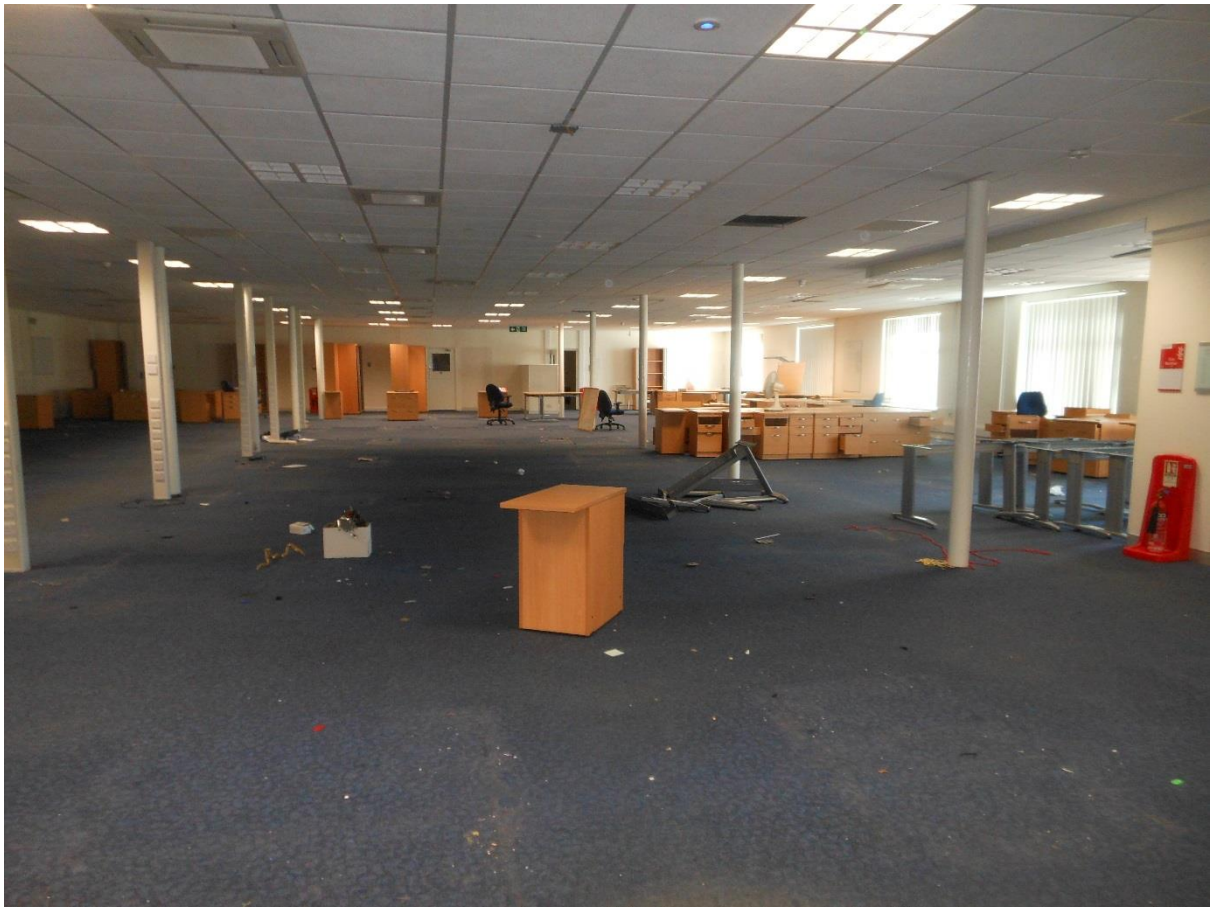
Interior of Front Building



Interior of Front Building

Interior of Front Building

Interior of Front Building

Interior of Front Building

Interior of Front Building

Communal Space

Communal Space

View to the Rear

APPENDIX E

COMPARABLES

Sales

Property	Description
The Pinnacle Tudor Road Reading RG1 1NH	A 2008 built multi-storey office building of 41,721 sq ft, located close to the subject property off Caversham Road, closer to the railway station with 42 parking spaces. Reported as sold in July 2017 for £13,450,000 quating to £322 per square foot. Let at the time of sale for a reported figure of £968,359 pa at 72% occupancy, reflecting a net yield of 6.75%. Much more modern and prestigious building than the subject, so would expect a high £psf and lower yield.
Abbey Gate, Kings Road Reading RG1 3AB	Freehold multi-storey 1980's office building of approximately 56,052 sq ft, reported as renovated in 2015, in better central Reading location by the Law Courts. Reported as sold in June 2018 for £17,500,000, equating to £312 per square foot. Let at the time of sale to six individual tenants but no yield reported. More modern and better located than the subject so adjustment made.
Spencer House, 3 Basingstoke Road Reading RG2 0JN	Freehold multi-storey office building of 36,092 sq ft, built in 1989 and refurbished in 2007, located between the town centre and the M4 junction forming part of a business district with 121 parking spaces. Sold in June 2018 for a reported figure of £8,300,000, equating to £230 per square foot. The building was let in its entirety to Thames Water until August 2022 at a rent of £660,000 pa, equating to £18.29 per square foot and reflecting a net yield of 7.45%. More modern building than the subject let to a strong covenant, which is better than the subject.
Forum 1 Station Road Theale Reading RG7 4RA	Freehold office building of 40,620 sq ft built in 1987 and located in a district of Reading on a business park close to Junction 12 of the M4. Sold in November 2018 for a reported figure of £6,100,000, equating to £150 per square foot. Part let at the time of sale to three occupiers at an average passing rent of £17 per square foot giving a hypothetical gross yield of 11.32 %.
Premier House 60 Caversham Road Reading RG1 7EB	Freehold, late 1980's build multi-storey office building of approximately 19,127 sq ft in central Reading location, close to the subject. The property was sold in May 2018 for a reported price of £5,700,000, equating to £298 per square foot. Smaller than the subject so quantum adjustment made.
2 New Century Place East Street Reading RG1 4ET	Freehold 1990's built multi-storey office building of approximately 21,170 sq ft in central location. Reported as sold in September 2016 for £5,000,000, equating to £236 per square foot. Smaller than the subject so quantum adjustment made. Let at the time of sale with the agent reporting a net initial yield of 8.58%
Lettings	
Hawker House Napier Road, Reading RG1 8BW	Ground floor office space of approximately 5,030 sq ft, located close to the subject in Reading town centre. Let in July 2018 on a 5 year lease with no breaks or rent reviews disclosed at a reported achieved rent of £110,761 pa, equating to £22.02 per square foot. Smaller than the subject so quantum adjustment made
2 Queens Walk Broad Street Mall Reading RG1 7QR	1970's 6th floor office space of approximately 7,685 sq ft net in Central Reading forming part of a shopping centre. Let in August 2017 on a 12 year lease subject to tenant break in 2022, at a reported net effective rent of £153,700 pa, equating to £20 per square foot.
The Blade Abbey Street	2009 built office space of 4,500 sq ft in a landmark building in central Reading. Let in March 2018 on a 10 year lease subject to tenant break

Reading Rg1 3BD	in 2023 with 20 parking spaces at a reported net effective rent of £107,370 pa, equating to £23.86 per square foot. A further suite of 3,691 sq ft on the 5th floor let in September 2019 at a rent equating to £31.00 per sq ft after a three month rent free period. Much better than the subject and smaller so adjustment made.
12 Richfield Avenue Reading RG1 8EQ	1980's office building of 3,150 sq ft on the periphery of the town centre, close to Caversham bridge. Let in January 2018 on a 5 year lease, subject to mutual break in 2021 for a reported achieved rent of £42,500, equating to £13.50 per square foot.
Reading Bridge House, Reading RG1 8LS	5th Floor office space of 4,661 sq ft, located close to the subject property, very close to the station. Let in October 2018 on a 10 year lease with no breaks or rent reviews disclosed at a reported net effective rent of £128,178 pa, equating to £27.50 per square foot. Better than the subject and smaller so quantum adjustment made.
Emerald House Napier Road Reading Rg1 8BW	Ground floor office space of approximately 2,912 sq ft located close to the subject in Reading town centre. Let in March 2018 on a 5 year lease with no breaks or rent reviews disclosed at a reported achieved net effective rent of £45,194 pa, equating to £15.52 per square foot. More modern and smaller so adjustments made.
30-31 Friar Street Reading RG1 1DX	1960's built, 4th Floor office space 1,533 sq ft in main shopping area in Central Reading. Let in February 2018 on a 2 year lease at a reported net effective rent of £27,594 pa, equating to £18 per square foot. Much smaller and on a short term so adjustments made.
Greyfriars Gate, 5-7 Greyfriars Road, Reading, RG1 1NU.	The whole of the second floor (top) of offices amounting to 2,720 sq ft let in October 2019. According to our records the offices had been on the market for 19 months prior to letting at a rent of £24.00 per sq ft. The air-conditioned building was constructed in 1997. The suite of offices included four parking spaces.
Pacific House, Imperial Way, Reading, RG2 0TD	A letting of the second floor of a 1980's air conditioned building close to Junction 11 a few miles to the south of Reading Town Centre. The space had been on the market for 92 months before an agreement to let in April 2019. The term of the lease is 10 years from May 2019 with tenant break clauses in 2024 and 2026. The achieved rent is £23.00 per sq ft.(£450,800 pa)

Report & Valuation

The Old Power Station,
53-55 Vastern Road,
Reading, Berkshire, RG1 8BU

savills

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Report & Valuation

The Old Power Station, 53-55 Vastern Road, Reading, Berkshire, RG1 8BU

1. Site Location

1.1. Site Location

1.1.1. Instructions and Basis Of Valuation

You have instructed us to provide our opinion of the Market Value of the proposed scheme on the Special Assumption that it has been completed and provided with full vacant possession (Gross Development Value).

1.1.2. General Assumptions and Conditions

All our valuations have been carried out on the basis of the General Assumptions and Conditions set out in the relevant section towards the rear of this report.

1.1.3. Date of Valuation

Our opinions of value are as at the date of this report. The importance of the date of valuation must be stressed as property values can change over a relatively short period.

1.1.4. Definition of Gross Development Value

There is no RICS definition of Gross Development Value (GDV). Our interpretation of the GDV is:

“The aggregate of the capital receipts from the sale of all the units on the Special Assumption that the proposed development (as described in our report) has been completed and 100% sold at today’s date at current day values (whereby ‘today’s date’ / ‘current day’ is the date of valuation”

1.1.5. Purpose of Valuations

You instruct us that our valuations are required to provide an independent view of value associated with proposals at the site for viability purposes.

1.1.6. Conflicts of Interest

We are not aware of any conflict of interest, either with the Property or you, preventing us from providing you with an independent advice on the Property.

1.1.7. Valuer Details and Inspection

The due diligence enquiries referred to below were undertaken by Richard Viney MRICS. The valuations have also been reviewed by Thomas Lindley MRICS. We have not inspected the site.

Richard and Thomas are also RICS Registered Valuers. Furthermore, we confirm that the aforementioned individuals have sufficient current local and national knowledge of the particular market and the skills and understanding to undertake the valuation competently.

1.1.8. Extent of Due Diligence Enquiries and Information Sources

The extent of the due diligence enquiries we have undertaken and the sources of the information we have relied upon for the purpose of our valuation are stated in the relevant sections of our report below. Where reports and other information have been provided, we summarise the relevant details in this report. We do not accept responsibility for any errors or omissions in the information and documentation provided to us, nor for any consequences that may flow from such errors and omissions.

1.1.9. Liability Cap

As agreed, our report is on a non-reliance basis. For the avoidance of doubt, the contents of this report should not be relied upon for any formal or loan security purposes, nor should any binding decisions be taken on the basis of the informal advice contained herein. Should you require a formal “Red Book” valuation, we would be willing to advise you further.

1.1.10. RICS Compliance

As agreed, this report provides our opinion of the Gross Development Value and is not a Red Book valuation report.

1.1.11. Verification

This report contains many assumptions, some of a general and some of a specific nature. Our valuations are based upon certain information supplied to us by others. Some information we consider material may not have been provided to us. All of these matters are referred to in the relevant sections of this report.

We recommend that you satisfy yourself on all these points, either by verification of individual points or by judgement of the relevance of each particular point in the context of the purpose of our valuations. Our valuations should not be relied upon pending this verification process.

1.1.12. Confidentiality and Responsibility

Finally, in accordance with the recommendations of the RICS, we would state that this report is provided solely for the purpose stated above. It is confidential to and for the use only of the party to whom it is addressed only, and no responsibility is accepted to any third party for the whole or any part of its contents. Any such parties rely upon this report at their own risk. Neither the whole nor any part of this report or any reference to it may be included now, or at any time in the future, in any published document, circular or statement, nor published, referred to or used in any way without our written approval of the form and context in which it may appear.

1.2. Background

We note a planning application has not been submitted to date for the proposed residential development, comprising demolition of the existing offices and erection of 208 new build apartments and a terraced house.

2. Description of Development

2.1. Description of Development

2.1.1. Overview

The proposed residential development is for the demolition of the existing offices and erection of five new buildings ranging between two storeys in height, for the townhouse within block 'G' and eleven storeys in height, for the highest floor within block 'B'.

The accommodation will provide 209 units comprising: 1 x studio, 59 x one bed units, 136 x two bed and 13 x three bed residential units (Class C3). We note from the proposed plans and elevations that the scheme will include various works to the public realm, including a new riverside square, landscaping, accesses, parking, café and associated works.

For the purposes of this report, you have requested we are to assume there are no affordable units. We include below the proposed site layout.

Proposed heights, together with the River Thames footbridge.

The Railway Store and The Goods Warehouse buildings fronting Vastern Road

The Turbine Hall, Café and Christchurch Wharf buildings fronting the River Thames

The Coal Drop Building and The Goods Office

We note features of the development will include:

- Landscape and ecology buffer to the river frontage to mitigate flood risk and to respect local wildlife;
- Open spaces throughout the site, which will create a welcoming public realm, to include public spaces at both site entrances;
- A large public space and café area will be created to provide space for informal relaxation and an amenity for commuters to/from Reading;
- The proposals will include the river wall to be partially removed and the site frontage visually opened up to enhance surveillance and safety;
- The mews buildings will be set away from the boundary and will benefit from pocket gardens;
- The Avenue will be privately owned, but provide a public route enabling access from Vastern Road to the footpath/cycleway and will be a similar width to the bridge.

2.2. Proposed Accommodation

We have valued the Property on the basis of the floor area figures set out below, which were provided by your Architects. We understand the floor areas provided are net sales areas (NSA) measured in accordance with the RICS Property Measurement 2nd edition, published in January 2018, which updated the RICS Code of Measuring Practice 6th Edition and incorporates International Property Measurement Standards (IPMS). We note there are 209 residential units in total, within a layout plan of five blocks, as noted above.

We understand that the Property will offer the following residential accommodation.

Tenure	Studio	One bed	Two bed	Three Bed	Total units
Block A	0	8	19	0	27
Block B	0	29	49	0	78
Block C	0	2	8	0	10
Block D	0	7	35	12	54
Block E	1	13	19	0	33
Block F	0	0	6	0	6
Block G	0	0	0	1	1
Total	**1**	**59**	**136**	**13**	**209**

3. Market Commentary

3.1. Residential Property Market Overview

We set out below comments from our Savills Research Department's UK Housing Market Update January 2020:

2019 ends with house price growth largely flat but with signs of increasing activity

"December saw house prices rise by 0.1%, according to Nationwide. This leaves total price growth in 2019 at 1.4%, an improvement on the 0.5% growth in 2018. This average masks substantial variation across the country, with the strongest growth in the North East, West Midlands and Scotland, all up about 2.7% over the year. London remained the weakest, where house prices fell 1.8%, followed by the South East, down 1.0%.

Lacklustre growth was matched by surveyor sentiment. The majority of surveyors still reported falling numbers of new enquires and instructions in November, according to the RICS. We expect this to strengthen in December, following the General Election, with reports of a boost to market activity in the final weeks of 2019. The reduced political uncertainty should result in at least more stable transactional activity in 2020, following the 3.6% fall in sales over the 12 months to October 2019.

In real terms the average UK home was worth about the same at the end of 2019 as at the end of 2009, against headline price growth of 1.4%. In fact, the average value fell by a marginal 0.8% over the decade after adjustment for inflation. This is compared to the previous 10 years (2000-2010) which saw them rise by 67% in real terms, while in the 1990s house prices fell by 14% in real terms. The 2010s started with the tail end of the GFC and a subsequent bounce back, but Brexit uncertainty put the brakes on growth in the latter half of the decade. Throughout the decade, mortgage regulation has been a key factor in the market. With house prices stretching the regulatory limits of affordability in many areas and interest rates having only one way to go, we expect regulation to continue as a sobering influence on price growth over the next 10 years.

Scotland led the way on house price growth in the year to October 2019, with Angus, East Ayrshire and Clackmannanshire seeing the strongest growth, at 10.3%, 9.4% and 8.8% respectively. Most house price falls were in the south: Watford and Bracknell Forest fell 4.8% and 3.7% respectively. But the biggest house price fall was in Aberdeen, down 6.8%.

Annual rental growth in November was 1.4% across the country, the strongest it's been since November 2017. It was the fastest in the South West at 2.3%, and the weakest in the North East at 0.5%.

November saw a jump in reports of both new buyer enquiries and new instructions, bringing them up to about the same level. This implies that the demand for homes is roughly matched by supply, meaning there is little pressure on prices to move either up or down. Both metrics are still negative however, meaning that surveyors were still seeing falling numbers of both enquiries and instructions in November. We expect this to change in the December survey.

The RICS Survey has, at times, been a good forward indicator of house price movements, which are later picked up by the indices. Nationwide reported a relatively high growth of 0.8% for the three months to December, despite a majority of surveyors reporting price falls, according to the RICS survey. The ONS index, slightly less up to date, reported 0.4% growth for the three months to October.

Transactions fell in the 12 months to October by 3.6%. This maintains the downward trend we have seen since the summer of 2018. Transaction volumes were the most robust in Scotland, rising 1%, but the weakest in London, falling 7.3%."

Below is Savills latest Research Department's Market prediction for the mainstream residential property market, published November 2019.

Five-year forecast values

Mainstream market price forecasts	2020	2021	2022	2023	2024	5-year compound growth
UK	1.0%	4.5%	3.0%	3.0%	3.0%	15.3%
London	-2.0%	1.5%	1.0%	1.0%	2.5%	4.0%
South East	0.0%	3.0%	2.5%	2.5%	2.5%	10.9%
East	0.0%	3.0%	2.5%	2.5%	2.5%	10.9%
South West	0.5%	4.0%	3.0%	2.5%	2.5%	13.1%
West Midlands	3.0%	5.0%	3.0%	3.0%	3.0%	18.2%
East Midlands	3.0%	5.0%	3.0%	3.0%	3.0%	18.2%
Yorkshire & The Humber	2.0%	6.0%	4.0%	4.0%	4.0%	21.6%
North West	2.5%	6.5%	4.5%	4.5%	4.0%	24.0%
North East	1.5%	5.0%	4.0%	4.0%	4.0%	19.9%
Scotland	2.0%	6.0%	3.5%	3.5%	3.5%	19.9%
Wales	2.0%	6.0%	3.0%	3.0%	3.0%	18.1%

The above forecast for the Mainstream Market indicates relatively low house price increases for the next couple of years, with a five year increase for the south east from 2020 to 2024 at 10.9% adjusted up from our previous forecasts in November 2018 for 2019 to 2023 of 9.3%. This is still positive for a market which has previously seen moderate house price growth over the past two years. This area of the country is best placed to benefit from the ripple of price growth out of London, as purchasers take London weighted salaries and move into the towns surrounding London, where the quantum and quality of property they can afford greatly increases the further purchasers move the capital.

3.2. Residential Occupational Market in Reading

We are of the opinion the completed subject properties would attract interest for the location, in close proximity to Reading town centre with retail facilities, restaurants, cafes and transport networks including the train station, with coach services to Heathrow. In addition to easy access to the desirable neighbourhood of Caversham on the north bank of the River Thames, with restaurants, cafes and pubs together with a small shopping parade and Waitrose supermarket.

We are of the opinion the apartments would attract good interest if sold from professional couples working in the area and also commuting to London. That said, pricing needing to be sensible in order to encourage sales given the anticipated general direction of price growth noted above and reliance on Help to Buy to generate interest from first time buyers.

Having spoken to our New Homes Team in Reading, we are of the opinion the proposed development would also be of interest to the overseas market, with anticipated foreign sales similar to other new build developments in Reading.

Our New Homes Team have advised that in the current climate sales of one bedroom apartments have been stronger than larger two bedroom units. Principally due to affordability levels from private individuals, but also due to the greater returns to investors from proportionally higher rental income compared to purchase prices.

We note the entry level units are the one bedroom apartments starting at £285,000, which will assist with saleability of the development. In addition, there is only one studio apartment which is priced at £250,000. The highest priced units are the three bed apartments at £685,000 for a top floor apartment with river views.

3.3. Sales Transactions

In reaching our opinion of value for the residential element of the Property we have had regard to a number of sales of comparable properties for both development land and completed units in the vicinity and discussions with both our own agents and third party local agents. We have highlighted comparable sales and made adjustments to the comparable evidence to reflect the individual characteristics of each property, including: location, size, outside space and condition.

Our valuation is based on market evidence which has come into our possession from numerous sources. That from other agents and valuers is given in good faith but without liability. It is often provided in verbal form. Some comes from databases such as the Land Registry or computer databases to which Savills subscribes. In all cases, other than where we have had a direct involvement with the transactions, we are unable to warrant that the information on which we have relied is correct although we believe it to be so. We highlight the following transactions which we consider to be particularly relevant to our valuation of the Property:

Verto Building, Kings Road, Reading, RG1 7QE

A new a development by CNM Estates, this new build eighteen storey building provides 103, one and two bedroom apartments. The development is situated in close proximity to the south of the subject property and within the town centre. The apartments benefit from a gym, library and concierge. We are aware of the following apartments which have all been sold at the end of last year and beginning of this year:-

The one bedroom apartments have achieved £248,000 to £330,000 on units of 479 sq ft to 590 sq ft, achieving £499 to £584 per sq ft.
The two bedroom apartments have achieved £314,750 to £527,000 on units of 647 sq ft to 1,028 sq ft, achieving £448 per sq ft to £630 per sq ft.
The three bedroom apartments have achieved £437,000 to £850,000 on units of 847 sq ft to 1,516 sq ft, achieving £516 per sq ft to £608 per sq ft. In comparison to the above sales, we would anticipate similar capital values and rates per sq ft to reflect the similar sized units and town centre location, with water frontage and close proximity to the train station.

Reading Riverside, Berkeley Avenue, Reading, RG1 6EL

A new a development by Western Homes comprising 112 private 1, 2 & 3 bedroom apartments and 58 affordable units. The development is situated to the south of the subject property and to the southwestern fringes of the town centre all of the private units benefit from an undercroft allocated car parking space. To the rear of the building is a private landscaped courtyard with views over the River Kennet. The development is situated to the south of the town centre adjacent to the A33, within walking distance of the town centre and approximately half a mile from the train station. The apartments benefit from ensuite shower rooms and balconies. We are aware of the following apartments which have all been sold at the end of last year and beginning of this year:-

The one bedroom apartments have achieved £240,000 to £305,000 on units of 473 sq ft to 737 sq ft, achieving £413 to £581 per sq ft.
The two bedroom apartments have achieved £359,000 to £420,000 on units of 703 sq ft to 962 sq ft, achieving £436 per sq ft to £540 per sq ft.
The three bedroom apartments have achieved £399,000 to £426,000 on units of 815 sq ft to 851 sq ft, achieving £494 per sq ft to £523 per sq ft.

In comparison to the above sales, we would anticipate higher capital values and rates per sq ft to reflect the superior assumed specification and location, within the town centre location, with river frontage and convenient proximity to the train station.

Kings Reach, 38-50 Kings Road, RG1 3AA

An office to residential development comprising 72 units. The development is situated to the south of the subject property and on the southern fringes of the town centre. Whilst this development is a conversion rather than new build the apartments to the rear benefit from canal views and none of the apartments have car parking. We are aware of the following apartments which have all been sold in the last two years:-

The sales provide a range for the one bedroom apartments of £185,000 to £300,000 on units of 300 sq ft to 732 sq ft, achieving £398 per sq ft to £617 per sq ft. The two bedroom apartment achieved £355,000 to £385,000 on units of 685 sq ft to 832 sq ft, achieving £463 per sq ft to £518 per sq ft.

In comparison to the above sales, we would anticipate higher capital values and lower rates per sq ft to reflect the larger sized accommodation, superior assumed specification and river frontage.

Weldale Street, Reading, RG1 7BX

A new build development by Lukmore Urban Developments, the first phase will provide twenty five, one and two bedroom apartments. Weldale Street is situated to the south west of the subject property and in close proximity to the train station and close to the junction with Caversham Road (A329) part of the towns IDR, Inner Distribution Road. The units benefit from undercroft car parking provision. The smallest one bedroom apartments in Block B of 333 sq ft to 368 sq ft are of a similar size to the studio apartments within the subject development. We are aware of the following apartments which have all been sold in the last two years:-

Sales provide a range for the one bedroom apartments of £215,000 to £245,000 on units of 333 sq ft to 468 sq ft, achieving £502 per sq ft to £661 per sq ft. The two bedroom apartments have achieved £310,000 to £347,500 on units of 666 sq ft to 804 sq ft, achieving £420 per sq ft to £487 per sq ft. In comparison to the above sales, we would anticipate higher capital values and lower rates per sq ft to reflect the larger sized accommodation, superior assumed specification and river frontage.

300 Kings Road, Reading, RG1 4HP

An office to residential development comprising 72 units. The development is situated to the east of the subject property and east of the town centre. Whilst this development is a conversion rather than new build the apartments to the rear benefit from canal views and no of the apartments have car parking. We are aware of the following apartments which have all been sold in the last twelve months:-

The sales provide a range for the studio apartments of £230,000 to £235,000 on units of 372 sq ft to 394 sq ft, achieving £584 per sq ft to £632 per sq ft. The one bedroom apartments of £220,000 to £250,000 on units of 354 sq ft to 400 sq ft, achieving £575 per sq ft to £659 per sq ft.

The two bedroom apartment achieved £375,000 on a unit of 633 sq ft, achieving £592 per sq ft.

In comparison to the above sales, we would anticipate higher capital values and lower rates per sq ft to reflect the larger sized accommodation, superior assumed specification and river frontage.

St Mary's Hall, 32-40 London Road, Reading, RG1 5AQ

A development by Thomas Homes, the first phase of apartments and mews houses in a conversion project of a total of 53 properties. The development is situated to the south of the subject property and south east of the town centre. Constructed in the 19th Century, the Georgian terraces are situated fronting one of Reading's main thoroughfares. The one and two bedroom apartments at St Mary's Hall benefit from high ceilings and feature Georgian restored sash window, together with modern kitchens and bathrooms and allocated car parking. We are aware of the following apartments which have all been sold in the last sixteen months:-

Sales provide a range for the one bedroom apartments of £285,000 to £350,000 on units of 425 sq ft to 704 sq ft, achieving £462 per sq ft to £671 per sq ft.

Sales provide a range for the two bedroom apartments of £300,000 to £375,000 on units of 483 sq ft to 868 sq ft, achieving £432 per sq ft to £621 per sq ft.

In comparison to the above sales, we would anticipate higher capital values and lower rates per sq ft to reflect the larger sized accommodation, superior assumed specification and river frontage.

St David's Hall, 24-30 London Road, Reading, RG1 5AQ

The neighbouring development to the above St Mary's Hall, a development by Thomas Homes, the second phase of apartments and mews houses in a conversion project of a total of 28 properties. The development is situated to the south of the subject property and south east of the town centre. Constructed in the 19th Century, the Georgian terraces are situated fronting one of Reading's main thoroughfares. The one and two bedroom apartments at St David's Hall benefit from high ceilings and feature Georgian restored sash window, together with modern kitchens and bathrooms and allocated car parking. We are aware of the following apartments which have all been sold in the last sixteen months:-

Sales provide a range for the one bedroom apartments of £260,000 to £350,000 on units of 425 sq ft to 695 sq ft, achieving £468 per sq ft to £671 per sq ft.

Sales provide a range for the two bedroom apartments of £300,000 to £375,000 on units of 483 sq ft to 868 sq ft, achieving £432 per sq ft to £621 per sq ft.

In comparison to the above sales, we would anticipate higher capital values and lower rates per sq ft on the larger units to reflect the size of the new build accommodation and assumed superior specification.

In summary, the transactions within the above apartment developments indicate the following ranges:

Type	Size (sq ft)	Sale Price £psf	Achieved Price £psf
Studio apartments	372 to 394	£230,000 to £235,000	£584 to £632
One bed apartments	300 to 737	£185,000 to £350,000	£413 to £671
Two bed apartments	483 to 1,028	£300,000 to £527,000	£432 to £630
Three bedroom	815 to 1,516	£399,000 to £850,000	£494 to £608

4. Valuation Advice

4.1. Principal Valuation Considerations

The principal matters that affect the value of the Property are as follows:

- Reading is a popular location;
- The apartments are well suited to the mainstream market and provide for a range of different sized units;
- The apartments are located in close proximity to the train station with services to London Paddington of approximately 25 minutes;
- The apartments will benefit from a high standard of finish;
- Some of the apartments will benefit from car parking;
- There will be open spaces throughout the site, which will create a welcoming public realm, to include public spaces at both site entrances;
- A large public space and café area will be created to provide space for informal relaxation and an amenity for commuters to/from Reading;
- The proposals will include the river wall to be partially removed and the site frontage visually opened up to enhance surveillance and safety;
- The Avenue will be privately owned, but provide a public route enabling access from Vastern Road to the footpath/cycleway and will be a similar width to the bridge;
- The development will benefit from the waterside frontage to the River Thames;
- The apartments will benefit from easy access to the desirable neighbourhood of Caversham on the north bank of the River Thames, with restaurants, cafes and pubs together with a small shopping parade and Waitrose supermarket.

4.1.1. Gross Development Value (GDV) Private Housing

In preparing our indicative opinion of the aggregate Gross Development Value (GDV) we have adopted the comparable method of valuation. We have made enquiries of our own and public databases, local sales offices and our own local sales office and have had regard to recent transactions, as set out above. We have appraised the proposed development as outlined within our report.

We have analysed the sales evidence as outlined above paying particular regard to the size of the units, location and aspect of individual units and the capital values achieved. We have had regard to the rate (on a £ per sq ft basis) achieved, but whilst this is a useful tool of analysis we have not relied on it as a single approach to value the Property.

We have arrived at an indicative GDV of £76,286,000 for the units. We summarise our aggregate GDV for the residential units within each of the seven blocks below:

Block	No. units	Average sq ft of units	Area, NSA sq ft	GDV	£ per sq ft
A	27	660	17,822	£9,442,000	£531
B	78	654	51,052	£27,070,000	£533
C	10	633	6,329	£3,385,000	£534
D	54	742	40,043	£22,362,000	£557
E	33	668	21,578	£11,928,000	£554
F	6	657	3,940	£2,110,000	£535
G	1	657	657	£350,000	£533
Total	**209**		**141,421**	**£76,647,000**	**£540**

Ground Rents

We have not been advised of the proposed long leasehold interests for the apartments and have not reflected the long leasehold value of the private residential units within our appraisal as is the current practice, given the Government's current position on residential ground rents for new build developments.

Car Parking

We have been advised that there are 55 car parking spaces. We have assumed these will be allocated to the 13, three bedroom apartments with the remaining 37 unallocated for the residents to purchase.

4.2. Valuations

4.2.1. Gross Development Value (GDV)

Having carefully considered the Property, as described in this report, we are of the opinion the Market Value of the proposed scheme on the Special Assumption that it has been completed in accordance with the planning permission and provided with full vacant possession, is in the order of:-

£76,647,000
(SEVENTY SIX MILLION SIX HUNDRED AND FORTY SEVEN THOUSAND POUNDS)

For the avoidance of doubt these valuations reflect the total Market Value of the elements prior to estate agency and conveyancing fees. We have not made any quantum discount, and in theory at least, our valuation assumes that all of the proposed units are sold immediately at the date of completion. If this were to one party, then there would be a discount to the figure stated, as a purchaser of the whole is unlikely to be prepared to pay the full Market Value of each individual unit. Accordingly, we have assumed an orderly sale of the units over a period of time. In addition, being a day one valuation, we have not reflected any possible inflation/deflation in sales prices between now and the date of practical completion.

5. General Assumptions & Conditions to Valuations

5.1. General Assumptions and Conditions

5.1.1. General Assumptions

Unless otherwise stated in this report, our valuation has been carried out on the basis of the following General Assumptions. If any of them are subsequently found not to be valid, we may wish to review our valuation, as there may be an impact on it.

1. That the property is not subject to any unusual or especially onerous restrictions, encumbrances or outgoings contained in the Freehold Title. Should there be any mortgages or charges, we have assumed that the property would be sold free of them. We have not inspected the Title Deeds or Land Registry Certificate.

2. That we have been supplied with all information likely to have an effect on the value of the property, and that the information supplied to us and summarised in this report is both complete and correct.

3. That the building has been constructed and is used in accordance with all statutory and bye-law requirements, and that there are no breaches of planning control. Likewise, that any future construction or use will be lawful (other than those points referred to above).

4. That the property is not adversely affected, nor is likely to become adversely affected, by any highway, town planning or other schemes or proposals, and that there are no matters adversely affecting value that might be revealed by a local search, replies to usual enquiries, or by any statutory notice (other than those points referred to above).

5. That the building is structurally sound, and that there are no structural, latent or other material defects, including rot and inherently dangerous or unsuitable materials or techniques, whether in parts of the building we have inspected or not, that would cause us to make allowance by way of capital repair (other than those points referred to above). Our inspection of the property and this report do not constitute a building survey.

6. That the property is connected, or capable of being connected without undue expense, to the public services of gas, electricity, water, telephones and sewerage.

7. That in the construction or alteration of the building no use was made of any deleterious or hazardous materials or techniques, such as high alumina cement, calcium chloride additives, woodwool slabs used as permanent shuttering and the like (other than those points referred to above). We have not carried out any investigations into these matters.

8. That the property has not suffered any land contamination in the past, nor is it likely to become so contaminated in the foreseeable future. We have not carried out any soil tests or made any other investigations in this respect, and we cannot assess the likelihood of any such contamination.

9. That the property does not suffer from any risk of flooding. We have not carried out any investigation into this matter.

10. That the property either complies with the Disability Discrimination Acts and all other Acts relating to occupation, or if there is any such non-compliance, it is not of a substantive nature.

11. That the property does not suffer from any ill effects of Radon Gas, high voltage electrical supply apparatus and other environmental detriment.

12. That there are no adverse site or soil conditions, that the property is not adversely affected by the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988, that the ground does not contain any archaeological remains, nor that there is any other matter that would cause us to make any allowance for exceptional delay or site or construction costs in our valuation.

5.1.2. General Conditions

Our valuation has been carried out on the basis of the following general conditions:

1. We have made no allowance for any Capital Gains Tax or other taxation liability that might arise upon a sale of the property.

2. Our valuation is exclusive of VAT (if applicable).

3. No allowance has been made for any expenses of realisation.

4. Excluded from our valuation is any additional value attributable to goodwill, or to fixtures and fittings which are only of value in situ to the present occupier.

5. Energy Performance Certificates (EPCs) are required for the sale, letting, construction or alteration of all residential buildings on non-domestic residential buildings over 538 sq ft (50 sq m) in England and Wales and on all buildings in Scotland. The proposed apartments do not have EPC ratings and we have therefore not considered EPC's within our valuation.

6. No allowance has been made for rights, obligations or liabilities arising under the Defective Premises Act 1972, and it has been assumed that all fixed plant and machinery and the installation thereof complies with the relevant UK and EU legislation.

7. Our valuation is based on market evidence which has come into our possession from numerous sources. That from other agents and valuers is given in good faith but without liability. It is often provided in verbal form. Some comes from databases such as the Land Registry or computer databases to which Savills subscribes. In all cases, other than where we have had a direct involvement with the transactions, we are unable to warrant that the information on which we have relied is correct although we believe it to be so.

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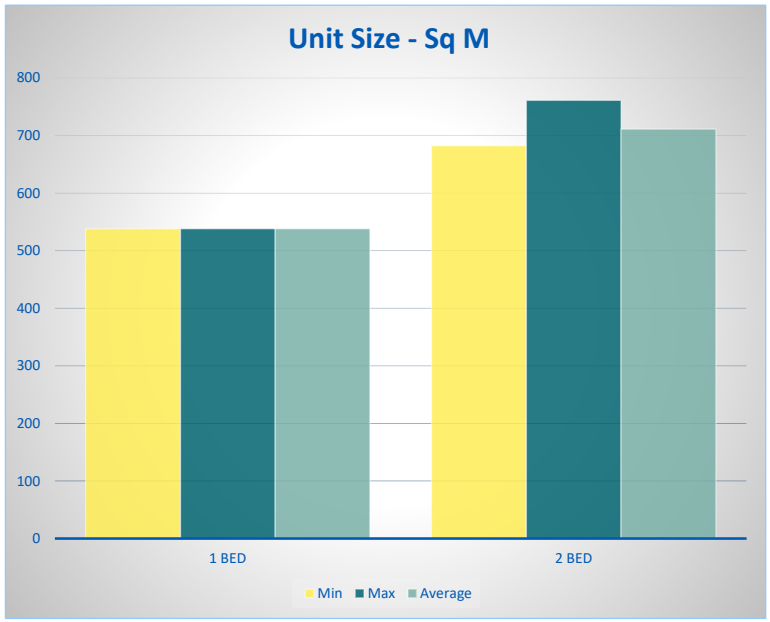
PRICING APPRAISAL - THE RAILWAY STORE - BLOCK A

Client: Berkeley Homes
Project: The Old Power Station, Vastern Road, Reading
Date: 24.01.2020

savills

The Old Power Station, Vastern Road
Block A - The Railway Store

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
1 bed	8	30%	4306	24%	538	538	538	£285,000	£293,750	£302,500	£546	£562
2 bed	19	70%	13516	76%	682	711	761	£350,000	£372,895	£402,500	£524	£539



Our views on price are not intended as a formal valuation and should not be relied upon as such. They are given in the course of our estate agency role, and no liability can be given to any third party.

Schedule of Unit Values for The Railway Store - Block A
24.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	Outside Space	Market Value	£ PSF
1	1 bed	1b	50	538	0		£285,000.00	£529.54
2	2 bed	2b	71	761	0		£385,000.00	£505.90
3	2 bed	2b	63	682	0		£350,000.00	£512.87
4	2 bed	2b	63	682	0		£350,000.00	£512.87
5	1 bed	1b	50	538	0		£285,000.00	£529.54
6	2 bed	2b	71	761	1		£388,000.00	£509.19
7	1 bed	1b	50	538	1	Balcony	£293,000.00	£543.48
8	2 bed	2b	71	761	1	Balcony	£393,000.00	£515.76
9	2 bed	2b	63	682	1	Balcony	£358,000.00	£523.86
10	2 bed	2b	63	682	1	Balcony	£358,000.00	£523.86
11	1 bed	1b	50	538	1	Balcony	£293,000.00	£543.48
12	2 bed	2b	71	761	2	Balcony	£395,000.00	£519.04
13	2 bed	2b	63	682	2	Balcony	£360,000.00	£527.52
14	2 bed	2b	63	682	2	Balcony	£360,000.00	£527.52
15	1 bed	1b	50	538	2	Balcony	£295,000.00	£548.12
16	2 bed	2b	71	761	3	Balcony	£398,000.00	£522.33
17	2 bed	2b	63	682	3	Balcony	£363,000.00	£531.18
18	2 bed	2b	63	682	3	Balcony	£363,000.00	£531.18
19	1 bed	1b	50	538	3	Balcony	£298,000.00	£552.77
20	2 bed	2b	71	761	4	Balcony	£400,000.00	£525.61
21	2 bed	2b	63	682	4	Balcony	£365,000.00	£534.85
22	2 bed	2b	63	682	4	Balcony	£365,000.00	£534.85
23	1 bed	1b	50	538	4	Balcony	£300,000.00	£557.41
24	2 bed	2b	71	761	5	Balcony	£403,000.00	£528.90
25	2 bed	2b	63	682	5	Balcony	£368,000.00	£538.51
26	2 bed	2b	63	682	5	Balcony	£368,000.00	£538.51
27	1 bed	1b	50	538	5	Balcony	£303,000.00	£562.06
	27			**17822**			**£9,442,000.00**	**£530.77**

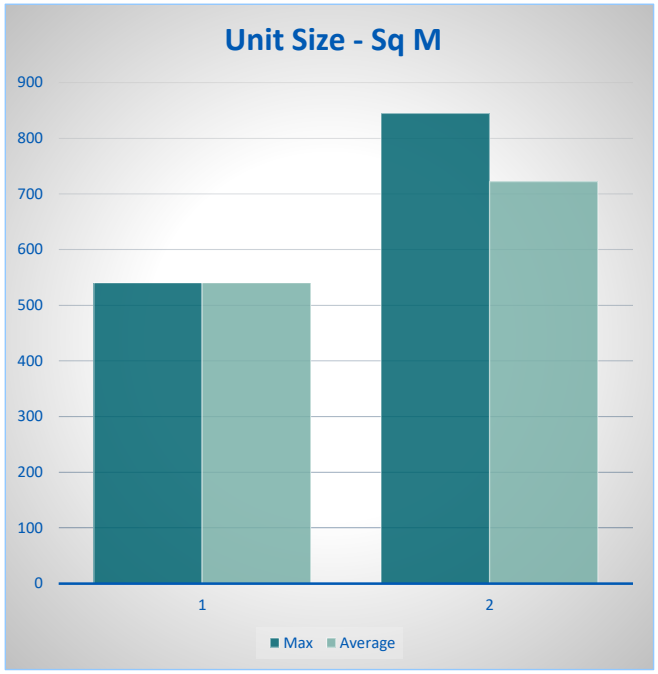
PRICING APPRAISAL - THE GOODS WAREHOUSE - BLOCK B

Client: Berkeley Homes
Project: The Old Power Station, Vastern Road, Reading
Date: 24.01.2020

savills

The Old Power Station, Vastern Road, Reading
Block B - The Goods Warehouse

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
1 bed	29	37%	15670	31%	540	540	£287,500	£296,379	£315,000	£548	£583
2 bed	49	63%	35382	69%	722	845	£350,000	£376,633	£430,000	£523	£556



Schedule of Unit Values for The Goods Warehouse - Block B
24.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
28	2 bed	2b	79	845	0			£405,000.00	£479.30
29	2 bed	2b	64	684	0			£350,000.00	£512.06
30	2 bed	2b	64	684	0			£350,000.00	£512.06
31	1 bed	1b	50	540	1	Substation view	Balcony	£288,000.00	£532.06
32	1 bed	1b	50	540	1	Substation view	Balcony	£288,000.00	£532.06
33	2 bed	2b	63	682	1			£353,000.00	£516.53
34	2 bed	2b	79	845	1			£408,000.00	£482.26
35	2 bed	2b	64	684	1		Balcony	£358,000.00	£523.03
36	2 bed	2b	64	684	1		Balcony	£358,000.00	£523.03
37	1 bed	1b	50	540	2	Substation view	Balcony	£290,000.00	£536.69
38	1 bed	1b	50	540	2	Substation view	Balcony	£290,000.00	£536.69
39	2 bed	2b	63	682	2	Substation view	Balcony	£355,000.00	£520.19
40	2 bed	2b	79	845	2		Balcony	£415,000.00	£491.14
41	2 bed	2b	64	684	2		Balcony	£360,000.00	£526.69
42	2 bed	2b	64	684	2		Balcony	£360,000.00	£526.69
43	1 bed	1b	50	540	3	Substation view	Balcony	£293,000.00	£541.31
44	1 bed	1b	50	540	3	Substation view	Balcony	£293,000.00	£541.31
45	2 bed	2b	63	682	3	Substation view	Balcony	£358,000.00	£523.86
46	2 bed	2b	79	845	3		Balcony	£418,000.00	£494.10
47	2 bed	2b	64	684	3		Balcony	£363,000.00	£530.35
48	2 bed	2b	64	684	3		Balcony	£363,000.00	£530.35
49	1 bed	1b	50	540	4	Substation view	Balcony	£295,000.00	£545.94
50	1 bed	1b	50	540	4	Substation view	Balcony	£295,000.00	£545.94
51	2 bed	2b	63	682	4	Substation view	Balcony	£360,000.00	£527.52
52	2 bed	2b	79	845	4		Balcony	£420,000.00	£497.06
53	2 bed	2b	64	684	4		Balcony	£365,000.00	£534.01
54	2 bed	2b	64	684	4		Balcony	£365,000.00	£534.01
55	1 bed	1b	50	540	5	Substation view	Balcony	£298,000.00	£550.57
56	1 bed	1b	50	540	5	Substation view	Balcony	£298,000.00	£550.57
57	2 bed	2b	63	682	5	Substation view	Balcony	£363,000.00	£531.18
58	2 bed	2b	79	845	5		Balcony	£423,000.00	£500.02
59	2 bed	2b	64	684	5		Balcony	£368,000.00	£537.66
60	2 bed	2b	64	684	5		Balcony	£368,000.00	£537.66
61	1 bed	1b	50	540	6	Substation view	Balcony	£300,000.00	£555.19

Schedule of Unit Values for The Goods Warehouse - Block B
24.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
62	1 bed	1b	50	540	6	Substation view	Balcony	£300,000.00	£555.19
63	2 bed	2b	63	682	6	Substation view	Balcony	£365,000.00	£534.85
64	2 bed	2b	79	845	6		Balcony	£425,000.00	£502.97
65	2 bed	2b	64	684	6		Balcony	£370,000.00	£541.32
66	2 bed	2b	64	684	6		Balcony	£370,000.00	£541.32
67	1 bed	1b	50	540	7	Substation view	Balcony	£303,000.00	£559.82
68	1 bed	1b	50	540	7	Substation view	Balcony	£303,000.00	£559.82
69	2 bed	2b	63	682	7	Substation view	Balcony	£368,000.00	£538.51
70	2 bed	2b	79	845	7		Balcony	£428,000.00	£505.93
71	2 bed	2b	64	684	7		Balcony	£373,000.00	£544.98
72	2 bed	2b	64	684	7		Balcony	£373,000.00	£544.98
73	1 bed	1b	50	540	8	Substation view	Balcony	£305,000.00	£564.45
74	1 bed	1b	50	540	8	Substation view	Balcony	£305,000.00	£564.45
75	2 bed	2b	63	682	8	Substation view	Balcony	£370,000.00	£542.17
76	2 bed	2b	79	845	8		Balcony	£430,000.00	£508.89
77	2 bed	2b	64	684	8		Balcony	£375,000.00	£548.64
78	2 bed	2b	64	684	8		Balcony	£375,000.00	£548.64
79	1 bed	1b	50	540	9	Substation view	Balcony	£308,000.00	£569.07
80	1 bed	1b	50	540	9	Substation view	Balcony	£308,000.00	£569.07
81	2 bed	2b	64	684	9		Balcony	£378,000.00	£552.29
82	2 bed	2b	64	684	9		Balcony	£378,000.00	£552.29
83	1 bed	1b	50	540	10		Balcony	£315,000.00	£582.95
84	1 bed	1b	50	540	10		Balcony	£315,000.00	£582.95
85	2 bed	2b	64	684	10		Balcony	£380,000.00	£555.95
86	2 bed	2b	64	684	10		Balcony	£380,000.00	£555.95
87	2 bed	2b	64	684	0			£350,000.00	£512.06
88	2 bed	2b	71	760	1		Balcony	£383,000.00	£503.33
89	2 bed	2b	71	760	1			£378,000.00	£496.75
90	2 bed	2b	63	679	1		Balcony	£353,000.00	£518.99
91	1 bed	1b	50	540	1	Substation view	Balcony	£288,000.00	£532.06
92	1 bed	1b	50	540	1	Substation view	Balcony	£288,000.00	£532.06
93	1 bed	1b	50	540	1	Substation view	Balcony	£288,000.00	£532.06
94	2 bed	2b	71	760	2		Balcony	£385,000.00	£506.62
95	2 bed	2b	71	760	2		Balcony	£385,000.00	£506.62

Schedule of Unit Values for The Goods Warehouse - Block B
24.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
96	2 bed	2b	63	679	2		Balcony	£355,000.00	£522.67
97	1 bed	1b	50	540	2	Substation view	Balcony	£290,000.00	£536.69
98	1 bed	1b	50	540	2	Substation view	Balcony	£290,000.00	£536.69
99	1 bed	1b	50	540	2	Substation view	Balcony	£290,000.00	£536.69
100	2 bed	2b	71	760	3		Balcony	£388,000.00	£509.91
101	2 bed	2b	71	760	3		Balcony	£388,000.00	£509.91
102	2 bed	2b	63	679	3		Balcony	£358,000.00	£526.35
103	1 bed	1b	50	540	3	Substation view	Balcony	£293,000.00	£541.31
104	1 bed	1b	50	540	3	Substation view	Balcony	£293,000.00	£541.31
105	1 bed	1b	50	540	3	Substation view	Balcony	£293,000.00	£541.31
	78			**51053**				**£27,070,000.00**	**£532.43**

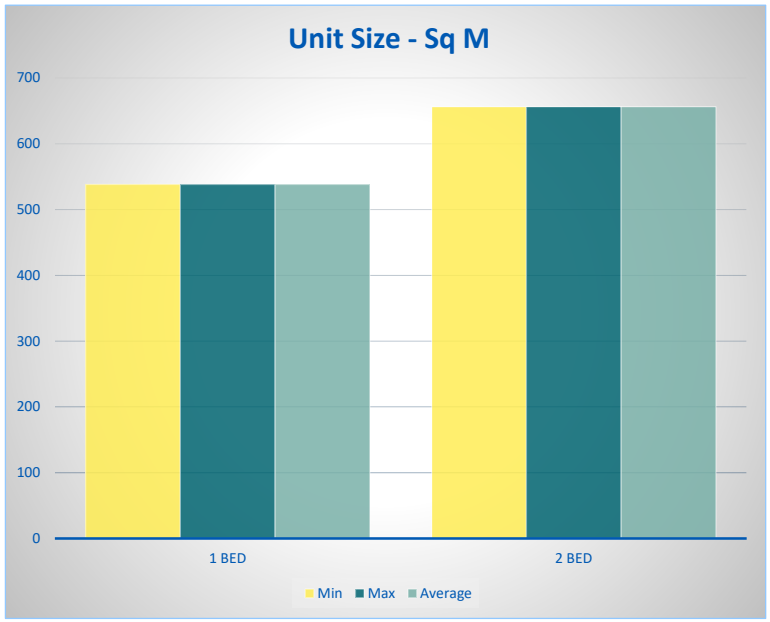
PRICING APPRAISAL - THE GOODS OFFICE - BLOCK C

Client: Berkeley Homes
Project: River Gate, Vastern Road, Reading
Date: 24.01.2020

savills

THE Old Power Station, Vastern Road, Reading
Block C - The Goods Office

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
1 bed	2	20%	1076	17%	538	538	538	£287,500	£288,750	£290,000	£537	£539
2 bed	8	80%	5253	83%	657	657	657	£337,500	£350,500	£369,500	£534	£563



Schedule of Unit Values for Block C The Goods Office, Vastern Road
24.01.2020

savills

Plot	Type	Beds	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
106	2 bed	2b	657	0	Street level		£338,000.00	£514.01
107	2 bed	2b	657	0	Street level		£338,000.00	£514.01
108	2 bed	2b	657	1		Balcony	£348,000.00	£529.24
109	1 bed	1b	538	1			£288,000.00	£534.19
110	2 bed	2b	657	1		Balcony	£348,000.00	£529.24
111	2 bed	2b	657	2	River C	Balcony	£367,000.00	£558.94
112	1 bed	1b	538	2			£290,000.00	£538.83
113	2 bed	2b	657	2		Balcony	£350,000.00	£533.05
114	2 bed	2b	657	3	River C	Balcony	£370,000.00	£562.75
115	2 bed	2b	657	3			£348,000.00	£529.24
			6329				**£3,385,000.00**	**£534.35**

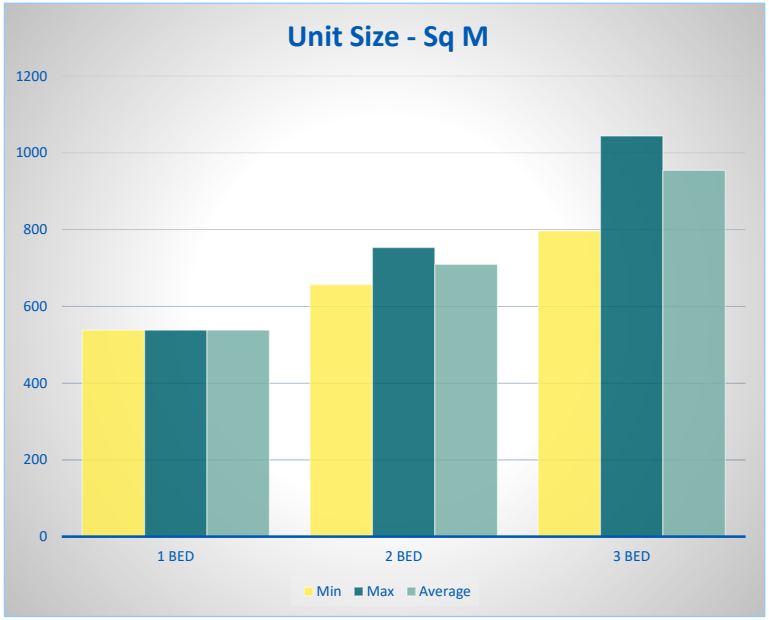
PRICING APPRAISAL - THE TURBINE HALL & THE GENERATOR - BLOCK D

Client: Berkeley Homes
Project: The Old Power Station, Vastern Road, Reading
Date: 23.01.2020

savills

The Old Power Station, Vastern Road, Reading
Block D

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
1 bed	7	13%	3767	9%	538	538	538	£285,000	£301,464	£319,250	£560	£593
2 bed	35	65%	24822	62%	657	709	754	£340,000	£391,703	£430,500	£553	£577
3 bed	12	22%	11454	29%	797	954	1044	£448,000	£544,517	£607,500	£570	£588



Schedule of Unit Values for The Old Power Station, Vastern Road - Block D
23.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
116	2 bed	2b	61	657	1			£340,000.00	£517.82
117	2 bed	2b	70	754	1	River C	Balcony	£404,000.00	£536.16
118	2 bed	2b	70	754	1	River C	Balcony	£404,000.00	£536.16
119	2 bed	2b	61	657	1			£340,000.00	£517.82
120	1 bed	1b	50	538	1			£285,000.00	£529.54
121	2 bed	2b	70	754	1			£380,000.00	£504.31
122	2 bed	2b	70	754	1			£380,000.00	£504.31
123	2 bed	2b	61	657	2	River B	Balcony	£371,000.00	£565.49
124	2 bed	2b	61	657	2	River B	Balcony	£371,000.00	£565.49
125	2 bed	2b	70	754	2	River A	Balcony	£426,000.00	£564.70
126	2 bed	2b	70	754	2	River A	Balcony	£426,000.00	£564.70
127	2 bed	2b	61	657	2			£343,000.00	£521.63
128	1 bed	1b	50	538	2			£288,000.00	£534.19
129	2 bed	2b	70	754	2	River C	Balcony	£407,000.00	£539.48
130	2 bed	2b	70	754	2	River B	Balcony	£414,000.00	£549.57
131	2 bed	2b	61	657	3	River B	Balcony	£374,000.00	£569.30
132	2 bed	2b	61	657	3	River B	Balcony	£374,000.00	£569.30
133	2 bed	2b	70	754	3	River A	Balcony	£428,000.00	£568.02
134	2 bed	2b	70	754	3	River A	Balcony	£428,000.00	£568.02
135	2 bed	2b	61	657	3			£345,000.00	£525.43
136	1 bed	1b	50	538	3		Balcony	£295,000.00	£548.12
137	2 bed	2b	70	754	3	River C	Balcony	£409,000.00	£542.80
138	2 bed	2b	70	754	3	River B	Balcony	£417,000.00	£552.89
139	2 bed	2b	61	657	4	River B	Balcony	£376,000.00	£573.10
140	2 bed	2b	61	657	4	River B	Balcony	£376,000.00	£573.10
141	2 bed	2b	70	753	4	River A	Balcony	£431,000.00	£571.35
142	2 bed	2b	70	753	4	River A	Balcony	£431,000.00	£571.35
143	2 bed	2b	61	657	4			£348,000.00	£529.24
144	1 bed	1b	50	538	4			£293,000.00	£543.48
145	2 bed	2b	70	754	4	River C	Balcony	£412,000.00	£546.12
146	2 bed	2b	70	754	4	River B	Balcony	£419,000.00	£556.20
147	2 bed	2b	61	657	5	River B	Balcony	£379,000.00	£576.91
148	3 bed	3b	87	934	5	River A	Double Balcony	£526,000.00	£562.98
149	3 bed	3b	89	953	5	River A	Balcony	£538,000.00	£564.24
150	2 bed	2b	61	657	5	River C	Balcony	£372,000.00	£566.55
151	1 bed	1b	50	538	5	River C	Balcony	£314,000.00	£583.89
152	2 bed	2b	70	753	5	River C	Balcony	£414,000.00	£549.45
153	2 bed	2b	70	753	5	River B	Balcony	£422,000.00	£559.54
154	2 bed	2b	70	753	6	River B	Balcony	£424,000.00	£562.86
155	3 bed	3b	87	934	6	River A	Double Balcony	£529,000.00	£565.65
156	3 bed	3b	89	953	6	River A	Balcony	£540,000.00	£566.86
157	2 bed	2b	61	657	6	River C	Balcony	£375,000.00	£570.36
158	1 bed	1b	50	538	6	River C	Balcony	£317,000.00	£588.54
159	2 bed	2b	61	657	7	River C	Balcony	£377,000.00	£574.17
160	3 bed	3b	92	990	7	River A	Double Balcony	£570,000.00	£575.09
161	3 bed	3b	95	1017	7	River A	Balcony	£581,000.00	£571.18

Schedule of Unit Values for The Old Power Station, Vastern Road - Block D
23.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
162	2 bed	2b	61	657	7	River C	Balcony	£377,000.00	£574.17
163	1 bed	1b	50	538	7	River C	Balcony	£319,000.00	£593.18
164	3 bed	3b	74	797	8	River B	Penthouse Terrace	£466,000.00	£584.41
165	3 bed	3b	92	990	8	River A	Penthouse Terrace	£582,000.00	£587.71
166	3 bed	3b	95	1023	8	River C	Penthouse Terrace	£573,000.00	£560.35
167	3 bed	3b	74	797	9	River B		£448,000.00	£562.44
168	3 bed	3b	97	1044	9	River A	Double Balcony	£608,000.00	£581.84
169	3 bed	3b	95	1023	9	River B	Double Balcony	£576,000.00	£562.99
	54			**40043**				**£22,362,000.00**	**£557.49**

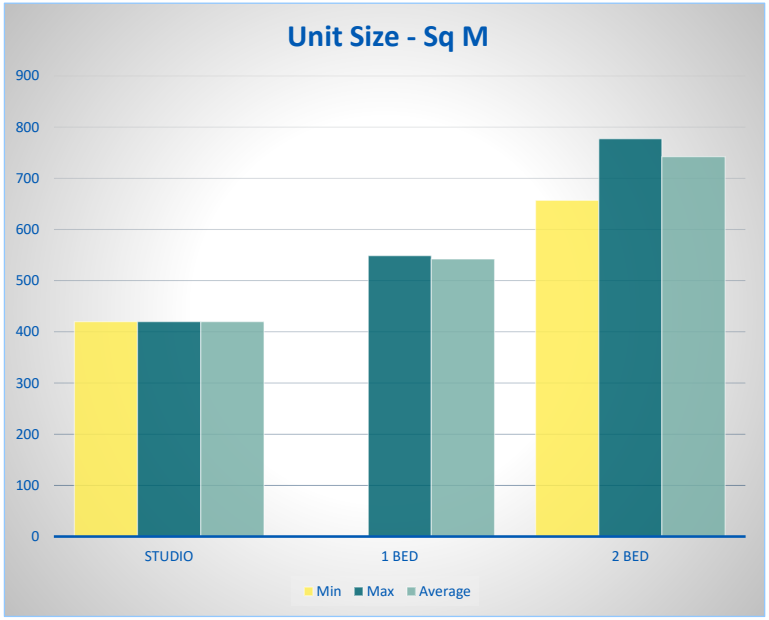
PRICING APPRAISAL - CHRISTCHURCH WHARF - BLOCK E

Client: Berkeley Homes
Project: The Old Power Station, Vastern Road, Reading
Date: 24.01.2020

savills

The Old Power Station, Vastern Road, Reading
Block E 24.01.2020

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
Studio	1	3%	420	2%	420	420	420	£250,000	£250,000	£250,000	£596	£596
1 bed	13	39%	7050	33%	0	542	549	£285,000	£306,615	£331,000	£565	£615
2 bed	19	58%	14107	65%	657	742	777	£381,500	£404,487	£431,000	£546	£589



Schedule of Unit Vales for Christchurch Wharf - Block E, Vastern Road
24.01.2020

Plot	Type	Beds	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
170	Studio	1b	420	0			£250,000.00	£595.52
171	2 bed	2b	754	0	River A	Small terrace	£404,000.00	£535.50
172	1 bed	1b	538	0	River A	Terrace	£324,000.00	£601.08
173	2 bed	2b	758	0	River A	Terrace	£406,000.00	£535.77
174	1 bed	1b	543	0	River A		£285,000.00	£525.34
175	1 bed	1b	545	0			£285,000.00	£523.26
176	2 bed	2b	657	1	River A	Balcony	£382,000.00	£581.02
177	1 bed	1b	538	1	River A	Balcony	£321,000.00	£596.43
178	2 bed	2b	758	1	River A	Balcony	£404,000.00	£532.47
179	2 bed	2b	761	1	River B	Balcony	£393,000.00	£516.02
180	1 bed	1b	545	1			£288,000.00	£527.85
181	2 bed	2b	657	2	River A	Balcony	£384,000.00	£584.83
182	1 bed	1b	538	2	River A	Balcony	£324,000.00	£601.08
183	2 bed	2b	758	2	River A	Balcony	£406,000.00	£535.77
184	2 bed	2b	761	2	River B	Balcony	£395,000.00	£519.31
185	1 bed	1b	545	2			£290,000.00	£532.44
186	2 bed	2b	657	3	River A	Balcony	£387,000.00	£588.63
187	1 bed	1b	538	3	River A	Balcony	£326,000.00	£605.72
188	2 bed	2b	758	3	River A	Balcony	£409,000.00	£539.07
189	2 bed	2b	761	3	River B	Balcony	£398,000.00	£522.59
190	1 bed	1b	545	3			£293,000.00	£537.03
191	1 bed	1b	549	4	River A	Balcony	£329,000.00	£598.40
192	2 bed	2b	758	4	River A	Balcony	£411,000.00	£542.37
193	2 bed	2b	761	4	River B	Balcony	£400,000.00	£525.88
194	1 bed	1b	545	4			£295,000.00	£541.62
195	1 bed	1b	538	5	River A	Balcony	£331,000.00	£615.01
196	2 bed	2b	758	5	River A	Balcony	£414,000.00	£545.67
197	2 bed	2b	753	5	River B	Balcony	£403,000.00	£534.45
198	1 bed	1b	545	5			£298,000.00	£546.21
199	2 bed	2b	755	6	River A	Penthouse terrace	£431,000.00	£571.20
200	2 bed	2b	753	6	River B	Penthouse terrace	£420,000.00	£557.68
201	2 bed	2b	755	7	River A	Double Balcony	£424,000.00	£561.26
202	2 bed	2b	777	7	River B	Double Balcony	£418,000.00	£537.92
			21578				**£11,928,000.00**	**£554.98**

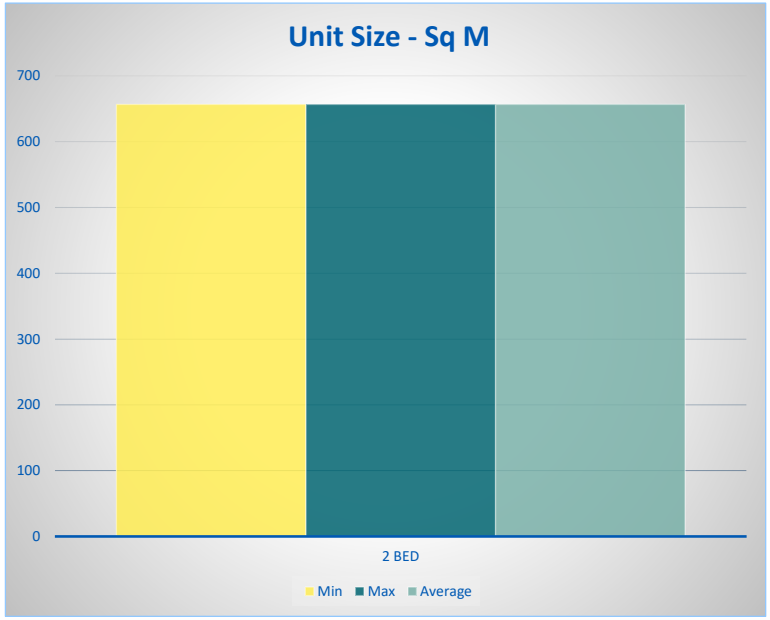
PRICING APPRAISAL - THE COAL DROP BUILDING - BLOCK F

Client: Berkeley Homes
Project: The Old Power Station, Vastern Road, Reading
Date: 24.01.2020

savills

The Old Power Station, Vastern Road, Reading
Block F - The Coal Drop Building

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
2 bed	6	100%	3940	100%	657	657	657	£340,000	£351,500	£367,000	£535	£559



Schedule of Unit Values for Block F The Old Power Station, Vastern Road 24.01.2020

savills

Plot	Type	Beds	Sq M	Sq Ft	Floor	View	Outside Space	Market Value	£ PSF
202	2 bed	2b	61	657	0			£340,000.00	£517.82
203	2 bed	2b	61	657	0			£340,000.00	£517.82
204	2 bed	2b	61	657	1		Balcony	£348,000.00	£529.24
205	2 bed	2b	61	657	1	River C	Balcony	£365,000.00	£555.13
206	2 bed	2b	61	657	2		Balcony	£350,000.00	£533.05
207	2 bed	2b	61	657	2	River C	Balcony	£367,000.00	£558.94
	6			**3940**				**£2,110,000.00**	**£535.33**

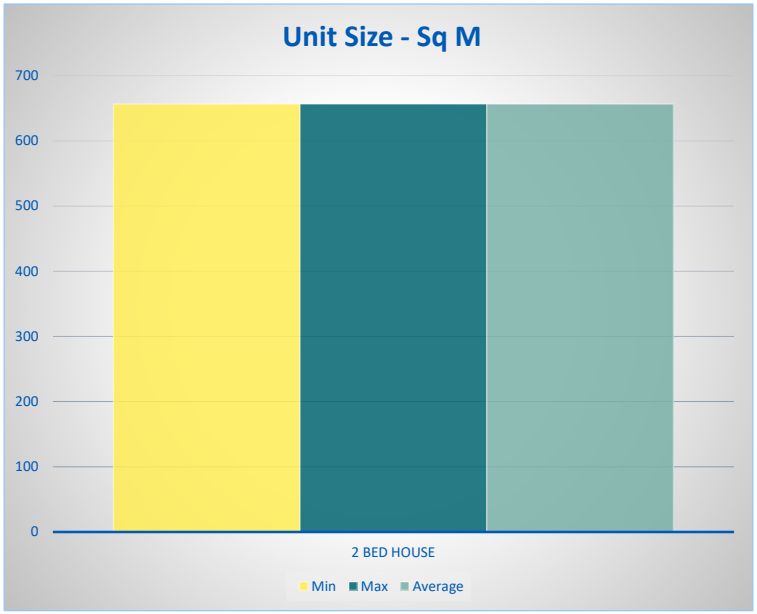
PRICING APPRAISAL - THE OLD POWER STATION - BLOCK G

Client: Berkeley Homes
Project: River Gate, Vastern Road, Reading
Date: 24.01.2020

savills

The Old Power Station, Vastern Road, Reading
Block G

Unit Type	No. Units	% Mix	Total Sq Ft	% of Sq Ft	Min Unit Size	Average Unit Size	Max Unit Size	Min Unit Price	Average Unit Price	Max Unit Price	Average £PSF	Max £PSF
2 bed House	1	100%	657	100%	656.6	657	656.6	£350,000	£350,000	£350,000	£533	£533



Schedule of Unit Values for Block G The Old Power Station, Vastern Road 24.01.2020

Plot	Type	Beds	Sq M	Sq Ft	Market Value	£ PSF
209	2 bed House	2b	61	657	£350,000.00	£533.05

Fulkers LLP
Southbank House
Black Prince Road
London
SE1 7SJ

Contact: Allan Tyler
Email: allan.tyler@fulkers.co.uk
Website: www.fulkers.co.uk

Berkeley Group

VASTERN ROAD SITE REDEVELOPMENT

Reading

Residential Development - Entire Site

Scheme January 2020 - 209 units

All Private

Stage 2 Development Cost Estimate Rev 2

January 2020

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

EXECUTIVE SUMMARY

Fulkers Bailey Russell

Introduction

Fulkers were appointed by Berkeley Homes (Oxford & Chiltern) limited to provide an independent cost plan for the development at the former SEE site (site area comprises 70% of the previous SEE adjorning the retained 30% of the site by SEE). Works included in the redevelopment of the site include the demolition of the former SEE Buildings, new build residential accommodation with the provision of an external Cafe. External Works include elevated terraces and intergration with the River Thames Frontage including a link to the existing foot bridge in addition to the typical Berkeley extensive landscaped external areas including hard and soft landscaping. Car parking is accommodated within undercroft areas and street parking bays

The breakdown below isolates the costs which are covered by the BCIS and shows the elements of work which are not included under the BCIS applicable rate separately.

Total Construction Cost including Preliminaries excluding Contingency	**Sq ft**	**Cost (£)**	**Cost (£/m2) GIA**	**Cost (£/sq) GIA**
Construction of the new Build Accomodation				
New build construction - 209 units in Blocks A to G	187,164	43,079,782	2,478	230
PV Installation to Roofs excluded from BCIS		574,560		
Demolition Works excluded from BCIS		390,435		
Remediation on site - The site was formerly housed several oil tanks with the likelihood of some historical leakage and initial site survey suggest the like hood of contaminated material including asbestos. BCIS does not include for site remediation.		687,327		
External Works to new build area including rasied walkways, a seperate Cafe, connetion to existing footbridge over the Thames, and connection and intergration with the Thames riverside path - external works are excluded from BCIS. Riverside works are particular to this site and would not be covered by the BCIS rate		3,152,701		
Site wide Costs including Electrical Vehicle Charging points - Excluded for BCIS		963,200		
		48,848,006		
Contingency - 5% (excluded from BCIS)		2,442,400		
		51,290,407		

Exclusions to above costs:-

- Warranties
- Professional Fees
- VAT
- Land acquisition
- Marketing and Sales

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ESTIMATE SUMMARY - OVERALL DEVELOPMENT

Fulkers Bailey Russell

			Gross Internal Floor Area				Net Residential & Commercial Saleable Area	
Building Works Cost		**Areas:-**	**17,388**	**187,164**	**Nr. of Units**	**£/Unit**	**13,138**	**141,423**
			£/m2	**£/ft2**			**£/m2**	**£/ft2**
Substructure		2,385,199	137	12.74	209	11,412	182	16.87
Frame		1,974,090	114	10.55	209	9,445	150	13.96
Upper floors		3,015,740	173	16.11	209	14,429	230	21.32
Stairs		685,500	39	3.66	209	3,280	52	4.85
Roofs		1,652,333	95	8.83	209	7,906	126	11.68
External Walls		7,420,286	427	39.65	209	35,504	565	52.47
Balconies		917,120	53	4.90	209	4,388	70	6.48
Internal Walls and Doors		1,824,311	105	9.75	209	8,729	139	12.90
Firestopping		241,300	14	1.29	209	1,155	18	1.71
Shell and Core MEP		4,633,476	266	24.76	209	22,170	353	32.76
Lifts		601,250	35	3.21	209	2,877	46	4.25
Sub-Total Building Works	**£**	**25,350,605**	**1,458**	**135**	**209**	**121,295**	**1,930**	**179**
Residential Fit-out								
Private Fitout		12,855,120	739	68.68	209	61,508	978	90.90
Affordable Rent Fit out		-	-	-	0	-	-	-
Social Rent Fit out		-	-	-	0	-	-	-
Communal Fitout		771,366	44	4.12	209	3,691	59	5.45
Sub-Total Building Works	**£**	**38,977,091**	**2,242**	**208**	**209**	**186,493**	**2,967**	**276**
Abnormals								
Demolition		348,603	20	1.86	209	1,668	27	2.46
Remediation		613,685	35	3.28	209	2,936	47	4.34
External Works and Drainage		2,814,912	162	15.04	209	13,468	214	19.90
Utilities		860,000	49	4.59	209	4,115	65	6.08
Site wide Energy		incl						
Sub-Total Building Works	**£**	**43,614,291**	**2,508**	**233**	**209**	**208,681**	**3,320**	**308**
Main Contractor's Preliminaries 12%		5,233,715	301	27.96	209	25,041.70	398	37.01
Sub-Total Building Works incl. Main Contractor's Preliminaries (Rounded '000)	**£**	**48,848,006**	**2,809**	**261**	**209**	**233,723**	**3,718**	**345.40**
Site Contingency Allowance (5%): on construction value including Prelims		2,442,400	140	13.05	209	11,686	186	17.27
Total Building Works Estimate (Rounded '000)	**£**	**51,290,407**	**2,950**	**274**	**209**	**245,409**	**3,904**	**362.67**

Additional cost information

245,409

Net Residential Saleable Area
141,423 sq. ft **£363**

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Demolition

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Over site Demolitions and Alterations					
Demolition of SEE Offices					
General Demolition	1	Item	244,777	244,777	Woolridge Quote.
Removal of Roof	1	Item	26,450	26,450	
Asbestos Removal	1	Item	2,376	2,376	
Removal of asbestos - excluded					
Allowance to removal vegetation etc excluded from quote	1	item	25,000	25,000	
Allowance to clean and removal oil tanks etc	1	item	50,000	50,000	
Sub Total of Demolition Works				348,603	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Substructure					
BLOCK A					
Excavation					
Ground floor slab 500 mm deep	234	m3	6.00	1,404.00	
Pile caps - core	29	m3	6.00	172.80	
Pile caps - general	46	m3	6.00	275.40	
Pile arisings in temporary spoil heaps	414	m3	2.00	827.36	
Allowance for ground beams and bulking	253	m3	2.00	505.67	
	975	m3	55.00	53,636.61	
End Bearing Piling:					
Piling mat: 750 mm deep	468	m²	45.00	21,060.00	
Piling mat removed and re-used on site	351	m3	7.50	2,632.50	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	58.50	nr	2,500.00	146,250.00	pile per 8 m2 6 - 10 storeys
Obstructions (Piling)	1	item	15,000.00	15,000.00	LS
Testing piles - 1%	1.00	nr	3,000.00	3,000.00	
Allowance for attendance on piling	1	item	10,000.00	10,000.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	1	nr	17,500.00	17,500.00	
General areas average one cap per two piles	21	nr	2,000.00	42,500.00	
Allowance for Ground beams	468	m2	25.00	11,700.00	
Ground floor slab; insulation; blinding	468	m²	130.00	60,840.00	
Allowance for excavation and forming lift pits	1	nr	4,000.00	4,000.00	
Substructure Sub-Contractor Preliminaries	397,304		-	-	
				401,304.33	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK B					
Excavation					
Ground floor slab 500 mm deep	297	m3	6.00	1,779.00	
Pile caps - core	29	m3	6.00	172.80	
Pile caps - general	138	m3	6.00	827.28	
Pile arisings in temporary spoil heaps	1,016	m3	2.00	2,031.86	
Allowance for ground beams and bulking	518	m3	2.00	1,035.38	
	1,997	m3	55.00	109,823.81	
End Bearing Piling:					
Piling mat: 750 mm deep	862	m²	45.00	38,790.00	
Piling mat removed and re-used on site	647	m3	7.50	4,848.75	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	143.67	nr	2,500.00	359,166.67	pile per 6 m2 11 - 15 storeys
Obstructions (Piling)	1	item	20,000.00	20,000.00	LS
Testing piles - 1%	2.00	nr	3,000.00	6,000.00	
Allowance for attendance on piling	1	item	10,000.00	10,000.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	1	nr	17,500.00	17,500.00	
General areas average one cap per two piles	64	nr	2,000.00	127,666.67	
Allowance for Ground beams	593	m2	25.00	14,825.00	
Ground floor slab; insulation; blinding	593	m²	130.00	77,090.00	
Allowance for excavation and forming lift pits	2	nr	4,000.00	8,000.00	
Substructure Sub-Contractor Preliminaries	801,557		-	-	
				809,557.21	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK C					
Excavation					
Ground floor slab 500 mm deep	110	m3	6.00	660.00	see abnormals for
Pile caps - core	-	m3	6.00	-	oversite cut and fill
Pile caps - general	24	m3	6.00	142.56	
Pile arisings in temporary spoil heaps	156	m3	2.00	311.14	
Allowance for ground beams and bulking	101	m3	2.00	202.53	
	391	m3	55.00	21,482.86	
End Bearing Piling:					
Piling mat: 750 mm deep	220	m²	45.00	9,900.00	
Piling mat removed and re-used on site	165	m3	7.50	1,237.50	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	22.00	nr	2,500.00	55,000.00	pile per 10 m2 0 - 5 storeys
Obstructions (Piling)	1	item	7,500.00	7,500.00	LS
Testing piles - 1%	1.00	nr	3,000.00	3,000.00	
Allowance for attendance on piling	1	item	7,500.00	7,500.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	-	nr	17,500.00	-	
General areas average one cap per two piles	11	nr	2,000.00	22,000.00	
Allowance for Ground beams	220	m2	25.00	5,500.00	
Ground floor slab; insulation; blinding	220	m²	130.00	28,600.00	
Allowance for excavation and forming lift pits	-	nr	4,000.00	-	
Substructure Sub-Contractor	173,037		-	-	
				173,036.59	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK D					
Excavation					
Ground floor slab 500 mm deep	86	m3	6.00	513.00	see abnormals for
Pile caps - core	29	m3	6.00	172.80	oversite cut and fill
Pile caps - general	72	m3	6.00	430.11	
Pile arisings in temporary spoil heaps	583	m3	2.00	1,165.02	
Allowance for ground beams and bulking	269	m3	2.00	537.95	
	1,037	m3	55.00	57,060.67	
End Bearing Piling:					
Piling mat: 750 mm deep	659	m²	45.00	29,655.00	
Piling mat removed and re-used on site	494	m3	7.50	3,706.88	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	82.38	nr	2,500.00	205,937.50	pile per 8 m2 6 - 10 storeys
Obstructions (Piling)	1	item	15,000.00	15,000.00	LS
Testing piles - 1%	1.00	nr	3,000.00	3,000.00	
Allowance for attendance on piling	1	item	15,000.00	15,000.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	1	nr	17,500.00	17,500.00	
General areas average one cap per	33	nr	2,000.00	66,375.00	
Allowance for Ground beams	171	m2	25.00	4,275.00	
Ground floor slab; insulation; blinding	171	m²	130.00	22,230.00	
Allowance for excavation and forming lift pits	2	nr	4,000.00	8,000.00	
Substructure Sub-Contractor Preliminaries	452,559		-	-	
				460,558.92	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK E					
Excavation					
Ground floor slab 500 mm deep	193	m3	6.00	1,155.00	see abnormals for
Pile caps - core	29	m3	6.00	172.80	oversite cut and fill
Pile caps - general	35	m3	6.00	208.17	
Pile arisings in temporary spoil heaps	340	m3	2.00	680.63	
Allowance for ground beams and bulking	209	m3	2.00	417.42	
	805	m3	55.00	44,275.83	
End Bearing Piling:					
Piling mat: 750 mm deep	385	m²	45.00	17,325.00	
Piling mat removed and re-used on site	289	m3	7.50	2,165.63	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	48.13	nr	2,500.00	120,312.50	pile per 8 m2 6 - 10 storeys
Obstructions (Piling)	1	item	15,000.00	15,000.00	LS
Testing piles - 1%	1.00	nr	3,000.00	3,000.00	
Allowance for attendance on piling	1	item	15,000.00	15,000.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	1	nr	17,500.00	17,500.00	
General areas average one cap per	16	nr	2,000.00	32,125.00	
Allowance for Ground beams	385	m2	25.00	9,625.00	
Ground floor slab; insulation; blinding	385	m²	130.00	50,050.00	
Allowance for excavation and forming lift pits	2	nr	4,000.00	8,000.00	
Substructure Sub-Contractor Preliminaries	339,013		-	-	
				347,012.97	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK F					
Excavation					
Ground floor slab 500 mm deep	111	m3	6.00	666.00	see abnormals for
Pile caps - core	-	m3	6.00	-	oversite cut and fill
Pile caps - general	24	m3	6.00	143.86	
Pile arisings in temporary spoil heaps	157	m3	2.00	313.97	
Allowance for ground beams and bulking	102	m3	2.00	204.37	
	394	m3	55.00	21,678.16	
End Bearing Piling:					
Piling mat: 750 mm deep	222	m²	45.00	9,990.00	
Piling mat removed and re-used on site	167	m3	7.50	1,248.75	
Piling set up	1	item	10,000.00	10,000.00	LS
CFA Piles, average 25.00m deep; 600 diameter	22.20	nr	2,500.00	55,500.00	pile per 10 m2 0 - 5 storeys
Obstructions (Piling)	1	item	7,500.00	7,500.00	LS
Testing piles - 1%	1.00	nr	3,000.00	3,000.00	
Allowance for attendance on piling	1	item	7,500.00	7,500.00	LS
Concrete					
Pile caps					
Core pile caps - 16 piles each	-	nr	17,500.00	-	
General areas average one cap per	11	nr	2,000.00	22,200.00	
Allowance for Ground beams	222	m2	25.00	5,550.00	
Ground floor slab; insulation;	222	m²	130.00	28,860.00	
Allowance for excavation and forming lift pits	-	nr	4,000.00	-	
Substructure Sub-Contractor Preliminaries	174,355		-	-	
				174,355.11	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

BLOCK G					
Excavation					
Ground floor slab 500 mm deep	17	m3	6.00	99.00	see abnormals for oversite cut and fill
Strip foundation	22	m3	6.00	129.60	
Allowance for bulking	13	m3	2.00	26.67	
	51	m3	55.00	2,828.93	
End Bearing Piling - None					
Concrete					
Strip foundation	24	m	500.00	12,000.00	
Ground floor slab; insulation; blinding	33	m²	130.00	4,290.00	
Allowance for excavation and forming lift pits	-	nr	4,000.00	-	
Substructure Sub-Contractor	19,374		-	-	
				19,374.20	
				2,385,199.33	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Substructure

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Lowering level of existing east "meadow" of site					
Excavated oversite to average 1.5 m deep disposal off site	19,500	m3			
Remediation off site					
Site strip: 600 mm deep	3,637	m2			
Summary of Excavated material					
Building A	975				
Building B	1,997				
Building C	391				
Building D	1,037				
Building E	805				
Building F	394				
Building G	51				
	9,288				
Excavated material as inert - 50%	4,644	m3	-	-	Included in substructure remediation rest in substructure
Excavated material as semi hazardous - 40%	3,715	m3	95.00	352,931.47	
Excavated material as extra hazardous - 10%	929	m3	200.00	185,753.41	
Allowance for Ground Water Control	1	item	75,000.00	75,000.00	
				613,684.88	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Structural

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Superstructure					
Frame					
Block A					
Core walls formed with 250 mm Reinforced concrete	418	m²	250.00	104,500.00	
Columns average 250 x 750 mm	115	nr	850.00	97,495.00	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	201,995	item	0%	-	
				201,995.00	
Block B					
Core walls formed with 250 mm Reinforced concrete	1,343	m²	250.00	335,750.00	
Columns average 250 x 750 mm	313	nr	850.00	266,135.00	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	601,885	item	0%	-	
				601,885.00	
Block C					
Core walls formed with 250 mm Reinforced concrete	1,343	m²	250.00	335,750.00	
Columns average 250 x 750 mm	41	nr	850.00	34,552.50	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	370,303	item	0%	-	
				370,302.50	
Block D					
Core walls formed with 250 mm Reinforced concrete	1,044	m²	250.00	261,000.00	
Columns average 250 x 750 mm	284	nr	850.00	241,697.50	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	502,698	item	0%	-	
				502,697.50	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Structural

Fulkers Bailey Russell

Block E					
Core walls formed with 250 mm Reinforced concrete	571	m²	250.00	142,750.00	
Columns average 250 x 750 mm	125	nr	850.00	106,207.50	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	248,958	item	0%	-	
				248,957.50	
Block F					
Core walls formed with 250 mm Reinforced concrete	116	m²	250.00	29,000.00	
Columns average 250 x 750 mm	19	nr	850.00	15,852.50	Column 1 per 20m2
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	44,853	item	0%	-	
				44,852.50	
Block G					
Core walls formed with 250 mm Reinforced concrete	-	m²	250.00	-	
Columns average 250 x 750 mm	4	nr	850.00	3,400.00	
Extra for sundries movement joints, door openings etc.					
Frame Contractor Preliminaries	3,400	item	0%	-	
				3,400.00	
				1,974,090.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Structural

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	£/m2	Comments
Superstructure						
Upper Floors						
Block A						
250 mm RC slab	1,487	m²	150.00	223,050.00		
350 mm RC Transfer slabs	339	m²	170.00	57,630.00		
250 mm RC slab to flat roof	468	m²	150.00	70,200.00		
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	2,294	m²	15.00	34,410.00		
Extra for sundries movement joints, etc.						Included in rates
Frame Contractor Preliminaries	385,290	item	0%	-		
				385,290.00		
Block A						
250 mm RC slab	4,985	m²	150.00	747,750.00		
350 mm RC Transfer slabs	415	m²	170.00	70,550.00		
250 mm RC slab to flat roofs	862	m²	150.00	129,300.00		
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	6,262	m²	15.00	93,930.00		
Extra for sundries movement joints, etc.						Included in rates
Frame Contractor Preliminaries	1,041,530	item	0%	-		
				1,041,530.00		
Block C						
250 mm RC slab	373	m²	150.00	55,950.00		
350 mm RC Transfer slabs	220	m²	170.00	37,400.00		
250 mm RC slab to roofs	220	m²	150.00	33,000.00		
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	813	m²	15.00	12,195.00		
Extra for sundries movement joints, etc.						Included in rates
Frame Contractor Preliminaries	138,545	item	0%	-		
				138,545.00		

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Structural

Fulkers Bailey Russell

Block D					
250 mm RC slab	4,161	m²	150.00	624,150.00	
350 mm RC Transfer slabs	867	m²	170.00	147,390.00	
250 mm RC slab to roof	659	m²	150.00	98,850.00	
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	5,687	m²	15.00	85,305.00	
Extra for sundries movement joints, etc.					Included in rates
Frame Contractor Preliminaries	955,695	item	0%	-	
				955,695.00	
Block E					
250 mm RC slab	1,635	m²	150.00	245,250.00	
350 mm RC Transfer slabs	479	m²	170.00	81,430.00	
250 mm RC slab to roof	385	m²	150.00	57,750.00	
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	2,499	m²	15.00	37,485.00	
Extra for sundries movement joints, etc.					Included in rates
Frame Contractor Preliminaries	421,915	item	0%	-	
				421,915.00	
Block F					
250 mm RC slab	301	m²	150.00	45,150.00	
350 mm RC Transfer slabs	-	m²	170.00	-	
250 mm RC slab to roof	72	m²	150.00	10,800.00	Flat roof only
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	373	m²	15.00	5,595.00	
Extra for sundries movement joints, etc.					Included in rates
Frame Contractor Preliminaries	61,545	item	0%	-	
				61,545.00	
Block G					
250 mm RC slab	34	m²	150.00	5,100.00	
350 mm RC Transfer slabs	-	m²	170.00	-	
250 mm RC slab to roof	34	m²	150.00	5,100.00	Pitched roof
Allowance for upstands, steps in slabs, slab thickenings and MEP holes	68	m²	15.00	1,020.00	
Extra for sundries movement joints, etc.					Included in rates
Frame Contractor Preliminaries	11,220	item	0%	-	
				11,220.00	
				3,015,740.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Structural

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Superstructure					
Stairs					
Block A					
RC stairs, cost per level, typical rise 3.10 m; one half landing per level	5	nr	8,250.00	41,250.00	
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00	
Steel balustrade to stairs	76	m	350.00	26,600.00	
Handrail, stainless steel	76	m	150.00	11,400.00	
Frame Contractor Preliminaries	89,250	item	0%	-	
				89,250.00	
Block B1					
RC stairs, cost per level, typical rise 3.10 m; one half landing per level	10	nr	8,250.00	82,500.00	
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00	
Steel balustrade to stairs	136	m	350.00	47,600.00	
Handrail, stainless steel	136	m	150.00	20,400.00	
Frame Contractor Preliminaries	160,500	item	0%	-	
				160,500.00	
Block B2					
RC stairs, cost per level, typical rise 3.10 m; one half landing per level	3	nr	8,250.00	24,750.00	
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00	
Steel balustrade to stairs	52	m	350.00	18,200.00	
Handrail, stainless steel	52	m	150.00	7,800.00	
Frame Contractor Preliminaries	60,750	item	0%	-	
				60,750.00	

Block C				
RC stairs, cost per level, typical rise 3.10 m; two quarter landing per level	3	nr	9,500.00	28,500.00
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00
Steel balustrade to stairs	52	m	350.00	18,200.00
Handrail, stainless steel	52	m	150.00	7,800.00
Frame Contractor Preliminaries	64,500	item	0%	-
				64,500.00
Block D				
	9	nr	8,250.00	74,250.00
RC stairs, cost per level, typical rise 3.10 m; one half landing per level				
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00
Steel balustrade to stairs	124	m	350.00	43,400.00
Handrail, stainless steel	124	m	150.00	18,600.00
Frame Contractor Preliminaries	146,250	item	0%	-
				146,250.00
Block E				
	7	nr	8,250.00	57,750.00
RC stairs, cost per level, typical rise 3.10 m; one half landing per level				
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00
Steel balustrade to stairs	100	m	350.00	35,000.00
Handrail, stainless steel	100	m	150.00	15,000.00
Frame Contractor Preliminaries	117,750	item	0%	-
				117,750.00
Block F				
	2	nr	8,250.00	16,500.00
RC stairs, cost per level, typical rise 3.075m; one half landing per level				
RC stairs, cost per level, typical rise 4m	1	nr	10,000.00	10,000.00
Steel balustrade to stairs	40	m	350.00	14,000.00
Handrail, stainless steel	40	m	150.00	6,000.00
Frame Contractor Preliminaries	46,500	item	0%	-
				46,500.00
				685,500.00

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Roof Structure					
Concrete slab to form roof slabs					Included in Frame
Block A					
Terrace Roof - 2nd floor					
Waterproofing and insulation to Part L	129	m²	160.00	20,640.00	
Parapet - structure, inside face and coping	29	m²	500.00	14,400.00	external rainscreen in external walls
Main Roof					
Waterproofing and insulation to Part L	339	m²	160.00	54,240.00	
Builderswork including for PVs	339	m²	100.00	33,900.00	
Parapet - structure, inside face and coping	110	m²	500.00	55,200.00	
Metal roofs - cores					
Metal roof to plant areas	16	m²	200.00	3,200.00	
Sides of core over run	26	m²	200.00	5,120.00	
Access hatch & ladder	1	nr	4,500.00	4,500.00	
Cleaning davits and abseiling hooks	1	nr	15,000.00	15,000.00	
Rainwater per GIA	2,295	m²	6.00	13,770.00	
Sub Contract Preliminaries	Included				
				219,970.00	
Block B1 and B2					
Soffit to undercroft parking					
Insulation treatment to underside of slab	269	m²	120.00	32,280.00	
Terrace Roof - 4th floor					
Waterproofing and insulation to Part L	415	m²	160.00	66,400.00	
Parapet - structure, inside face and coping	138	m²	500.00	69,000.00	external rainscreen in external walls
Main Roof					
Waterproofing and insulation to Part L	447	m²	160.00	71,520.00	
Builderswork including for PVs	447	m²	100.00	44,700.00	
Parapet - structure, inside face and coping	86	m²	500.00	43,200.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Metal roofs - cores					
Metal roof to plant areas	30	m²	200.00	6,000.00	
Sides of core over run	35	m²	200.00	7,040.00	
Access hatch & ladder	1	nr	4,500.00	4,500.00	
Cleaning davits and abseiling hooks	1	nr	15,000.00	15,000.00	
Rainwater per GIA	5,993	m²	6.00	35,958.00	
Sub Contract Preliminaries	Included				
				395,598.00	
Block C					
Pitched roof - 3rd floor					
Roof trusses (1 per 7.5 m)	2	nr	6,500.00	13,000.00	
Pitched roof including insulation, slate finish and all flashings etc.	85	m²	250.00	21,250.00	
Mansafe system/access	1	Item	7,500.00	7,500.00	
Main Roof					
Roof trusses (1 per 7.5 m)	4	nr	6,500.00	26,000.00	
Pitched roof including insulation, slate finish and all flashings etc.	190	m²	250.00	47,500.00	
Extra over for hipped ends	1	item	5,000.00	5,000.00	
Mansafe system/access	1	Item	15,000.00	15,000.00	
Rainwater per GIA	813	m²	6.00	4,878.00	
Sub Contract Preliminaries	Included				
				140,128.00	
Block D					
Soffit to undercroft parking					
Insulation treatment to underside of slab	488	m²	120.00	58,560.00	
Pitched roof - 6th floor					
Roof trusses (1 per 7.5 m)	10	nr	6,500.00	65,000.00	
Pitched roof including insulation, slate finish and all flashings etc.	200	m²	250.00	50,000.00	
Extra over for hipped ends	1	item	1,500.00	1,500.00	
Mansafe system/access	1	Item	15,000.00	15,000.00	
Terrace Roof - 9th floor					
Waterproofing and insulation to Part L	114	m²	160.00	18,208.00	
Parapet - structure, inside face and coping	98	m²	500.00	49,200.00	external rainscreen in external walls

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Private Terrace Roofs - 9th floor					
Waterproofing and insulation to Part L	17	m²	160.00	2,752.00	
Drainage and irrigation	17	m²	20.00	344.00	
Paved terrace finish	17	m²	120.00	2,064.00	
Balustrading; framed glass	17	m	550.00	9,130.00	
Main Roof					
Waterproofing and insulation to Part L	368	m²	160.00	58,880.00	
Builderswork including for PVs	368	m²	100.00	36,800.00	
Parapet - structure, inside face and coping	86	m²	500.00	43,200.00	
Suspended Canopy over Private terraces including structure	10	m²	1,000.00	10,000.00	
Metal roofs - cores					
Metal roof to plant areas	30	m²	200.00	6,000.00	
Sides of core over run	35	m²	200.00	7,040.00	
Access hatch & ladder	1	nr	4,500.00	4,500.00	
Cleaning davits and abseiling hooks	1	nr	15,000.00	15,000.00	
Rainwater per GIA	5,199	m²	6.00	31,194.00	
Sub Contract Preliminaries	Included				
				484,372.00	
Block E					
Terrace Roof - 4th floor					
Waterproofing and insulation to Part L	84	m²	160.00	13,440.00	
Parapet - structure, inside face and coping	30	m²	500.00	15,000.00	external rainscreen in external walls
Terrace Roof - 6th floor					
Waterproofing and insulation to Part L	107	m²	160.00	17,088.00	
Parapet - structure, inside face and coping	89	m²	500.00	44,400.00	
Private Terrace Roofs - 9th floor					
Waterproofing and insulation to	16	m²	160.00	2,592.00	
Drainage and irrigation	16	m²	20.00	324.00	
Paved terrace finish	16	m²	120.00	1,944.00	
Balustrading; framed glass	16	m	550.00	8,855.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Main Roof					
Waterproofing and insulation to	178	m²	160.00	28,480.00	
Builderswork including for PVs	178	m²	100.00	17,800.00	
Parapet - structure, inside face and coping	77	m²	500.00	38,400.00	
Suspended Canopy over Private terraces including structure	16	m²	1,000.00	16,000.00	
Metal roofs - cores					
Metal roof to plant areas	30	m²	200.00	6,000.00	
Sides of core over run	35	m²	200.00	7,040.00	
Access hatch & ladder	1	nr	4,500.00	4,500.00	
	1	nr	15,000.00	15,000.00	
Cleaning davits and abseiling hooks					
Rainwater per GIA	2,499	m²	6.00	14,994.00	
Sub Contract Preliminaries	Included				
				251,857.00	
Block F					
Terrace Roof - 1st floor					
Waterproofing and insulation to Part L	72	m²	160.00	11,520.00	
Parapet - structure, inside face and coping	30	m²	500.00	15,000.00	external rainscreen in external walls
Pitched roof over 3rd floor					
Roof trusses (1 per 7.5 m)	4	nr	6,500.00	26,000.00	
Pitched roof including insulation, slate finish and all flashings etc.	188	m²	250.00	46,875.00	
Mansafe system/access	1	Item	7,500.00	7,500.00	
Rainwater per GIA	523	m²	6.00	3,138.00	
Sub Contract Preliminaries	Included				
				110,033.00	
Block G					
Pitched roof over 1st floor					
Pitched roof including trusses,	188	m²	250.00	46,875.00	slate ?
Mansafe system/access	1	Item	2,000.00	2,000.00	
Rainwater per GIA	1	item	1,500.00	1,500.00	
Sub Contract Preliminaries	Included				
				50,375.00	
				1,652,333.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
External Walls					
BLOCK A					
Scaffolding all elevations	1,771	m²	80.00	141,680.00	
Main Elevations					
Brickwork façade - 65% solid	**1,151.15**	**m2**			
Supply of facing bricks; PC £500/1000 supply	1,151	m2	33.00	37,987.95	
Lift and install brickwork	1,151	m2	90.00	103,603.50	
Brickwork detailing	1,151	m2	75.00	86,336.25	
Fixing brackets; Metsec and insulation and preliminaries	1,151	m2	200.00	230,230.00	
Cladding to parapet	139	m2	450.00	62,550.00	
Glazed Windows & Balcony Doors - 35% of Facade	619.85	m²			
Aluminum Windows	620	m²	400.00	247,940.00	
EO Balcony doors	27	nr	1,200.00	32,400.00	
	1	nr	7,500.00	7,500.00	
EO Main Building entrance screens					
Secondary Entrance	-	nr	2,000.00	-	
Plant room Doors	1	nr	1,500.00	1,500.00	
Refuse room Doors	1	nr	1,200.00	1,200.00	
Bike Store doors	1	nr	1,200.00	1,200.00	
				954,127.70	
BLOCK B1 and B2					
Scaffolding all elevations	3,962	m²	80.00	316,960.00	
Curtain Walling to top two floors	453	m²	650.00	294,450.00	
Main Elevations					
Brickwork façade - 65% solid	**2,280.85**	**m2**			
Supply of facing bricks; PC £500/1000 supply	2,281	m2	33.00	75,268.05	
Lift and install brickwork	2,281	m2	90.00	205,276.50	
Brickwork detailing	2,281	m2	75.00	171,063.75	
Fixing brackets; Metsec and insulation and preliminaries	2,281	m²	200.00	456,170.00	
Cladding to parapet	224	m2	450.00	100,800.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Glazed Windows & Balcony Doors - 35% of Facade	1,228.15	m²		
Aluminum Windows	1,228	m²	400.00	491,260.00
EO Balcony doors	78	nr	1,200.00	93,600.00
	2	nr	4,500.00	9,000.00
EO Main Building entrance screens				
Secondary Entrance	2	nr	2,000.00	4,000.00
Plant room Doors	2	nr	1,500.00	3,000.00
Refuse room Doors	1	nr	1,200.00	1,200.00
Bike Store doors	1	nr	1,200.00	1,200.00
				2,223,248.30
BLOCK C				
Scaffolding all elevations	947	m²	80.00	75,760.00
Main Elevations				
Brickwork façade - 65% solid	**615.55**	**m2**		
Supply of facing bricks; PC £500/1000 supply	616	m2	33.00	20,313.15
Lift and install brickwork	616	m2	90.00	55,399.50
Brickwork detailing	616	m2	75.00	46,166.25
Fixing brackets; Metsec and insulation and preliminaries	616	m2	200.00	123,110.00
Gable ends to pitched roof	10	m2	450.00	4,500.00
Glazed Windows & Balcony Doors - 35% of Facade	331.45	m²		
Aluminum Windows	331	m²	400.00	132,580.00
EO Balcony doors	10	nr	1,200.00	12,000.00
	-	nr	4,500.00	-
EO Main Building entrance screens				
Secondary Entrance	1	nr	2,000.00	2,000.00
Plant room Doors	1	nr	1,500.00	1,500.00
Refuse/Bike room Doors	1	nr	1,200.00	1,200.00
				474,528.90

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

BLOCK D				
Scaffolding all elevations	3,862	m²	80.00	308,960.00
Curtain Walling to top two floors	577	m²	725.00	418,325.00
Main Elevations				
Brickwork façade - 65% solid	**2,135.25**	**m2**		
Supply of facing bricks; PC £500/1000 supply	2,135	m2	33.00	70,463.25
Lift and install brickwork	2,135	m2	90.00	192,172.50
Brickwork detailing	2,135	m2	75.00	160,143.75
Fixing brackets; Metsec and insulation and preliminaries	2,135	m²	200.00	427,050.00
Cladding to parapet	184	m2	450.00	82,800.00
Gable ends to pitched roof	24	m2	450.00	10,800.00
Glazed Windows & Balcony Doors - 35% of Facade	**1,149.75**	m²		
Aluminum Windows	1,150	m²	400.00	459,900.00
EO Balcony doors	54	nr	1,200.00	64,800.00
	1	nr	4,500.00	4,500.00
EO Main Building entrance screens				
Secondary Entrance	2	nr	2,000.00	4,000.00
Plant room Doors	2	nr	1,500.00	3,000.00
Refuse room Doors	1	nr	1,200.00	1,200.00
Bike Store doors	1	nr	1,200.00	1,200.00
				2,209,314.50
BLOCK E				
Scaffolding all elevations	1,984	m²	80.00	158,720.00
Curtain Walling to top two floors	374	m²	725.00	271,150.00
Main Elevations				
Brickwork façade - 65% solid	**1,046.50**	**m2**		
Supply of facing bricks; PC £500/1000 supply	1,047	m2	33.00	34,534.50
Lift and install brickwork	1,047	m2	90.00	94,185.00
Brickwork detailing	1,047	m2	75.00	78,487.50
Fixing brackets; Metsec and insulation and preliminaries	1,047	m²	200.00	209,300.00
Cladding to parapet	196	m2	450.00	88,200.00

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Glazed Windows & Balcony Doors - 35% of Facade	563.50	m²		
Aluminum Windows	564	m²	400.00	225,400.00
EO Balcony doors	32	nr	1,200.00	38,400.00
	1	nr	4,500.00	4,500.00
EO Main Building entrance screens				
Secondary Entrance	1	nr	2,000.00	2,000.00
Plant room Doors	1	nr	1,500.00	1,500.00
Refuse room Doors	-	nr	1,200.00	-
Bike Store doors	-	nr	1,200.00	-
				1,206,377.00
BLOCK F				
Scaffolding all elevations	516	m²	80.00	41,280.00
Main Elevations				
Brickwork façade - 65% solid	**335.40**	**m2**		
Supply of facing bricks; PC £500/1000 supply	335	m2	33.00	11,068.20
Lift and install brickwork	335	m2	90.00	30,186.00
Brickwork detailing	335	m2	75.00	25,155.00
Fixing brackets; Metsec and insulation and preliminaries	335	m²	200.00	67,080.00
Cladding to parapet	30	m2	450.00	13,500.00
Gable ends to pitched roof	12	m2	450.00	5,400.00
Glazed Windows & Balcony Doors - 35% of Facade	180.60	m²		
Aluminum Windows	181	m²	400.00	72,240.00
EO Balcony doors	6	nr	1,200.00	7,200.00
	1	nr	4,500.00	4,500.00
EO Main Building entrance screens				
Secondary Entrance	-	nr	2,000.00	-
Plant room Doors	1	nr	1,500.00	1,500.00
Refuse room Doors	2	nr	1,200.00	2,400.00
Bike Store doors	1	nr	1,200.00	1,200.00
				282,709.20

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

BLOCK G				
Scaffolding all elevations	123	m²	80.00	9,840.00
Main Elevations				
Brickwork façade - 65% solid	**79.95**	**m2**		
Supply of facing bricks; PC £500/1000 supply	80	m2	33.00	2,638.35
Lift and install brickwork	80	m2	90.00	7,195.50
Brickwork detailing	80	m2	75.00	5,996.25
Fixing brackets; Metsec and insulation and preliminaries	80	m²	200.00	15,990.00
Gable ends to pitched roof	12	m2	450.00	5,400.00
Glazed Windows & Balcony Doors - 35% of Facade	43.05	m²		
Aluminum Windows	43	m²	400.00	17,220.00
EO Balcony doors	1	nr	1,200.00	1,200.00
	1	nr	4,500.00	4,500.00
EO Main Building entrance screens				
Secondary Entrance	-	nr	2,000.00	-
Plant room Doors	-	nr	1,500.00	-
Refuse room Doors	-	nr	1,200.00	-
Bike Store doors	-	nr	1,200.00	-
				69,980.10
				7,420,285.70

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
External Walls - Balconies					
BLOCK A					
Cantilever Balconies					
Metal bolt on structure	78	m2	400.00	31,200	
Decking	78	m2	120.00	9,360	
Soffit and fascia	116	m2	85.00	9,897	
Balustrading	116	m	550.00	64,042	
				114,499	
BLOCK B					
Cantilever Balconies					
Metal bolt on structure	337	m2	400.00	134,784	
Decking	337	m2	120.00	40,435	
Soffit and fascia	420	m2	85.00	35,741	
Balustrading	420	m	550.00	231,264	
				442,224	
BLOCK C					
Cantilever Balconies					
Metal bolt on structure	24	m2	400.00	9,504	
Decking	24	m2	120.00	2,851	
Soffit and fascia	23	m2	85.00	1,945	
Balustrading	23	m	550.00	12,584	
				26,884	
BLOCK D					
Cantilever Balconies					
Metal bolt on structure	102	m2	400.00	40,608	
Decking	102	m2	120.00	12,182	
Soffit and fascia	154	m2	85.00	13,056	
Balustrading	154	m	550.00	84,480	
	2	nr	15,000.00	30,000	
Corner balconies including external columns including cladding					
				180,326	

BLOCK E				
Cantilever Balconies				
Metal bolt on structure	65	m2	400.00	25,920
Decking	65	m2	120.00	7,776
Soffit and fascia	101	m2	85.00	8,568
Balustrading	101	m	550.00	55,440
	2	nr	15,000.00	30,000
Corner balconies including external columns including cladding				
				127,704
BLOCK F				
Cantilever Balconies				
Metal bolt on structure	19	m2	400.00	7,488
Decking	19	m2	120.00	2,246
Soffit and fascia	25	m2	85.00	2,108
Balustrading	25	m	550.00	13,640
				25,482
				917,120

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	£/m2	Comments
Block A						
Internal Walls and Doors						Communal
Ground Floor Dividing walls to lobbies, stores and plant	86	m²	110.00	9,504.00		
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	548	m²	130.00	71,253.00		
Corridor Walls	809	m²	130.00	105,183.00		
Drylined partitions to riser cupboards	244	m²	100.00	24,360.00		
				210,300.00		
Internal Doors						
Escape stair doors	7	nr	1,000.00	7,000.00		
Single Riser Doors	12	nr	650.00	7,800.00		
Double Riser Doors	12	nr	1,000.00	12,000.00		
				26,800.00		
Block B1						
Internal Walls and Doors						Communal
Ground Floor Dividing walls to lobbies, stores and plant	86	m²	110.00	9,504.00		
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	1,198	m²	130.00	155,701.00		
Corridor Walls	940	m²	130.00	122,148.00		
Drylined partitions to riser cupboards	447	m²	100.00	44,660.00		
				332,013.00		
Internal Doors						
Escape stair doors	22	nr	1,000.00	22,000.00		
Cleaner Cupboard doors	11	nr	800.00	8,800.00		
Double Riser Doors	44	nr	1,000.00	44,000.00		
				74,800.00		

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block B2

Internal Walls and Doors					Communal
Party Wall with adorning Block	41	m²	200.00	8,200.00	
Ground Floor Dividing walls to lobbies, stores and plant	32	m²	110.00	3,564.00	
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	386	m²	130.00	50,141.00	
Corridor Walls	557	m²	130.00	72,384.00	
Drylined partitions to riser cupboards	162	m²	100.00	16,240.00	
				150,529.00	

Internal Doors					
Escape stair doors	6	nr	1,000.00	6,000.00	
Cleaner Cupboard doors	3	nr	800.00	2,400.00	
Double Riser Doors	6	nr	1,000.00	6,000.00	
				14,400.00	

Block C

Internal Walls and Doors					Communal
Party Wall with adorning Block	41	m²	200.00	8,200.00	
Ground Floor Dividing walls to lobbies, stores and plant	50	m²	110.00	5,544.00	
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	203	m²	130.00	26,390.00	
Corridor Walls	348	m²	130.00	45,240.00	
Drylined partitions to riser cupboards	116	m²	100.00	11,600.00	
				96,974.00	

Internal Doors					
Escape stair doors	8	nr	1,000.00	8,000.00	
Double Riser Doors	4	nr	1,000.00	4,000.00	
				12,000.00	

Block D

Internal Walls and Doors					Communal
Ground and Upper Ground Floor Dividing walls to lobbies, stores and plant	209	m²	110.00	22,968.00	
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	1,096	m²	130.00	142,506.00	
Corridor Walls	2,407	m²	130.00	312,910.00	
Drylined partitions to riser cupboards	406	m²	100.00	40,600.00	
				518,984.00	

Internal Doors					
Ground Floor doors - double	1	nr	1,200.00	1,200.00	
Escape stair doors	15	nr	1,000.00	15,000.00	
Cleaner Cupboard doors	10	nr	800.00	8,000.00	
Double Riser Doors	40	nr	1,000.00	40,000.00	
				64,200.00	
Block E					
Internal Walls and Doors					Communal
Party Wall with adorning Block	63	m²	200.00	12,600.00	
Ground and Upper Ground Floor Dividing walls to lobbies, stores and plant	144	m²	110.00	15,840.00	
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	650	m²	130.00	84,448.00	
Corridor Walls	571	m²	130.00	74,269.00	
Drylined partitions to riser cupboards	325	m²	100.00	32,480.00	
				219,637.00	
Internal Doors					
Escape stair doors	8	nr	1,000.00	8,000.00	
Cleaner Cupboard doors	8	nr	800.00	6,400.00	
Double Riser Doors	16	nr	1,000.00	16,000.00	
				30,400.00	
Block F					
Internal Walls and Doors					Communal
Party Wall with adorning Block	145	m²	200.00	29,000.00	
Ground and Upper Ground Floor Dividing walls to lobbies, stores and plant	144	m²	110.00	15,840.00	
Party walls: Sinat specification two layers plasterboard with mesh or one layer plywood as per secure by design spec.	-	m²	130.00	-	
Corridor Walls	122	m²	130.00	15,834.00	
Drylined partitions to riser cupboards	87	m²	100.00	8,700.00	
				69,374.00	
Internal Doors					
Single Riser Doors	6	nr	650.00	3,900.00	
				3,900.00	
				1,824,311.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - MEP & Lifts

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Fire Stopping					
BLOCK A					
Communal areas	6	nr	1,500.00	9,000.00	per floor
Residential units	27	nr	850.00	22,950.00	per Unit
BLOCK B					
Communal areas	11	nr	1,500.00	16,500.00	per floor
Residential units	78	nr	850.00	66,300.00	per Unit
BLOCK C					
Communal areas	4	nr	1,500.00	6,000.00	per floor
Residential units	10	nr	850.00	8,500.00	per Unit
BLOCK D					
Communal areas	10	nr	1,500.00	15,000.00	per floor
Residential units	54	nr	850.00	45,900.00	per Unit
BLOCK E					
Communal areas	8	nr	1,500.00	12,000.00	per floor
Residential units	32	nr	850.00	27,200.00	per Unit
BLOCK F					
Communal areas	4	nr	1,500.00	6,000.00	per floor
Residential units	6	nr	850.00	5,100.00	per Unit
BLOCK G					
Communal areas	-	nr	1,500.00	-	per floor
Residential units	1	nr	850.00	850.00	per Unit
				241,300.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - MEP & Lifts

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
BLOCK A					
Mechanical Shell & Core					
5.1 Sanitary Installations					
Residential sanitaryware in fit-out					
Cleaners Sink	-	nr	350.00	-	
5.3 Disposal Systems					
Above ground foul water drainage:	6	nr	3,000.00	18,000.00	(per floor per core)
5.4 Water Systems					
Cold water tanks	1	nr	12,000.00	12,000.00	per core
Boosted Cold Water: vertical and horizontal	6	nr	1,500.00	9,000.00	(per floor per core)
Hot water distribution; vertical pipework and insulation	6	nr	3,500.00	21,000.00	
Metering	27	nr	350.00	9,450.00	per unit
Irrigation to terraces	1	item	5,000.00	5,000.00	
5.5 Heat Source					
All electric					
5.6 Space heating and Air Conditioning					
None					
5.7 Ventilation					
Corridor Ventilation	6	nr	7,500.00	45,000.00	(per floor per core)
Corridor smoke extract system	6	nr	7,500.00	45,000.00	(per floor per core)
5.9 Fuel Installations					
Gas supply to Commercial Units	-	Item	15,000	-	
5.11 Fire and Protection Systems					
Dry Risers	6	nr	5,000.00	30,000.00	(per floor per core)
Sprinkler system - residential	2,295	m2	25.00	57,375.00	(cost per me GIA)

Electrical

5.10 Electrical Installation

Substation and transformer	2,295	m2	10.00	22,950.00	
Contribution	2,295	m2	25.00	57,375.00	
Vertical and horizontal distribution					
Containment	6	nr	3,500.00	21,000.00	(per floor per core)
Distribution boards	27	nr	400.00	10,800.00	(per Unit)
Communal lighting and small					
Ground floor Lobbies	1	nr	3,000.00	3,000.00	
Corridors and lift lobbies	311	m²	80.00	24,880.00	
Stairwells	6	nr	500.00	3,000.00	
Stores and plantrooms	53	m²	40.00	2,128.00	
Emergency Signage	6	nr	650.00	3,900.00	(per floor per core)
Façade lighting	1	item	25,000.00	25,000.00	
Commination Systems					
TV distribution	2,295	m²	0.50	1,147.50	
BT distribution	2,295	m²	1.00	2,295.00	
Door entry system - audio	2,295	m²	2.00	4,590.00	
Lift car telephones	1	nr	350.00	350.00	
Door entry system	27	nr	800.00	21,600.00	
PV Installation to Roof	310	m²	475.00	147,250.00	

5.11 Protective systems

				-	
Main Fire Alarm Panel	1	nr	10,000.00	10,000.00	
Fire alarm cabling; vertical in risers	6	nr	300.00	1,800.00	
Horizontal in combined containment	6	nr	500.00	3,000.00	
Communal fire alarm system	6	nr	600.00	3,600.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	1	nr	7,500.00	7,500.00	
CCTV to cores	1	nr	7,500.00	7,500.00	
Testing and commissioning	636,491		2.50%	15,912.26	
BWIC	636,491		2.50%	15,912.26	
Sub contractor Preliminaries	668,315		0%	-	
				668,315.03	

BLOCK B

Mechanical Shell & Core

5.1 Sanitary Installations					
Residential sanitaryware in fit-out					
Cleaners Sink	14	nr	350.00	4,900.00	
5.3 Disposal Systems					
Above ground foul water drainage:	15	nr	3,000.00	45,000.00	(per floor per core)
5.4 Water Systems					
Cold water tanks	2	nr	12,000.00	24,000.00	per core
Boosted Cold Water: vertical and	15	nr	1,500.00	22,500.00	(per floor per core)
Hot water distribution; vertical	15	nr	3,500.00	52,500.00	
pipework and insulation					
Metering	78	nr	350.00	27,300.00	per unit
Irrigation to terraces	2	item	5,000.00	10,000.00	
5.5 Heat Source					
All electric					
5.6 Space heating and Air Conditioning					
None					
5.7 Ventilation					
Corridor Ventilation	15	nr	7,500.00	112,500.00	(per floor per core)
Corridor smoke extract system	15	nr	7,500.00	112,500.00	(per floor per core)
Car park Ventilation	476	m2	80.00	38,080.00	
5.9 Fuel Installations					
Gas supply to Commercial Units	-	Item	15,000	-	
5.11 Fire and Protection Systems					
Dry Risers	15	nr	5,000.00	75,000.00	(per floor per core)
Sprinkler system	5,993	m2	25.00	149,825.00	(cost per me GIA)
Sprinkler system to Car Park	476	m2	45.00	21,420.00	

Electrical

5.10 Electrical Installation

Substation and transformer	5,993	m2	10.00	59,930.00	
Vertical and horizontal distribution	5,993	m2	25.00	149,825.00	
Containment	15	nr	3,500.00	52,500.00	(per floor per core)
Distribution boards	78	nr	400.00	31,200.00	(per Unit)
Communal lighting and small					
Ground floor Lobbies	2	nr	3,000.00	6,000.00	
Corridors and lift lobbies	101	m²	80.00	8,064.00	
Stairwells	15	nr	500.00	7,500.00	
Stores and plantrooms	133	m²	40.00	5,320.00	
Car Park	476	m²	40.00	19,040.00	
Emergency Signage	15	nr	650.00	9,750.00	(per floor per core)
Façade lighting	1	item	25,000.00	25,000.00	
Commination Systems					
TV distribution	5,993	m²	0.50	2,996.50	
BT distribution	5,993	m²	1.00	5,993.00	
Door entry system - audio	5,993	m²	2.00	11,986.00	
Lift car telephones	2	nr	350.00	700.00	
Door entry system	78	nr	800.00	62,400.00	
PV Installation to Roof	270	m²	475.00	128,250.00	

5.11 Protective systems

				-	
Main Fire Alarm Panel	2	nr	10,000.00	20,000.00	
Fire alarm cabling; vertical in risers	15	nr	300.00	4,500.00	
Horizontal in combined	15	nr	500.00	7,500.00	
Communal fire alarm system	15	nr	600.00	9,000.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	2	nr	7,500.00	15,000.00	
CCTV to cores	2	nr	7,500.00	15,000.00	
CCTV to Car Park	1	nr	7,500.00	7,500.00	
Testing and commissioning	1,352,980		2.50%	33,824.49	
BWIC	1,352,980		2.50%	33,824.49	
Sub contractor Preliminaries	1,428,128		0%	-	
				1,428,128.48	

BLOCK C

Mechanical Shell & Core

5.1 Sanitary Installations

Residential sanitaryware in fit-out					
Cleaners Sink	-	nr	350.00	-	

5.3 Disposal Systems

Above ground foul water drainage: vertical and horizontal	4	nr	3,000.00	12,000.00	(per floor per core)

5.4 Water Systems

Cold water tanks	1	nr	12,000.00	12,000.00	per core
Boosted Cold Water: vertical and horizontal	4	nr	1,500.00	6,000.00	(per floor per core)
Hot water distribution; vertical pipework and insulation	4	nr	3,500.00	14,000.00	
Metering	10	nr	350.00	3,500.00	per unit
Irrigation to terraces	-	item	5,000.00	-	

5.5 Heat Source

All electric

5.6 Space heating and Air Conditioning

None

5.7 Ventilation

Corridor Ventilation	4	nr	7,500.00	30,000.00	(per floor per core)
Corridor smoke extract system	4	nr	7,500.00	30,000.00	(per floor per core)

5.9 Fuel Installations

Gas supply to Commercial Units	-	Item	15,000	-	

5.11 Fire and Protection Systems

Dry Risers	4	nr	5,000.00	20,000.00	(per floor per core)
Sprinkler system	813	m2	25.00	20,325.00	(cost per me GIA)

Electrical

5.10 Electrical Installation

Substation and transformer	813	m2	10.00	8,130.00	
Contribution	813	m2	25.00	20,325.00	
Vertical and horizontal distribution					
Containment	4	nr	3,500.00	14,000.00	(per floor per core)
Distribution boards	10	nr	400.00	4,000.00	(per Unit)
Communal lighting and small power					
Ground floor Lobbies	1	nr	3,000.00	3,000.00	
Corridors and lift lobbies	77	m²	80.00	6,160.00	
Stairwells	15	nr	500.00	7,500.00	
Stores and plantrooms	68	m²	40.00	2,720.00	
Emergency Signage	4	nr	650.00	2,600.00	(per floor per core)
Façade lighting					
Commination Systems					
TV distribution	813	m²	0.50	406.50	
BT distribution	813	m²	1.00	813.00	
Door entry system - audio	813	m²	2.00	1,626.00	
Lift car telephones	-	nr	350.00	-	
Door entry system	10	nr	800.00	8,000.00	

5.11 Protective systems

				-	
Main Fire Alarm Panel	1	nr	10,000.00	10,000.00	
Fire alarm cabling; vertical in risers	4	nr	300.00	1,200.00	
Horizontal in combined containment	4	nr	500.00	2,000.00	
Communal fire alarm system	4	nr	600.00	2,400.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	1	nr	7,500.00	7,500.00	
CCTV to cores	1	nr	7,500.00	7,500.00	
Testing and commissioning	257,706		2.50%	6,442.64	
BWIC	257,706		2.50%	6,442.64	
Sub contractor Preliminaries	270,591		0%	-	
				270,590.78	

BLOCK D

Mechanical Shell & Core

5.1 Sanitary Installations

Residential sanitaryware in fit-out

Cleaners Sink	10	nr	350.00	3,500.00	

5.3 Disposal Systems

Above ground foul water drainage: vertical and horizontal	10	nr	3,000.00	30,000.00	(per floor per core)

5.4 Water Systems

Cold water tanks	1	nr	12,000.00	12,000.00	per core
Boosted Cold Water: vertical and horizontal	10	nr	1,500.00	15,000.00	(per floor per core)
Hot water distribution; vertical pipework and insulation	10	nr	3,500.00	35,000.00	
Metering	54	nr	350.00	18,900.00	per unit
Irrigation to terraces	1	item	5,000.00	5,000.00	

5.5 Heat Source

All electric

5.6 Space heating and Air Conditioning

None

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - MEP & Lifts

Fulkers Bailey Russell

5.7 Ventilation					
Corridor Ventilation	10	nr	12,000.00	120,000.00	(per floor per core)
Corridor smoke extract system	10	nr	12,000.00	120,000.00	(per floor per core)
Car park Ventilation	600	m2	80.00	48,000.00	
5.9 Fuel Installations					
Gas supply to Commercial Units	-	Item	15,000	-	
5.11 Fire and Protection Systems					
Dry Risers	10	nr	5,000.00	50,000.00	(per floor per core)
Sprinkler system	5,199	m2	25.00	129,975.00	(cost per me GIA)
Sprinkler system to Car park	600	m2	45.00	27,000.00	
Electrical					
5.10 Electrical Installation					
Substation and transformer	5,199	m2	10.00	51,990.00	
Contribution	5,199	m2	25.00	129,975.00	
Vertical and horizontal distribution					
Containment	10	nr	5,000.00	50,000.00	(per floor per core)
Distribution boards	54	nr	400.00	21,600.00	(per Unit)
Communal lighting and small power					
Ground floor Lobbies	1	nr	3,000.00	3,000.00	
Corridors and lift lobbies	596	m²	80.00	47,680.00	
Stairwells	15	nr	500.00	7,500.00	
Stores and plantrooms	68	m²	40.00	2,720.00	
Car Park	600	m²	40.00	24,000.00	
Emergency Signage	10	nr	650.00	6,500.00	(per floor per core)
Façade lighting	1	item	25,000.00	25,000.00	
Commination Systems					
TV distribution	5,199	m²	0.50	2,599.50	
BT distribution	5,199	m²	1.00	5,199.00	
Door entry system - audio	5,199	m²	2.00	10,398.00	
Lift car telephones	2	nr	350.00	700.00	
Door entry system	54	nr	800.00	43,200.00	
PV Installation to Roof	340	m²	475.00	161,500.00	

5.11 Protective systems

				-	
Main Fire Alarm Panel	1	nr	10,000.00	10,000.00	
Fire alarm cabling; vertical in risers	10	nr	300.00	3,000.00	
Horizontal in combined containment	10	nr	500.00	5,000.00	
Communal fire alarm system	10	nr	600.00	6,000.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	1	nr	15,000.00	15,000.00	
CCTV to cores	1	nr	7,500.00	7,500.00	
CCTV to Car Park	1	nr	7,500.00	7,500.00	
Testing and commissioning	1,254,437		2.50%	31,360.91	
BWIC	1,254,437		2.50%	31,360.91	
Sub contractor Preliminaries	1,324,658		0%	-	
				1,324,658.33	

BLOCK E

Mechanical Shell & Core

5.1 Sanitary Installations

Residential sanitaryware in fit-out					
Cleaners Sink	8	nr	350.00	2,800.00	

5.3 Disposal Systems

Above ground foul water drainage: vertical and horizontal	8	nr	3,000.00	24,000.00	(per floor per core)

5.4 Water Systems					
Cold water tanks	1	nr	12,000.00	12,000.00	per core
Boosted Cold Water: vertical and horizontal	8	nr	1,500.00	12,000.00	(per floor per core)
Hot water distribution; vertical pipework and insulation	8	nr	3,500.00	28,000.00	
Metering	32	nr	350.00	11,200.00	per unit
Irrigation to terraces	1	item	5,000.00	5,000.00	
5.5 Heat Source					
All electric					
5.6 Space heating and Air Conditioning					
None					
5.7 Ventilation					
Corridor Ventilation	8	nr	12,000.00	96,000.00	(per floor per core)
Corridor smoke extract system	8	nr	12,000.00	96,000.00	(per floor per core)
Car park Ventilation	-	m2	80.00	-	
5.9 Fuel Installations					
Gas supply to Commercial Units	-	Item	15,000	-	
5.11 Fire and Protection Systems					
Dry Risers	8	nr	5,000.00	40,000.00	(per floor per core)
Sprinkler system	2,499	m2	25.00	62,475.00	(cost per me GIA)
Electrical					
5.10 Electrical Installation					
Substation and transformer	2,499	m2	10.00	24,990.00	
Contribution	2,499	m2	25.00	62,475.00	
Vertical and horizontal distribution					
Containment	8	nr	5,000.00	40,000.00	(per floor per core)
Distribution boards	32	nr	400.00	12,800.00	(per Unit)
Communal lighting and small power					
Ground floor Lobbies	1	nr	3,000.00	3,000.00	
Corridors and lift lobbies	215	m²	80.00	17,200.00	
Stairwells	8	nr	500.00	4,000.00	
Stores and plantrooms	-	m²	40.00	-	
Emergency Signage	8	nr	650.00	5,200.00	(per floor per core)

Façade lighting	1	item	25,000.00	25,000.00	
Commination Systems					
TV distribution	2,499	m²	0.50	1,249.50	
BT distribution	2,499	m²	1.00	2,499.00	
Door entry system - audio	2,499	m²	2.00	4,998.00	
Lift car telephones	2	nr	350.00	700.00	
Door entry system	32	nr	800.00	25,600.00	
PV Installation to Roof	160	m²	475.00	76,000.00	
5.11 Protective systems					
				-	
Main Fire Alarm Panel	1	nr	10,000.00	10,000.00	
Fire alarm cabling; vertical in risers	8	nr	300.00	2,400.00	
Horizontal in combined containment	8	nr	500.00	4,000.00	
Communal fire alarm system	8	nr	600.00	4,800.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	1	nr	10,000.00	10,000.00	
CCTV to cores	1	nr	7,500.00	7,500.00	
CCTV to Car Park	-	nr	7,500.00	-	
Testing and commissioning	733,887		2.50%	18,347.16	
BWIC	733,887		2.50%	18,347.16	
Sub contractor Preliminaries	770,581		0%	-	
				770,580.83	
BLOCK F					
Mechanical Shell & Core					
5.1 Sanitary Installations					
Residential sanitaryware in fit-out					
Cleaners Sink	-	nr	350.00	-	
5.3 Disposal Systems					
Above ground foul water drainage: vertical and horizontal	3	nr	1,000.00	3,000.00	(per floor per core)
5.4 Water Systems					
Cold water tanks	1	nr	5,000.00	5,000.00	per core
Boosted Cold Water: vertical and horizontal	3	nr	1,500.00	4,500.00	(per floor per core)
Hot water distribution; vertical pipework and insulation	3	nr	3,500.00	10,500.00	
Metering	6	nr	350.00	2,100.00	per unit
Irrigation to terraces	-	item	5,000.00	-	

5.5 Heat Source

All electric

5.6 Space heating and Air Conditioning

None

5.7 Ventilation

Corridor Ventilation	3	nr	2,500.00	7,500.00	(per floor per core)
Corridor smoke extract system	3	nr	2,500.00	7,500.00	(per floor per core)
Car park Ventilation	-	m2	80.00	-	

5.9 Fuel Installations

Gas supply to Commercial Units	-	Item	15,000	-	

5.11 Fire and Protection Systems

Dry Risers	3	nr	5,000.00	15,000.00	(per floor per core)
Sprinkler system	523	m2	25.00	13,075.00	(cost per me GIA)

Electrical

5.10 Electrical Installation

Substation and transformer	523	m2	10.00	5,230.00	
Contribution	523	m2	25.00	13,075.00	
Vertical and horizontal distribution					
Containment	3	nr	5,000.00	15,000.00	(per floor per core)
Distribution boards	6	nr	400.00	2,400.00	(per Unit)
Communal lighting and small power					
Ground floor Lobbies	1	nr	3,000.00	3,000.00	
Corridors and lift lobbies	42	m²	80.00	3,360.00	
Stairwells	3	nr	500.00	1,500.00	
Stores and plantrooms	68	m²	40.00	2,720.00	
Car Park	-	m²	40.00	-	
Emergency Signage	3	nr	650.00	1,950.00	(per floor per core)
Façade lighting					
Commination Systems					
TV distribution	523	m²	0.50	261.50	
BT distribution	523	m²	1.00	523.00	
Door entry system - audio	523	m²	2.00	1,046.00	
Lift car telephones	-	nr	350.00	-	
Door entry system	6	nr	800.00	4,800.00	

5.11 Protective systems

				-	
Main Fire Alarm Panel	1	nr	3,500.00	3,500.00	
Fire alarm cabling; vertical in risers	3	nr	300.00	900.00	
Horizontal in combined containment	3	nr	500.00	1,500.00	
Communal fire alarm system	3	nr	600.00	1,800.00	
Fire alarm to car park	-	nr	10,000.00	-	
Lightning Protection	1	nr	5,000.00	5,000.00	
CCTV to cores	1	nr	3,500.00	3,500.00	
CCTV to Car Park	-	nr	7,500.00	-	Review car park MEPH
Testing and commissioning	139,241		2.50%	3,481.01	
BWIC	139,241		2.50%	3,481.01	
Sub contractor Preliminaries	146,203		0%	-	
				146,202.53	

Block G

Mechanical and Electrical Shell and Core to Individual Apartment	1	item	25,000.00	25,000.00	
				25,000.00	
				4,633,475.95	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Envelope

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	Comments
Lifts					
BLOCK A					
Passenger Lifts					
Ground to Fifth floor - 6 stops	1	nr	39,000.00	39,000.00	
Extra for lift car fitout	1	nr	2,000.00	2,000.00	
Lift Trim ground floor	1	nr	675.00	675.00	
Extra for fir fighting lift	1	nr	4,000.00	4,000.00	
Builderswork	1	nr	3,000.00	3,000.00	
				48,675.00	
BLOCK B1					
Passenger Lifts					
Ground to Fifth floor - 11 stops	2	nr	71,500.00	143,000.00	
Extra for lift car fitout Private	2	nr	2,000.00	4,000.00	
Lift Trim ground floor	2	nr	675.00	1,350.00	
Extra for fir fighting lift	1	nr	4,000.00	4,000.00	
Builderswork	2	nr	3,000.00	6,000.00	
				158,350.00	
BLOCK B2					
Passenger Lifts					
Ground to Fifth floor - 4 stops	2	nr	36,000.00	72,000.00	As required by Part M
Extra for lift car fitout Private	2	nr	1,500.00	3,000.00	Report not currently
Lift Trim ground floor	2	nr	675.00	1,350.00	shown on drawings
Extra for fir fighting lift	1	nr	4,000.00	4,000.00	
Builderswork	2	nr	3,000.00	6,000.00	
				86,350.00	
BLOCK C					
Passenger Lifts					
Ground to Fifth floor - 4 stops	1	nr	36,000.00	36,000.00	As required by Part M
Extra for lift car fitout Private	1	nr	1,500.00	1,500.00	Report not currently
Lift Trim ground floor	1	nr	675.00	675.00	shown on drawings
Extra for fir fighting lift	1	nr	4,000.00	4,000.00	
Builderswork	1	nr	3,000.00	3,000.00	
				45,175.00	

BLOCK D

Passenger Lifts

Ground to Fourth floor - 10 stops	2	nr	65,000.00	130,000.00
Extra for lift car fitout Private	2	nr	1,500.00	3,000.00
Lift Trim ground floor	2	nr	675.00	1,350.00
Extra for fire fighting lift	1	nr	4,000.00	4,000.00
Builderswork	2	nr	3,000.00	6,000.00
				144,350.00

BLOCK E

Passenger Lifts

Ground to Fifth floor - 8 stops	2	nr	52,000.00	104,000.00
Extra for lift car fitout Private	2	nr	1,500.00	3,000.00
Lift Trim ground floor	2	nr	675.00	1,350.00
Extra for fire fighting lift	1	nr	4,000.00	4,000.00
Builderswork	2	nr	3,000.00	6,000.00
				118,350.00
				601,250.00

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	£/m2	Comments
Block A						
Communal						
Floor Finishes						
Lobbies:						
Screed to lobbies and circulation including ramps	10	m²	25.00	250.00		
Floor paint to refuse, stores and plant	53	m²	15.00	798.00		
Carpet to entrance lobbies	10	m²	60.00	600.00		
Matwells to entrance floors	1	nr	2,500.00	2,500.00		
MDF painted skirting to lobbies and circulation	10	m	8.00	80.00		
Stairs:						
Concrete Fine finish to stairs						
Landings	48	m²	15.00	720.00		
Treads	151	m	5.00	756.00		
Nosings	151	m	6.00	907.20		
Skirting and strings to stairs	60	m	8.00	480.00		
Lift Lobbies and Corridors:						
Screed	311	m²	-	-		Ground floor only
Carpet	311	m²	60.00	18,660.00		
Skirtings	342	m	8.00	2,736.00		
Wall Finishes						
Lobbies:						
Paint to plasterboard to Ground Floor lobbies and circulation	34	m²	6.00	204.00		
Stairs:						
Drylining and painting to stairwell walls	418	m²	40.00	16,704.00		
Lift Lobbies and Corridors:						
Paint to drylined concrete walls	418	m²	6.50	2,714.40		
Paint to drylinined concrete core walls	992	m²	6.50	6,446.70		
Ceiling Finishes						
Flat plasterboard ceiling in Ground floor lobbies and circulation	10	m²	45.00	450.00		
Plasterboard ceilings and emulsion to corridors	311	m²	55.00	17,105.00		
Painted soffit to stairs	90	m²	6.50	585.00		
Fixtures and Fittings						
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00		
Refuse	14	nr	500.00	7,000.00		
Bike racks	13	nr	200.00	2,600.00		
				87,296.30		

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block B1					
Communal					
Floor Finishes					
Lobbies:					
Screed to lobbies and circulation including ramps	38	m²	25.00	950.00	
Floor paint to refuse, stores and plant	53	m²	15.00	798.00	
Carpet to entrance lobbies	38	m²	60.00	2,280.00	
Matwells to entrance floors	1	nr	2,500.00	2,500.00	
MDF painted skirting to lobbies and circulation	34	m	8.00	272.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	88	m²	15.00	1,320.00	
Treads	277	m	5.00	1,386.00	
Nosings	277	m	6.00	1,663.20	
Skirting and strings to stairs	110	m	8.00	880.00	
Lift Lobbies and Corridors:					
Screed	374	m²	-	-	Ground floor only
Carpet	374	m²	60.00	22,440.00	
Skirtings	497	m	8.00	3,976.00	
Wall Finishes					
Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	99	m²	6.00	591.60	
Stairs:					
Drylining and painting to stairwell walls	766	m²	40.00	30,624.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	1,441	m²	33.50	48,283.55	
Paint to drylinined concrete core walls	766	m²	6.50	4,976.40	
Ceiling Finishes					
Flat plasterboard ceiling in Ground floor lobbies and circulation	38	m²	45.00	1,710.00	
Plasterboard ceilings and emulsion to corridors	374	m²	55.00	20,570.00	
Painted soffit to stairs	165	m²	6.50	1,072.50	
Fixtures and Fittings					
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	-	nr	500.00	-	
Bike racks	15	nr	200.00	3,000.00	
				154,293.25	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block B2
Communal
Floor Finishes

Lobbies:					
Screed to lobbies and circulation	30	m²	25.00	750.00	
Floor paint to refuse, stores and plant	80	m²	15.00	1,200.00	
Carpet to entrance lobbies	30	m²	60.00	1,800.00	
Matwells to entrance floors	1	nr	2,500.00	2,500.00	
MDF painted skirting to lobbies and circulation	38	m	8.00	304.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	32	m²	15.00	480.00	
Treads	101	m	5.00	504.00	
Nosings	101	m	6.00	604.80	
Skirting and strings to stairs	40	m	8.00	320.00	
Lift Lobbies and Corridors:					
Screed	177	m²	-	-	Ground floor only
Carpet	177	m²	60.00	10,620.00	
Skirtings	192	m	8.00	1,536.00	

Wall Finishes

Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	93	m²	6.00	556.80	
Stairs:					
Drylining and painting to stairwell walls	278	m²	40.00	11,136.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	557	m²	6.50	3,619.20	
Paint to drylinined concrete core walls	278	m²	6.50	1,809.60	

Ceiling Finishes

Flat plasterboard ceiling in Ground floor lobbies and circulation	30	m²	45.00	1,350.00	
Plasterboard ceilings and emulsion to corridors	177	m²	55.00	9,735.00	
Painted soffit to stairs	60	m²	6.50	390.00	

Fixtures and Fittings

Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	33	nr	500.00	16,500.00	
Bike racks	-	nr	200.00	-	
				70,715.40	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block C					
Communal					
Floor Finishes					
Lobbies:					
Screed to lobbies and circulation including ramps	8	m²	25.00	200.00	
Floor paint to refuse, stores and plant	68	m²	15.00	1,026.00	
Carpet to entrance lobbies	8	m²	60.00	480.00	
Matwells to entrance floors	1	nr	2,500.00	2,500.00	
MDF painted skirting to lobbies and circulation	12	m	8.00	96.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	32	m²	15.00	480.00	
Treads	101	m	5.00	504.00	
Nosings	101	m	6.00	604.80	
Skirting and strings to stairs	40	m	8.00	320.00	
Lift Lobbies and Corridors:					
Screed	77	m²	-	-	Ground floor only
Carpet	77	m²	60.00	4,620.00	
Skirtings	120	m	8.00	960.00	
Wall Finishes					
Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	35	m²	6.00	208.80	
Stairs:					
Drylining and painting to stairwell walls	278	m²	40.00	11,136.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	348	m²	33.50	11,658.00	
Paint to drylinined concrete core walls	278	m²	6.50	1,809.60	
Ceiling Finishes					
Flat plasterboard ceiling in Ground floor lobbies and circulation	8	m²	45.00	360.00	
Plasterboard ceilings and emulsion to corridors	77	m²	55.00	4,235.00	
Painted soffit to stairs	60	m²	6.50	390.00	
Fixtures and Fittings					
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	33	nr	500.00	16,500.00	
Bike racks	-	nr	200.00	-	
				63,088.20	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block D					
Communal					
Floor Finishes					
Lobbies:					
Screed to lobbies and circulation including ramps	58	m²	25.00	1,450.00	
Floor paint to refuse, stores and plant	124	m²	15.00	1,866.00	
Carpet to entrance lobbies	58	m²	60.00	3,480.00	
Matwells to entrance floors	2	nr	2,500.00	5,000.00	
MDF painted skirting to lobbies and circulation	80	m	8.00	640.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	80	m²	15.00	1,200.00	
Treads	252	m	5.00	1,260.00	
Nosings	252	m	6.00	1,512.00	
Skirting and strings to stairs	100	m	8.00	800.00	
Lift Lobbies and Corridors:					
Screed	596	m²	-	-	Ground floor only
Carpet	596	m²	60.00	35,760.00	
Skirtings	830	m	8.00	6,640.00	
Wall Finishes					
Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	209	m²	6.00	1,254.00	
Stairs:					
Drylining and painting to stairwell walls	1,044	m²	40.00	41,760.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	2,407	m²	33.50	80,634.50	
Paint to drylinined concrete core walls	1,044	m²	6.50	6,786.00	
Ceiling Finishes					
Flat plasterboard ceiling in Ground floor lobbies and circulation	58	m²	45.00	2,610.00	
Plasterboard ceilings and emulsion to corridors	596	m²	55.00	32,780.00	
Painted soffit to stairs	150	m²	6.50	975.00	
Fixtures and Fittings					
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	29	nr	500.00	14,500.00	
Bike racks	52	nr	200.00	10,400.00	
				256,307.50	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block E					
Communal					
Floor Finishes					
Lobbies:					
Screed to lobbies and circulation including ramps	34	m²	25.00	850.00	
Floor paint to refuse, stores and plant	-	m²	15.00	-	
Carpet to entrance lobbies	34	m²	60.00	2,040.00	
Matwells to entrance floors	1	nr	2,500.00	2,500.00	
MDF painted skirting to lobbies and circulation	30	m	8.00	240.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	80	m²	15.00	1,200.00	
Treads	202	m	5.00	1,008.00	
Nosings	202	m	6.00	1,209.60	
Skirting and strings to stairs	80	m	8.00	640.00	
Lift Lobbies and Corridors:					
Screed	215	m²	-	-	Ground floor only
Carpet	215	m²	60.00	12,900.00	
Skirtings	197	m	8.00	1,576.00	
Wall Finishes					
Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	144	m²	6.00	864.00	
Stairs:					
Drylining and painting to stairwell walls	835	m²	40.00	33,408.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	571	m²	33.50	19,138.55	
Paint to drylinined concrete core walls	835	m²	6.50	5,428.80	
Ceiling Finishes					
Flat plasterboard ceiling in Ground floor lobbies and circulation	34	m²	45.00	1,530.00	
Plasterboard ceilings and emulsion to corridors	215	m²	55.00	11,825.00	
Painted soffit to stairs	120	m²	6.50	780.00	
Fixtures and Fittings					
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	-	nr	500.00	-	
Bike racks	-	nr	200.00	-	
				102,137.95	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Communal Fit-Out

Fulkers Bailey Russell

Block F					
Communal					
Floor Finishes					
Lobbies:					
Screed to lobbies and circulation including ramps	21	m²	25.00	525.00	
Floor paint to refuse, stores and plant	68	m²	15.00	1,023.75	
Carpet to entrance lobbies	21	m²	60.00	1,260.00	
Matwells to entrance floors	1	nr	2,500.00	2,500.00	
MDF painted skirting to lobbies and circulation	20	m	8.00	160.00	
Stairs:					
Concrete Fine finish to stairs					
Landings	30	m²	15.00	450.00	
Treads	76	m	5.00	378.00	
Nosings	76	m	6.00	453.60	
Skirting and strings to stairs	30	m	8.00	240.00	
Lift Lobbies and Corridors:					
Screed	42	m²	-	-	Ground floor only
Carpet	42	m²	60.00	2,520.00	
Skirtings	40	m	8.00	320.00	
Wall Finishes					
Lobbies:					
Paint to plasterboard to Ground Floor lobbies and circulation	72	m²	6.00	432.00	
Stairs:					
Drylining and painting to stairwell walls	61	m²	40.00	2,436.00	
Lift Lobbies and Corridors:					
Paint to drylined concrete walls	116	m²	33.50	3,886.00	
Paint to drylinined concrete core walls	61	m²	6.50	395.85	
Ceiling Finishes					
Flat plasterboard ceiling in Ground floor lobbies and circulation	21	m²	45.00	945.00	
Plasterboard ceilings and emulsion to corridors	42	m²	55.00	2,310.00	
Painted soffit to stairs	45	m²	6.50	292.50	
Fixtures and Fittings					
Fittings in Ground Floor lobbies	1	nr	5,000.00	5,000.00	
Refuse	16	nr	500.00	8,000.00	
Bike racks	20	nr	200.00	4,000.00	
				37,527.70	
				771,366.30	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Element	Quantity	Ave Area	Tot Area	Rate	Total	Comments
		m2	sq ft			
Summary						
Private Studio	1	39.00	39.00	42,771.85	42,771.85	
Private One Bed	55	50.18	2,760.07	48,204.60	2,651,253.26	
Private Two bed	124	66.28	8,218.10	65,051.57	8,066,394.84	
Private Three bed	12	88.68	1,064.10	91,168.76	1,094,025.14	
Terrace House	-	61.00	-	65,051.57	-	
	192		12,081		11,854,450.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Studio	**39**	**m²**			
Screed					
Screed	39	m²	-	-	No screed
Internal walls					
Internal partitions	40	m²	90.00	3,600.00	
Extra over for plywood to kitchens	20	m²	25.00	500.00	
Internal doors					
Front door - secure by design	1	nr	1,350.00	1,350.00	
Internal door - Sliding Door	1	nr	1,500.00	1,500.00	
Internal door	1	nr	650.00	650.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	5	m²	-	-	Included in Pod
Carpet to Bedrooms	10	m²	35.00	350.00	
Timber to kitchens, living rooms and	24	m²	65.00	1,560.00	
MDF Skirtings: painted	62	m	6.00	372.00	
Wall Finishes					
Lining to Bathroom pod	32	m²	32.00	1,024.00	
Ceramic Tiled finish to bathrooms	21	m²	-	-	Included in Pod
Emulsion paint to drylined walls	143	m²	6.50	926.90	
Ceiling Finishes					
Plasterboard ceiling; painted	34	m²	40.00	1,360.00	
Allowance for bulkheads	15	m	20.00	300.00	
Allowance access hatches	1	nr	200.00	200.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	1	nr	1,300.00	1,300.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Bathroom Pod	1	nr	7,800.00	7,800.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	1	nr		-	all incl in Pod
WHB inc taps etc	1	nr		-	
Bath (shower over) inc controls	1	nr		-	
Bath screen	1	nr		-	
Bath panel	1	nr		-	
Plumping Installations					
Upvc wastes to bath, WHB WC and	1	Item	300.00	300.00	To Pod connection
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	
Space Heating / Air Conditioning					
Metal Panel Radiator	1	item	500.00	500.00	
Cooling distribution system and	39	m²	-	-	None
MVHR heat recovery system	39	m²	45.00	1,755.00	
Heated towel rail in Bathroom	1	nr	-	-	
Test & Commission	4,655	Item	1.50%	69.83	
BWIC	4,655	Item	1.50%	69.83	
Prelims 12%	4,795	item	0.00%	-	

Electrical Services					
Electric connection - individually	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	600.00	600.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	16	nr	40.00	640.00	
Lighting					
Recessed downlighters generally	14	nr	110.00	1,540.00	
Switches	3	nr	80.00	240.00	
Wall light	-	nr	100.00	-	
bathroom light	4	nr	-	-	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching					
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	250.00	250.00	controls and wiring Included
Battery operated smoke detectors	2	nr	100.00	200.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	2	nr	100.00	200.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume	1	nr	250.00	250.00	
Test & Commission	5,810	Item	1.50%	87.15	
BWIC	5,810	Item	1.50%	87.15	
Prelims 12%	3,744	item	0.00%	-	
				42,771.85	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

One bed	**50**	**m²**			
Screed					
Screed	50	m²	-	-	No screed
Internal walls					
Internal partitions	60	m²	90.00	5,400.00	
Extra over for plywood to kitchens	20	m²	25.00	500.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	
Internal doors	4	nr	650.00	2,600.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	5	m²	-	-	Included in Pod
Carpet to Bedrooms	10	m²	35.00	350.00	
Timber to kitchens, living rooms and hall	35	m²	65.00	2,286.90	
MDF Skirtings: painted	82	m	6.00	492.00	
Wall Finishes					
Lining to Bathroom pod	32	m²	32.00	1,024.00	
Ceramic Tiled finish to bathrooms	21	m²	-	-	Included in Pod
Emulsion paint to drylined walls	189	m²	6.50	1,225.90	
Ceiling Finishes					
Plasterboard ceiling; painted	45	m²	40.00	1,807.32	
Allowance for bulkheads	15	m	20.00	300.00	
Allowance access hatches	1	nr	200.00	200.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	1	nr	1,300.00	1,300.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Bathroom Pod	1	nr	7,800.00	7,800.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	1	nr		-	all incl in Pod
WHB inc taps etc	1	nr		-	
Bath (shower over) inc controls	1	nr		-	
Bath screen	1	nr		-	
Bath panel	1	nr		-	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	To Pod connection
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Space Heating / Air Conditioning					
Metal Panel Radiator	1	item	500.00	500.00	
Cooling distribution system and grilles	50	m²	-	-	None
MVHR heat recovery system	50	m²	45.00	2,258.24	
Heated towel rail in Bathroom	1	nr	-	-	
Test & Commission	5,158	Item	1.50%	77.37	
BWIC	5,158	Item	1.50%	77.37	
Prelims 12%	5,313	item	0.00%	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	600.00	600.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	20	nr	40.00	800.00	
Lighting					
Recessed downlighters generally	18	nr	110.00	1,980.00	
Switches	6	nr	80.00	480.00	
Wall light	-	nr	100.00	-	
bathroom light	4	nr	-	-	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching					
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	250.00	250.00	controls and wiring Included
Battery operated smoke detectors	2	nr	100.00	200.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	4	nr	100.00	400.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	6,850	Item	1.50%	102.75	
BWIC	6,850	Item	1.50%	102.75	
Prelims 12%	4,656	item	0.00%	-	
				48,204.60	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Two bed	**66**	**m²**			
Screed	66	m²	-	-	No Screed
Internal walls					
Internal partitions	98	m²	90.00	8,820.00	
Extra over for plywood to kitchens	20	m²	25.00	500.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	
Internal doors	6	nr	650.00	3,900.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	10	m²	-	-	Included in Pod
Carpet to Bedrooms	20	m²	35.00	700.00	
Timber to kitchens, living rooms and hall	36	m²	65.00	2,357.88	
MDF Skirtings: painted	106	m	6.00	636.00	
Wall Finishes					
Lining to Bathroom pod	64	m²	32.00	2,048.00	
Ceramic Tiled finish to bathrooms	42	m²	-	-	Included in Pod
Emulsion paint to drylined walls	244	m²	6.50	1,584.70	
Ceiling Finishes					
Plasterboard ceiling; painted	56	m²	40.00	2,251.00	
Allowance for bulkheads	15	m	20.00	300.00	
Allowance access hatches	1	nr	200.00	200.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	2	nr	1,300.00	2,600.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Bathroom Pod	1	nr	7,800.00	7,800.00	
Ensuite Pod	1	nr	6,500.00	6,500.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	2	nr		-	all incl in Pod
WHB inc taps etc	2	nr		-	
Bath (shower over) inc controls	2	nr		-	
Shower Ensuite	1	nr			
Bath screen	1	nr		-	
Bath panel	1	nr		-	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	To Pod connection
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Space Heating / Air Conditioning					
Metal Panel Radiators	1	Item	675.00	675.00	
Cooling distribution system and grilles	66	m²		-	None
MVHR heat recovery system	66	m²	45.00	2,982.38	
Heated towel rail in Bathroom	2	nr	-	-	
Test & Commission	6,057	Item	1.50%	90.86	
BWIC	6,057	Item	1.50%	90.86	
Prelims 12%	6,239	item	0.00%	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	800.00	800.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	24	nr	40.00	960.00	
Lighting			-		
Recessed downlighters generally	22	nr	110.00	2,420.00	
Switches	7	nr	80.00	560.00	
Wall light	-	nr	100.00	-	
bathroom light	8	nr	-	-	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching			500.00	-	
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	250.00	250.00	controls and wiring Included
Battery operated smoke detectors	2	nr	100.00	200.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	5	nr	100.00	500.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	7,830	Item	1.50%	117.45	
BWIC	7,830	Item	1.50%	117.45	
Prelims 12%	5,305	item	0.00%	-	
				65,051.57	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Three bed Apartment	**89**	**m²**			
Screed	89	m²	-	-	No screed
Internal walls					
Internal partitions	220	m²	90.00	19,800.00	
Extra over for plywood to kitchens	26	m²	25.00	650.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	Included in façade
Internal doors	10	nr	650.00	6,500.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	10	m²	-	-	Included in Pod
Carpet to Bedrooms	36	m²	35.00	1,260.00	
Timber to kitchens, living rooms and hall	43	m²	65.00	2,773.88	
MDF Skirtings: painted	344	m	6.00	2,064.00	
Wall Finishes					
Lining to Bathroom pod	64	m²	32.00	2,048.00	
Ceramic Tiled finish to bathrooms	42	m²	-	-	Included in Pod
Emulsion paint to drylined walls	791	m²	6.50	5,142.80	
Ceiling Finishes					
Plasterboard ceiling; painted	79	m²	40.00	3,147.00	
Allowance for bulkheads	20	m	20.00	400.00	
Allowance access hatches	3	nr	200.00	600.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	3	nr	1,200.00	3,600.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	100.00	200.00	
Bathroom Pod	1	nr	7,800.00	7,800.00	
Ensuite Pod	1	nr	6,500.00	6,500.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	2	nr		-	all incl in Pod
WHB inc taps etc	2	nr		-	
Bath (shower over) inc controls	2	nr		-	
Shower Ensuite	1	nr			
Bath screen	1	nr		-	
Bath panel	1	nr		-	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Space Heating / Air Conditioning					
Underfloor heating installation	1	Item	850.00	850.00	
Cooling distribution system and grilles	89	m²	-	-	None
MVHR heat recovery system	89	m²	45.00	3,990.38	
Heated towel rail in Bathroom	2	nr	-	-	
Test & Commission	7,240	Item	0.02	108.61	
BWIC	7,240	Item	0.02	108.61	
Prelims 12%	7,458	item	-	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	1,400.00	1,400.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	30	nr	40.00	1,200.00	
Lighting			-		
Recessed downlighters generally	30	nr	110.00	3,300.00	
Switches	12	nr	80.00	960.00	
Wall light	-	nr	100.00	-	
bathroom light	8	nr	-	-	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching			500.00	-	
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	950.00	950.00	
Battery operated smoke detectors	3	nr	100.00	300.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	6	nr	100.00	600.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	10,850	Item	1.50%	162.75	
BWIC	10,850	Item	1.50%	162.75	
Prelims 12%	7,576	item	0.00%	-	
				91,168.76	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Element	Quantity	Ave Area m2	Tot Area sq ft	Rate	Total	Comments
Summary						
Private Studio	-	39.00	-	42,771.85	-	
Private One Bed	4	50.18	200.73	46,746.54	186,986.16	
Private Two bed	12	66.28	795.30	62,590.90	751,090.76	
Private Three bed	-	88.68	-		-	
Terrace House	1	61.00	61.00	62,590.90	62,590.90	
	17		1,057		1,000,670.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

One bed	**50**	**m²**			
Screed					
Screed	50	m²	-	-	No screed
Internal walls					
Internal partitions	60	m²	90.00	5,400.00	
Internal partitions to Bathrooms including waterproofing board	25	m²	100.00	2,500.00	
Extra over for plywood to kitchens	20	m²	25.00	500.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	
Internal doors	4	nr	650.00	2,600.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	5	m²	60.00	300.00	
Carpet to Bedrooms	10	m²	35.00	350.00	
Timber to kitchens, living rooms and hall	35	m²	60.00	2,110.98	
MDF Skirtings: painted	82	m	6.00	492.00	
Wall Finishes					
Ceramic Tiled finish to bathrooms	21	m²	60.00	1,260.00	
Emulsion paint to drylined walls	189	m²	6.50	1,225.90	
Ceiling Finishes					
Plasterboard ceiling; painted	50	m²	40.00	2,007.32	
Allowance for bulkheads	15	m	20.00	300.00	
Allowance access hatches	1	nr	200.00	200.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	1	nr	1,300.00	1,300.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	1	nr	400.00	400.00	
WHB inc taps etc	1	nr	375.00	375.00	
Bath (shower over) inc controls	1	nr	1,600.00	1,600.00	
Bath screen	1	nr	160.00	160.00	
Bath panel	1	nr	140.00	140.00	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Space Heating / Air Conditioning					
Metal Panel Radiator	1	item	500.00	500.00	
Cooling distribution system and grilles	50	m²	-	-	None
MVHR heat recovery system	50	m²	45.00	2,258.24	
Heated towel rail in Bathroom	1	nr	300.00	300.00	
Test & Commission	7,833	Item	1.50%	117.50	
BWIC	7,833	Item	1.50%	117.50	
Prelims 12%	8,368	item	0.00%	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	600.00	600.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	20	nr	40.00	800.00	
Lighting					
Recessed downlighters generally	18	nr	110.00	1,980.00	
Switches	6	nr	80.00	480.00	
Wall light	-	nr	100.00	-	
bathroom light	4	nr	55.00	220.00	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching					
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	250.00	250.00	controls and wiring Included
Battery operated smoke detectors	2	nr	100.00	200.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	4	nr	100.00	400.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	7,070	Item	1.50%	106.05	
BWIC	7,070	Item	1.50%	106.05	
Prelims 12%	4,882	item	0.00%	-	
				46,746.54	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Two bed	**66**	**m²**			
Screed	66	m²	-	-	No Screed
Internal walls					
Internal partitions	98	m²	90.00	8,820.00	
Internal partitions to Bathrooms including waterproofing board	45	m²	100.00	4,500.00	
Extra over for plywood to kitchens	20	m²	25.00	500.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	
Internal doors	6	nr	650.00	3,900.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	10	m²	60.00	600.00	
Carpet to Bedrooms	20	m²	35.00	700.00	
Timber to kitchens, living rooms and hall	36	m²	60.00	2,176.50	
MDF Skirtings: painted	106	m	6.00	636.00	
Wall Finishes					
Ceramic Tiled finish to bathrooms	42	m²	60.00	2,520.00	
Emulsion paint to drylined walls	244	m²	6.50	1,584.70	
Ceiling Finishes					
Plasterboard ceiling; painted	66	m²	40.00	2,651.00	
Allowance for bulkheads	15	m	20.00	300.00	
Allowance access hatches	1	nr	200.00	200.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	2	nr	1,300.00	2,600.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	2	nr	400.00	800.00	
WHB inc taps etc	2	nr	375.00	750.00	
Bath (shower over) inc controls	1	nr	1,600.00	1,600.00	
Shower Ensuite	1	nr	1,400.00	1,400.00	
Bath screen	1	nr	160.00	160.00	
Bath panel	1	nr	140.00	140.00	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	To connection above
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Space Heating / Air Conditioning					
Metal Panel Radiators	1	Item	675.00	675.00	
Cooling distribution system and grilles	66	m²		-	None
MVHR heat recovery system	66	m²	45.00	2,982.38	
Heated towel rail in Bathroom	2	nr	300.00	600.00	
Test & Commission	10,907	Item	1.50%	163.61	
BWIC	10,907	Item	1.50%	163.61	
Prelims 12%	11,835	item	0.00%	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	800.00	800.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	24	nr	40.00	960.00	
Lighting			-		
Recessed downlighters generally	22	nr	110.00	2,420.00	
Switches	7	nr	80.00	560.00	
Wall light	-	nr	100.00	-	
bathroom light	8	nr	55.00	440.00	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching			500.00	-	
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	250.00	250.00	controls and wiring Included
Battery operated smoke detectors	2	nr	100.00	200.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	5	nr	100.00	500.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	8,270	Item	1.50%	124.05	
BWIC	8,270	Item	1.50%	124.05	
Prelims 12%	5,758	item	0.00%	-	
				62,590.90	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS - Private New Build

Fulkers Bailey Russell

Terace House - 2 Bed	**61**	**m²**			
Screed	61	m²	-	-	No Screed
Internal walls					
Internal partitions	220	m²	90.00	19,800.00	
Internal partitions to Bathrooms including waterproofing board	45	m²	100.00	4,500.00	
Extra over for plywood to kitchens	26	m²	25.00	650.00	
Internal doors					
Front door - secure by design including ironmongery	1	nr	1,350.00	1,350.00	
Internal doors	10	nr	650.00	6,500.00	
Internal Timber Stairs	1	nr	1,500.00	1,500.00	
Floor Finishes					
Ceramic Tiled finish to bathrooms	10	m²	60.00	600.00	
Carpet to Bedrooms	36	m²	35.00	1,260.00	
Timber to kitchens, living rooms and hall	15	m²	60.00	900.00	
MDF Skirtings: painted	344	m	6.00	2,064.00	
Wall Finishes					
Ceramic Tiled finish to bathrooms	42	m²	60.00	2,520.00	
Emulsion paint to drylined walls	791	m²	6.50	5,142.80	
Ceiling Finishes					
Plasterboard ceiling; painted	61	m²	40.00	2,440.00	
Allowance for bulkheads	20	m	20.00	400.00	
Allowance access hatches	3	nr	200.00	600.00	
FF&E					
Kitchens Fittings	1	nr	5,500.00	5,500.00	
Kitchens Appliances	1	nr	2,000.00	2,000.00	
Vanity units	3	nr	1,300.00	3,900.00	
Wardrobes	1	nr	1,200.00	1,200.00	
TV pattresses	2	nr	250.00	500.00	
Mechanical Services					
Sanitary Fittings					
Bathroom Pod					
WC suites	2	nr	400.00	800.00	
WHB inc taps etc	2	nr	375.00	750.00	
Bath (shower over) inc controls	1	nr	1,600.00	1,600.00	
Shower Ensuite	1	nr	1,400.00	1,400.00	
Bath screen	1	nr	160.00	160.00	
Bath panel	1	nr	140.00	140.00	
Plumping Installations					
Upvc wastes to bath, WHB WC and Kitchen	1	Item	300.00	300.00	
Cold water supply and distribution	1	Item	300.00	300.00	
Scale inhibitor	1	nr	200.00	200.00	
Hot water storage & distribution	1	Item	1,000.00	1,000.00	
External water tap	1	nr	250.00	250.00	
Water connection - check metered	1	nr	350.00	350.00	

Space Heating / Air Conditioning					
Metal Panel Radiators	1	Item	675.00	675.00	
Cooling distribution system and grilles	61	m²	-	-	None
MVHR heat recovery system	61	m²	45.00	2,745.00	
Heated towel rail in Bathroom	2	nr	300.00	600.00	
Test & Commission	10,670	Item	0.02	160.05	
BWIC	10,670	Item	0.02	160.05	
Prelims 12%	11,590	item	-	-	
Electrical Services					
Electric connection - individually metered (extra consumer unit for Cooling)	1	nr	650.00	650.00	
Small power			-		
Apartment circuit	1	nr	1,400.00	1,400.00	
Kitchen circuit	1	nr	350.00	350.00	
Outlets - white plastic	30	nr	40.00	1,200.00	
Lighting			-		
Recessed downlighters generally	30	nr	110.00	3,300.00	
Switches	12	nr	80.00	960.00	
Wall light	-	nr	100.00	-	
bathroom light	8	nr	55.00	440.00	
LED adhesive strip lighting	2	nr	250.00	500.00	
Multi-zone / scene switching			500.00	-	
Lighting to terraces	2	nr	120.00	240.00	
Protective Installation			-		
Door entry system	1	nr	950.00	950.00	
Battery operated smoke detectors	3	nr	100.00	300.00	in site wide
EO for mains operation	1	nr	50.00	50.00	
Heat detector (kitchen)			500.00		
Communication System			-		
Sono Sound system	1	nr	-	-	
40" LED HD TV (lounge) mounting	1	nr	-	-	
USB Point	6	nr	100.00	600.00	
TV / FM / Satellite Point	1	nr	100.00	100.00	
Master BT in cupboard (assume wireless)	1	nr	250.00	250.00	
Test & Commission	11,290	Item	1.50%	169.35	
BWIC	11,290	Item	1.50%	169.35	
Prelims 12%	8,029	item	0.00%	-	
				86,545.60	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	
Site Preparation					
Site strip on site to spoil heap - 500 mm deep	3,637	m3	6.00	21,822.00	
Roads and Sewers					
Roads in paved surfacing	1,080	m2	130.00	140,400.00	
Kerbs	360	m	150.00	54,000.00	
Allowance for road markings, signage and crossings	1,080	m2	30.00	32,400.00	
Gullies and connection to storm drain- 1 per 15 m	24	nr	650.00	15,600.00	
Storm drain - 300 mm diameter	180	m	750.00	135,000.00	
Manholes per 30 m	6	nr	3,000.00	18,000.00	
Connection to Vastern Road	1	item	25,000.00	25,000.00	
Sewers					
Drainage from each building to sewer	6	nr	7,500.00	45,000.00	G assumed with F
Foul water sewer	180	m	750.00	135,000.00	
Manholes per 30 m	6	nr	3,000.00	18,000.00	
Connection to Vastern Road	1	item	25,000.00	25,000.00	
Hard Landscaping					
Car Parking to Building B and D in tarmac	1,076	m2	90.00	96,840.00	
Road markings	1,076	m2	10.00	10,760.00	
Drainage to storm sewer in road	1,076	m2	30.00	32,280.00	
Street side car parking; paved finish	128	m2	130.00	16,640.00	
Footpaths in block paving or similar	302	m2	120.00	36,240.00	
Extra over for steps	24	nr	1,200.00	28,800.00	
Baustrades to steps	12	m	500.00	6,000.00	
Paved walkway to Café: on grade	197	m2	150.00	29,550.00	
Suspended walkway on columns	128	m	1,200.00	153,600.00	
Baustrades to walkway	30	m	600.00	18,000.00	
Connecting walkway to Bridge	42	m2	2,000.00	84,000.00	
Private Gardens to Houses					
Gardens to Workshop Mews	27	nr	3,000.00	81,000.00	
Gardens to Barley Mews	18	nr	2,000.00	36,000.00	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS

Fulkers Bailey Russell

Soft Landscaping					
Allowance for Thames edge works	68	m	1,500.00	102,000.00	
Private Gardens to Block E: including fencing	54	m2	200.00	10,800.00	
Imported topsoil to soft landscaped areas at grade					
oversite 500 mm deep	2,200	m2	30.00	66,000.00	
Soft Landscaped Areas				-	
Formal planting	1,896	m2	150.00	284,400.00	
Shrub planting to Thames edge	250	m2	100.00	25,000.00	
Shrub planting below walkways	170	m2	50.00	8,500.00	
Hedge planting to Vastern Road	80	m	75.00	6,000.00	
Mature Tree planting	92	Nr	1,750.00	161,000.00	
Marker trees	8	Nr	2,750.00	22,000.00	
Fixtures and Fittings					
Benches	1	item	30,000.00	30,000.00	
Bins	1	item	7,500.00	7,500.00	
Signage	1	item	20,000.00	20,000.00	
Artwork/sculpture	1	item	-	-	included in S106
External lighting	5,181	m2	30.00	155,430.00	
Other Works					
Café					
Raft foundation and ground floor slab	28	m2	500.00	14,000.00	
First floor suuspended slab	20	m2	150.00	3,000.00	
Load bearing external walls with windows	140	m2	500.00	70,000.00	
Flat roof including decking - green roof	28	m2	225.00	6,300.00	
MEPH	38	m2	600.00	22,800.00	
Internal fitout	38	m2	-	-	S&C only
Electronic Gates to Car Parks	2	nr	30,000.00	60,000.00	
Attenuation in external works build up	240	m3	250.00	60,000.00	
Retaining walls to footpaths; not exceeding 1.5 m high	70	m	2,000.00	140,000.00	
Walls to Building D Lower Ground floor undercroft car park	30	m	2,000.00	60,000.00	
3 m high concrete wall with brick cladding to form Blast Wall between development and SEE - East	52	m	2,500.00	130,000.00	As boundary Treatment Plan
Pallaside Fence between Development and SEE	140	m	250.00	35,000.00	As boundary Treatment Plan
Replacement Fence between existing houses and Developemt	135	m	150.00	20,250.00	As boundary Treatment Plan ref, F362-VAS-011
Section 278 Works - Separate					
Section 106 - Separate					
				##########	

Berkeley Homes (Oxford & Chiltern) Limited

Vastern Road - Reading

COST PLAN ELEMENTAL WORKS

Fulkers Bailey Russell

Element	Quantity	Unit	Rate	Total	
Diversions					
Divisions					
BT / Open Reach diversion					
HV and LV					
Thames Sewer					
Utilities					
Surface water Under ground drainage			Included in External Works		
Infrastructure charges - water and sewerage	208	units	1,250.00	260,000.00	
New Connection	1	item	250,000.00	250,000.00	
Incoming electric upgrade					
Upgrade existing substation	1	item	150,000.00	150,000.00	
Disconnections	1	item	50,000.00	50,000.00	
Distribution to Buildings	6	nr	15,000.00	90,000.00	
				800,000.00	
Site wide energy Strategy					
Car electric charging points	10		5,000.00	50,000.00	
PV installation site wide	-	KW	1,200.00	-	Included in MEPH
Gas to Café	1	item	10,000.00	10,000.00	
Carbon offset allowance	1	item	166,000.00	-	included in S106
				60,000.00	
				860,000.00	

Pre-Planning Fees

Description	Consultant	£
Landscape Architect - Masterplan/Detailed Landscape Drawings	**Berkeley Homes / Macfarlanes & Assoc**	£ 30,000.00
Sub Total		**£ 30,000.00**
Architect - Detailed Application	**Berkeley Homes / Broadway Malyan**	£ 218,747.00
Design Review pannel and supporting material		£ 10,000.00
Sub Total		**£ 228,747.00**
Planning Application Fees for Detailed Application	**Reading Borough Council**	£ 45,288.00
PPA		£ 20,000.00
Sub Total		**£ 65,288.00**
Planning Consultant	**Barton Willmore**	£ 130,000.00
Sub Total		**£ 130,000.00**
Solicitors - Legal Advice	**MacFarlanes**	£ 52,000.00
Solicitors - S106 Agreement		£ 25,000.00
Solicitors - Council S106 Fees		£ 25,000.00
Sub Total		**£ 102,000.00**
Daylight & Sunlight	**Eb7**	£ 41,500.00
Sub Total		**£ 41,500.00**
Exhibition Boards & Flyers	**Vocalism / Pegasus**	£ 20,000.00
PR Consultant		£ 20,000.00
Sub Total		**£ 40,000.00**
Topo Survey	**Warner Surveys**	£ 11,000.00
Sub Total		**£ 11,000.00**
Air Quality	**PBA / Stantec**	£ 10,000.00
Sub Total		**£ 10,000.00**
Site Investigation	**Omnia**	£ 37,500.00
Sub Total		**£ 37,500.00**
Archaelogical Assessment	**Cgms**	£ 35,000.00
Sub Total		**£ 35,000.00**
Highways / Transport Assessment and Travel Plan	**PBA / Stantec**	£ 75,000.00
Traffic Counts		£ 1,500.00
Sub Total		**£ 76,500.00**
CGI	**Realm**	£ 45,000.00
Photographs		
Sub Total		**£ 45,000.00**
Affordable Housing Specialist/Viability/Consultant Reports		£ 30,000.00
Independent Viability Assessor	**BPS**	£ 10,000.00
Sub Total		**£ 40,000.00**
Sustainability Assessment	**PBA / Stantec**	£ 4,500.00
Wind Assessments	**RDWI**	£ 14,000.00
Noise and Vibration Assessment	**24Acoustics**	£ 25,000.00
TVIA	**Barton Willmore**	£ 45,000.00
Flood Risk Assessments (FRA) & Drainage	**PBA / Stantec**	£ 35,000.00
Utilities + Thames Water fees		£ 10,000.00
Ecology	**EcoConsult**	£ 40,000.00
Tree Survey / Aboricultural Work	**Greengage**	£ 7,500.00
Superfast Broadband Strategy	**PBA / Stantec**	£ 5,250.00
External Lighting Strategy	**PBA / Stantec**	£ 8,500.00
Ventilation	**PBA / Stantec**	£ 4,750.00
Heritage	**Built Heritage**	£ 25,000.00
Sub Total		**£ 224,500.00**
Energy Statement	**Hodkinson**	£ 15,000.00
Sub Total		**£ 15,000.00**
Totals		**£ 1,030,035.00**

The Old Power Station
Vastern Road, Reading

Development Appraisal
Berkeley Homes (Oxford & Chiltern) Ltd
23 January 2020

APPRAISAL SUMMARY **BERKELEY HOMES (OXFORD & CHILTERN) LTD**

The Old Power Station
Vastern Road, Reading

Summary Appraisal for Phase 1 Whole Scheme

Currency in £

REVENUE					
Sales Valuation	**Units**	**ft²**	**Rate ft²**	**Unit Price**	**Gross Sales**
Private Sale Residential	209	141,421	555.61	375,955	78,574,580
NET REALISATION				**78,574,580**	
OUTLAY					
ACQUISITION COSTS					
EUV		8,000,000			
Premium to EUV		1,600,000			
Total Acquisition			9,600,000		
				9,600,000	
Stamp Duty		5.00%	480,000		
Irrecoverable VAT		1.00%	96,000		
Agent Fee		1.50%	144,000		
Legal Fee		0.50%	48,000		
				768,000	
Other Acquisition					
S106			205,754		
Borough CIL			1,626,479		
Third Party Issues			500,000		
				2,332,233	
CONSTRUCTION COSTS					
Construction	**ft²**	**Rate ft²**	**Cost**		
Private Sale Residential	141,421 ft²	362.68 pf²	51,290,407	**51,290,407**	
PROFESSIONAL FEES					
Professional fees		6.00%	3,077,424		
Pre planning fees			1,030,535		
				4,107,959	
MARKETING & LETTING					
Marketing - PD		4.50%	3,535,856		
				3,535,856	
DISPOSAL FEES					
Sales Legal Fee	209 un	600.00 /un	125,400		
				125,400	
FINANCE					
Debit Rate 7.000%, Credit Rate 0.000% (Nominal)					
Land			120,960		
Other			6,276,286		
Total Finance Cost				6,397,246	
TOTAL COSTS				**78,157,102**	
PROFIT					
				417,478	
Performance Measures					
Profit on GDV%		0.53%			

APPRAISAL SUMMARY **BERKELEY HOMES (OXFORD & CHILTERN) LTD**

The Old Power Station
Vastern Road, Reading