.00	382,500.00	0.65	0.89	
	Division walls cycle stores, plant etc	1,836	m²	120.00	220,320.00	0.38	0.52	
	Two skins 215mm thick block party walls between buildings	699	m²	200.00	139,800.00	0.24	0.33	
	Drylined Party walls	9,017	m²	160.00	1,442,761.60	2.46	3.38	
Internal Doors (Shell and Core)	Drylined Corridor walls	7,266	m²	160.00	1,162,552.00	1.98	2.72	
	Shaftwall to risers	2,866	m²	110.00	315,249.00	0.54	0.74	
	Internal Corridor and Stair Doors - Single	205	No	855.00	175,275.00	0.30	0.41	
	Double doors to entrance lobbies	10	No	2,500.00	25,000.00	0.04	0.06	
	Internal steel doors to plant and storage - Single	29	No	850.00	24,650.00	0.04	0.06	
	Internal steel doors to plant and storage - Door and half	6	No	1,800.00	10,800.00	0.02	0.03	
	Internal steel doors to plant and storage - Double	10	No	750.00	7,500.00	0.01	0.02	
	Riser doors	568	No	750.00	426,000.00	0.73	1.00	
					4,332,407.60	7.39	10.14	
	carpet to entrance lobbies - Affordable	60	m²	28.00	1,680.00	0.00	0.00	
	Latex levelling screed	60	m²	8.00	480.00	0.00	0.00	
	Floor tiles to entrance lobbies	184	m²	90.00	16,560.00	0.03	0.04	
Communal Fit-out	Entrance matting to Ground Floor lobbies	10	No	2,500.00	25,000.00	0.04	0.06	
	Skirtings - painted	64	m	6.00	384.00	0.00	0.00	
	Skirtings - tiles	150	m	20.00	3,000.00	0.01	0.01	
	carpet to corridors and lift lobbies - affordable	795	m²	28.00	22,260.00	0.04	0.05	
	Latex levelling screed	795	m²	8.00	6,360.00	0.01	0.01	
	Heckmondwike Supacord (Colour: Onyx) carpet to corridors and lift lobbies- Market and Intermediate	3,143	m²	28.00	88,004.00			
						0.15	0.21	
	Skirtings - painted	4,914	m	6.00	29,481.00	0.05	0.07	
	Floor finish to leisure	820	m²	70.00	57,400.00	0.10	0.13	
	Specialist skirtings	218	m	20.00	4,360.00	0.01	0.01	
	Danskin floor system	3,143	m²	40.00	125,720.00	0.21	0.29	
	Sealed and painted floor finish to stairs	1,794	m²	10.63	19,076.91	0.03	0.04	
	Softwood skirting and string; Painted	2,070	m	6.00	12,420.00	0.02	0.03	
	Sealed and Painted finish to plant and stores	2,094	m²	10.00	20,940.00	0.04	0.05	
	Allowance for paint to plant room floors	676	m²	10.00	6,760.00	0.01	0.02	
Fittings (Shell & Core)						-	-	
	Wall finish to Ground Floor lobbies - Affordable	256	m²	8.00	2,048.00	0.00	0.00	
	Wall finish to Ground Floor lobbies - Market and Intermediate	598	m²	8.00	4,784.00	0.01	0.01	
	Lining to Concrete Cores	7,775	m²	42.53	330,708.92	0.56	0.77	
	Painted Wall finish to Corridors	7,266	m²	8.00	58,127.60	0.10	0.14	
	Painted Wall finish to Lift lobbies	1,327	m²	8.00	10,612.00	0.02	0.02	
	Wall finish to Leisure	872	m²	75.00	65,400.00	0.11	0.15	
	Sealed and painted wall finish to stairs (Unpainted concrete finish)	0	m²	8.00	-	-	-	
						-	-	
	Plasterboard ceiling to lobbies including bulkheads - affordable	60	m²	36.00	2,160.00	0.00	0.01	
	Plasterboard ceiling to lobbies including bulkheads -Market/Intermediate	184	m²	36.00	6,624.00			
						0.01	0.02	
	Plasterboard ceiling to Corridors and lift lobbies	3,143	m²	36.00	113,148.00	0.19	0.26	
	Ceiling to Leisure	820	m²	50.00	41,000.00	0.07	0.10	
	Sealed and painted ceiling finish to stairs (Unpainted concrete finish)	0	m²	-	-	-	-	
Fit out excluding MEPH Residential fit out	Ground floor Plant, and stores, refuse etc- no finish	2,094	m²	-	-	-	-	
					1,074,498.43	1.83	2.51	
	Bike racks (allowance for two tier bike rack)	876	No	200.00	175,200.00	0.30	0.41	
	Allowance for metal plate signage per floor	97	No	1,250.00	121,250.00	0.21	0.28	
	Allowance for statutory signage	97	No	1,250.00	121,250.00	0.21	0.28	
	Leisure	1	Item	150,000.00	150,000.00	0.26	0.35	
	Allowance for sundry metalwork etc on GIA	55,819	m²	5.32	296,784.41	0.51	0.69	
	Refuse fittings	10	No	10,000.00	100,000.00	0.17	0.23	
					964,484.41	1.65	2.26	
	Fit out (excl. MEPH) - Affordable							
	1b2p	0	No	24,513.72	-	-	-	
	1b2p wheel chair accessible unit	0	No	26,191.60	-	-	-	
	2b3p	0	No	29,020.49	-	-	-	
	2b4p	0	No	33,094.65	-	-	-	
	2b4p wheel chair accessible unit	0	No	38,152.45	-	-	-	
	3b5p	0	No	44,422.75	-	-	-	
	3b5p wheel chair accessible unit	0	No	48,084.15	-	-	-	
		0	No					
	Fit out (excl. MEPH) - Shared Ownership							

Services

DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
1b2p	2	No	31,092.04	62,184.08	0.11	0.15	
2b3p	4	No	36,569.33	146,277.33	0.25	0.34	
2b4p	21	No	46,538.59	977,310.35	1.67	2.29	
2b4p wheel chair accessible unit	0	No	49,310.58	-	-	-	
3b5p	0	No	53,460.28	-	-	-	
3b5p Duplex	0	No	68,098.71	-	-	-	
	27	No		1,185,771.76	2.02	2.77	
Fit out (excl. MEPH) - Market							
1b1p	51	No	35,343.02	1,802,493.93	3.08	4.22	
1b2p	106	No	40,535.35	4,296,746.57	7.33	10.05	
1b2p + 1	39	No	41,653.59	1,624,490.05	2.77	3.80	
1b2p wheel chair accessible unit	4	No	42,724.60	170,898.41	0.29	0.40	
2b3p	40	No	45,961.95	1,838,478.10	3.14	4.30	
2b3p Duplex	1	No	58,071.60	58,071.60	0.10	0.14	
2b4p	90	No	56,309.70	5,067,873.45	8.65	11.86	
2b4p + 1	43	No	60,232.77	2,590,008.95	4.42	6.06	
2b4p Duplex	5	No	68,606.57	343,032.86	0.59	0.80	
3b5p	27	No	71,067.69	1,918,827.70	3.27	4.49	
3b5p Duplex	2	No	85,348.79	170,697.59	0.29	0.40	
3b6p	51	No	68,344.84	3,485,586.63	5.95	8.15	
3b6p wheel chair accessible unit	0	No	76,214.89	-	-	-	
3b6p Duplex	6	No	85,338.03	512,028.16	0.87	1.20	
	465	No		23,879,234.00	40.75	55.86	
Shell and Core							
Mechanical/Public health							
Soil stacks	492	No	1,250.00	615,000.00	1.05	1.44	
Water distribution to apartment	492	No	900.00	442,800.00	0.76	1.04	
Cold water tank and booster set	55,819	m²	10.00	558,194.52	0.95	1.31	
Extra for booster	1	No	20,000.00	20,000.00	0.03	0.05	
Chlorination and water treatment	492	No	375.00	184,500.00	0.31	0.43	
Heating and Cooling to Residential lobbies	10	No	12,500.00	125,000.00	0.21	0.29	
ASHP - Equipment delivery and commissioning	492	No	614.00	302,088.00	0.52	0.71	
Hoist and install Air Source Heat Pumps	492	No	23.00	11,316.00	0.02	0.03	
Distribution, pipework and fittings	492	m	2,394.12	1,177,906.41	2.01	2.76	
Plant to energy centre	492	No	2,000.00	984,000.00	1.68	2.30	
Roof mounted deck, pedestals, screen and door	1	Item	100,000.00	100,000.00	0.17	0.23	
Sprinklers to Residential areas	33,672	m²		Included			
Sprinklers to residential communal areas	4,207	m²	45.00	189,315.00	0.32	0.44	
Sprinklers to Plant and Storage areas	2,094	m²	45.00	94,230.00	0.16	0.22	
MAOV	97	No	7,500.00	727,500.00	1.24	1.70	
Dry risers	80	No	3,950.00	316,000.00	0.54	0.74	
Wet risers	17	No	6,500.00	110,500.00	0.19	0.26	
BMS and energy management	492	No	750.00	369,000.00	0.63	0.86	
Irrigation to podium landscaping	0	m²	15.00	-	-	-	
Prelims	12.0%		6,327,349.93	759,281.99	1.30	1.78	
Fire stopping	3.0%		6,327,349.93	189,820.50	0.32	0.44	
Test and commission	1.5%		6,327,349.93	94,910.25	0.16	0.22	
				7,371,362.67	12.58	17.25	
Electric							
Substations							
200KVA	1	No	40,000.00	40,000.00	0.07	0.12	
500KVA	1	No	100,000.00	100,000.00	0.18	0.30	
1MVA	3	No	200,000.00	600,000.00	1.08	1.79	
1.8MVA	1	No	360,000.00	360,000.00	0.65	1.08	
Mains cabling and switchgear	10	No	150,000.00	1,500,000.00	2.56	3.51	
LV mains cabling and switchgear: switchroom to resi dist boards	485	No	750.00	363,750.00	0.62	0.85	
Power and lighting to Residential lobbies	10	No	7,500.00	75,000.00	0.13	0.18	
Power and lighting to leisure	1	No	90,000.00	90,000.00	0.15	0.21	
Power and lighting to corridors and circulation	3,203	m²	90.00	288,270.00	0.49	0.67	
Power and lighting to plant and stores	2,094	m²	30.00	62,820.00	0.11	0.15	
Power and lighting to Stairs	138	No	750.00	103,500.00	0.18	0.24	
Power to lifts & comms to lift	20	No	1,500.00	30,000.00	0.05	0.07	
Emergency lighting to corridors and circulation	3,203	m²	45.00	144,135.00	0.25	0.34	
Evacuation alarm	485	No	900.00	436,500.00	0.74	1.02	
CCTV to core	10	No	10,000.00	100,000.00	0.17	0.23	
CAA compliant external lighting to towers	1	No	8,000.00	8,000.00	0.01	0.02	
TV aerial/sat dish installation	1	item	75,000.00	75,000.00	0.13	0.18	
PVs on roof	0	m²	275.00	-	-	-	see roofs
Prelims	12.0%	Item	3,276,975.00	393,237.00	0.67	0.92	
Fire stopping	3.0%	Item	3,276,975.00	98,309.25	0.17	0.23	
Test and commission	1.5%	Item	3,276,975.00	49,154.63	0.08	0.11	
				4,917,675.88	8.49	12.22	
Residential - MEPH shell, core, fit out - Affordable							
1b2p	0	No	19,699.69	-	-	-	
1b2p wheel chair accessible unit	0	No	19,979.66	-	-	-	
2b3p	0	No	21,236.96	-	-	-	
2b4p	0	No	21,907.01	-	-	-	
2b4p wheel chair accessible unit	0	No	21,907.01	-	-	-	
3b5p	0	No	30,290.67	-	-	-	
3b5p wheel chair accessible unit	0	No	30,805.04	-	-	-	
	0	No		-	-	-	
Residential - MEPH shell, core, fit out - Shared Ownership							
1b2p	2	No	21,335.50	42,671.01	0.07	0.10	
2b3p	4	No	22,688.85	90,755.41	0.15	0.21	
2b4p	21	No	23,545.80	494,461.82	0.84	1.16	
2b4p wheel chair accessible unit	0	No	23,883.82	-	-	-	
3b5p	0	No	31,853.62	-	-	-	
3b5p Duplex	0	No	32,372.63	-	-	-	
	27	No		627,888.24	1.07	1.47	
Residential - MEPH shell, core, fit out - Private							
1b1p	51	No	20,506.34	1,045,823.29	1.78	2.45	

DESCRIPTION	QTY	UNIT	RATE	£	£/ft2 GIA	£/ft2 NIA	NOTES
1b2p	106	No	20,728.02	2,197,169.91	3.75	5.14	
1b2p + 1	39	No	20,916.05	815,725.91	1.39	1.91	
1b2p wheel chair accessible unit	4	No	20,935.32	83,741.28	0.14	0.20	
2b3p	40	No	21,814.64	872,585.67	1.49	2.04	
2b3p Duplex	1	No	22,012.16	22,012.16	0.04	0.05	
2b4p	90	No	22,070.04	1,986,303.67	3.39	4.65	
2b4p + 1	43	No	22,408.06	963,546.69	1.64	2.25	
2b4p Duplex	5	No	22,279.70	111,398.50	0.19	0.26	
3b5p	27	No	30,126.27	813,409.34	1.39	1.90	
3b5p Duplex	2	No	30,407.30	60,814.60	0.10	0.14	
3b6p	51	No	30,032.53	1,531,659.27	2.61	3.58	
3b6p wheel chair accessible unit	0	No	30,608.42	-	-	-	
3b6p Duplex	6	No	30,417.44	182,504.62	0.31	0.43	
	465	No					
				10,686,694.91	18.24	25.00	
<u>Commercial - MEPH shell, core, fit out</u>							
Capped incoming water with water meter	24	No	5,000.00	310,464.00	0.53	0.73	
Capped flow and return from ASHP	24	No	10,000.00	240,000.00	0.41	0.56	
Gas supply to commercial units	19	No	5,000.00	95,000.00	0.16	0.22	
Waste connection	24	No	500.00	12,000.00	0.02	0.03	
Capped sprinkler pipe	24	No	500.00	12,000.00	0.02	0.03	
Capped electric supply	24	No	5,000.00	120,000.00	0.20	0.28	
Hyperoptic fibre box	24	No	500.00	12,000.00	0.02	0.03	
Open Reach fibre box	24	No	500.00	12,000.00	0.02	0.03	
Temp lighting	24	No	2,000.00	48,000.00	0.08	0.11	
Connections to Commercial block	1	item	25,000.00	25,000.00	0.04	0.06	
Prelims	12.0%		886,464.00	106,375.68	0.18	0.25	
Test and commission	1.5%		886,464.00	13,296.96	0.02	0.03	
				1,006,136.64	1.72	2.35	
<u>Car Park - MEPH shell, core, fit out - None</u>							
Dry sprinkler system to car park	0	m²	55.00	-	-	-	
Smoke and Car Park Ventilation	0	m²	50.00	-	-	-	
Power	0	m²	20.00	-	-	-	
Lighting	0	m²	40.00	-	-	-	
Active Car Charging Stations	0	No	3,500.00	-	-	-	
Passive Car Charging infrastructure only	0	No	150.00	-	-	-	
					-	-	
Prelims	12.0%		-	-	-	-	
Test and commission	1.5%		-	-	-	-	
					-	-	
<u>Lift and Conveyor Installations/ 8 person lift serving:</u>							
<u>Systems</u>							
6 levels	4	No	47,370.00	189,480.00	0.32	0.44	
7 levels	4	No	55,265.00	221,060.00	0.38	0.52	
9 levels	4	No	71,055.00	284,220.00	0.49	0.66	
10 levels	4	No	78,950.00	315,800.00	0.54	0.74	
11 levels	4	No	86,845.00	347,380.00	0.59	0.81	
12 levels	2	No	94,740.00	189,480.00	0.32	0.44	
16 levels	3	No	126,320.00	378,960.00	0.65	0.89	
Platform lifts in cycle stores	2	No	20,000.00	40,000.00	0.07	0.09	
Extra: evacuation lift	25	No	4,800.00	120,000.00	0.20	0.28	
Extra: fire fighting lift	25	No	6,500.00	162,500.00	0.28	0.38	
Lift car lift out - Affordable	6	No	incl				
Lift car lift out - Market	19	No	incl				
				2,248,880.00	3.84	5.26	
<u>Builder's Work in Connection Services</u>							
BWIC Services @	2.5%		26,858,638.34	671,465.96	1.15	1.57	
				671,465.96	1.15	1.57	
Drainage board	1,826	m²	69.12	126,211.71	0.22	0.30	
Pathways with edgings	6,454	m²	202.04	1,303,971.43	2.23	3.05	
Feature paving	1,796	m²	210.00	377,160.00	0.64	0.88	
Allowance for fittings	10,789	m²	11.00	118,679.00	0.20	0.28	
Allowance for external lighting	10,789	m²	31.90	344,181.85	0.59	0.81	
Allowance for play elements	1	Item	52,500.00	52,500.00	0.09	0.12	
Allowance for cycle stands	1	Item	105,000.00	105,000.00	0.18	0.25	
Hard Landscaping to Communal Gardens - 30%	533	m²	212.67	113,408.70	0.20	0.34	
allowance for furniture on podium	533	m²	37.22	19,846.52	0.04	0.06	
				2,560,959.21	4.38	6.08	
<u>Soft Landscaping</u>							
Semi mature trees in soft ground	70	No	1,575.00	110,250.00	0.19	0.26	
Semi mature trees in deeper soil	16	No	3,349.62	53,593.98	0.09	0.13	
Subsoil and topsoil for planting	2,540	m³	66.99	170,160.90	0.29	0.40	
Allowance for deeper subsoil and topsoil for trees	54	m³	66.99	3,617.59	0.01	0.01	
Planting: level %	635	m²	84.01	53,344.09	0.09	0.12	
Grass	1,904	m²	11.70	22,271.28	0.04	0.05	
Formal Planting to gardens - 60% of soft landscaping	747	m²	17.01	12,701.77	0.02	0.04	
Grass to podium - 40% of soft landscaping	498	m²	11.70	5,821.65	0.01	0.02	
Allowance for irrigation to soft landscaping	3,784	m²	16.00	60,548.00	0.10	0.14	
				492,309.26	0.84	1.17	
Soil and surface water drainage at ground level across the site	18,170	m²	37.22	676,251.88	1.22	2.02	
Allowance for attenuation	18,170	m²	15.00	272,550.00	0.49	0.82	
				948,801.88	1.71	2.84	
<u>Utilities</u>							
Standard utilities per home	485	No	-	-	-	-	
				-	-	-	
<u>Demolition and Enabling Works</u>							
see facilitating Works	1	Item		-	-	-	
				-	-	-	
Sub-total Building and Facilitating Works				139,173,921.50	237.70	327.04	
Preliminaries (15.5%)				21,572,000.00	38.82	64.53	
Main Contractor's OH&P - 6%				9,644,755.29	17.36	28.85	
Contingency (5%)				8,519,533.84	15.33	25.48	
Fees - see summary							
Building Works Estimate (Estimated Contract Sum)				178,910,210.63	309.21	445.90	

Unit Summary Phase 1

Units	Avg. Size (ft²)	No / Unit	Res. Area (ft²)	Comm. Area (ft²)
Affordable				
1 Bed 2 P	-			-
1 Bed 2 P WAU	-			-
2 Bed 3P	662	12	7,940	-
2 Bed 3P Duplex	-			-
2 Bed 4P	-			-
2 Bed 4P WAU	938	1	938	-
3 Bed 5P	950	20	18,996	-
3 Bed 5P WAU	-			-
4 Bed 6P	1,122	17	19,075	-
		50	46,950	-
Shared Ownership/Intermediate				
1 Bed 2 P	-			-
1 Bed 2 P WAU	-			-
2 Bed 3P	-			-
2 Bed 3P WAU	-			-
2 Bed 4P	-			-
2 Bed 4P WAU	-			-
		-	-	-
Market				
1 Bed 1 P	430	39	16,766	-
1 Bed 2 P	551	52	28,661	-
1 Bed 2 P + 1	647	49	31,697	-
1 Bed 2 P WAU	-			-
2 Bed 3P	722	31	22,371	-
2 Bed 3P Duplex	-			-
2 Bed 4P	760	38	28,884	-
2 Bed 4P +1	892	66	58,884	-
3 Bed 5P	929	2	1,858	-
3 Bed 6P	1,027	48	49,319	-
3 Bed 6P WAU	-			-
3 Bed 6P Duplex	-			-
		325	238,441	-
		375	285,390	-
Commercial				
Morrison		1	47,749	-
Retail Area		2	1,180	-
		3	48,929	-
Total		378	334,319	-

Areas:

NIA*	334,319	ft²
GIA (incl. Car Park)	555,628	ft²
GIA (excl. Car Park)	504,700	ft²
Net / Gross Internal (%)	9	
Total including Car Park	60%	
Total excluding Car Park	66%	

Date 05/12/2024

Construction Period TBC

Unit Summary Phase 2

Units	Avg. Size (ft²)	No / Unit	Res. Area (ft²)	Comm. Area (ft²)
Affordable				
1 Bed 2 P	-			-
1 Bed 2 P WAU	-			-
2 Bed 3P	-			-
2 Bed 4P	-			-
2 Bed 4P WAU	-			-
3 Bed 5P	-			-
3 Bed 5P WAU	-			-
		-	-	-
Shared Ownership/Intermediate				
1 Bed 2 P	536	2	1,073	
2 Bed 3P	743	4	2,972	
2 Bed 4P	781	21	16,397	
2 Bed 4P WAU	-			
3 Bed 5P	-			
3 Bed 5P Duplex	-			
		27	20,442	
Market				
1 Bed 1 P	439	51	22,386	
1 Bed 2 P	563	106	59,719	
1 Bed 2 P + 1	650	39	25,362	
1 Bed 2 P WAU	729	4	2,917	
2 Bed 3P	703	40	28,121	
2 Bed 3P Duplex	856	1	856	
2 Bed 4P	794	90	71,472	
2 Bed 4P +1	896	43	38,514	
2 Bed 4P Duplex	997	5	4,986	
3 Bed 5P Duplex	1,287	2	2,574	
3 Bed 5P	960	27	25,925	
3 Bed 6P	1,062	51	54,182	
3 Bed 6P WAU	-			
3 Bed 6P Duplex	1,302	6	7,810	
		465	344,823	
Commercial				
Commercial / Retail / Leisure		25	62,182	
		25	62,182	
Total				
		517	427,447	

Areas:
NIA* 427,447 ft²
GIA 585,999 ft²
Net / Gross Internal (%)
Total including Car Park 73%

Date #####
Construction Period TBC

Type	Description	1b1p	1b2p	1b2p	1b2p	2b3p	2b3p	2b3p	2b4p	2b4p	2b4p	2b4p	3b5p	3b5p	3b5p	3b6p	3b6p	3b6p	4b6p
				,+1	WAU			Duplex		+1	WAU	Duplex		WAU	Duplex		WAU	Duplex	
Affordable	No of Units					12					1		20						1750
	Fit-Out (excl. MEP)		24,514		26,192	29,020		40,273	33,095		38,152		44,423	48,084					52,050
	MEP		19,700		19,980	21,237		21,638	21,907		21,907		30,291	30,805					32,109
	Total/Unit	-	44,213	-	46,171	50,257		61,910	55,002	-	60,059		74,713	78,889					84,159
	Overall Total	-	-	-	-	603,089		-	-	-	60,059		1,494,268	-					1,430,703
Shared Ownership	No of Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0
	Fit-Out (excl. MEP)	26,625	31,092	31,946	32,652	36,569	38,227	48,402	46,539		49,311	58,541	53,460	55,778	68,099				
	MEP	20,662	21,336	21,524	21,543	22,689	22,918	22,886	23,546		23,884	23,755	31,854	32,092	32,373				
	Total/Unit	47,287	52,428	53,470	54,195	59,258	61,145	71,288	70,084	-	73,194	82,297	85,314	87,869	100,471				
	Overall Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Market	No of Units	39	52	49	-	31		38	66				2			48			325
	Fit-Out (excl. MEP)	35,343	40,535	41,654	42,725	45,962	48,279	58,072	56,310	57,428	60,233	68,607	67,530	71,068	85,349	68,345	76,215	85,338	
	MEP	20,506	20,728	20,916	20,935	21,815	22,043	22,012	22,070	22,258	22,408	22,280	29,888	30,126	30,407	30,033	30,608	30,417	
	Total/Unit	55,849	61,263	62,570	63,660	67,777	70,323	80,084	78,380	79,686	82,641	90,886	97,418	101,194	115,756	98,377	106,823	115,755	
	Overall Total	2,178,125	3,185,695	3,065,912	-	-	2,180,006	-	2,978,430	5,259,277	-	-	-	202,388	-	4,722,114	-	-	

Type	Description	1b1p	1b2p	1b2p	1b2p	2b3p	2b3p	2b3p	2b4p	2b4p	2b4p	3b5p	3b5p	3b5p	3b6p	3b6p	3b6p	
				,+1	WAU		WAU	Duplex		+1	Duplex		WAU	Duplex		WAU	Duplex	
Affordable	No of Units		0		0	0			0	0		0	0				0	
	Fit-Out (excl. MEP)		24,514		26,192	29,020		40,273	33,095	38,152		44,423	48,084					
	MEP		19,700		19,980	21,237		21,638	21,907	21,907		30,291	30,805					
	Total/Unit	-	44,213	-	46,171	50,257		61,910	55,002	60,059		74,713	78,889					
	Overall Total	-	-	-	-	-		-	-	-		-	-					
Shared Ownership	No of Units		2			4			21	-		-		-			27	
	Fit-Out (excl. MEP)	26,625	31,092	31,946	32,652	36,569	38,227	48,402	46,539	49,311	58,541	53,460	55,778	68,099				
	MEP	20,662	21,336	21,524	21,543	22,689	22,918	22,886	23,546	23,884	23,755	31,854	32,092	32,373				
	Total/Unit	47,287	52,428	53,470	54,195	59,258	61,145	71,288	70,084	73,194	82,297	85,314	87,869	100,471				
	Overall Total	-	104,855	-	-	237,033	-	-	1,471,772	-	-	-	-	-	-			
Market	No of Units	51	106	39	4	40	-	1	90	43	5	-	27	2	51	-	6	465
	Fit-Out (excl. MEP)	35,343	40,535	41,654	42,725	45,962	48,279	58,072	56,310	60,233	68,607	67,530	71,068	85,349	68,345	76,215	85,338	
	MEP	20,506	20,728	20,916	20,935	21,815	22,043	22,012	22,070	22,408	22,280	29,888	30,126	30,407	30,033	30,608	30,417	
	Total/Unit	55,849	61,263	62,570	63,660	67,777	70,323	80,084	78,380	82,641	90,886	97,418	101,194	115,756	98,377	106,823	115,755	
	Overall Total	2,848,317	6,493,916	2,440,216	254,640	2,711,064	-	80,084	7,054,177	3,553,556	454,431	-	2,732,237	231,512	5,017,246	-	694,533	

Raising the bar for construction consultancy services.

london | basingstoke | brighton | bristol | gravesend | leeds | manchester | reading

APPENDIX 11. Berkeley Homes evidence on sales and marketing costs, November 2024

Homes to sell	607
GDV	£369,085,800
Sales rate	6
Budget start	Nov-26
Budget end	Apr-35
Cost per home	£25,994
Cost per month	£155,964

9 - Sales & Marketing					6 per month	
90 - Marketing		Remaining months			101	
Total Budget					£	15,778,368
Marketing					£	7,889,211
900 - Brochure		CODE TOTAL	Unit	Quantity	Rate	£ 304,617
9000 - Brochure Design		Sub total			£	133,750
	New Branding and guidelines by third party		1	£	45,900	£ 45,900
	Vision Workshop		1	£	9,500	£ 9,500
	brochure design		2	£	5,000	£ 10,000
	fact sheet refresh and redesign		2	£	5,000	£ 10,000
	brochure refresh		2	£	18,000	£ 36,000
	Fact sheet		1	£	5,000	£ 5,000
	Translations @ £1K per brochure, £500 fact sheet	Translations	1	£	1,500	£ 1,500
	Launch collateral updates		3	£	1,500	£ 4,500
	Ad hoc design @ £500 per month	Months	22.7	£	500	£ 11,350
9002 - Brochure Print		Sub total			£	170,867
	P2 reprint	Prints	1	£	52,600	£ 52,600
	P2 fact sheet reprint £945 per 1000 copies (3 prints a year) 4 pager	Prints	3	£	945	£ 23,814
	P1 brochure print	Prints	1	£	36,300	£ 36,300
	Translation brochure print	Prints	1	£	36,300	£ 36,300
	Guide £540 for 500 prints x 3 years (4pager)	Guide	3	£	540	£ 1,620
	Ad hoc @ £200 per month	Months	101	£	200	£ 20,233
901 - Advertising		CODE TOTAL			£	931,000
9010 - Advertising Design		Sub total			£	166,000
	Based off 20% of campaign creative		1	£	166,000	£ 166,000
9012 - Advertising Campaign		Sub total			£	765,000
	P1 launch campaign - print	Print/Digital	4	£	65,000	£ 260,000
	P1 burst	Digital	4	£	20,000	£ 80,000
	P2 launch campaign	Print/Digital	3	£	65,000	£ 195,000
	Penthouse P1 launch	Digital	4	£	18,000	£ 72,000
	Penthouse P2 launch	Digital	4	£	22,000	£ 88,000
	Local advertising	Print/Digital	20	£	3,500	£ 70,000
902 - Digital		CODE TOTAL			£	1,517,500
9020 - Digital Advertising Campaign		Sub total			£	1,517,500
	Ongoing digital campaign @ £12k/month	Months	101.167	£	12,000	£ 1,214,000
	Ad hoc @ £1K pm	Months	101.167	£	1,000	£ 101,167
	Group recharge @ £2K pm	Months	101.167	£	2,000	£ 202,333
903 - Events & PR		CODE TOTAL			£	1,076,250
9030 - Sales Promotion Events		Sub total			£	129,500
	P1 launch event	Event	1	£	10,000	£ 10,000
	P2 launch event	Event	1	£	10,000	£ 10,000
	Penthouse launch P1	Event	1	£	5,000	£ 2,500
	Penthouse launch P2	Event	1	£	5,000	£ 2,500
	Award entries @ £3.5K pa	Event	5	£	3,500	£ 17,500
	Budget for 1 event every 2 months @ £2K	Months	41	£	2,000	£ 82,000
	Merchandise	Merchandise	1	£	5,000	£ 5,000
9032 - Public Relations		Sub total			£	894,250
	PR Retainer @ £1.25K pm	Months	101	£	1,250	£ 126,250
	Events and press launches	Events	20	£	38,400	£ 768,000
9034 - Market Research		Sub total			£	52,500
	Budget	Budget	3	£	17,500	£ 52,500
9036 - Other Sales Promotion		Sub total			£	-
					£	-
904 - Signage		CODE TOTAL			£	840,134
9040 - Signage		Sub total			£	198,967
	SMS interior corporate signage	Signage	2	£	5,000	£ 10,000
	Ad hoc SMS signage and window vinyl	Ad hoc/Launch	20	£	5,048	£ 100,967
	Wayfinding	Wayfinding	4	£	20,000	£ 88,000
9042 - Hoarding		Sub total			£	641,167
	Hoarding - Phase 1	Hoarding	3	£	60,000	£ 180,000
	Hoarding - Phase 2	Hoarding	6	£	60,000	£ 360,000
	Hoarding maintenance @ £1000 pm	Months	101.167	£	1,000	£ 101,167
905 - Models		CODE TOTAL			£	95,500

9050 - Models	Masterplan model update	Update	1	£	50,500	£	50,500
	Overseas model	Update	1	£	45,000	£	45,000
906 - CGI & Photography & Film		CODE TOTAL				£	961,677
9060 - CGI Costs		Sub total				£	206,425
	Phase 1 Exterior CGI's X5	Update	5	£	3,785	£	18,925
	P1 penthouse (5 x £4.5K)	Per penthouse (Large)	5	£	4,500	£	22,500
	P2 penthouse (4 x £3K)	Per penthouse (Med)	4	£	3,000	£	12,000
	P2 CGIs - exterior (4 x £4.5K)	Exterior	4	£	4,500	£	18,000
	P2 CGIs - interior (6 x £4.5K)	Interior	6	£	4,500	£	27,000
	Masterplan annimation		1	£	40,000	£	40,000
	Facilities assumed on gym, resi lounge, podium garden		8	£	8,500	£	68,000
9062 - Photography Costs		Sub total				£	87,361
	Show home and SMS updates	Updates	1	£	2,500	£	2,500
	Show home	Show home	18	£	3,500	£	63,000
	Local area		1	£	5,000	£	5,000
	Event photography @ £500 p/event	Months	101	£	167	£	16,861
9064 - Film Production		Sub total				£	177,167
	P1 launch film	Film	1	£	25,000	£	25,000
	P2 launch film	Film	1	£	25,000	£	25,000
	Local area film	Film	1	£	20,000	£	20,000
	Sales overview film	Film	2	£	3,000	£	6,000
	Ad hoc film @ 1 PQ @ £3K	Months	101	£	1,000	£	101,167
9066 - Sales Interactive		Sub total				£	490,724
Interactive marketing	Receive and Translate Phase 1 Exterior Building Models	Update	1	£	2,675	£	2,675
	Build Detailed Phase 1 Landscape Modelling	Update	1	£	4,280	£	4,280
	Why Buy Aylesham	Update	1	£	4,290	£	4,290
	Create Building Interactive Marketing Software [250apartmen	Update	1	£	32,250	£	32,250
	Create 360-Degree Panoramic Views Out [250 apartments]	Update	1	£	32,250	£	32,250
	Millerhare OneLink [facilitates interactive being fully responsive to all devices, i.e.mobile, iPad and desktop online]	Update	1	£	16,602	£	16,602
	Annimation 1 min	Update	4	£	17,260	£	69,040
	Bubble Tours (x6)	Update	6	£	10,145	£	60,870
	Ad hoc updates @ £500 per month	Month	50.0	£	500	£	25,000
	Receive and Translate Phase 2 Exterior Building Models	Update	1	£	2,675	£	2,675
	Build Detailed Phase 2 Landscape Modelling	Update	1	£	4,280	£	4,280
	Create Building Interactive Marketing Software [250apartmen	Update	1	£	32,250	£	32,250
	Create 360-Degree Panoramic Views Out [250 apartments]	Update	1	£	32,250	£	32,250
	Millerhare OneLink [facilitates interactive being fully responsive to all devices, i.e.mobile, iPad and desktop online]	Update	1	£	16,602	£	16,602
	Annimation 1 min	Update	4	£	17,260	£	69,040
	Bubble Tours (x6)	Update	6	£	10,145	£	60,870
	Ad hoc updates @ £500 per month	Month	51.0	£	500	£	25,500
907 - Overseas		CODE TOTAL				£	800,000
9070 - Overseas Event / Exhibition Costs		Sub total				£	760,000
		Events	1	£	760,000	£	760,000
9072 - Overseas Shipping							
	Shipping flights, staffing logistics	Shipping costs	1	£	40,000	£	40,000
9074 - Overseas Travel & Accommodation							
910 - Setup		CODE TOTAL				£	1,362,533
9102 - Sales Suite Fit Out		Sub total				£	985,250
	Sales suite P1 (temp)	Marketing suite	1	£	365,000	£	365,000
	Sales suite P2	Marketing suite	1	£	500,000	£	500,000
	Sales suite update	Update	1	£	120,250	£	120,250
9104 - Sales Area Build			1	£	80,000	£	80,000
9108 - Show Unit Fit Out		Sub total				£	377,283
	S&M show unit	Show unit	1	£	137,283	£	137,283
	On site showhome 2 beds	Show unit	2	£	75,000	£	150,000
	On site furniture pack	Show unit	2	£	45,000	£	90,000
9110 - Show Unit VAT - Output						£	-
91 - Agent Fees Sales						£	7,889,157

**APPENDIX 12. Aylesham Centre existing tenancy schedule,
November 2024**

Unit	Tenant	SQF	Rent	Rent PSF	Lease Start	Lease end
The Aylesham Centre, Rye Lane						
Unit 1	Costa Limited	2,072	£ 95,000	£ 45.85	12/12/2016	11/12/2026
Unit 2a	Rosenfield Limited	1,825	£ 60,000	£ 32.88	02/12/2020	01/12/2025
Unit 2b	Nando's Chickenland Limited	3,286	£ 110,000	£ 33.48	16/09/2019	15/09/2039
Unit 3	VACANT					
Unit 4	Sportsworld Limited	862	£ 65,000	£ 75.41	18/06/2021	17/06/2028
Unit 5 & Unit 13 (Grosvenor)	Poundland Limited	5,990	£ 180,000	£ 30.05	22/10/2022	21/10/2032
Unit 6	JD Sports Fashion Plc	3,358	£ 157,200	£ 46.81	28/08/2022	27/08/2032
Unit 7	Everything Everywhere Limited	1,483	£ 92,400	£ 62.31	25/03/2012	24/03/2022
Unit 8	Greggs Plc	1,416	£ 72,250	£ 51.02	25/12/2022	24/12/2032
Unit 9	Holland & Barrett Retail Limited	1,471	£ 81,250	£ 55.23	08/12/2020	07/12/2025
Unit 10	MP Peckham Holding Ltd	5,593	£ 135,000	£ 24.14	18/05/2023	17/05/2029
Unit 11	Ladbrokes Betting & Gaming Limited	985	£ 15,000	£ 15.23	24/03/2023	31/12/2027
Unit 11A	MVC (London) Ltd	1,376	£ 45,000	£ 32.70	24/03/2023	23/03/2033
Unit 12	C&J Clark International Ltd	3,185	£ 33,921	£ 10.65	10/08/2023	09/08/2028
Unit 14	PAK Butchers (Peckham) Limited	1,518	£ 35,000	£ 23.06	01/06/2022	31/05/2028
Unit 15	VACANT					
Unit 15a	Berkeley Homes Hub					
Unit 15b	Limetextiles Limited	732	£ 8,000	£ 10.93	15/04/2019	14/04/2024
Unit 16	RK Retail Solutions Ltd	1,002	£ 14,400	£ 14.37	18/01/2024	22/09/2027
Unit 17	Rifci.com Limited	1,696	£ 32,000	£ 18.87	06/06/2023	05/06/2026
Unit 18	Safeway Stores Limited	50,708	£ 660,000	£ 13.02	29/09/1995	28/09/2034
Mall Hand Carts (14 stands)			£ 60,000			
				£ 33.11		

APPENDIX 13. DS2 Development appraisal for the Proposed Development Zero Affordable Housing, December 2024

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable

Prepared on behalf of Berkeley Homes (Capital) Plc

Aylesham Centre, Peckham Proposed Development Appraisal - Zero Affordable

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	64	39,096	866.49	529,316	33,876,200
Block M - Market Sale	149	116,019	869.70	677,188	100,901,000
Block L - Market Sale	85	61,082	845.57	607,634	51,648,900
Block P - Market Sale	50	46,971	807.49	758,577	37,928,825
Block Q - Market Sale	27	22,126	773.13	633,579	17,106,625
Block C - Market Sale	19	14,793	780.64	607,788	11,547,975
Block B - Market Sale	27	20,436	852.66	645,369	17,424,950
Block A - Market Sale	19	14,087	823.72	610,745	11,604,150
Block E - Market Sale	79	49,978	900.96	569,978	45,028,275
Block G - Market Sale	71	51,787	844.79	616,192	43,749,625
Block K - Market Sale	85	63,373	859.83	641,056	54,489,750
Block J1 -Market Sale	108	78,605	861.49	627,015	67,717,625
Block J2 -Market Sale	21	16,680	829.42	658,814	13,835,100
Block H - Market Sale	43	37,141	828.70	715,780	30,778,550
Block F -Market Sale	<u>20</u>	<u>18,347</u>	796.36	730,543	<u>14,610,850</u>
Totals	867	650,522			552,248,400

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Supermarket	1	115,303		0	0	
Block N - Retail	1	1,014	25.00	25,350	25,350	25,350
Block L - Retail	1	174	20.00	3,480	3,480	3,480
Block C - Retail	2	4,229	37.50	79,294	158,588	158,588
Block B - Retail	1	4,585	37.50	171,938	171,938	171,938
Block A - Retail	1	4,596	37.50	172,350	172,350	172,350
Block D - Office	6	24,111	35.33	141,976	851,855	851,855
Block E - F&B	1	1,760	35.00	61,600	61,600	61,600
Block E - Office	1	1,673	30.00	50,190	50,190	50,190
Block G - Office	1	618	30.00	18,540	18,540	18,540
Block G - F&B	1	2,099	32.50	68,218	68,218	68,218
Block K - Retail	2	2,969	27.50	40,824	81,648	81,648
Block K - Gym (Ground Floor)	1	3,771	25.00	94,275	94,275	94,275
Block K - Gym (1st Floor)	1	4,901	17.50	85,768	85,768	85,768
Block K - Office	1	547	30.00	16,410	16,410	16,410
Block J1 - Retail	1	955	27.50	26,263	26,263	26,263
Block H - F&B	1	1,706	32.50	55,445	55,445	55,445
Block H - Retail	1	826	27.50	22,715	22,715	22,715
Block F - F&B	1	1,297	32.50	42,153	42,153	42,153
Block F - Retail	<u>1</u>	<u>617</u>	25.00	15,425	<u>15,425</u>	<u>15,425</u>
Totals	27	177,751			2,022,207	2,022,207

Investment Valuation

New Supermarket

Manual Value 17,500,000

Block N - Retail

Market Rent 25,350 YP @ 8.5000% 11.7647
(1yr Rent Free) PV 1yr @ 8.5000% 0.9217 274,871

Block L - Retail

Market Rent 3,480 YP @ 8.5000% 11.7647
(1yr Rent Free) PV 1yr @ 8.5000% 0.9217 37,734

Block C - Retail

Market Rent 158,588 YP @ 7.0000% 14.2857
(1yr Rent Free) PV 1yr @ 7.0000% 0.9346 2,117,323

Block B - Retail

Market Rent 171,938 YP @ 7.0000% 14.2857
(1yr Rent Free) PV 1yr @ 7.0000% 0.9346 2,295,561

Block A - Retail

Market Rent 172,350 YP @ 7.0000% 14.2857

Aylesham Centre, Peckham

Proposed Development Appraisal - Zero Affordable

(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,301,068
Block D - Office					
Market Rent	851,855	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	8,683,537
Block E - F&B					
Market Rent	61,600	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	667,932
Block E - Office					
Market Rent	50,190	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	511,621
Block G - Office					
Market Rent	18,540	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	201,030
Block G - F&B					
Market Rent	68,218	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	739,686
Block K - Retail					
Market Rent	81,648	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	885,308
Block K - Gym (Ground Floor)					
Market Rent	94,275	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,022,228
Block K - Gym (1st Floor)					
Market Rent	85,768	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	929,981
Block K - Office					
Market Rent	16,410	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	177,934
Block J1 - Retail					
Market Rent	26,263	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	284,766
Block H - F&B					
Market Rent	55,445	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	601,193
Block H - Retail					
Market Rent	22,715	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	246,300
Block F - F&B					
Market Rent	42,153	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	457,062
Block F - Retail					
Market Rent	15,425	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	167,254
Total Investment Valuation					40,102,387
GROSS DEVELOPMENT VALUE					592,350,787
Purchaser's Costs			(2,726,962)		
Effective Purchaser's Costs Rate		6.80%		(2,726,962)	
NET DEVELOPMENT VALUE					589,623,825
NET REALISATION					589,623,825
OUTLAY					

Aylesham Centre, Peckham
Proposed Development Appraisal - Zero Affordable
ACQUISITION COSTS

EUV of Petrol Station	800,000		
Premium	20.00%	160,000	
EUV of Supermarket Freehold	10,300,000		
EUV of Morrison's Lease	2,750,000		
EUV of Retail Fronting Hanover Park	650,000		
EUV of Retail in Aylesham Centre	1,300,000		
EUV of Retail Fronting Rye Lane	12,150,000		
Landowners' Premium	20.00%	5,430,000	
Total Acquisition		33,540,000	
			33,540,000
Stamp Duty	5.00%	1,677,000	
Agent Fee	1.00%	335,400	
Legal Fee	0.50%	167,700	
			2,180,100

Other Acquisition Costs

Third Party Costs	5,307,500		
Tenants' Compensation & Legals	4,187,298		
			9,494,798

CONSTRUCTION COSTS
Construction

	Units	Unit Amount	Cost
Phase 1 - Facilitating Works	1 un	5,741,593	5,741,593
Phase 2 & 3 Podium Construction	1 un	11,780,700	11,780,700
Phase 2 - Demolition and Enabling Works	1 un	6,055,426	6,055,426
Totals			23,577,719

	ft²	Build Rate ft²	Cost
Phase 1 - Podium Construction	115,303	210.60	24,282,271
Block N - Market Sale	63,851	288.03	18,390,815
Block M - Market Sale	169,099	288.03	48,705,585
Block L - Market Sale	93,849	288.03	27,031,327
Block P - Market Sale	74,397	288.03	21,428,568
Block Q - Market Sale	39,128	288.03	11,270,038
Block C - Market Sale	27,702	270.65	7,497,546
Block B - Market Sale	25,084	270.65	6,788,985
Block A - Market Sale	27,084	270.65	7,330,285
Block E - Market Sale	73,303	270.65	19,839,457
Block G - Market Sale	77,214	270.65	20,897,969
Block K - Market Sale	109,566	270.65	29,654,038
Block J1 -Market Sale	107,967	270.65	29,221,269
Block J2 -Market Sale	22,979	270.65	6,219,266
Block H - Market Sale	57,166	270.65	15,471,978
Block F -Market Sale	28,636	270.65	7,750,333
Block D - Construction	29,335	270.65	7,939,518
Totals	1,141,663 ft²		309,719,248
Contingency		5.00%	16,074,997
Phase 1 M&BCIL			7,504,928
Carbon Offset			880,000
Phase 2 M&BCIL			6,167,040
			363,923,932

Other Construction Costs

Post completion maintenance (PD)	375 un	2,000.00 /un	750,000
Service charge voids	375 un	1,000.00 /un	375,000
Post completion maintenance (PD)	492 un	2,000.00 /un	984,000
Service charge voids	492 un	1,000.00 /un	492,000
			2,601,000

PROFESSIONAL FEES

Professional Fees	10.00%	15,685,020	
Professional Fees	10.00%	17,644,677	
			33,329,697

MARKETING & LETTING

Commercial Marketing	1.50%	600,970	
Residential Marketing	2.50%	13,806,210	
Letting Agent Fee (Supermarket)		125,000	
Letting Agent Fee	10.00%	202,221	
Letting Legal Fee (Supermarket)		62,500	
Letting Legal Fee	5.00%	101,110	
			14,898,011

Aylesham Centre, Peckham

Proposed Development Appraisal - Zero Affordable

DISPOSAL FEES

Commercial Sales Agent Fee		2.00%	746,856
Residential Sales Agent Fee		2.00%	11,044,968
Sales Legal Fee (Commercial)		0.50%	186,795
Sales Legal Fee (Market Homes)	867 un	1,000.00 /un	867,000
Sales Legal Fee (Affordable)		0.50%	276,769
			13,122,388

TOTAL COSTS BEFORE FINANCE

473,089,926

FINANCE

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)
Total Finance Cost

53,218,183

TOTAL COSTS

526,308,109

PROFIT

63,315,716

Performance Measures

Profit on Cost%	12.03%
Profit on GDV%	10.69%
Profit on NDV%	10.74%
Development Yield% (on Rent)	0.38%
Equivalent Yield% (Nominal)	8.26%
Equivalent Yield% (True)	8.71%

Rent Cover 31 yrs 4 mths
Profit Erosion (finance rate 8.000) 1 yr 5 mths

APPENDIX 14. DS2 Development appraisal for the Proposed Development, December 2024

Aylesham Centre, Peckham
Proposed Development Appraisal

Prepared on behalf of Berkeley Homes (Capital) Plc

Aylesham Centre, Peckham Proposed Development Appraisal

Appraisal Summary for Merged Phases 1 2 3

Currency in £

REVENUE

Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Block N - Market Sale	64	39,095	866.51	529,316	33,876,200
Block M - Market Sale	149	116,022	869.67	677,188	100,901,000
Block L - Market Sale	85	61,086	845.51	607,634	51,648,900
Block P - Social Rent	50	46,974	216.27	203,179	10,158,934
Block Q - Market Sale	27	22,126	773.13	633,579	17,106,625
Block C - Market Sale	19	14,795	780.55	607,788	11,547,975
Block B - Shared Ownership	27	20,436	520.83	394,213	10,643,746
Block A - Market Sale	19	14,081	824.10	610,745	11,604,150
Block E - Market Sale	79	49,978	900.96	569,978	45,028,275
Block G - Market Sale	71	51,787	844.79	616,192	43,749,625
Block K - Market Sale	85	63,373	859.83	641,056	54,489,750
Block J1 -Market Sale	108	78,605	861.49	627,015	67,717,625
Block J2 -Market Sale	21	16,680	829.42	658,814	13,835,100
Block H - Market Sale	43	37,142	828.67	715,780	30,778,550
Block F -Market Sale	<u>20</u>	<u>18,347</u>	<u>796.36</u>	<u>730,543</u>	<u>14,610,850</u>
Totals	867	650,528			517,697,305

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
New Supermarket	1	115,303		0	0	
Block N - Retail	1	1,014	25.00	25,350	25,350	25,350
Block L - Retail	1	174	20.00	3,480	3,480	3,480
Block C - Retail	2	4,229	37.50	79,294	158,588	158,588
Block B - Retail	1	4,585	37.50	171,938	171,938	171,938
Block A - Retail	1	4,596	37.50	172,350	172,350	172,350
Block D - Office	6	24,111	35.33	141,976	851,855	851,855
Block E - F&B	1	1,760	35.00	61,600	61,600	61,600
Block E - Office	1	1,673	30.00	50,190	50,190	50,190
Block G - Office	1	618	30.00	18,540	18,540	18,540
Block G - F&B	1	2,099	32.50	68,218	68,218	68,218
Block K - Retail	2	2,969	27.50	40,824	81,648	81,648
Block K - Gym (Ground Floor)	1	3,771	25.00	94,275	94,275	94,275
Block K - Gym (1st Floor)	1	4,901	17.50	85,768	85,768	85,768
Block K - Office	1	547	30.00	16,410	16,410	16,410
Block J1 - Retail	1	955	27.50	26,263	26,263	26,263
Block H - F&B	1	1,706	32.50	55,445	55,445	55,445
Block H - Retail	1	826	27.50	22,715	22,715	22,715
Block F - F&B	1	1,297	32.50	42,153	42,153	42,153
Block F - Retail	<u>1</u>	<u>617</u>	<u>25.00</u>	<u>15,425</u>	<u>15,425</u>	<u>15,425</u>
Totals	27	177,751			2,022,207	2,022,207

Investment Valuation

New Supermarket

Manual Value 17,500,000

Block N - Retail

Market Rent 25,350 YP @ 8.5000% 11.7647
(1yr Rent Free) PV 1yr @ 8.5000% 0.9217 274,871

Block L - Retail

Market Rent 3,480 YP @ 8.5000% 11.7647
(1yr Rent Free) PV 1yr @ 8.5000% 0.9217 37,734

Block C - Retail

Market Rent 158,588 YP @ 7.0000% 14.2857
(1yr Rent Free) PV 1yr @ 7.0000% 0.9346 2,117,323

Block B - Retail

Market Rent 171,938 YP @ 7.0000% 14.2857
(1yr Rent Free) PV 1yr @ 7.0000% 0.9346 2,295,561

Block A - Retail

Market Rent 172,350 YP @ 7.0000% 14.2857

Aylesham Centre, Peckham
Proposed Development Appraisal

(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,301,068
Block D - Office					
Market Rent	851,855	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	8,683,537
Block E - F&B					
Market Rent	61,600	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	667,932
Block E - Office					
Market Rent	50,190	YP @	9.0000%	11.1111	
(1yr Rent Free)		PV 1yr @	9.0000%	0.9174	511,621
Block G - Office					
Market Rent	18,540	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	201,030
Block G - F&B					
Market Rent	68,218	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	739,686
Block K - Retail					
Market Rent	81,648	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	885,308
Block K - Gym (Ground Floor)					
Market Rent	94,275	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	1,022,228
Block K - Gym (1st Floor)					
Market Rent	85,768	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	929,981
Block K - Office					
Market Rent	16,410	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	177,934
Block J1 - Retail					
Market Rent	26,263	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	284,766
Block H - F&B					
Market Rent	55,445	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	601,193
Block H - Retail					
Market Rent	22,715	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	246,300
Block F - F&B					
Market Rent	42,153	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	457,062
Block F - Retail					
Market Rent	15,425	YP @	8.5000%	11.7647	
(1yr Rent Free)		PV 1yr @	8.5000%	0.9217	167,254
Total Investment Valuation					40,102,387
GROSS DEVELOPMENT VALUE					557,799,692
Purchaser's Costs			(2,726,962)		
Effective Purchaser's Costs Rate		6.80%		(2,726,962)	
NET DEVELOPMENT VALUE					555,072,730
NET REALISATION					555,072,730
OUTLAY					

**Aylesham Centre, Peckham
Proposed Development Appraisal**
ACQUISITION COSTS

EUV of Petrol Station	800,000		
Premium	20.00%	160,000	
EUV of Supermarket Freehold	10,300,000		
EUV of Morrison's Lease	2,750,000		
EUV of Retail Fronting Hanover Park	650,000		
EUV of Retail in Aylesham Centre	1,300,000		
EUV of Retail Fronting Rye Lane	12,150,000		
Landowners' Premium	20.00%	5,430,000	
Total Acquisition		33,540,000	
			33,540,000
Stamp Duty	5.00%	1,677,000	
Agent Fee	1.00%	335,400	
Legal Fee	0.50%	167,700	
			2,180,100

Other Acquisition Costs

Third Party Costs	5,307,500		
Tenants' Compensation & Legals	4,187,298		
			9,494,798

CONSTRUCTION COSTS
Construction

	Units	Unit Amount	Cost
Phase 1 - Facilitating Works	1 un	5,741,593	5,741,593
Phase 2 & 3 Podium Construction	1 un	11,780,700	11,780,700
Phase 2 - Demolition and Enabling Works	1 un	6,055,426	6,055,426
Totals			23,577,719

	ft²	Build Rate ft²	Cost
Phase 1 - Podium Construction	115,303	210.60	24,282,271
Block N - Market Sale	63,851	288.03	18,390,815
Block M - Market Sale	169,099	288.03	48,705,585
Block L - Market Sale	93,849	288.03	27,031,327
Block P - Social Rent	74,397	288.03	21,428,568
Block Q - Market Sale	39,128	288.03	11,270,038
Block C - Market Sale	27,702	270.65	7,497,546
Block B - Shared Ownership	25,084	270.65	6,788,985
Block A - Market Sale	27,084	270.65	7,330,285
Block E - Market Sale	73,303	270.65	19,839,457
Block G - Market Sale	77,214	270.65	20,897,969
Block K - Market Sale	109,566	270.65	29,654,038
Block J1 -Market Sale	107,967	270.65	29,221,269
Block J2 -Market Sale	22,979	270.65	6,219,266
Block H - Market Sale	57,166	270.65	15,471,978
Block F -Market Sale	28,636	270.65	7,750,333
Block D - Construction	29,335	270.65	7,939,518
Totals	1,141,663 ft²		309,719,248
Contingency		5.00%	16,074,997
Phase 1 M&BCIL			6,513,997
Carbon Offset			880,000
Phase 2 M&BCIL			5,951,091
			362,717,052

Other Construction Costs

Post completion maintenance (PD)	325 un	2,000.00 /un	650,000
Service charge voids	325 un	1,000.00 /un	325,000
Post completion maintenance (PD)	465 un	2,000.00 /un	930,000
Service charge voids	465 un	1,000.00 /un	465,000
			2,370,000

PROFESSIONAL FEES

Professional Fees	10.00%	15,685,020	
Professional Fees	10.00%	17,644,677	
			33,329,697

MARKETING & LETTING

Commercial Marketing	1.50%	600,970	
Residential Marketing	2.50%	12,422,366	
Letting Agent Fee (Supermarket)		125,000	
Letting Agent Fee	10.00%	202,221	
Letting Legal Fee (Supermarket)		62,500	
Letting Legal Fee	5.00%	101,110	
			13,514,167

Aylesham Centre, Peckham
Proposed Development Appraisal**DISPOSAL FEES**

Commercial Sales Agent Fee		2.00%	746,856
Residential Sales Agent Fee		2.00%	9,937,893
Sales Legal Fee (Commercial)		0.50%	186,795
Sales Legal Fee (Market Homes)	790 un	1,000.00 /un	790,000
Sales Legal Fee (Affordable)		0.50%	104,013
			11,765,557

TOTAL COSTS BEFORE FINANCE**468,911,370****FINANCE**

Debit Rate 8.000%, Credit Rate 0.000% (Nominal)	
Total Finance Cost	59,558,628

TOTAL COSTS**528,469,999****PROFIT****26,602,731****Performance Measures**

Profit on Cost%	5.03%
Profit on GDV%	4.77%
Profit on NDV%	4.79%
Development Yield% (on Rent)	0.38%
Equivalent Yield% (Nominal)	8.26%
Equivalent Yield% (True)	8.71%
Rent Cover	13 yrs 2 mths
Profit Erosion (finance rate 8.000)	7 mths

Aylesham Centre, Peckham Proposed Development Appraisal

Table of Profit on GDV% and Profit Amount

Sales: Rate /ft²					
Construction: Rate /ft²	-10.000%	-5.000%	0.000%	+5.000%	+10.000%
-10.000%	3.635% £18,469,373	8.885% £47,351,196	13.599% £75,857,754	17.875% £104,145,748	21.766% £132,226,718
-5.000%	-1.463% (£7,433,900)	4.230% £22,543,317	9.206% £51,349,616	13.705% £79,854,056	17.802% £108,144,947
0.000%	-6.619% (£33,634,014)	-0.607% (£3,236,092)	4.769% £26,602,731	9.499% £55,348,035	13.803% £83,850,358
+5.000%	-11.776% (£59,834,127)	-5.523% (£29,436,205)	0.172% £961,716	5.259% £30,644,089	9.769% £59,346,455
+10.000%	-16.932% (£86,034,241)	-10.439% (£55,636,319)	-4.525% (£25,238,397)	0.884% £5,148,545	5.708% £34,675,294

Sensitivity Analysis : Assumptions for Calculation

Sales: Rate /ft²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Block N - Market Sale	2	£866.51	2.00 Up & Down
Block M - Market Sale	2	£869.67	2.00 Up & Down
Block L - Market Sale	2	£845.51	2.00 Up & Down
Block Q - Market Sale	2	£773.13	2.00 Up & Down
Block C - Market Sale	3	£780.55	2.00 Up & Down
Block A - Market Sale	3	£824.10	2.00 Up & Down
Block E - Market Sale	3	£900.96	2.00 Up & Down
Block G - Market Sale	3	£844.79	2.00 Up & Down
Block K - Market Sale	3	£859.83	2.00 Up & Down
Block J1 -Market Sale	3	£861.49	2.00 Up & Down
Block J2 -Market Sale	3	£829.42	2.00 Up & Down
Block H - Market Sale	3	£828.67	2.00 Up & Down
Block F -Market Sale	3	£796.36	2.00 Up & Down

Construction: Rate /ft²

Original Values are varied by Steps of 5.000%.

Heading	Phase	Rate	No. of Steps
Phase 1 - Podium Construction	1	£210.60	2.00 Up & Down
Block N - Market Sale	2	£288.03	2.00 Up & Down
Block M - Market Sale	2	£288.03	2.00 Up & Down
Block L - Market Sale	2	£288.03	2.00 Up & Down
Block P - Social Rent	2	£288.03	2.00 Up & Down
Block Q - Market Sale	2	£288.03	2.00 Up & Down
Block C - Market Sale	3	£270.65	2.00 Up & Down
Block B - Shared Ownership	3	£270.65	2.00 Up & Down
Block A - Market Sale	3	£270.65	2.00 Up & Down
Block E - Market Sale	3	£270.65	2.00 Up & Down
Block G - Market Sale	3	£270.65	2.00 Up & Down
Block K - Market Sale	3	£270.65	2.00 Up & Down
Block J1 -Market Sale	3	£270.65	2.00 Up & Down
Block J2 -Market Sale	3	£270.65	2.00 Up & Down
Block H - Market Sale	3	£270.65	2.00 Up & Down
Block F -Market Sale	3	£270.65	2.00 Up & Down
Block D - Construction	3	£270.65	2.00 Up & Down