Carter Jonas

BEROL QUARTER, N17 9LJ

REVIEW OF APPLICANT'S FINANCIAL VIABILITY ASSESSMENT

Final Report

SUBMITTED ON BEHALF OF CLIENT:

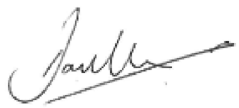
LB Haringey

June 2025

QUALITY STANDARDS

Carter Jonas has prepared this Financial Viability Assessment review report in accordance with the Royal Institution of Chartered Surveyors (RICS) Professional Statement 'Financial Viability in Planning: Conduct and Reporting' 1st Edition, May 2019.

The authors of the FVA review report are:



David Price, Associate Partner, MRICS

Guy Ingham, Partner, MRICS

The version of the report is **Final** dated **June 2025**.

The authors, whilst undertaking the review of the FVA have acted:

- With objectivity;
- Impartially;
- Without interference; and
- With reference to all appropriate available sources of information.

<u>Terms of Engagement</u>

Carter Jonas has been instructed by LB Haringey to undertake a detailed review of the Financial Viability Assessment (FVA) of the subject planning application scheme to determine the most viable position in relation to the level of affordable housing, in accordance with the National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG).

Carter Jonas confirms that it has no Conflicts of Interest in acting for LB Haringey in reviewing the FVA submitted by the Applicant.

In preparing the FVA review report Carter Jonas confirms that no performance related or contingent fees have been agreed.

<u>Limitations</u>

This report has been prepared for the stated objective and should not be used for any other purpose without the prior written authority of Carter Jonas. We accept no responsibility or liability for the consequences of this document being used for a purpose other than for which it was commissioned.

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1. EXECUTIVE SUMMARY

Carter Jonas has been appointed by LB Haringey (the Council), to review the Financial Viability Assessment (FVA) prepared by DS2 LLP (DS2) on behalf of the Applicant, Berol Quarter Ltd, in respect of a planning application at The Berol Quarter, N17 9LJ. The following report provides a review of the financial viability assessment in respect of the proposed development.

Planning Permission (HGY/2023/0261) was granted on 3rd March 2025 for the comprehensive refurbishment and extension of Berol House alongside a new residential led mixed use building providing Build to Rent (BtR) accommodation. The description of development is as below:

"*Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace and the redevelopment of 2 Berol Yard to provide new residential homes, Use Class E floorspace and associated landscaping, public realm improvements, car and cycle parking and other associated works."*

The Applicant has now submitted a S.73 planning application consisting of a series of amendments to the approved scheme and specifically the removal of affordable housing which was included in the approved scheme for 60 affordable housing units. However, the description of development remains the same.

The subject site comprises two plots, being 2 Berol Yard as well as Berol House. It forms an 'L' shaped parcel of land with a total area of 0.5 hectares. 2 Berol Yard is a vacant plot, most recently used as a construction site for neighbouring development and temporary car parking. Berol House is a three storey locally listed building utilised as an office building (circa 3,400 sqm).

The surrounding area is undergoing significant regeneration, transitioning from a former industrial zone into a new mixed-use neighbourhood. The immediate context includes a series of residential-led developments forming part of the Ashley Road South Masterplan (ARSM), many of which are completed or under construction.

In relation to the site Benchmark Land Value, DS2 has adopted an 'EUV Plus' approach based on their opinion of the Existing Use Value of Berol House and adjacent vacant land, assumed suitable for open storage. In both cases, we consider the values attributed to these elements to be overstated. By applying our own yield profile assumptions, the overall EUV is reduced to £7,215,000 which we consider to more accurately reflect the nature of the site's existing use. Applying a reduced 10% landowner's premium results in a Benchmark Land Value of £7,936,500. Overall, this represents a reduction of £3,034,543.

The FVA concludes that based on a 100% private scheme and DS2's assumptions, the development produces a significant viability deficit of £23.7m when the negative residual land value of £12.75m is compared against the adopted Benchmark Land Value of £10.97m.

Carter Jonas' approach has been to critically examine all the assumptions on which the DS2 appraisal is based. Our approach has then been to undertake sensitivity analysis where in our opinion inputs are not in line with current market conditions.

Regarding the proposed scheme, we have reviewed the inputs in the FVA appraisal, and whilst we agree with the majority of the assumptions, we have made several adjustments, including:

- The inclusion of Interim Rent of £1,747,788
- Reduction to the build costs by £1,927,446 from the cost plan
- Reduction in Opex Costs from 25% to 22.5%
- An increase in office rental from £25 to £27.50psf
- Applied a reduced professional fee allowance from 10% to 8%
- Removal of BtR marketing costs

In addition to the above, there are several assumptions which, although adopted for our own modelling, are subject to further validation. These include:

- CIL and S106 costs
- Development programme - more detail should be provided
- Construction cost queries – Berol House costs appear to be based on 6,002m² which is the GEA rather than the GIA of 5,491m². Block E at Berol Yard appears to reflect an inefficient design, and further justification should be provided.

A side-by-side summary of the base analysis against the outputs from the Applicant's FVA is detailed in the table below: -

Proposed Development	DS2	Carter Jonas
Total BLV	£10,971,043	£7,936,500
Residual Land value	(£12,747,164)	(£169,556)
(Deficit) / Surplus	(£23,718,207)	(£8,106,056)

The output indicates that although in our opinion the extent of the viability deficit has been overstated, we acknowledge that there are viability challenges indicated by our own viability deficit.

In addition to our base analysis, we have also undertaken a range of sensitivity testing including: -

1. Impacts of positive and negative market movements (5%)
2. Funding yield stepped changes
3. Reduced purchaser costs to 3%

Overall Conclusions

Although we have made several adjustments in response to both the BLV and proposed scheme inputs, we concur that, based on current costs and values, the proposed development faces viability challenges, as demonstrated by the projected deficit.

Similarly to DS2 we have undertaken various sensitivity analysis, which demonstrates that combining various positive market movements could lead to significant improvements in scheme viability, potentially resulting in a project surplus.

The Applicant is expected to engage with the Council's standard review mechanisms and trigger points. Given the nil affordable provision and potential outcomes associated with positive market trends, this provision is essential to ensuring the Council can secure additional affordable housing throughout the project's lifespan.

2. INTRODUCTION

2.1. Background

Carter Jonas has been appointed by LB Haringey (the Council), to review the Financial Viability Assessment (FVA) prepared by DS2 LLP (DS2) on behalf of the Applicant, Berol Quarter Ltd, in respect of a planning application at The Berol Quarter, N17 9LJ. The following report provides a review of the financial viability assessment in respect of the proposed development.

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The Applicant has now submitted a S.73 planning application consisting of a series of amendments to the approved scheme and specifically the removal of affordable housing which was included in the approved scheme for 60 affordable housing units. However, the description of development remains the same.

Specifically, the proposals comprise 603sqm (GIA) of Class E accommodation which is expected to comprise cafes and restaurants at ground floor level and 160.2sqm (GIA) of community space at first floor level. It will comprise 210 homes on floors 1 to 29 and associated amenity space on the podium and at the proposed level 10 roof. The existing Berol House will be retained and enhanced and will comprise 5,491 sqm (GIA) of Class E floorspace.

This report presents a summary of the planning application, the financial viability assessment and Carter Jonas' response to the FVA.

2.2. The Site

The subject site comprises two plots, being 2 Berol Yard as well as Berol House. It forms an 'L' shaped parcel of land with a total area of 0.5 hectares. 2 Berol Yard is a vacant plot, most recently used as a construction site for neighbouring development and temporary car parking. Berol House is a three storey locally listed building utilised as an office building (circa 3,400 sqm).

The site sits within the Ashley Road South Masterplan (ARSM), Tottenham Hale, London. The brownfield site is located within the Lee Valley Opportunity Area. It is partly located within the Tottenham Hale Town Centre. The surrounding area is characterised by mostly redeveloped sites comprising new residential buildings and new retail and commercial units at ground floor level along with new landscaped routes.

The site is highly accessible with a PTAL of 5-6a (where 1 is least accessible and 6b is most accessible). The A503 The Hale is approximately 100 metres to the south-west of the site. Tottenham Hale Underground Station is 180m from the site. It is also within close proximity of Tottenham Hale Bus Station which is served by eight regular bus services.

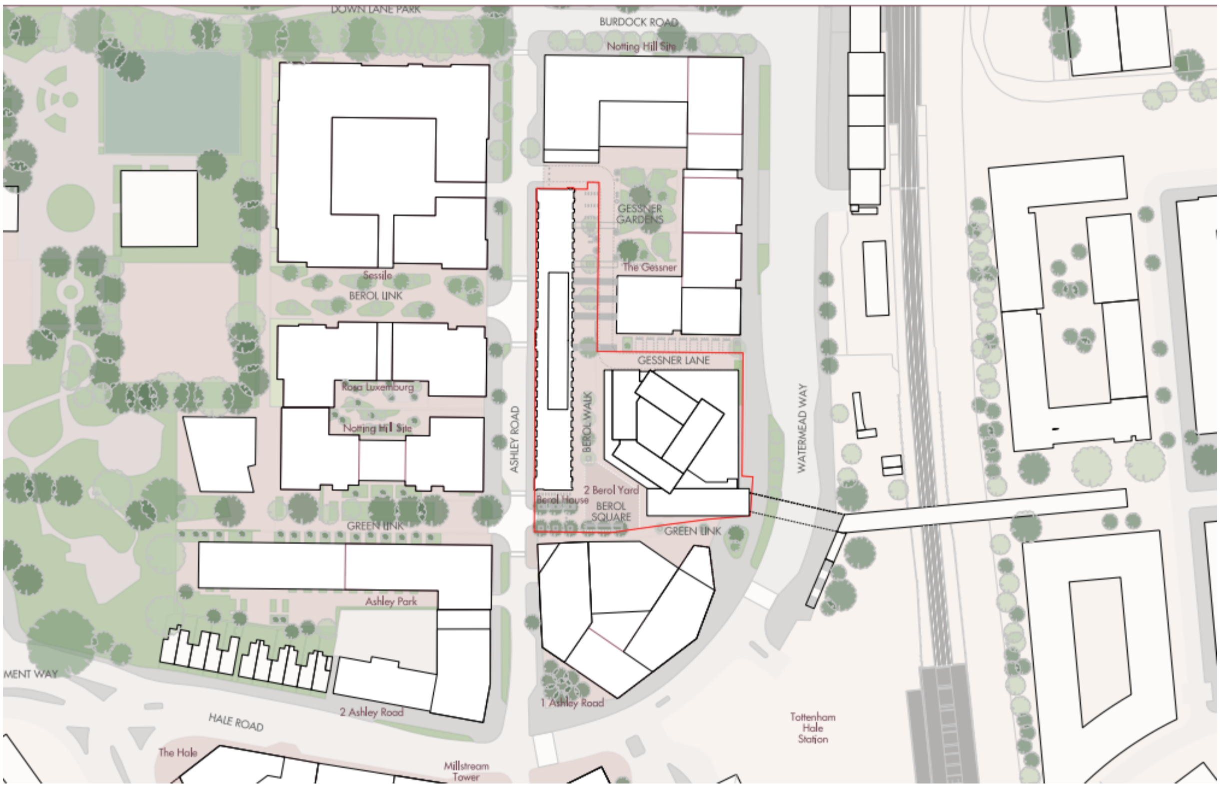
The surrounding area is undergoing significant regeneration, transitioning from a former industrial zone into a new mixed-use neighbourhood. The immediate context includes a series of residential-led developments forming part of the ARSM, many of which are completed or under construction.

Key adjoining developments include:

- The Gessner (1 Berol Yard): A 14-storey residential-led scheme completed in 2021.
- Ashley Gardens: Comprising two buildings of up to 11 storeys delivering 417 homes, with final phases completed in 2023.
- Ashley Park: A Notting Hill Genesis scheme of up to 8 storeys providing 97 homes, approved in 2019.
- Cannon Factory & Ashley House: Granted permission for three buildings of up to 17 storeys, delivering up to 256 homes and 3,600 sqm of commercial space.

To the west across Ashley Road are further development sites including Ashley Gardens, Ashley House, and Ashley Park. To the south lies Tottenham Hale Station, the District Centre, and the Ferry Island development by Argent. The Lee Valley line and Watermead Way border the site to the east, with additional mixed-tenure homes delivered through schemes like Hale Works and Hale Wharf.

For ease of reference a site plan is set out below:



Red Line Boundry - Subject Site

2.3. The Planning History

The site has a complex planning history, and this is set out by DS2 in the FVA as detailed below.

The Site is subject to extant planning permission (HGY/2017/2044), which includes 1 Berol Yard, 2 Berol Yard (college site) and Berol House. Planning permission was granted on 8 June 2018 for:

"*Full planning permission for the demolition of the existing buildings within the Berol Yard site and retention of Berol House. Erection of two buildings between 8 and 14 storeys providing 166 homes, 891 sqm (GEA) of commercial floorspace (Class A1/A3/B1/D1), 7,275 sqm (GEA) of education floorspace (Class D1), car and cycle parking, open space, landscaping and other associated works.*

Outline proposals (all matters reserved) for the alteration/conversion of ground, first and second floors of Berol House with up to 3,685 sqm (GEA) of commercial floorspace (A1/A3/B1/D1) and the introduction of a two storey roof level extension introducing up to 18 homes, cycle parking and other associated works. Amendments to scheme including replacement of accommodation with "build-to-rent" and reconfiguration of internal residential and commercial layout."

Reserved Matters for appearance, landscaping, layout, scale and access in relation to Berol House (pursuant to Condition 1 of planning permission HGY/2017/2044) were approved in 2020 (HGY/2020/0080). Since the original planning permission was granted there have also been several non-material amendments (Section 96a) that have been made to the scheme and conditions discharged to enable the development.

The residential component at 1 Berol Yard (now known as the Gessner) and associated public realm has been completed and has been in operation since 2021. The remaining two plots of the original hybrid planning application, the development of which has not commenced, comprised the college site (approved for education floorspace) and Berol House (approved for commercial floorspace and some residential in a roof level extension)

In January 2023, the Applicant submitted a planning application to revise the proposals for the remaining two plots of the original hybrid planning application.

The description of development is: "*Full planning permission for the refurbishment and extension of Berol House to include Use Class E floorspace; and the redevelopment of 2 Berol Yard to provide new residential homes and Use Class E floorspace; with associated landscaping, public realm improvements, car and cycle parking, and other associated works."*

We understand this application received planning permission (ref. HGY/2023/0261) in March 2025 and was granted under the fast-track viability route.

Specifically, the proposals included a new mixed-use building at 2 Berol Yard, featuring 603 sqm (GIA) of Class E floorspace at ground floor level, expected to accommodate cafés and restaurants, and 160.2 sqm (GIA) of community space at first floor level. Above, the building will provide 210 Build to Rent homes across floors 1 to 29, with resident amenity space located on the podium and at roof level (Level 10).

The existing Berol House will be retained, refurbished, and extended to deliver 5,491 sqm (GIA) of high-quality Class E commercial floorspace.

CGI – of Proposed Scheme (view of proposed Berol House)

Summary accommodation / unit mix schedules for the proposed development are detailed below:

2 Berol Yard

Table One - 2 Berol Yard Residential Accommodation Schedule				
Unit Type	NIA (SQM)	NIA (SQ FT)	Private Rent Units	Unit Mix %
Studio	956	10290	21	10%
1B2P	2481	26705	47	22%
2B3P	1602	17244	24	11%
2B4P	6476	69707	90	43%
3B5P	1679	18072	17	8%
3B6P	1068	11496	11	5%
Total	**14262**	**153514**	**210**	**100%**

Table Two - 2 Berol Yard Commercial Accommodation

a	NIA Sqm	NIA Sq Ft	GIA Sqm	GIA Sq Ft
2 Berol Yard Retail	603	6,487	603	6,487
2 Berol Yard Cultural Space	160	1,724	160	1,724
Total	**763**	**8,212**	**761**	**8,191**

Berol House

Table Three - Berol House - Commercial Accommodation		
	NIA Sqm	NIA Sq Ft
Berol House Office	3,717	40,009
Berol House Retail	450	4,844
Total	**4,167**	**44,853**

In addition to the above we understand the development is designed to be largely car-free, with a limited provision of car parking spaces to support accessibility needs. A total of seven accessible parking spaces will be provided, comprising six spaces for residential use and one space for retail use. In addition, fifteen Blue Badge spaces will be allocated for residential units at 2 Berol Yard, alongside one Blue Badge space designated for the commercial and retail units within Berol House.

Cycle parking provision has been designed to support active travel and sustainable transport. At 2 Berol Yard, the development will include 376 long-stay and seven short-stay cycle spaces for residential use. At Berol House, provision will include 33 long-stay and 10 short-stay cycle spaces for office users.

As mentioned above, the Applicant has now submitted a S.73 planning application consisting of a series of amendments to the approved scheme and specifically the removal of affordable housing which was included in the approved scheme for 60 affordable housing units. However, the description of development remains the same.

3. METHODOLOGY

3.1. Approach

Carter Jonas' review of the Applicant's FVA has had regard to the RICS Guidance Note "Financial Viability in Planning". We do not take issue with the overarching methodology used by the DS2 within their assessment. They have:

- Assessed the realisable value of the proposed scheme;
- Assessed the costs associated with delivering the scheme;
- Assessed a Benchmark Land Value;
- Undertaken an appraisal to calculate the Residual Land Value of the proposed scheme which has been compared to their opinion of the Benchmark Land Value to establish the viability of the scheme.

DS2 has used the Argus Developer software to analyse the viability of the development. The methodology underpinning viability appraisals is the residual method of valuation, commonly used for valuing development opportunities. Firstly, the gross value of the completed development is assessed, and the total cost of the development is deducted from this.

The approach adopted by DS2 has been to adopt a number of assumptions in relation to the proposed scheme to arrive at a residual land value which is then compared to their assumed Benchmark Land Value. In this case, if the residual land value of the proposed scheme is lower than the Benchmark Land Value, then the proposed scheme is deemed to be unviable and is therefore unlikely to come forward for development unless the developer were to take a commercial decision around their level of return or if the planning obligations could be reduced.

The FVA concludes that the scheme, based on a 100% private provision, produces a viability deficit of £23.7m when the negative residual land value of £12.75m is compared against the adopted Benchmark Land Value of £10.97m.

Scheme	Residual Land Value	Benchmark Land Value	Surplus/Deficit
Mixed use – 210 private BTR units 100% Private	-£12,747,164	£10,971,043	-£23,718,207

Given the outputs above, DS2 conclude that the Proposed Development "*is providing in excess of the maximum viable amount of planning obligations and therefore cannot viably support the provision of any affordable housing on a present-day basis, and that the Proposed Development is challenged financially*."

In addition to the base modelling, DS2 has undertaken sensitivity testing by adjusting values and costs in 5% increments. They have also assessed the impact of varied Build to Rent (BtR) yields by applying positive and negative shifts of 25 basis points.

Given that DS2's calculations are being made in advance of commencement of the development, the figures used in the Applicant's appraisal can only be recognised as a projection. As such, it is essential that all assumptions are carefully scrutinised by the local planning authority to ensure that they reflect current market conditions and have not been unreasonably depressed in respect of the value or overestimated in respect of the development costs.

Carter Jonas' approach has been to critically examine all the assumptions on which the DS2 appraisal is based. Our approach has then been to undertake sensitivity analysis where in our opinion inputs are not in line with current market conditions. We will also scrutinise the Applicant's assessment of Benchmark Land Value which is based on an Existing Use Value approach.

4. CRITIQUE OF BENCHMARK LAND VALUE

Determining an appropriate Benchmark Land Value is often the most important factor in determining viability. Put simply, if the value generated by the development does not produce a positive figure, there is no financial incentive to bring forward the development with all its associated risk.

Arriving at an appropriate BLV is not a straightforward exercise and this is acknowledged at 3.4.6 of the RICS Guidance Note which states that:

> *The assessment of Site Value in these circumstances is not straightforward, but it will be, by definition, at a level at which a landowner would be willing to sell which is recognised by the NPPF.*

In arriving at an appropriate BLV regard should be had to existing use value, alternative use value, market/transactional evidence (including the property itself if that has recently been subject to a disposal/acquisition), and all material considerations including planning policy. Existing Use Value is widely used in establishing Benchmark Land Value and is supported in the NPPF PPG update from May 2019.

4.1.1. Existing Use (EUV +) Approach

Paragraph 13 of the PPG states that a Benchmark Land Value ("BLV") should be established based on the Existing Use Value of the land, plus a premium for the landowner.

The premium to the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. The premium should therefore provide a reasonable incentive, in comparing with other options available, for the landowner to sell the land for development.

Paragraph 14 of the PPG states that BLV should;

- Be based upon EUV;
- Allow for a premium to landowners;
- Reflect the implications of abnormal costs; site-specific infrastructure costs; and professional site fees; and
- Be informed by market evidence including current uses, costs and values wherever possible. Where recent evidence is used to inform assessment of BLV this evidence should be based on developments which are compliant with policies, including for affordable housing. Where this evidence is not available plan makers and applicants should identify and evidence any adjustments to reflect the cost of policy compliance. This is so that historic land values of non-policy compliant developments are not used to inflate values over time.

Paragraph 15 of the PPG defines what is meant by EUV in a viability assessment. This states the following:

"Existing use value (EUV) is the first component of calculating benchmark land value. EUV is the value of the land in its existing use. Existing use value is not the price paid and should disregard hope value. Existing use values will vary depending on the type of site and development types. EUV can be established in collaboration between plan makers, developers and landowners by assessing the value of the specific site or type of site

using published sources of information such as agricultural or industrial land values, or if appropriate capitalised rental levels at an appropriate yield (excluding any hope value for development)."

The EUV is the first component of calculating BLV. The second component is the premium, or as stated at paragraph 16 of the PPG the 'plus' in EUV+.

This is the amount above the EUV required to provide a reasonable incentive for a landowner to bring forward land for development while allowing a sufficient contribution to comply with policy requirements.

The premium should be informed by professional judgement and must be based upon the best available evidence informed by cross sector collaboration. The PPG states that for any viability assessment data sources to inform the establishment of the landowner premium should include market evidence and can include benchmark land values from other viability assessments.

The RICS Guidance Note 'Assessing viability in planning under the National Planning Policy Framework 2019 for England', published March 2021, supports the definition of AUV from NPPG and reiterates that any AUV must reflect relevant policy requirements.

When adopting an AUV approach, the premium to the landowner is implicit and therefore an additional landowner premium should not be added as this would be double counting.

NPPG and RICS guidance are clear that if refurbishment or redevelopment is necessary to realise an existing use value then this falls under the AUV provision of NPPG and no landowner premium should be added.

4.1.2. Applicants Approach

In this case there is a standing asset in the form of Berol House and an existing vacant yard and therefore DS2 has provided their opinion of value using an EUV plus approach.

Berol House

Berol House is a commercial office building located at 25 Ashley Road, Tottenham Hale, London N17. The property is situated within the Berol Quarter, a regeneration area undergoing redevelopment. It forms part of the former Berol Pencil Factory and is a converted Edwardian structure. The building provides approximately 30,000 sq ft of managed office space over three floors and retains elements of its original industrial design. The premises include open-plan units with access via both street-level entrances and a dedicated rear entrance leading to staff and car parking areas.

The office space at Berol House has been adapted for multi-let use and we understand comprises 15 individual units. These units vary in size, ranging from approximately 650 sq ft to over 5,000 sq ft. Of the 15 units, 11 are currently let and 4 are vacant. The total floor area is 27,900 square feet, with 5,161 square feet currently unoccupied, equating to a vacancy rate of approximately 18.5%.

According to the EUC schedule produced by Micuber Estates Limited (dated January 2025), the current rental income from occupied units is approximately £475,000 gross per annum and £438,399 per annum, net of service charges, insurance, and utilities.

The two highest-paying tenants are NLWA (North London Waste Authority) and Ingeus. NLWA pays £111,000 per annum under a 20-year lease that commenced on 19 May 2014 and expires in May 2034. Ingeus pays a combined rent of £107,302 per annum across multiple units under a 10-year lease that began on 22 October 2021 and expires in October 2031. Together, these two tenants contribute approximately 46% of the total annual rental income.

The tenant mix includes public sector bodies, professional service firms, and small private enterprises. Some leases include utilities and service charges. The four vacant units are located primarily on the first floor and currently generate no rental income. These vacant units represent an opportunity for new lettings but also highlight the current underutilisation of part of the building.

As a converted Edwardian building, Berol House has character features typical of early 20th-century industrial architecture. While this contributes to its distinct identity, the age of the property suggests that ongoing maintenance and modernisation may be necessary, particularly in areas such as mechanical and electrical systems, energy efficiency compliance, and general fabric repair. The building remains functional but may not fully align with modern occupational standards.

In summary, Berol House is a multi-let office property with a significant historical background and a varied tenant profile. It currently provides stable income from long-term tenants but also includes a notable vacancy component. The building's age and former industrial use may require investment to maintain and improve its condition and appeal to potential new tenants.

DS2’s Approach

DS2’s methodology distinguishes between two components of value i.e the income-producing portion of the property under existing leases ("term") and the expected future income from currently vacant or relettable space ("reversion").

The term value is derived from the existing income stream from let space within Berol House. DS2 assume an average unexpired lease term of 2.9 years and a passing rent of £438,399 per annum, net of service charges, insurance, and utilities. This income is capitalised using a yield of 6.5%, resulting in a value of £5,224,828. This yield reflects DS2’s view of prevailing market conditions for short-term, secondary-grade office income in this part of Tottenham Hale.

For the reversionary element, DS2 assume a market rent of £19.50 per sq ft, a capitalisation yield of 6.75%, and incorporate a standard letting delay of six months and a rent-free period of twelve months. These assumptions yield a reversionary value of £3,194,854. This component of the valuation addresses the future potential income from currently unlet space or that which will become available once current leases expire. The higher yield applied to the reversionary value reflects the additional risk associated with future income compared to secure existing tenancies.

The gross EUV, comprising both term and reversion components, is calculated at £8,419,682. DS2 then deduct purchaser's costs at a standard rate of 6.8%, resulting in a net EUV of £7,847,144. This figure equates to £281 per sq ft. To this EUV, DS2 apply a 20% landowner premium, resulting in a proposed Benchmark Land Value of approximately £9.42 million.

DS2 support their inputs with a set of comparable evidence, primarily comprising rental and capital value data from commercial properties across the wider north London market. The adopted rental value of £19.50psf falls within the broader range of £16 to £22psf observed in these comparables. However, the selected yields of 6.5% and 6.75% appear overly optimistic given the asset's dated condition, non-institutional lease profile, and physical limitations. In our view, a more appropriate yield range, reflecting the building's age, limited specification, and fragmented occupancy, would be 7.0% to 7.5% for the term and reversionary profile.

Open Storage

In addition to the main office building, DS2 has separately assessed the value of a smaller parcel of land within the site that is currently in use as open storage. This area measures approximately 0.13 hectares (14,046 sq ft) and is surfaced with tarmac and fully fenced. It excludes land used for car parking associated with Berol House.

To estimate the rental value of this open storage land, DS2 has reviewed a wide range of comparable open storage sites across London and the wider southeast. The rents observed in this evidence base range from £4.00 to £14.00 per sq ft, with higher rents primarily achieved in well-located sites in Wembley and West London. The majority of comparables, particularly those closer in scale and character to the subject, fall in the mid to lower end of this range.

DS2 ultimately adopt a rental value of £6.50 per sq ft for the Berol Yard storage area, acknowledging its relatively small size but also its proximity to the A10 and North Circular. This rent level yields an annual rental value of £91,299.

To capitalise this rent, DS2 apply a yield of 6.5%. This is supported by market reporting from Carter Jonas, Knight Frank, and CBRE, which indicate prime open storage and distribution yields in the range of 5.25% to 6.50% as of early 2025. DS2 adopt the upper end of this spectrum.

Standard transaction costs are applied, including letting agent and legal fees at 15% and purchaser's costs at 6.80%. After these deductions, DS2 arrive at an EUV of £1,295,392 for the open storage parcel. This equates to a capital value of £4,017,321 per acre.

While the adopted rent of £6.50 per sq ft falls within a reasonable range based on comparable evidence, the justification for the applied yield is limited. The 6.5% yield adopted by DS2 is derived from data on prime and well-established open storage locations, most of which are significantly larger and benefit from superior access, servicing, and operational flexibility. By contrast, the subject site is relatively small, may face operational restrictions due to its proximity to residential development (such as limited hours of use), and offers only basic surface-level storage space with limited amenity. No improvement works have been accounted for in DS2's valuation.

Moreover, the evidential basis for open storage yields remains relatively opaque, with limited transactional transparency and wide variations depending on scale, tenure, and occupier profile. Applying a 6.5% yield to a small, constrained, and less flexible opportunity we don't believe sufficiently reflects the characteristics and limitations specific to this site. It is our opinion a higher yield in the region of 7.0% would more appropriately account for the Subject site-specific characteristics with no improvement works envisaged.

Premium

PPG guidance states that the premium should reflect the minimum return at which a reasonable landowner would be willing to release land for development. The premium must therefore provide a reasonable incentive when weighed against alternative options while still ensuring that sufficient contributions can be made to meet planning policy requirements. The second point is important in the context of subject site.

While DS2's adopted 20% premium is within the general range observed in practice, it is not evidently based on site-specific viability testing or tied to the anticipated planning obligations of the proposed scheme. The existing building is 82% let and generating income, however, it is an aging structure that may require ongoing investment. Moreover, the subject site is located in a borough with a clear expectation for affordable housing delivery.

In cases where a site is income-producing but encumbered by short lease terms, physical obsolescence, or modest rental potential, a lower premium is more typically applied. This is especially true where full policy compliance is unlikely or the scheme is not expected to generate a significant development surplus. Given the likely viability constraints associated with this scheme, a more conservative premium, such as 10%, we believe is more appropriate. This would reflect an incentive for the landowner while aligning with the core viability objective of enabling sustainable development in accordance with local policy priorities.

Overall BLV Summary

Applying our own yield profile assumptions reduces the overall EUV to £7,215,000. Applying a reduced 10% landowner's premium results in a site BLV of £7,936,500, which we believe more reasonably reflects the nature of the site's existing use. In overall terms this represents a reduction of £3,034,543.

5. ASSESSMENT OF APPLICATION SCHEME INPUTS

This section of the report presents the Applicant's appraisal inputs together with Carter Jonas's interrogation of these inputs and appropriate adjustments where applicable.

5.1. Scheme Values

The Proposed Development will provide 210 residential units extending to 153,514 sq ft NIA. The proposed unit and tenure mix split is set out in the tables below.

The Proposed Unit Mix

Berol Yard Residential Accommodation Schedule

Unit Type	NIA (SQM)	NIA (SQ FT)	Private Rent Units	Unit Mix %
Studio	956	10290	21	10%
1B2P	2481	26705	47	22%
2B3P	1602	17244	24	11%
2B4P	6476	69707	90	43%
3B5P	1679	18072	17	8%
3B6P	1068	11496	11	5%
Total	**14262**	**153514**	**210**	**100%**

5.1.1. Private Rental Values

DS2 has been provided the following average assumed rents per unit type based on advice from Knight Frank which has been incorporated within their review:

Unit Type	Number of Units	£pcm	£pcw	Rent PA (per unit)	Total Rent PA	£psf	Sq. Ft.	Sq. M.
Studio	21	2000	462	£ 24,000	£ 504,000	49	490	46
1B2P	47	2400	554	£ 28,800	£ 1,353,600	51	568	53
2B3P	24	2600	600	£ 31,200	£ 748,800	43	719	67
2B4P	90	2800	646	£ 33,600	£ 3,024,000	43	775	72
3B5P	17	3300	762	£ 39,600	£ 673,200	37	1063	99
3B6P	11	3500	808	£ 42,000	£ 462,000	40	1045	97
	210	£2,685	£620	£ 199,200	£ 6,765,600	£44	731	68

The applied rents result in a total annual income of £6,765,600, equating to £44 per sq ft based on a Net Internal Area (NIA) of 153,514 sq ft for the BtR units. The rent per sq ft ranges from £51 for the 1B2P units to £37 for the 3B5P units.

As mentioned above, DS2 has relied on evidence from a BtR market report produced by Knight Frank on behalf of the Applicant, as detailed in Section 8 of the FVA. In this case, there are a number of comparables referenced in the FVA, which in our view form a reasonable basis for establishing both the rental and capital value tone for the proposed Berol Quarter scheme.

A summary of these comparables is provided below, and we broadly agree with the conclusions drawn.

From the evidence table, the reported asking rents range from £41psf to £47psf, with the majority clustering between £45–£47psf, suggesting a fairly consistent range at the upper end of the local market. Notably:

- The Sessile (£47psf) and The Gessner (£45psf) are both located in very close proximity to the subject site and represent strong indicators of achievable rental tone. Their high spec and adjacency reinforce their relevance.
- One Ashley Road (£41.5psf), while slightly lower, is similarly positioned nearby and provides an additional local benchmark.
- Blackhorse Mills (£47psf) and Equipment Works (£45psf) are situated near Blackhorse Road Station.
- Windlass Apartments (£41psf), while slightly discounted, is noted to be further from the station and situated closer to the River Lea, factors which likely explain the reduced value.

Taken together, these comparables support a prevailing market tone in the £44–£47psf range for well-located, modern BtR accommodation, with downward adjustments justified only where access, specification or adjacency are weaker.

In our opinion, the evidence provided is representative of current market conditions in the area and provides a reasonable basis on which to benchmark the proposed scheme’s rental assumptions.

After reviewing the evidence provided and conducting our own pricing analysis in the context of the scale, mix, and characteristics of the subject site, we do not take issue with the rents adopted for the BtR private units.

5.1.2. Affordable Rent Units

Haringey’s Local Plan (March 2013, with consolidated alterations 2017)

LBH’s affordable housing policy is contained within their Strategic Policy SP2 which states that sites capable of delivering 10 units or more will be required to meet 40% affordable housing on a habitable room basis, subject to viability. The affordable housing tenure split target is 60% low-cost rent and 40% intermediate. However, under Policy AAP3 of the Tottenham Area Action Plan, the council includes an exception to this split for sites within Tottenham. In Tottenham the split should instead be 60% intermediate and 40% affordable rented.

The policy states that the preferred affordable housing mix in terms of unit size and type of dwellings will be agreed individually for each scheme, driven by an up-to-date assessment of local housing need.

LBH do not have specific policy in regard to BtR and we therefore refer to GLA London Plan policy H11.

The London Plan (March 2021)

The London Plan was adopted in March 2021. The regional plan sets out the ten-year targets for net housing completions which each local planning authority should plan for. Boroughs must include these targets in their Development Plan documents. This sets a ten-year housing target of 15,920 new homes for LBH, or 1,592 homes per annum. Policy H4 sets a strategic target of 50% of all new homes delivered across London to be affordable and sets out specific measures to achieve this aim. The homes should be delivered as genuinely affordable housing. Footnote 53 states that the NPPF defines affordable housing for planning purposes.

Policy H11 recognises that the BtR development model differs from a traditional for sale scheme and the potential role it can play in accelerating housing delivery. Where a development meets the Policy H11 criteria, the affordable housing offer can be solely DMR at a genuinely affordable rent, preferably London Living Rent (LLR) levels. DMR should be secured in perpetuity.

Intermediate rented products such as LLR and DMR should be affordable to household incomes of up to £67,000. Intermediate ownership products such as London Shared Ownership should be affordable to households on incomes of up to £90,000.

Policy H11 Part C provides a Fast Track Route for BtR schemes and states that in order to follow the Fast Track route schemes must deliver at least 35% affordable housing, or 50% where the development is on public sector land or industrial land appropriate for residential units.

Although the previous scheme was assessed via the Fast Track Route, the proposed removal of all affordable housing and shift to a 100% private scheme means DS2 has not modelled a scenario including any affordable provision.

5.1.3. Operating Costs

DS2 has applied a 25% deduction to account for fund management costs, voids, bad debt, letting fees, ongoing maintenance, and the provision of residents' facilities. This equates to an operating cost of £8,054 per unit per annum, based on the gross annual rent for the market rental units.

Whilst DS2 references Grainger PLC's full-year results (December 2024), which report an OPEX of 28.9% for their stabilised portfolio, no other specific supporting evidence has been provided to justify the 25% allowance applied here.

We consider it prudent to assess operating expenditure not only as a percentage of income but also on a per-unit basis. In this instance, the implied cost of over £8,000 per unit appears high. We would typically expect operating costs in the range of £5,500–£7,000 per unit.

- The Waitrose, Bromley South (353 units) BTR scheme reflected an OPEX of £5,830 per unit.
- The Waitrose, West Ealing (428 units) scheme reflected an OPEX of £5,680 per unit.
- A 228-unit mixed-use BTR scheme on Sedgemere Road, Abbey Wood (SE2) was agreed at a 22.5% operating cost.
- The Broad Street Mall development, where DS2 also acted as viability advisor, applied the same 22.5%.

In the absence of more detailed justification, we have adopted an OPEX allowance of 22.5% for the purpose of our modelling, which equates an operating cost of £7,248.86 per unit per annum.

5.1.4. BtR Investment Yield

DS2 has capitalised the net rent at 4.15%, referencing the Stabilised Residential Investment Yield Sheets from CBRE (Feb 2025) and Knight Frank (March 2025). While no specific comparable transactions have been cited, we have reviewed the latest yield guidance, including the May 2025 updates, which remain consistent with the Knight Frank position previously referenced.

We do not object to the yield adopted by DS2. In our view, it is broadly reflective of current market expectations, taking into account prevailing conditions and the delivery structure proposed for the scheme.

However, we have also undertaken sensitivity analysis, illustrating the impact on viability of a 15-basis point yield compression to account for potential market movement.

5.1.4. Purchaser Costs

DS2 has applied purchaser's costs of 6.80% to the BtR units. This is an area that has been the subject of considerable debate recently among viability consultants, as agents acting for landowners and applicants have adopted varying positions.

In several FVAs, it has been assumed that Special Purpose Vehicles (SPVs) are established to facilitate the transaction of BtR assets (as well as PBSA and Co-Living schemes), enabling significant Stamp Duty Land Tax (SDLT) savings by transacting the company rather than the underlying asset.

As a result, some agents acting for developers have applied purchaser costs as low as 1.8%, while others have adopted a mid-point between 1.8% and 6.8%, reflecting the variability in deal structures and tax positions.

For the purposes of our modelling, we have replicated DS2's assumption of 6.8% but have also tested a reduced purchaser cost of 3% to reflect the potential for SDLT savings in this context. We do not consider this to be inappropriate given the viability pressures on the scheme and the absence of affordable housing provision.

5.1.7. BTR Viability Summary

Applying DS2's assumptions, namely OPEX at 25%, a net stabilised yield of 4.15%, and purchaser's costs at 6.80%, results in a value of £122,269,880 for the BtR units. Using our own assumptions in relation to OPEX this would produce a value of £126,345,542.

5.1.5. Interim Rent

DS2 has adopted a stabilised income approach in their modelling, capitalising the BtR income at the expiry of a four-month letting-up period using a 'stabilised' yield. However, it appears they have not accounted for the interim income prior to disposal. For modelling purposes, we have included the four-month interim income as proposed, which equates to £1,747,788.

5.1.6. Commercial / Non- Residential Values

The following gross development values have been adopted for the non-residential floorspace. The table below also provides a breakdown of the proportion of total GDV attributed to each use.

Use	Value	% of GDV
BtR	£ 122,269,880	85%
Retail	£ 4,538,451	3%
Office	£ 15,723,270	11%
Cultural	£ 482,502	0%
Total	**£ 143,014,103**	100%

We consider each of the uses in turn below.

Retail (Use Class E)

Fletcher King recommended an estimated rental value of £30 per sq ft for the retail space, based on comparable lettings in new-build mixed-use schemes in the local area. The supporting evidence in the report includes:

- Tesco letting at Forest Road at £28.58psf, new build shell and core
- A short-term letting at 2 Berol Link at £30.00psf
- A mix of other lettings in the £20–£33psf range

No formal evidence on incentives is detailed in the Fletcher King summary, but the DS2 FVA references this as shell and core space.

DS2 has adopted Fletcher King's £30psf rental recommendation and applied a yield of 7.00%, having reviewed Knight Frank and CBRE guidance. This yield reflects a position between prime and secondary retail benchmarks, adopted to a mixed-use, non-high street location.

Office (Use Class E)

DS2 has followed the Fletcher King advice and adopted £25psf across the 40,009 sq ft of office space, which has been capitalised at a 6.00% yield, supported by yield data for regional cities in Knight Frank and CBRE publications.

While the Fletcher King opinion of rental value adopts a headline rent of £25psf, we consider there is a reasonable case to support a higher rental assumption of £27.50psf based on a review of comparable evidence and scheme-specific considerations.

The comparables referenced by Fletcher King are predominantly converted spaces in older buildings, with limited amenities and located in less strategic or peripheral micro-locations. For instance:

- Stamford Works (N16) shows rents in the range of £25.23 to £29.16psf across various floorplates (570–1,189 sq ft), albeit within buildings with weaker specifications and converted interiors.

- Parkhaus, Downs Road (E5) achieved £29.82psf for a 570 sq ft converted unit, suggesting strong demand for smaller, modernised units even in secondary locations.
- Andre Street (E8) and Bonsoir House (N16) secured rents of £21.29 and £20.15psf, but again in non-purpose-built space with evident specification limitations.

By contrast, the office accommodation at Berol House and 2 Berol Yard offers clear advantages:

- New-build or comprehensively refurbished to Cat A spec and high-quality internal finishes.
- Located within a comprehensive mixed-use scheme, which benefits from enhanced placemaking, footfall, and long-term appeal.
- Strong connectivity via Tottenham Hale station, with Victoria Line and National Rail access within 250m.
- Proximity to emerging residential clusters and occupier demand from creative and flexible workspace operators.

Cultural Use

In respect of the cultural space, very limited detail has been provided. In respect of the value assumptions DS2 has assumed a rental of £24 per sq ft, which equates to circa 80% of the retail (class E) rental tone. In the absence of any direct comparable evidence, we do not believe this high-level approach to be unreasonable. In addition to the value assumptions, DS2 has reflected a three-year rent-free period, as specified within the S106 agreement, rather than derived from market practice and we have mirrored this approach for our own modelling purposes.

5.1.7. Non-Residential Viability Summary

Whilst we accept the assumptions adopted by DS2 in respect of the retail and cultural uses, we consider the rental value applied to the office space to be overly conservative. Accordingly, we have increased the office rental tone from £25 psf to £27.50psf to reflect the specification and positioning of the proposed space.

The resulting difference in the non-residential GDV is summarised in the table below.

Non Residential Use	DS2 Value		Carter Jonas Value	
Retail	£	4,538,451	£	4,538,451
Office	£	15,723,270	£	17,299,489
Cultural	£	482,502	£	482,502
Total	**£**	**20,744,223**	**£**	**22,320,442**

5.2. Scheme Costs

5.2.1. Build Costs

DS2 has relied on build cost advice provided by the Applicant's cost consultant, Calfordseaden and the cost summary was appended to the FVA with an electronic version provided on request.

According to Calfordseaden, the total construction costs (on a present-day basis, excluding inflation and contingency) are:

- £74,608,800 for Berol Yard
- £16,978,668 for Berol House

Carter Jonas has sub-instructed quantity surveyors Johnson Associates (JA) to review this on behalf of the Council.

Berol Yard:

JA has advised that costs of £71,007,274 are reasonable, reflecting a variance of -£1,224,263 compared to the cost plan provided by Calfordseaden. In addition to this reduction, JA has noted that Block E appears to reflect an inefficient design, and further justification should be provided.

Berol House:

JA has advised that costs of £15,778,960 are reasonable, reflecting a variance of -£703,183 against the Applicant cost plan. JA has also highlighted that the cost per m² appears to be based on an area of 6,002m² which is the GEA rather than the GIA of 5,491m² and this should be queried with the Applicant / their cost consultant.

The full cost review is appended to this report. For clarity, we have adopted the costs as estimated by JA within our modelling.

5.2.2. Contingency

DS2 has adopted a 5% contingency in the Argus appraisals and we concur this is in line with what is typically assumed for the purposes of viability assessments.

5.2.3. Professional Fees

Professional fees have been included at 10% of build costs by DS2. Professional fee allowances typically range from 8% to 10% of build costs depending on the complexity of the proposals. The assumed allowance equates to £9,158,747 based on the DS2 assumptions.

On a scheme of this scale and characteristics, and in the absence of a detailed breakdown, we have adopted a reduced 8% professional fee allowance, which equates to a capital sum of £6.94m in our own modelling.

5.2.4. Fees and Marketing Costs

DS2 has adopted the following allowances in respect of the letting and disposal of the residential and commercial accommodation:

- Commercial marketing cost – £1.50 per sq ft (of commercial NIA)
- BtR Marketing – 1% of GDV

- Letting Agent Fee – 10% (of 1st year's annual rental income)
- Letting Legal Fee – 5% (of 1st year's annual rental income)
- Sales Agent Fee (BtR) – 0.5% (of BtR NDV)
- Sales Agent Fee (commercial) – 1% (of commercial NDV)
- Sales Legal Fee (BtR) – 0.25% (of BtR NDV)
- Sales Legal Fee (commercial) – 0.5% (of commercial NDV)

We do not take issue with the assumptions adopted by DS2 with the exception of the BtR marketing fee, which totals £1,222,699.

Specifically, DS2 has applied a 1% marketing cost on the BtR gross development value (GDV) as part of their disposal cost assumptions. While elements such as letting fees and legal costs are standard inclusions in viability assessments, the addition of a standalone BtR marketing allowance based on GDV is not typically adopted within viability modelling.

In practice this cost is typically reflected as a revenue expense incurred during the operational phase of a BtR scheme. As such, it is typically embedded within the operational expenditure assumptions (OPEX) that account for leasing, management, and initial tenant onboarding activities.

This is the approach adopted by DS2 and other viability consultants in recent FVAs and no compelling information has been provided to justify adopting a different approach on this occasion.

5.2.5. Finance Cost

An all-in' finance rate of 7.0%, which includes set up and exit fees, has been adopted by DS2, which we do not take issue with in the 'context of the stabilised income approach being taken. This represents an overall finance cost of £12,536,707.

5.2.6. S106 & CIL Costs

DS2 has adopted a CIL figure of £1,772,914 for MCIL and £2,702,822 for LBH CIL, based on advice from the Applicant's planning consultant, Lichfields. These amounts have been included within the Proposed Development appraisal. Whilst we have not been provided with the detailed CIL calculations, we would recommend that the Local Planning Authority reviews and verifies these figures. For the purposes of our own modelling, we have adopted the same CIL assumptions.

In relation to S106 contributions, DS2 has confirmed that the figures have been provided by the Applicant. We understand these are based on the obligations agreed under the Extant Permission, updated for indexation and to reflect the current scheme proposals. The total S106 cost adopted is £2.65 million, as broken down in the table below. Additionally, DS2 has included a further £250,000 allowance within the appraisal for S106, though as with the CIL amount, we recommend this is subject to review and confirmation by the Council's S106 officer.

S106 Item	Value	
DEN Connection costs	£	1,900,000
Waste Recycling Contribution	£	100,000
Bridgehead Feasibility Study	£	25,000
Public Art Allowance	£	100,000
NHS Contribution	£	25,000
Energy Plan Review	£	5,000
Construction Logistics Monitoring	£	20,000
Apprenticeship Support Contribution	£	53,500
Car Club	£	31,500
TMO	£	5,000
Travel Plans (Residential/Commercial)	£	6,000
Carbon Levy	£	327,750
Monitoring Fee	£	50,000
Total	£	2,648,750

5.2.7. Developer's Profit Margin

The appropriate level of developer profit will vary depending on the specific nature of the scheme and is influenced by a range of factors including market conditions, the risk profile, and the scale and complexity of the development. Profit assumptions are typically informed by market benchmarks, comparable schemes, and experience of delivery in similar contexts.

DS2 has adopted a profit margin of 12.5% of GDV for the Build to Rent (BtR) element and 15% of GDV for the commercial components. This equates to an overall profit of £18,395,368 based on DS2's opinion of the sites GDV.

The profit assumptions are consistent with those applied in other BtR schemes across London, which share similar characteristics and therefore reflect market expectations. We do not take issue with the profit levels adopted in this case and we have adopted the same for the purpose of our own modelling.

5.2.8. Programme / Cashflow Assumptions

A twelve-month pre-construction period is considered appropriate, reflecting the scale of the scheme and the time required to prepare and mobilise the Site for development. A construction programme of 40 months has been adopted for Berol Yard and 18 months for Berol House which DS2 state is based on advice received by the Applicant.

For the purposes of this assessment, BtR income has been capitalised following a four-month letting-up period, which assumes a letting rate of approximately 60 units per month.

In relation to the commercial uses and having regard to current market conditions and the location of the Proposed Development, the appraisal assumes a 12-month rent-free period and a six-month average letting void. The commercial element is assumed to capitalise upon expiry of this void period.

We have adopted the same development programme for our initial modelling, but we request that a more detailed breakdown of the Berol Yard construction timeline is provided.

5.3. Summary Table

The table below provides a summary of the above analysis highlighting any areas of difference, which will form the basis of our sensitivity testing and conclusions in the following section.

Assumption	DS2 Assumptions	Carter Jonas Assumptions (Where Different)	Comments
		Revenue	
BtR Revenue	Total Rent - £6,765,600 pa (£44psf) 25% deduction Interim Rent - £N/A	Total Rent - £6,765,600 pa (£44psf) 22.5% deduction Interim Rent - £1.75m	We agree with the rental assumptions but have reduced the OPEX costs from 25% to 22.5% and reflected 4 months of Interim Rent
APR Revenue	N/A	-	100% Private only Modelled
BtR Investment Yield	4.15%	Agreed	-
Non-Residential Floorspace	**Retail** £30psf / 7% yield 12 months RF / 6 month void **Office** £25psf 6% yield 12 months RF / 6 month void **Cultural** £24 psf / 7% yield 3 year RF	Agreed **Office** £27.50psf 6% yield 12 months RF / 6 month void Agreed	We believe the office rent for the new accommodation to be overly conservative in the context of the proposed specification and refurb costs
		Development Costs	
Construction Costs (reflecting savings)	£74,608,800 for Berol Yard £16,978,668 for Berol House	£71,007,274 For Berol Yard £15,778,960 For Berol House	See JA cost plan review JA review has identified a potential cost saving of £1,927,446
Contingency	5%	Agreed	

Purchaser Costs BTR	6.8%	See comments	In several FVAs, it has been assumed that Special Purpose Vehicles (SPVs) are established to facilitate the transaction of BtR assets, enabling significant Stamp Duty Land Tax (SDLT) savings by transacting the company rather than the underlying asset. We have mirrored DS2's assumption and also modelled a reduced purchaser costs allowance of 3%.
Professional Fees	10% £9,158,747	8% £6,942,899	On a scheme of this scale and characteristics and in the absence of a detailed breakdown we have adopted a reduced 8% professional fee allowance, which equates to a capital sum of £6,942,899 in our own modelling.
Sale & Legal Fees	Commercial marketing cost – £1.50 per sq ft (of commercial NIA) BtR Marketing – 1% of GDV Letting Agent Fee – 10% (of 1st year's annual rental income) Letting Legal Fee – 5% (of 1st year's annual rental income) Sales Agent Fee (BtR) – 0.5% (of BtR NDV) Sales Agent Fee (commercial) – 1% (of commercial NDV) Sales Legal Fee (BtR) – 0.25% (of BtR NDV) Sales Legal Fee (commercial) – 0.5% (of commercial NDV)	Commercial marketing cost – £1.50 per sq ft (of commercial NIA) BtR Marketing – Not Agreed Letting Agent Fee – 10% (of 1st year's annual rental income) Letting Legal Fee – 5% (of 1st year's annual rental income) Sales Agent Fee (BtR) – 0.5% (of BtR NDV) Sales Agent Fee (commercial) – 1% (of commercial NDV) Sales Legal Fee (BtR) – 0.25% (of BtR NDV) Sales Legal Fee (commercial) – 0.5% (of commercial NDV)	We have removed the BTR marketing costs. In practice this cost is typically reflected as a revenue expense incurred during the operational phase of a BtR scheme. As such, it is typically embedded within the operational expenditure assumptions (OPEX) that account for leasing, management, and initial tenant onboarding activities.
CIL / S106	£1,772,914 for MCIL £2,702,822 for LBH CIL £2,648,750 S106	Included (Subject to validation)	We have not been provided with any workings and would advise the local planning authority to check and verify the figure adopted in respect of the CIL and s106 amount.

Interest / Finance Costs	7.0%	Agreed	
Developer's Profit	BtR – 12.5% on GDV Commercial – 15% on GDV	Agreed	
Project Timescales	See Table under 5.2.8	Agreed (see comments)	Further detailed breakdown of the proposed development program should be provided.
Summary			
BLV	£10,971,043	£7,936,500	See comments in Section 4
Premium	20%	10%	See Section 4.1.3

6. ANALYSIS AND CONCLUSIONS

Where our own market research has indicated that the inputs used have not been fully justified we have sought to illustrate the potential impact on viability. In this respect we have undertaken sensitivity analysis producing residual appraisals using Argus Developer, which is a leading industry-standard development appraisal package commonly used by developers and agents to assess development viability.

Although these analyses do not constitute formal valuations under the provisions of the RICS Valuation Standards ('Red Book') it does provide robust evidence to inform the Council's decision-making process in respect of the Applicant's planning permission.

In this instance we have been provided with the working appraisal in Argus Developer upon which we have undertaken our own sensitivity analysis.

In relation to the site Benchmark Land Value, DS2 has adopted an 'EUV Plus' approach based on their opinion of the Existing Use Value of Berol House and adjacent vacant land, assumed suitable for open storage. In both cases, we consider the values attributed to these elements to be overstated. By applying our own yield profile assumptions, the overall EUV is reduced to £7,215,000 which we consider to more accurately reflect the nature of the site's existing use. Applying a reduced 10% landowner's premium results in a Benchmark Land Value of £7,936,500. Overall, this represents a reduction of £3,034,543.

Regarding the proposed scheme, we have reviewed the inputs in the FVA appraisal, and while we agree with the majority of the assumptions, we have made several adjustments, including:

- The inclusion of Interim Rent of £1,747,788
- Reduction to the build costs by £1,927,446 from the cost plan
- Reduction in Opex Costs from 25% to 22.5%
- An increase in office rental from £25 to £27.50psf
- Applied a reduced professional fee allowance from 10% to 8%
- Removal of BtR marketing costs

In addition to the above, there are several assumptions which, although adopted for our own modelling, are subject to further validation. These include:

- CIL and S106 costs
- Development programme - more detail should be provided
- Construction cost queries – Berol House costs appear to be based on 6,002m² which is the GEA rather than the GIA of 5,491m². Block E at Berol Yard appears to reflect an inefficient design, and further justification should be provided.

A side-by-side summary of the base analysis against the outputs from the Applicant's FVA is detailed in the table below: -

Proposed Development	DS2	Carter Jonas
Total BLV	£10,971,043	£7,936,500
Residual Land value	-£12,747,164	-£169,556
Deficit / Surplus	-£23,718,207	-£8,106,056

The output indicates that although in our opinion the extent of the viability deficit has been overstated, we acknowledge that there are viability challenges indicated by our own viability deficit.

6.1.1. Sensitivity Analysis

In addition to our base analysis, we have also undertaken a range of sensitivity testing including: -

1. Impacts of positive and negative market movements (5%)
2. Funding yield stepped changes
3. Reduction in purchaser costs to 3%

Sensitivity 1 – impacts of positive and negative market movements (5%)

Sensitivity Analysis 1 illustrates the impact of both positive and negative market movements on build costs and rental value. It demonstrates that even minor adjustments to the base inputs can significantly affect the appraisal outputs and the viability of the proposals. The results of this analysis are provided in the table below.

	Rent: MRV / Unit				
Construction: Rate /ft²	-10.000%	-5.000%	0.000%	5.000%	10.000%
-10.000%	1,567,638	-3,309,180	-8,080,901	-12,852,623	-17,624,344
-5.000%	5,983,210	868,597	-3,961,356	-8,733,078	-13,504,799
0.000%	10,429,653	5,284,168	169,556	-4,613,533	-9,385,254
5.000%	14,943,497	9,718,715	4,585,127	-493,988	-5,265,709
10.000%	19,497,361	14,220,779	9,010,956	3,886,086	-1,146,164

Sensitivity 2 – Funding Yield Compression

Due to current institutional funding climate, we have also undertaken further sensitivity testing to illustrate the effect of potential funding yield movement on the financial viability of the Proposed Development. It is not unrealistic to assume that the funding market may improve as inflation drops and the Bank of England proceeds to reduce interest rates, with a concurrent impact on the cost of capital. We have tested a 15 basis point positive movement from the agreed base funding yield of 4.15% and the results are presented on a residual basis in the table below.

Movement bps	Yield	RLV	Project Deficit / Surplus
- 30 bps	3.85%	£5,605,059	-£2,615,374
- 15 bps	4.00%	£2,615,374	-£5,321,126
Base	4.15%	-£169,556	-£8,106,056

Sensitivity 3 – Reduced purchaser costs to 3%

Proposed Development	DS2 FVA	Carter Jonas
Total BLV	£10,971,043	£7,936,500
Residual Land value	-£12,747,164	£3,128,370
Deficit / Surplus	-£23,718,207	-£4,808,130

6.1.2. Overall Conclusions

Although we have made several adjustments in response to both the BLV and proposed scheme inputs, we concur that, based on current costs and values, the proposed development faces viability challenges, as demonstrated by the projected deficit.

Similarly to DS2 we have undertaken various sensitivity analysis, which demonstrates that combining various positive market movements could lead to significant improvements in scheme viability, potentially resulting in a project surplus.

The Applicant is expected to engage with the Council's standard review mechanisms and trigger points. Given the nil affordable provision and potential outcomes associated with positive market trends, this provision is essential to ensuring the Council can secure additional affordable housing throughout the project's lifespan.

APPENDIX 1 – APPRAISAL PRINT-OUT

Berol Quarter
FVA Appraisal CJ

Development Appraisal
Carter Jonas LLP
19 June 2025

Berol Quarter
FVA Appraisal CJ

Appraisal Summary for Merged Phases 1 2

Currency in £

REVENUE

Sales Valuation	**Units**	**Unit Price**	**Gross Sales**
Interim Rent	1	1,747,788	1,747,788

Rental Area Summary	**Units**	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**
2 Berol Yard BtR	210			32,217	5,243,340
2 Berol Yard Retail	1	6,487	30.00	194,610	194,610
2 Berol Yard Cultural Space	1	1,724	24.00	41,376	41,376
Berol House Retail	1	4,844	30.00	145,320	145,320
2Berol House Offices	1	40,009	27.50	1,100,248	1,100,248
Totals	**214**	**53,064**			**6,724,894**

Investment Valuation

2 Berol Yard BtR					
Current Rent	5,243,340	YP @	4.1500%	24.0964	126,345,542
2 Berol Yard Retail					
Market Rent	194,610	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	2,598,264
2 Berol Yard Cultural Space					
Market Rent	41,376	YP @	7.0000%	14.2857	
(3yrs Rent Free)		PV 3yrs @	7.0000%	0.8163	482,502
Berol House Retail					
Market Rent	145,320	YP @	7.0000%	14.2857	
(1yr Rent Free)		PV 1yr @	7.0000%	0.9346	1,940,187
2Berol House Offices					
Market Rent	1,100,248	YP @	6.0000%	16.6667	
(1yr Rent Free)		PV 1yr @	6.0000%	0.9434	17,299,489
Total Investment Valuation					**148,665,984**

GROSS DEVELOPMENT VALUE			**150,413,772**	
Purchaser's Costs		(10,109,287)		
Effective Purchaser's Costs Rate	6.80%			
			(10,109,287)	
NET DEVELOPMENT VALUE			**140,304,486**	
NET REALISATION			**140,304,486**	

APPRAISAL SUMMARY				CARTER JONAS LLP

Berol Quarter
FVA Appraisal CJ

OUTLAY

ACQUISITION COSTS				
Residualised Price (Negative land)			(169,556)	
				(169,556)
CONSTRUCTION COSTS				
Construction	**ft²**	**Build Rate ft²**	**Cost**	
2 Berol Yard Construction Costs	267,836	265.11	71,007,274	
Berol House Construction Costs	59,105	266.96	15,778,960	
Totals	**326,941 ft²**		**86,786,234**	**86,786,234**
Contingency		5.00%	4,339,312	
MCIL			1,772,914	
LBH CIL			2,702,822	
Monitoring Fee			50,000	
Carbon Levy			327,750	
Travel Plans (Resi/Commercial)			6,000	
TMO			5,000	
Car Club			31,500	
Apprenticeship Support Contribution			53,500	
Construction Logistics Monitirng			20,000	
Energy Plan Review			5,000	
NHS Contribution			25,000	
Public Art Allowance			100,000	
Bridgehead Feasibility Study			25,000	
Waste Recycling Contribution			100,000	
DEN Connection costs			1,900,000	
				11,463,798
PROFESSIONAL FEES				
Professional Fees		8.00%	6,942,899	
				6,942,899
MARKETING & LETTING				
Commercial Marketing	8,211 ft²	1.50	12,317	
Commercial Marketing	44,853 ft²	1.50	67,280	
Letting Agent Fee		10.00%	148,155	
Letting Legal Fee		5.00%	74,078	
				301,829
DISPOSAL FEES				
BtR Sales Agent Fee		0.50%	588,770	
Commercial Sales Agent Fee		1.00%	208,027	
Commercial Sales Legal Fee		0.50%	104,013	
BtR Sales Legal Fee		0.25%	294,385	
				1,195,195
Additional Costs				
Profit on GDV - Commercial		15.00%	462,115	
Profit on GDV - BtR		12.50%	15,793,193	
Profit on GDV - Commercial		15.00%	2,885,951	
				19,141,259

Berol Quarter
FVA Appraisal CJ

FINANCE

Debit Rate 7.000%, Credit Rate 0.000% (Nominal)		
Total Finance Cost		14,642,828
TOTAL COSTS		**140,304,486**
PROFIT		
		0
Performance Measures		
Profit on Cost%	0.00%	
Profit on GDV%	0.00%	
IRR% (without Interest)	6.94%	

Initial MRV	Net MRV at Sale
6,765,600	5,243,340
194,610	194,610
41,376	41,376
145,320	145,320
1,100,248	1,100,248
8,247,154	**6,724,894**

Berol Quarter
FVA Appraisal CJ

Berol Quarter
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APPENDIX 2 – COST PLAN REVIEW

2 Berol Yard, Tottenham Hale, London
Order of Cost Estimate Rev E
7 February 2025
Appendix A - Detail

			Block A - Residential				Block B - Residential				Block C - Residential			
ELEMENT	Unit	Rate	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
(0.1) FACILITATING WORKS														
Taken from separate detail														
(0.0) TOTAL - FACILITATING WORKS														
SUB TOTAL - FACILITATING WORKS														
(1.1) FOUNDATIONS														
Elemental Unit Rate														
Substructure														
Piled foundations	per m³	190	94	17,825	8	557	112	21,248	6	443	91	17,293	5	298
eo for enhanced foundations for high-rise	per m³	50	94	4,691	2	147	112	5,592	1	116	91	4,551	1	78
Pile caps & ground beams	per m³	180	94	16,887	7	528	112	20,130	5	419	91	16,383	4	282
Raft foundations above London Underground tunnels	per m³	290	40	11,654	5	364	48	13,969	4	291	39	11,306	3	195
Blockwork - internal walls, say	per m	60	28	1,651	1	52	37	2,224	1	46	25	1,509	0	26
External cavity wall up to DPC	per m	90	33	2,970	1	93	44	3,993	1	83	28	2,543	1	44
Extra over allowance for works above London Underground tunnels	item	50,000	1	50,000	22	1,563	1	50,000	13	1,042	1	50,000	13	862
Sundries (obstructions, etc.)	%	5		5,284	2	165		5,858	2	122		5,179	1	89
Form new lift pit														
Excavation	per m3	20												
Disposal off site	per m3	50												
EWS	per m2	40												
Formwork	per m2	70												
Concrete walls	per m2	450												
Granular to make up levels	per m3	200												
			-	110,961	49	3,468	-	123,812	32	2,563	-	108,763	29	1,875
(1.2) GROUND FLOOR CONSTRUCTION														
Excavation; ground slab areas	per m2	20	134	2,680	1	84	160	3,200	1	67	130	2,600	1	45
Disposal off site	per m3	50	101	5,025	2	157	120	6,000	2	125	98	4,875	1	84
Concrete slab	per m2	200	134	26,800	12	838	160	32,000	8	667	130	26,000	7	448
			-	34,505	15	1,078	-	41,200	11	858	-	33,475	9	577
(1) TOTAL - SUBSTRUCTURE				145,466	64	4,546		164,212	43	3,421		142,238	38	2,452
(2.1) FRAME														
Structural frames														
Concrete frame and upper floors	per m2	270	2,256	609,196	270	19,037	3,797	1,025,290	270	21,360	3,736	1,008,790	270	17,393
eo for enhanced frame to high-rise	per m2	40	2,256	90,251	40	2,820	3,797	151,895	40	3,164	3,736	149,450	40	2,577
Roof terrace construction; communal garden at first floor														
Allowance for concrete frame	per m³	310												
			-	699,447	310	21,858	-	1,177,185	310	24,525	-	1,158,241	310	19,970
(2.2) UPPER FLOORS														
Upper floors														
Insitu concrete upper floors					Incl in 2.1				Incl in 2.1				Incl in 2.1	
Balconies														
Concrete inset	per m2	550	209	114,752	51	3,586	415	228,393	60	4,758	422	232,078	62	4,001
Concrete paving slabs on bearing	per m2	300	209	62,592	28	1,956	415	124,578	33	2,595	422	126,588	34	2,183
External Walkways														
Concrete external walkways (balustrade incl elsewhere)	per m³	500												
			-	177,344	79	5,542	-	352,971	93	7,354	-	358,666	96	6,184
(2.3) ROOF														
Roof structure														
Incl in frame														
Roof coverings														
Roof covering	per m2	300	134	40,200	18	1,256	160	48,000	13	1,000	130	39,000	10	672
Soffit treatment to undercroft	per m2	100												
Roof furniture														
Allowance for roof furniture	item	5,000	1	5,000	2	156	1	5,000	1	104	1	5,000	1	86
Roof structure; main														
Lift override housings; concrete	per no.	2,000												
Roof drainage														
Rainwater goods	per m2	25	134	3,350	1	105	160	4,000	1	83	130	3,250	1	56
Roof lights, skylights and openings														
AOV	per no.	2,000												
Roof access hatch & ladder; 1200 x 1200	per no.	2,500												
Mansafe	per no.	15,000	1	15,000	7	469	1	15,000	4	313	1	15,000	4	259
Roof Terraces														
Allowance for roof terraces	per m2	250	134	33,500	15	1,047	160	40,000	11	833	130	32,500	9	560
Allowance for metal railings	per m	450	33	14,851	7	464	44	19,963	5	416	28	12,716	3	219
Sundries	%	5		2,428	1	76		2,850	1	59		2,363	1	41
			-	114,329	51	3,573	-	134,813	36	2,809	-	109,829	29	1,894
(2.4) STAIRS														
Stair/ramp structures;														
Main stair; concrete u-shaped	per rise	4,000												
Stair/ramp finishes														
Incl under finishes														
Stair/ramp balustrades and handrails														
Main stair	per rise	2,000												
			-	0	0	0	-	0	0	0	-	0	0	0
(2.5) EXTERNAL WALLS														
Wall: floor ratio				74%				74%				69%		
External enclosing walls above ground level														
Wall build-up:-														
100mm SFS system	per m2	140	1,663	232,865	103	7,277	2,795	391,273	103	8,152	2,581	361,397	97	6,231
Forming cavities (ties, etc.)	per m2	50	1,663	83,166	37	2,599	2,795	139,741	37	2,911	2,581	129,071	35	2,225
250mm Rockwool Duo Slab	per m2	100	1,663	166,332	74	5,198	2,795	279,481	74	5,823	2,581	258,141	69	4,451
Facing brickwork (£900/1,000);	per m2	160	1,663	266,131	118	8,317	2,795	447,170	118	9,316	2,581	413,026	111	7,121
Ancon brick support	per m	130	554	72,077	32	2,252	932	121,108	32	2,523	860	111,861	30	1,929
Sundries	%	5		41,029	18	1,282		68,939	18	1,436		63,675	17	1,098
Parapet														
Parapet walls	per m2	300	33	9,901	4	309	44	13,309	4	277	28	8,478	2	146
GRC Parapet coping	per m	250	33	8,251	4	258	44	11,091	3	231	28	7,065	2	122
Balustrading to balconies														
Assume metal balustrading	per m	450	158	71,208	32	2,225	287	129,159	34	2,691	291	130,793	35	2,255
Balustrading to external walkway														
Assume metal balustrading	per m	450												
Brise Soleil; solar shading														
To top floor balconies	per m2	1,000	14	13,909	6	435	22	21,856	6	455	15	15,070	4	260
			-	964,868	428	30,152	-	1,623,126	427	33,815	-	1,498,575	401	25,838
(2.6) WINDOWS & EXTERNAL DOORS														
Wall: glazing ratio				30 %				30 %				30 %		
Windows & panels														
Aluminium triple glazed	per m2	700	499	349,297	155	10,916	838	586,910	155	12,227	774	542,096	145	9,346
Assumed full height shopfront glazing to retail	per m2	700												
Window boards														
Timber window boards; painted	per m	25	249	6,237	3	195	419	10,481	3	218	387	9,680	3	167
Curtain Battens														
Timber curtain battens; painted	per m	15	249	3,742	2	117	419	6,288	2	131	387	5,808	2	100
External Doors														
Entrance doors to retail	per no	10,000												
Main entrance doors	per no	7,500												
Single doors to roof amenity	per no	2,500	1	2,500	1	78	1	2,500	1	52	1	2,500	1	43
Double doors to refuse	per no	1,750												
Entrance doors to units	per no	2,000												
Secondary entrance doors to rear	per no	1,750												
Sliding doors to balconies	per no	2,500	32	80,000	35	2,500	48	120,000	32	2,500	58	145,000	39	2,500
			-	441,777	196	13,806	-	726,179	191	15,129	-	705,085	189	12,157
(2.7) INTERNAL WALLS														
Party/core walls	per m2	140	1,387	194,208	86	6,069	2,335	326,857	86	6,810	2,297	321,597	86	5,545
Metal stud partitions; flats	per m2	70	2,080	145,600	65	4,550	3,120	218,400	58	4,550	3,770	263,900	71	4,550
			-	339,808	151	10,619	-	545,257	144	11,360	-	585,497	157	10,095
(2.8) INTERNAL DOORS														
Internal Doors; assume solid core veneer finish														
Circulation;														
Single doors	per no	450												
Single doors; riser cupd	per no	300												
Double doors	per pr	600												
Double doors; riser cupd	per pr	600												
Flats														
Entrance doors to flats	per no	1,200	32	38,400	17	1,200	48	57,600	15	1,200	58	69,600	19	1,200
Single doors	per no	600	128	76,800	34	2,400	192	115,200	30	2,400	232	139,200	37	2,400
Single doors; stores	per no	450	32	14,400	6	450	48	21,600	6	450	58	26,100	7	450
Double doors; stores	per pr	800	64	51,200	23	1,600	96	76,800	20	1,600	116	92,800	25	1,600

	Block D - Residential				Block E - Residential				Commercial - Shell & Core				Circulation, Plant, Refuse etc.			
ELEMENT	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
(0.1) FACILITATING WORKS																
Taken from separate detail																
(0.0) TOTAL - FACILITATING WORKS																
SUB TOTAL - FACILITATING WORKS																
(1.1) FOUNDATIONS																
Elemental Unit Rate																
Substructure																
Piled foundations	98	18,592	5	310	152	28,896	33	2,408	742	140,980	173		155	29,386	4	140
eo for enhanced foundations for high-rise	98	4,893	1	82					742	37,100	45		155	7,733	1	37
Pile caps & ground beams	98	17,614	4	294	152	27,375	32	2,281	742	133,560	164		155	27,839	3	133
Raft foundations above London Underground tunnels	42	12,223	3	204	65	18,826	22	1,569	171	49,467	61		542	157,278	19	749
Blockwork - internal walls, say	28	1,662	0	28	42	2,544	3	212	55	3,309	4		799	47,955	6	228
External cavity wall up to DPC	36	3,217	1	54	82	7,347	8	612	94	8,435	10		23	2,078	0	10
Extra over allowance for works above London Underground tunnels	1	50,000	12	833	1	50,000	58	4,167	1	50,000	61		1	50,000	6	238
Sundries (obstructions, etc.)		5,410	1	90		6,749	8	562		21,143	26			16,113	2	77
Form new lift pit																
Excavation													48	960	0	5
Disposal off site													48	2,400	0	11
EWS													96	3,840	0	18
Formwork													96	6,720	1	32
Concrete walls													29	12,960	2	62
Granular to make up levels													8	1,680	0	8
	-	113,609	28	1,893	-	141,737	163	11,811	-	443,993	544		-	366,943	44	1,747
(1.2) GROUND FLOOR CONSTRUCTION																
Excavation; ground slab areas	140	2,800	1	47	217	4,340	5	362	742	14,840	18		697	13,940	2	66
Disposal off site	105	5,250	1	88	163	8,138	9	678	557	27,825	34		523	26,138	3	124
Concrete slab	140	28,000	7	467	217	43,400	50	3,617	571	114,285	140		155	30,933	4	147
	-	36,050	9	601	-	55,878	64	4,656	-	156,950	192		-	71,010	9	338
(1) TOTAL - SUBSTRUCTURE		149,659	36	2,494		197,615	227	16,468		600,943	736			437,953	53	2,085
(2.1) FRAME																
Structural frames																
Concrete frame and upper floors	4,115	1,111,099	270	18,518	869	234,641	270	19,553	571	154,284	189		8,294	2,239,358	270	10,664
eo for enhanced frame to high-rise	4,115	164,607	40	2,743			0	0			0		8,294	331,757	40	1,580
Roof terrace construction; communal garden at first floor																
Allowance for concrete frame													521	161,510	19	769
	-	1,275,706	310	21,262	-	234,641	270	19,553	-	154,284	189		-	2,732,625	329	13,013
(2.2) UPPER FLOORS																
Upper floors																
Insitu concrete upper floors			Incl in 2.1				Incl in 2.1			Incl in 2.1	Incl in 2.1				Incl in 2.1	
Balconies																
Concrete inset	421	231,572	56	3,860	97	53,306	61	4,442								
Concrete paving slabs on bearing	421	126,312	31	2,105	97	29,076	33	2,423								
External Walkways																
Concrete external walkways (balustrade incl elsewhere)					173	86,480	100	7,207								
	-	357,884	87	5,965	-	168,862	194	14,072	-	0	0		-	0	0	0
(2.3) ROOF																
Roof structure																
Incl in frame																
Roof coverings																
Roof covering	140	42,000	10	700	217	65,100	75	5,425	571	171,427	210		155	46,399	6	221
Soffit treatment to undercroft													742	74,223	9	353
Roof furniture																
Allowance for roof furniture	1	5,000	1	83	1	5,000	6	417	1	5,000	6		1	5,000	1	24
Roof structure; main																
Lift override housings; concrete													6	12,000	1	57
Roof drainage																
Rainwater goods	140	3,500	1	58	217	5,425	6	452	571	14,286	18		155	3,867	0	18
Roof lights, skylights and openings																
AOV													4	8,000	1	38
Roof access hatch & ladder; 1200 x 1200													4	10,000	1	48
Mansafe	1	15,000	4	250	1	15,000	17	1,250					1	15,000	2	71
Roof Terraces																
Allowance for roof terraces	140	35,000	9	583									521	130,250	16	620
Allowance for metal railings	36	16,083	4	268									69	30,825	4	147
Sundries		2,525	1	42		3,776	4	315		9,536	12			7,974	1	38
	-	119,108	29	1,985	-	94,301	109	7,858	-	200,248	245		-	343,538	41	1,636
(2.4) STAIRS																
Stair/ramp structures;																
Main stair; concrete u-shaped													64	256,000	31	1,219
Stair/ramp finishes																
Incl under finishes																
Stair/ramp balustrades and handrails																
Main stair													64	128,000	15	610
	-	0	0	0	-	0	0	0	-	0	0		-	384,000	46	1,829
(2.5) EXTERNAL WALLS																
Wall: floor ratio		79%				118%				73%				27%		
External enclosing walls above ground level																
Wall build-up:-																
100mm SFS system	3,265	457,072	111	7,618	1,029	144,004	166	12,000	598	83,712	103		2,254	315,611	38	1,503
Forming cavities (ties, etc.)	3,265	163,240	40	2,721	1,029	51,430	59	4,286	598	29,897	37		2,254	112,718	14	537
250mm Rockwool Duo Slab	3,265	326,480	79	5,441	1,029	102,860	118	8,572	598	59,794	73		2,254	225,436	27	1,074
Facing brickwork (£900/1,000);	3,265	522,368	127	8,706	1,029	164,576	189	13,715	598	95,670	117		2,254	360,698	43	1,718
Ancon brick support	1,088	141,475	34	2,358	343	44,573	51	3,714	199	25,911	32		751	97,689	12	465
Sundries		80,532	20	1,342		25,372	29	2,114		14,749	18			55,608	7	265
Parapet																
Parapet walls	36	10,722	3	179	82	24,490	28	2,041	94	28,116	34		23	6,926	1	33
GRC Parapet coping	36	8,935	2	149	82	20,409	23	1,701	94	23,430	29		23	5,772	1	27
Balustrading to balconies																
Assume metal balustrading	274	123,156	30	2,053	61	27,666	32	2,306								
Balustrading to external walkway																
Assume metal balustrading					77	34,560	40	2,880								
Brise Soleil; solar shading																
To top floor balconies	15	15,037	4	251												
	-	1,849,016	449	30,817	-	639,940	736	53,328	-	361,279	443		-	1,180,458	142	5,621
(2.6) WINDOWS & EXTERNAL DOORS																
Wall: glazing ratio		30 %				30 %				%				30 %		
Windows & panels																
Aluminium triple glazed	979	685,608	167	11,427	309	216,006	249	18,001					676	473,416	57	2,254
Assumed full height shopfront glazing to retail									197	137,998	169					
Window boards																
Timber window boards; painted	490	12,243	3	204	154	3,857	4	321								
Curtain Battens																
Timber curtain battens; painted	490	7,346	2	122	154	2,314	3	193								
External Doors																
Entrance doors to retail									4	40,000	49					
Main entrance doors													1	7,500	1	36
Single doors to roof amenity	1	2,500	1	42	1	2,500	3	208					1	2,500	0	12
Double doors to refuse													3	5,250	1	25
Entrance doors to units					12	24,000	28	2,000								
Secondary entrance doors to rear													4	7,000	1	33
Sliding doors to balconies	60	150,000	36	2,500	12	30,000	35	2,500								
	-	857,697	208	14,295	-	278,678	321	23,223	-	177,998	218		-	495,666	60	2,360
(2.7) INTERNAL WALLS																
Party/core walls	2,530	354,212	86	5,904	534	74,802	86	6,234	352	49,260	60		5,099	713,895	86	3,400
Metal stud partitions; flats	3,900	273,000	66	4,550	780	54,600	63	4,550								
	-	627,212	152	10,454	-	129,402	149	10,784	-	49,260	60		-	713,895	86	3,400
(2.8) INTERNAL DOORS																
Internal Doors; assume solid core veneer finish																
Circulation;																
Single doors													124	55,800	7	266
Single doors; riser cupd													93	27,900	3	133
Double doors													31	18,600	2	89
Double doors; riser cupd													31	18,600	2	89
Flats																
Entrance doors to flats	60	72,000	17	1,200												
Single doors	240	144,000	35	2,400	48	28,800	33	2,400								
Single doors; stores	60	27,000	7	450	12	5,400	6	450								
Double doors; stores	120	96,000	23	1,600	24	19,200	22	1,600								

2 Berol Yard, Tottenham Hale, London
Order of Cost Estimate Rev E
7 February 2025
Appendix A - Detail

				Block A - Residential				Block B - Residential			
	ELEMENT	Unit	Rate	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
				-	180,800	80	5,650	-	271,200	71	5,650
(2)	TOTAL - SUPERSTRUCTURE				2,918,373	1,293	91,199		4,830,730	1,272	100,640
(3.1)	WALL FINISHES										
	Finishes to walls										
	Skim to external and party walls	per m2	15	4,438	66,566	30	2,080	7,464	111,963	29	2,333
	Skim to plasterboard partitions	per m2	15	4,160	62,400	28	1,950	6,240	93,600	25	1,950
	Wall tiling										
	To bathrooms	per no	400	32	12,800	6	400	48	19,200	5	400
	Kitchen splashbacks										
	Silestone splashback to match worktops	per no	300	32	9,600	4	300	48	14,400	4	300
	Decoration										
	Walls and ceilings	per m2	9	8,566	77,092	34	2,409	13,656	122,906	32	2,561
	Allowance for wall finishes to retail	per m²	30								
	Allowance for feature artwork to circulation	item	150,000								
				-	228,457	101	7,139	-	362,069	95	7,543
(3.2)	FLOOR FINISHES										
	Finishes to floors										
	Screed & insulation	per m2	45	2,256	101,533	45	3,173	3,797	170,882	45	3,560
	Circulation										
	Bin store, plant, cycle, etc.	per m2	35								
	Carpet; GF lobby	per m2	40								
	Entrance matting	per m2	500								
	Flats										
	Timber floorboards to bedrooms	per m2	80	640	51,200	23	1,600	960	76,800	20	1,600
	Timber floorboards to Kitchen / lounge / dining	per m2	80	1,344	107,520	48	3,360	2,016	161,280	42	3,360
	Tilling to bathrooms	per m2	60	160	9,600	4	300	240	14,400	4	300
	Skirting's										
	Timber skirting's; painted	per m	12	3,244	38,933	17	1,217	5,171	62,057	16	1,293
	Allowance for sundries (threshold strips, etc.)	%	1		3,088	1	96		4,854	1	101
	Allowance for floor finishes to retail	per m²	80								
				-	311,874	138	9,746	-	490,273	129	10,214
(3.3)	CEILING FINISHES										
	Plasterboard and skim; flats	per m2	40	2,209	88,366	39	2,761	3,725	148,996	39	3,104
	Access panels, say	per no	125	32	4,000	2	125	48	6,000	2	125
	Painted ceiling finish to plant, refuse, etc.	per m2	9								
	Ceiling to circulation, acoustic quality	per m2	50								
	Allowance for ceiling finishes to retail	per m²	60								
				-	92,366	41	2,886	-	154,996	41	3,229
(3)	TOTAL - INTERNAL FINISHES				632,697	280	19,772		1,007,337	265	20,986
(4)	FITTINGS										
	Domestic kitchen fittings										
	Kitchen	per no	5,000	32	160,000	71	5,000	48	240,000	63	5,000
	Eo for M4(3) adjustable worktops	per no	2,000	16	32,000	14	1,000	24	48,000	13	1,000
	Kitchen Appliances										
	Allowance for White Goods	per no	2,000	19	38,000	17	1,188	29	58,000	15	1,208
	Removable slatted shelving										
	Allowance per unit	per no	500	32	16,000	7	500	48	24,000	6	500
	Post Boxes										
	Allowance per unit	per no	100	32	3,200	1	100	48	4,800	1	100
	Signs and notices										
	General signage, etc.	per m2	2	2,256	4,513	2	141	3,797	7,595	2	158
	General fittings										
	Misc. (shelving, etc.)	item	500	32	16,000	7	500	48	24,000	6	500
	Window blinds										
	Total window area (overheating stratergy)	per m²	70	499	34,930	15	1,092	838	58,691	15	1,223
	Vanity Units										
	Boxing behind WC's and WHB's	per no	400	32	12,800	6	400	48	19,200	5	400
	Vanity units above WHB's	per no	450	32	14,400	6	450	48	21,600	6	450
	Allowance for CAT A fit out to retail areas	EUR	500								
	Allowance for CAT A fit out to communal areas (Lobby, Community etc.)	EUR	1,800								
	Allowance for CAT A fit out to circulation areas (corridors, stairs etc.)	EUR	150								
				-	331,842	147	10,370	-	505,886	133	10,539
(4)	TOTAL - FITTINGS				331,842	147	10,370		505,886	133	10,539
(5.1)	SANITARY FITTINGS										
	Sanitary Appliances										
	Towel rail	per no	150	16	2,400	1	75	24	3,600	1	75
	Mirror	per no	200	16	3,200	1	100	24	4,800	1	100
	Hat/coat hook	per no	25	16	400	0	13	24	600	0	13
	Toilet roll holders	per no	25	16	400	0	13	24	600	0	13
				-	96,800	43	3,025	-	145,200	38	3,025
(5.2)	DISPOSAL INSTALLATIONS										
	Soil and waste fittings, to:										
	WC's and WHB's	per no.	150	64	9,600	4	300	96	14,400	4	300
	Bath	per no.	150	16	2,400	1	75	24	3,600	1	75
	M4(3) accesible Shower	per no.	150	16	2,400	1	75	24	3,600	1	75
	Kitchen sink	per no.	150	32	4,800	2	150	48	7,200	2	150
	White Goods	per no.	150	57	8,550	4	267	87	13,050	3	272
	Allowance for disposal connection to CAT A retail units	per no.	1,500								
				-	27,750	12	867	-	41,850	11	872
(5.3)	WATER INSTALLATIONS										
	Mains water supply:										
	Allowance for boosted system	per m²	40	2,256	90,251	40	2,820	3,797	151,895	40	3,164
	Cold water distribution:										
	WC's and WHB's	per no.	200	64	12,800	6	400	96	19,200	5	400
	Bath	per no.	200	16	3,200	1	100	24	4,800	1	100
	Kitchen sink	per no.	200	32	6,400	3	200	48	9,600	3	200
	M4(3) accesible Shower and screen	per no.	200	16	3,200	1	100	24	4,800	1	100
	Landlords	per no.	200	1	200	0	6	1	200	0	4
	White goods	per no.	200	57	11,400	5	356	87	17,400	5	363
	Hot water distribution, to:										
	Flats	per no.	1,000	32	32,000	14	1,000	48	48,000	13	1,000
	Local hot water distribution										
	Landlords	per no.	1,000	1	1,000	0	31	1	1,000	0	21
	Allowance for water connection to CAT A retail units	per no.	2,000								
				-	160,451	71	5,014	-	256,895	68	5,352
(5.4)	HEAT SOURCE										
	Heat source										
	Allowance for communal heating system	per no.	2,400	32	76,800	34	2,400	48	115,200	30	2,400
	BMS Controls	per no.	750	32	24,000	11	750	48	36,000	9	750
	DHW Cylinder	per no.	1,000	32	32,000	14	1,000	48	48,000	13	1,000
	Allowance for future connection to DEN		excl								
	Allowance for CAT A to retail units	per m²	40								
				-	132,800	59	4,150	-	199,200	52	4,150
(5.5)	SPACE HEATING										
	Central Heating										
	HIU to flats	per no.	2,500	32	80,000	35	2,500	48	120,000	32	2,500
	Wet traditional rads	per m2	40	2,256	90,251	40	2,820	3,797	151,895	40	3,164
	Allowance for CAT A to retail units	per m²	60								
				-	170,251	75	5,320	-	271,895	72	5,664
(5.6)	VENTILATION SYSTEMS										
	MVHR	per unit	2,500	32	80,000	35	2,500	48	120,000	32	2,500
	Allowance for ventilation to undercroft	per m²	40								
	Allowance for CAT A to retail units	per m²	70								
				-	80,000	35	2,500	-	120,000	32	2,500
(5.7)	ELECTRICAL INSTALLATIONS										
	Mains and sub-mains	per m2	35	2,256	78,970	35	2,468	3,797	132,908	35	2,769
	eo for AFDD's to blocks 18m+ in height	per no.	600	32	19,200	9	600	48	28,800	8	600
	Small power	per m2	45	2,256	101,533	45	3,173	3,797	170,882	45	3,560
	Lighting	per m2	55	2,256	124,095	55	3,878	3,797	208,855	55	4,351
	eo for uplights to Artwork	per m2	18	2,256	40,613	18	1,269	3,797	68,353	18	1,424

	Block C - Residential				Block D - Residential				Block E - Residential			
ELEMENT	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
	-	327,700	88	5,650	-	339,000	82	5,650	-	53,400	61	4,450
TOTAL - SUPERSTRUCTURE		4,743,592	1,270	81,786		5,425,623	1,318	90,427		1,599,224	1,840	133,269
WALL FINISHES												
Finishes to walls												
Skim to external and party walls	7,176	107,635	29	1,856	8,325	124,875	30	2,081	2,097	31,458	36	2,622
Skim to plasterboard partitions	7,540	113,100	30	1,950	7,800	117,000	28	1,950	1,560	23,400	27	1,950
Wall tiling												
To bathrooms	58	23,200	6	400	60	24,000	6	400	12	4,800	6	400
Kitchen splashbacks												
Silestone splashback to match worktops	58	17,400	5	300	60	18,000	4	300	12	3,600	4	300
Decoration												
Walls and ceilings	14,658	131,919	35	2,274	16,065	144,585	35	2,410	3,645	32,807	38	2,734
Allowance for wall finishes to retail												
Allowance for feature artwork to circulation												
	-	393,254	105	6,780	-	428,459	104	7,141	-	96,065	111	8,005
FLOOR FINISHES												
Finishes to floors												
Screed & insulation	3,736	168,132	45	2,899	4,115	185,183	45	3,086	869	39,107	45	3,259
Circulation												
Bin store, plant, cycle, etc.												
Carpet; GF lobby												
Entrance matting												
Flats												
Timber floorboards to bedrooms	1,160	92,800	25	1,600	1,200	96,000	23	1,600	240	19,200	22	1,600
Timber floorboards to Kitchen / lounge / dining	2,436	194,880	52	3,360	2,520	201,600	49	3,360	504	40,320	46	3,360
Tilling to bathrooms	290	17,400	5	300	300	18,000	4	300	60	3,600	4	300
Skirting's												
Timber skirting's; painted	5,553	66,637	18	1,149	6,085	73,019	18	1,217	1,380	16,561	19	1,380
Allowance for sundries (threshold strips, etc.)		5,398	1	93		5,738	1	96		1,188	1	99
Allowance for floor finishes to retail												
	-	545,247	146	9,401	-	579,540	141	9,659	-	119,976	138	9,998
CEILING FINISHES												
Plasterboard and skim; flats	3,650	146,020	39	2,518	4,020	160,790	39	2,680	848	33,933	39	2,828
Access panels, say	58	7,250	2	125	60	7,500	2	125	12	1,500	2	125
Painted ceiling finish to plant, refuse, etc.												
Ceiling to circulation, acoustic quality												
Allowance for ceiling finishes to retail												
	-	153,270	41	2,643	-	168,290	41	2,805	-	35,433	41	2,953
TOTAL - INTERNAL FINISHES		1,091,770	292	18,824		1,176,289	286	19,605		251,473	289	20,956
FITTINGS												
Domestic kitchen fittings												
Kitchen	58	290,000	78	5,000	60	300,000	73	5,000	12	60,000	69	5,000
Eo for M4(3) adjustable worktops					6	12,000	3	200	4	8,000	9	667
Kitchen Appliances												
Allowance for White Goods	35	70,000	19	1,207	36	72,000	17	1,200	8	16,000	18	1,333
Removable slatted shelving												
Allowance per unit	58	29,000	8	500	60	30,000	7	500	12	6,000	7	500
Post Boxes												
Allowance per unit	58	5,800	2	100	60	6,000	1	100	12	1,200	1	100
Signs and notices												
General signage, etc.	3,736	7,473	2	129	4,115	8,230	2	137	869	1,738	2	145
General fittings												
Misc. (shelving, etc.)	58	29,000	8	500	60	30,000	7	500	12	6,000	7	500
Window blinds												
Total window area (overheating stratergy)	774	54,210	15	935	979	68,561	17	1,143	309	21,601	25	1,800
Vanity Units												
Boxing behind WC's and WHB's	58	23,200	6	400	60	24,000	6	400	12	4,800	6	400
Vanity units above WHB's	58	26,100	7	450	60	27,000	7	450	12	5,400	6	450
Allowance for CAT A fit out to retail areas												
Allowance for CAT A fit out to communal areas (Lobby, Community etc.)												
Allowance for CAT A fit out to circulation areas (corridors, stairs etc.)												
	-	534,782	143	9,220	-	577,791	140	9,630	-	130,739	150	10,895
TOTAL - FITTINGS		534,782	143	9,220		577,791	140	9,630		130,739	150	10,895
SANITARY FITTINGS												
Sanitary Appliances												
Towel rail	58	8,700	2	150	54	8,100	2	135	8	1,200	1	100
Mirror	58	11,600	3	200	54	10,800	3	180	8	1,600	2	133
Hat/coat hook	58	1,450	0	25	54	1,350	0	23	8	200	0	17
Toilet roll holders	58	1,450	0	25	54	1,350	0	23	8	200	0	17
	-	124,700	33	2,150	-	139,500	34	2,325	-	32,800	38	2,733
DISPOSAL INSTALLATIONS												
Soil and waste fittings, to:												
WC's and WHB's	116	17,400	5	300	120	18,000	4	300	24	3,600	4	300
Bath	58	8,700	2	150	54	8,100	2	135	8	1,200	1	100
M4(3) accesible Shower					6	900	0	15	4	600	1	50
Kitchen sink	58	8,700	2	150	60	9,000	2	150	12	1,800	2	150
White Goods	105	15,750	4	272	108	16,200	4	270	24	3,600	4	300
Allowance for disposal connection to CAT A retail units												
	-	50,550	14	872	-	52,200	13	870	-	10,800	12	900
WATER INSTALLATIONS												
Mains water supply:												
Allowance for boosted system	3,736	149,450	40	2,577	4,115	164,607	40	2,743	869	34,762	40	2,897
Cold water distribution:												
WC's and WHB's	116	23,200	6	400	120	24,000	6	400	24	4,800	6	400
Bath	58	11,600	3	200	54	10,800	3	180	8	1,600	2	133
Kitchen sink	58	11,600	3	200	60	12,000	3	200	12	2,400	3	200
M4(3) accesible Shower and screen		0	0	0	6	1,200	0	20	4	800	1	67
Landlords	1	200	0	3	1	200	0	3	1	200	0	17
White goods	105	21,000	6	362	108	21,600	5	360	24	4,800	6	400
Hot water distribution, to:												
Flats	58	58,000	16	1,000	60	60,000	15	1,000	12	12,000	14	1,000
Local hot water distribution												
Landlords	1	1,000	0	17	1	1,000	0	17	1	1,000	1	83
Allowance for water connection to CAT A retail units												
	-	276,050	74	4,759	-	295,407	72	4,923	-	62,362	72	5,197
HEAT SOURCE												
Heat source												
Allowance for communal heating system	58	139,200	37	2,400	60	144,000	35	2,400	12	28,800	33	2,400
BMS Controls	58	43,500	12	750	60	45,000	11	750	12	9,000	10	750
DHW Cylinder	58	58,000	16	1,000	60	60,000	15	1,000	12	12,000	14	1,000
Allowance for future connection to DEN												
Allowance for CAT A to retail units												
	-	240,700	64	4,150	-	249,000	61	4,150	-	49,800	57	4,150
SPACE HEATING												
Central Heating												
HIU to flats	58	145,000	39	2,500	60	150,000	36	2,500	12	30,000	35	2,500
Wet traditional rads	3,736	149,450	40	2,577	4,115	164,607	40	2,743	869	34,762	40	2,897
Allowance for CAT A to retail units												
	-	294,450	79	5,077	-	314,607	76	5,243	-	64,762	75	5,397
VENTILATION SYSTEMS												
MVHR	58	145,000	39	2,500	60	150,000	36	2,500	12	30,000	35	2,500
Allowance for ventilation to undercroft												
Allowance for CAT A to retail units												
	-	145,000	39	2,500	-	150,000	36	2,500	-	30,000	35	2,500
ELECTRICAL INSTALLATIONS												
Mains and sub-mains	3,736	130,769	35	2,255	4,115	144,031	35	2,401	869	30,416	35	2,535
eo for AFDD's to blocks 18m+ in height	58	34,800	9	600	60	36,000	9	600				
Small power	3,736	168,132	45	2,899	4,115	185,183	45	3,086	869	39,107	45	3,259
Lighting	3,736	205,494	55	3,543	4,115	226,335	55	3,772	869	47,797	55	3,983
eo for uplights to Artwork	3,736	67,253	18	1,160	4,115	74,073	18	1,235	869	15,643	18	1,304

	Commercial - Shell & Core				Circulation, Plant, Refuse etc.			
ELEMENT	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
	-	0	0		-	120,900	15	576
TOTAL - SUPERSTRUCTURE		943,070	1,155			5,971,082	720	28,434
WALL FINISHES								
Finishes to walls								
Skim to external and party walls	1,302	19,525	24		12,453	186,793	23	889
Skim to plasterboard partitions								
Wall tiling								
To bathrooms								
Kitchen splashbacks								
Silestone splashback to match worktops								
Decoration								
Walls and ceilings					12,453	112,076	14	534
Allowance for wall finishes to retail	1,302	39,050	48					
Allowance for feature artwork to circulation					1	150,000	18	714
	-	58,574	72		-	448,869	54	2,137
FLOOR FINISHES								
Finishes to floors								
Screed & insulation	571	25,714	32		8,294	373,226	45	1,777
Circulation								
Bin store, plant, cycle, etc.					8,294	290,287	35	1,382
Carpet; GF lobby					570	22,790	3	109
Entrance matting					16	8,000	1	38
Flats								
Timber floorboards to bedrooms								
Timber floorboards to Kitchen / lounge / dining								
Tilling to bathrooms								
Skirting's								
Timber skirting's; painted					4,981	59,774	7	285
Allowance for sundries (threshold strips, etc.)		257	0			7,541	1	36
Allowance for floor finishes to retail	571	45,714	56					
	-	71,685	88		-	761,619	92	3,627
CEILING FINISHES								
Plasterboard and skim; flats								
Access panels, say								
Painted ceiling finish to plant, refuse, etc.					8,294	74,645	9	355
Ceiling to circulation, acoustic quality					570	28,488	3	136
Allowance for ceiling finishes to retail	571	34,285	42					
	-	34,285	42		-	103,133	12	491
TOTAL - INTERNAL FINISHES		164,545	202			1,313,621	158	6,255
FITTINGS								
Domestic kitchen fittings								
Kitchen								
Eo for M4(3) adjustable worktops								
Kitchen Appliances								
Allowance for White Goods								
Removable slatted shelving								
Allowance per unit								
Post Boxes								
Allowance per unit								
Signs and notices								
General signage, etc.					8,294	16,588	2	79
General fittings								
Misc. (shelving, etc.)					1	500	0	2
Window blinds								
Total window area (overheating stratergy)								
Vanity Units								
Boxing behind WC's and WHB's								
Vanity units above WHB's								
Allowance for CAT A fit out to retail areas	571	285,712	350					
Allowance for CAT A fit out to communal areas (Lobby, Community etc.)					450	810,000	98	
Allowance for CAT A fit out to circulation areas (corridors, stairs etc.)					6,947	1,042,038	126	
	-	285,712	350		-	1,869,126	225	8,901
TOTAL - FITTINGS		285,712	350			1,869,126	225	8,901
SANITARY FITTINGS								
Sanitary Appliances								
Towel rail								
Mirror								
Hat/coat hook								
Toilet roll holders								
	-	0	0		-	0	0	0
DISPOSAL INSTALLATIONS								
Soil and waste fittings, to:								
WC's and WHB's								
Bath								
M4(3) accesible Shower								
Kitchen sink								
White Goods								
Allowance for disposal connection to CAT A retail units	8	12,000	15					
	-	12,000	15		-	0	0	0
WATER INSTALLATIONS								
Mains water supply:								
Allowance for boosted system								
Cold water distribution:								
WC's and WHB's								
Bath								
Kitchen sink								
M4(3) accesible Shower and screen								
Landlords								
White goods								
Hot water distribution, to:								
Flats								
Local hot water distribution								
Landlords								
Allowance for water connection to CAT A retail units	8	16,000	20					
	-	16,000	20		-	0	0	0
HEAT SOURCE								
Heat source								
Allowance for communal heating system								
BMS Controls								
DHW Cylinder								
Allowance for future connection to DEN								
Allowance for CAT A to retail units	571	22,857	28					
	-	22,857	28		-	0	0	0
SPACE HEATING								
Central Heating								
HIU to flats								
Wet traditional rads					8,294	331,757	40	1,580
Allowance for CAT A to retail units	571	34,285	42					
	-	34,285	42		-	331,757	40	1,580
VENTILATION SYSTEMS								
MVHR								
Allowance for ventilation to undercroft					742	29,689		
Allowance for CAT A to retail units	571	40,000	49					
	-	40,000	49		-	29,689	4	141
ELECTRICAL INSTALLATIONS								
Mains and sub-mains	571	19,985	24		8,294	290,287	35	1,382
eo for AFDD's to blocks 18m+ in height								
Small power	571	25,695	31		8,294	373,226	45	1,777
Lighting	571	31,405	38		8,294	456,166	55	2,172
eo for uplights to Artwork					8,294	149,291	18	711

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Appendix A - Detail

			Block A - Residential				Block B - Residential				Block C - Residential				Block D - Residential				Block E - Residential				Commercial - Shell & Core				Circulation, Plant, Refuse etc.			
ELEMENT	Unit	Rate	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit	Qty	£	£/m2 (of GIFA)	£/unit
Emergency lighting	per m2	15	2,256	33,844	15	1,058	3,797	56,961	15	1,187	3,736	56,044	15	966	4,115	61,728	15	1,029	869	13,036	15	1,086					8,294	124,409	15	592
Earthing and bonding	per m2	2	2,256	4,513	2	141	3,797	7,595	2	158	3,736	7,473	2	129	4,115	8,230	2	137	869	1,738	2	145					8,294	16,588	2	79
Lighting to undercroft car park	per m2	55																									742	40,823	5	194
			-	402,768	179	12,586	-	674,353	178	14,049	-	669,964	179	11,551	-	735,581	179	12,260	-	147,737	170	12,311	-	77,085	94		-	1,450,789	175	6,909
(5.8) GAS AND OTHER FUEL INSTALLATIONS																														
Allowance for gas connection	per no.	1,000	32	32,000	14	1,000	48	48,000	13	1,000	58	58,000	16	1,000	60	60,000	15	1,000	12	12,000	14	1,000								
			-	32,000	14	1,000	-	48,000	13	1,000	-	58,000	16	1,000	-	60,000	15	1,000	-	12,000	14	1,000	-	0	0		-	0	0	0
(5.9) LIFT INSTALLATIONS																														
Passenger lift; assume 12 person and fire evac	per rise	25,000																									31	775,000		
Passenger lift; assume 12 person and fire evac	per rise	25,000																									31	775,000		
Passenger lift; assume 12 person and fire evac	per rise	25,000																									31	775,000		
Passenger lift; assume 12 person and fire evac	per rise	25,000																									31	775,000		
Back-up generator for fire evac, assume 1 per 2 lifts																														
Assume 1 generator per 2 lifts	per rise	10,000																									2	20,000		
			-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0	0	-	0	0		-	3,120,000	376	14,857
(5.10) FIRE AND LIGHTNING PROTECTION																														
Fire fighting systems																														
Fire alarm system	per m2	30	2,256	67,688	30	2,115	3,797	113,921	30	2,373	3,736	112,088	30	1,933	4,115	123,455	30	2,058	869	26,071	30	2,173	571	17,130	17,130		8,294	248,818	30	1,185
Sprinklers																														
Sprinkler system;	per m2	30	2,256	67,688	30	2,115	3,797	113,921	30	2,373	3,736	112,088	30	1,933	4,115	123,455	30	2,058	869	26,071	30	2,173	571	17,130	17,130		8,294	248,818	30	1,185
eo for enhanced system to new CAT 4 requirements	per m2	10	2,256	22,563	1,410	55,539	3,797	37,974	1,899	95,934	3,736	37,363	1,288	93,407	4,115	41,152	1,419	102,880									8,294	82,939	2,675	395
to undercroft car park	per m2	30																									742	22,267	718	106
Lightning protection																														
Allowance for lightning protection	per m2	3	2,256	6,769	423	16,662	3,797	11,392	570	28,780	3,736	11,209	387	28,022	4,115	12,346	426	30,864	869	2,607	652	7,821	571	1,713	1,713		8,294	24,882	803	118
			-	164,708	10,294	405,436	-	277,208	13,860	700,315	-	272,747	9,405	681,867	-	300,408	10,359	751,020	-	54,750	13,687	164,249	-	35,973	35,973		-	627,723	20,249	2,989
(5.11) COMMUNICATION,SECURITY AND CONTROL SYSTEMS																														
TV/Satellite/IRS system	per no.	400	32	12,800	800	31,508	48	19,200	960	48,505	58	23,200	800	58,000	60	24,000	828	60,000	12	4,800	1,200	14,400								
Door entry system	per no.	600	32	19,200	1,200	47,262	48	28,800	1,440	72,758	58	34,800	1,200	87,000	60	36,000	1,241	90,000	12	7,200	1,800	21,600								
Fob access, push button release	per no.	500	32	16,000	1,000	39,385	48	24,000	1,200	60,632	58	29,000	1,000	72,500	60	30,000	1,034	75,000	12	6,000	1,500	18,000								
CCTV system to communal areas	per m²	40																					571	22,840	22,840		8,294	331,757	10,702	1,580
			-	48,000	3,000	118,154	-	72,000	3,600	181,895	-	87,000	3,000	217,500	-	90,000	3,103	225,000	-	18,000	4,500	54,000	-	22,840	22,840		-	331,757	10,702	1,580
(5.12) SPECIALIST INSTALLATIONS																														
PV panels assumed as 30% of roof area	per m²	600	40	24,120	11	754	48	28,800	8	600	39	23,400	6	403	42	25,200	6	420	65	39,060	45	3,255					46	27,839	3	133
			-	24,120	11	754	-	28,800	8	600	-	23,400	6	403	-	25,200	6	420	-	39,060	45	3,255	-	0	0		-	27,839	3	133
(5.13) BWIC WITH SERVICES																														
BWIC with M&E installation	%	2.5		32,691	14	1,022		52,185	14	1,087		54,614	15	942		58,798	14	980		12,752	15	1,063		6,526	8			147,989	18	705
			-	32,691	14	1,022	-	52,185	14	1,087	-	54,614	15	942	-	58,798	14	980	-	12,752	15	1,063	-	6,526	8		-	147,989	18	705
(5.14) TESTING & COMMISSIONING																														
Testing & commissioning/O&M Manuals	%	2		26,621	12	832		26,621	7	555		26,621	7	459		26,621	6	444		26,621	31	2,218		1,009	1			26,621	3	127
Attendance	%	2		26,621	12	832		26,621	7	555		26,621	7	459		26,621	6	444		26,621	31	2,218		1,009	1			26,621	3	127
			-	53,241	24	1,664	-	53,241	14	1,109	-	53,241	14	918	-	53,241	13	887	-	53,241	61	4,437	-	2,018	2		-	53,241	6	254
(5) TOTAL - M & E SERVICES				1,425,581	632	44,549		2,240,827	590	46,684		2,350,417	629	40,524		2,523,942	613	42,066		588,063	677	49,005		269,584	330			6,120,784	738	29,147
SUB TOTAL - FACILITATING & BUILDING WORKS				5,453,960	2,417	170,436		8,748,992	2,304	182,271		8,862,800	2,372	152,807		9,853,304	2,394	164,222		2,767,113	3,184	230,593		2,263,855	2,773			15,712,566	1,894	74,822
(6.0) SITE WORKS																														
Included in separate detail																														
(6.2) ROADS, PATHS AND SURFACES																														
Included in separate detail																														
(6.3) SOFT LANDSCAPING, PLANTING																														
Included in separate detail																														
(6.4) FENCING, RAILINGS AND WALLS																														
Included in separate detail																														
(6.5) STREET FURNITURE AND EQUIPMENT																														
Included in separate detail																														
(6.6) UNDERGROUND DRAINAGE																														
Included in separate detail																														
(6.7) EXTERNAL SERVICES																														
Included in separate detail																														
(6.0) TOTAL - SITE WORKS				0	0	0		0	0	0		0	0	0		0	0	0		0	0	0		0	0			0	0	
SUB TOTAL - BUILDING WORKS ESTIMATE				5,453,960	2,417	170,436		8,748,992	2,304	182,271		8,862,800	2,372	152,807		9,853,304	2,394	164,222		2,767,113	3,184	230,593		2,263,855	2,773			15,712,566	1,894	
(7.1) PRELIMINARIES		16.00%		872,634	387	27,270		1,399,839	369	29,163		1,418,048	380	24,449		1,576,529	383	26,275		442,738	509	36,895		362,217	444			2,514,010	303	
(8.1) PROFIT & OVERHEADS		8.00%		506,127	224	15,816		811,906	214	16,915		822,468	220	14,180		914,387	222	15,240		256,788	295	21,399		210,086	257			1,458,126	176	
SUB-TOTAL				6,832,721	3,028	213,523		10,960,737	2,886	228,349		11,103,315	2,972	191,436		12,344,220	3,000	205,737		3,466,640	3,989	288,887		2,836,157	3,474			19,684,702	2,373	
(9.1) Design Development Risk		5.00%																												
(9.2) Construction Risk		5.00%																												
SUB-TOTAL																														
(10.1) D&B Fees		2.50%																												
(10.2) Fees in respect of the Building Safety Act		0.50%																												
TOTAL (BEFORE INFLATION)																														
(11.1) ALLOWANCE FOR TENDER PRICE INFLATION		6.92%																												
(11.2) ALLOWANCE FOR CONSTRUCTION INFLATION		5.84%																												
TOTAL ESTIMATED COST																														

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Appendix B - Enabling Works and External Works Detail

				Facilitating Works				External Works			
			Number of units:		210 nr				210 nr		
			Total Gross Internal Floor Area:		23,884 m2				23,884 m2		
			Site area; total		3,952 m2				3,952 m2		
	ELEMENT	Unit	Rate	Qty	£	£/m2	£/unit	Qty	£	£/m2	£/unit
						(of GIFA)				(of GIFA)	
(0.1)	TOXIC/HAZARDOUS MATERIAL REMOVAL										
	Removal of contaminated soil										
	Removal of contaminated soil		excl								
				-	0	0	0	-	0	0	0
(0.2)	MAJOR DEMOLITION WORKS										
	Site clearance										
	Allowance for site clearance	per m2	5	3,952	19,758	1	94				
	Allowance for services disconnections										
	Gas	per m2	25	3,952	98,792	4	470				
	Water	per m2	25	3,952	98,792	4	470				
	Electric	per m2	25	3,952	98,792	4	470				
	BT	per m2	25	3,952	98,792	4	470				
	Sewer - Culvert Diversion										
	Allowance for new pumping station / diversions	item	150,000	1	150,000	6	714				
	BWIC with disconnections (excavations, etc.)	%	20	1	30,000	1	143				
				-	594,927	25	2,833				
(0.3)	FENCING										
	Site hoarding	per m	120	279	33,430	1	159				
				-	33,430	1	159	-	0	0	0
(0.4)	EXTRAORDINARY SITE INVESTIGATION & MITIGATION WORKS										
	Allowance for monitoring and survey costs associated with the London Underground tunnels	item	60,000	1	60,000	3	286				
				-	60,000	3	286	-	0	0	0
(0.0)	TOTAL - FACILITATING WORKS				688,357	29	3,278		0	0	0
(6.1)	SITE PREPERATION WORKS										
	Allowance for site preparation works	per m^2	15					3,952	59,275	2	282
								-	59,275	2	282
(6.2)	ROADS, PATHS AND SURFACES										
	Paths and Pavings										
	Allowance for paths and pavings to public realm	per m^2	90					1,594	143,461	6	683
	Allowance for pavings to roof terrace	per m^2	110					1,085	119,350	5	568
								-	262,811	11	1,251
(6.3)	SOFT LANDSCAPING, PLANTING										
	Soft landscaping										
	Allowance for soft landscaping to public realm	per m^2	60					1,594	95,641	4	455
	Allowance for soft landscaping roof terrace	per m^2	70					1,085	75,950	3	362
								-	171,591	7	817
(6.4)	FENCING, RAILINGS AND WALLS										
	Fencing										
	Allowance for Fencing, Railing etc.	item	25,000					1	25,000	1	119
								-	25,000	1	119
(6.5)	STREET FURNITURE AND EQUIPMENT										
	Allowance for street furniture and equipment	item	150,000					1	150,000	6	714
	eo for moveable market stalls and the like		excl								
	Allowance for pergola to 31st floor (3.15m high)	per m^2	400					46	18,203	1	87
	Allowance for public artwork		excl								
								-	168,203	7	801
(6.6)	UNDERGROUND DRAINAGE										
	Surface water and foul drainage										

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Appendix B - Enabling Works and External Works Detail

				Facilitating Works				External Works			
			Number of units:	210 nr				210 nr			
			Total Gross Internal Floor Area:	23,884 m2				23,884 m2			
			Site area; total	3,952 m2				3,952 m2			
	ELEMENT	Unit	Rate	Qty	£	£/m2	£/unit	Qty	£	£/m2	£/unit
						(of GIFA)				(of GIFA)	
	Allowance for external drainage and attenuation	per m^2	60					2,679	160,741	7	765
	Exposed gulleys for event / market stalls	per m^2	10					2,679	26,790	1	128
								-	160,741	7	765
(6.7)	EXTERNAL SERVICES										
	Utility diversions and new connections (proportioned)										
	New water main	per no.	450					213	95,850	4	456
	New electrical supply	per no.	1,000					213	213,000	9	1,014
	New gas connection and main	per no.	350					213	74,550	3	355
	New BT connection	per no.	250					213	53,250	2	254
	New Hyperoptic connection	per no.	250					213	53,250	2	254
	Substation	per no.	100,000					1	100,000	4	476
	External lighting										
	to entrances	per no.	500					9	4,500	0	21
	to roof terraces	per no.	750					40	30,000	1	143
	to unit entrance on external walkway (Block E)	per no.	500					12	6,000	0	29
	to balconies	per no.	500					213	106,500	4	507
	to undercroft car park	per no.	400					10	4,000	0	19
	to external parking area	per no.	1,500					6	9,000	0	43
	Allowance for S106 lighting to wider Berol development	item	100,000					1	100,000	4	476
	eo for event display lighting and controls		excl								
	eo for uplighting to public artwork		excl								
	External electrical points	item	40,000					1	40,000	2	190
	External water points	item	30,000					1	30,000	1	143
	EV charging										
	Allowance for EV charging points; active 100%	per no.	2,500					16	40,000	2	190
	BWIC										
	Trenches, etc.	%	10						95,990	4	457
	Testing and commissioning of external services										
	Allowance for testing and commissioning	%	5						47,995	2	229
				-	0	0	0	-	1,103,885	46	5,257
(6.0)	**TOTAL - SITE WORKS**				**0**	**0**	**0**		**1,951,505**	**82**	**9,293**
	SUB TOTAL - FACILITATING, BUILDING & SITE WORKS				**688,357**	**29**	**3,278**		**1,951,505**	**82**	**9,293**
(7.1)	PRELIMINARIES		16.00%		110,137	5	524		312,241	13	1,487
(8.1)	PROFIT & OVERHEADS		8.00%		63,880	3	304		181,100	8	862
	SUB-TOTAL				**862,374**	**36**	**4,107**		**2,444,845**	**102**	**11,642**
(9.1)	Design Development Risk		5.00%		43,862	2	209		124,350	5	592
(9.2)	Construction Risk		5.00%		46,055	2	219		130,567	5	622
	SUB-TOTAL				**967,160**	**40**	**4,606**		**2,741,915**	**115**	**13,057**
(10.1)	D&B Fees		2.50%		24,179	1	115		68,548	3	326
	TOTAL (before inflation)				**991,339**	**42**	**4,721**		**2,810,463**	**118**	**13,383**
(11.1)	ALLOWANCE FOR TENDER PRICE INFLATION		6.92%		68,631	3	327		194,571	8	927
(11.2)	ALLOWANCE FOR CONSTRUCTION INFLATION		5.84%		58,031	2	276		163,967	7	781
	TOTALS				**1,118,000**	**47**	**5,324**		**3,169,000**	**133**	**15,090**

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Appendix C - Cost Detail - Bridgehead, External Staircase and New Lift

				Bridgehead	
	ELEMENT	Unit	Rate	Qty	£
(1.1)	FOUNDATIONS				
	Elemental Unit Rate				
	Piled Foundations				
	Sub-contractor prelims	%	10		3,403
	Plant and labour	wks	1,000	4	4,000
	Warranties etc.	item	1,500	1	1,500
	Pilling mat				
	Temporary design	item	1,000	1	1,000
	Supply and lay terram	per m2	15	56	835
	Supply and lay 300mm thick mat	per m3	60	17	1,002
	Disposal, say 50%	per m3	60	8	501
	Mobilisation	item	4,000	1	4,000
	Move plant to pile position and set up	per no	30	12	360
	Setting out pile positions	per no	25	12	300
	Pile diameter: assume 450mm: Depth: 11m	per no	450	12	5,400
	Reinforcement	per no	200	12	2,400
	Disposal of pile arisings	per m3	60	8	501
	Integrity	per no	25	12	300
	Cutting off tops of piles	per no	70	12	840
	Pile Caps				
	Allowance for pile cap	per nr.	600	12	7,200
	Substructure				
	Excavation; ground slab areas	per m3	30	56	1,670
	Disposal off site	per m3	60	56	3,339
	Level and compact bottoms of excavations	per m2	2	56	111
	Blinding bottoms of excavations	per m2	3	56	167
	Earthwork support	per m2	40	56	2,226
	Sundries (obstructions, etc.)	%	5		1,883
	Form new lift pit				
	Excavation	per m3	30	8	240
	Disposal off site	per m3	60	8	480
	EWS	per m2	40	16	640
	Formwork	per m2	70	16	1,120
	Concrete walls	per m2	250	16	4,000
	Granular to make up levels	per m3	200	1	280

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Appendix C - Cost Detail - Bridgehead, External Staircase and New Lift

	ELEMENT	Unit	Rate	Bridgehead Qty	Bridgehead £
	RC slab	per m2	250	4	1,000
				-	50,697
(1.2)	FLOOR CONSTRUCTION				
	To GF constrcution				
	200mm RC slab	per m2	250	56	13,913
	Formwork to slab	per m2	70	11	779
	To bridgehead, stairs				
	150mm RC slab	per m2	200	50	10,000
	Metal decking	per m2	110	50	5,500
	15mm dia sheer studs	per m2	50	50	2,500
				-	32,692
(1)	**TOTAL - SUBSTRUCTURE**				**83,388**
(2.1)	FRAME				
	Structural frames				
	Steel frame (incl girders and columns etc.)	tonne	8,000	5	36,851
	Allowance for Free Sliding Bearings	per no.	3,500	4	14,000
				-	50,851
(2.2)	UPPER FLOORS				
	Included in 1.2				
(2.3)	ROOF				
	Roof structure				
	Roof to lift structure	per m2	200	12	2,400
	Roof coverings				
	Flat roof	per m2	150	12	1,800
	Sundries	%	5		210
				-	4,410
(2.4)	STAIRS				
	Stair structures; Frame included above				
	Stair; concrete 3m wide	per no.	2,000	6	12,000
	Stair handrails				

				Bridgehead	
	ELEMENT	Unit	Rate	Qty	£
	Hardwood handrail (weather protected)	per m	80	115	9,213
	Floor finish				
	Asphalt to concrete	per m^2	80	82	6,560
	Balustrading				
	Cor-Ten steel balustrading	per m	550	115	63,338
				-	91,111
(2.5)	EXTERNAL WALLS				
	Wall build-up:-				
	Lift shaft structure	per m2	200	119	23,720
	Coloured glazed brick slip	per m2	90	119	10,674
	Sundries	%	5		1,720
				-	36,114
(2.6)	WINDOWS & EXTERNAL DOORS				
(2.7)	INTERNAL WALLS				
(2.8)	INTERNAL DOORS				
(2)	**TOTAL - SUPERSTRUCTURE**				**182,486**
(3.1)	WALL FINISHES				
(3.2)	FLOOR FINISHES				
(3.3)	CEILING FINISHES				
(3)	**TOTAL - INTERNAL FINISHES**				**0**
(4)	FITTINGS				
				-	0
(4)	**TOTAL - FITTINGS**				**0**
(5.1)	SANITARY FITTINGS				
(5.2)	DISPOSAL INSTALLATIONS				
(5.3)	WATER INSTALLATIONS				

				Bridgehead	
	ELEMENT	Unit	Rate	Qty	£
(5.4)	HEAT SOURCE				
(5.5)	SPACE HEATING				
(5.6)	VENTILATION SYSTEMS				
(5.7)	ELECTRICAL INSTALLATIONS				
	External lighting; to lift, staircase and bridghead				
	Recessed lighting to hand rails; say,	per m.	100	115	11,516
	Lift area	per no.	1,200	4	4,800
	Bridgehead (top of stairs)	per no.	1,200	4	4,800
	Allow. for distribution of power/data (location unknow	item	25,000	1	25,000
				-	46,116
(5.8)	GAS AND OTHER FUEL INSTALLATIONS				
(5.9)	LIFT INSTALLATIONS				
	External Grade Passenger lift				
	Assume 12 person, to serve 6m high bridge	per no.	40,000	1	40,000
				-	40,000
(5.10)	FIRE AND LIGHTNING PROTECTION				
(5.11)	COMMUNICATION,SECURITY AND CONTROL SYSTEMS				
	CCTV; integrated within lift and at lift doors				
	Allowance for CCTV	item	5,000	1	5,000
	Communication system				
	Emergency telephone to lift	item	5,000	1	5,000
				-	10,000
(5.12)	SPECIALIST INSTALLATIONS				
(5.13)	BWIC WITH SERVICES				
	BWIC with M&E installation	%	10.0		9,612

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Appendix C - Cost Detail - Bridgehead, External Staircase and New Lift

	ELEMENT	Unit	Rate	Bridgehead Qty	Bridgehead £
				-	9,612
(5.14)	TESTING & COMMISSIONING				
	Testing & commissioning/O&M Manuals	%	2.5		2,403
	Attendance	%	2.5		2,403
				-	4,806
(5)	**TOTAL - M & E SERVICES**				**110,533**
	SUB TOTAL - BUILDING WORKS				**376,407**
(7.1)	PRELIMINARIES		16.00%		60,225
(8.1)	PROFIT & OVERHEADS		8.00%		34,931
	SUB-TOTAL				**471,563**
(9.1)	Design Development Risk		5.00%		23,985
(9.2)	Pricing and Construction Risk		5.00%		25,184
	SUB-TOTAL				**528,862**
(10.1)	Contractor Fees		2.50%		13,192
	TOTAL (BEFORE INFLATION)				**542,054**
(11.1)	ALLOWANCE FOR TENDER PRICE INFLATION		6.92%		37,527
(11.2)	ALLOWANCE FOR CONSTRUCTION INFLATION		5.84%		33,420
	TOTAL ESTIMATED COST				**613,000**