

30 August 2019

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Dear Michael

### 8 Albert Embankment: Financial Viability Assessment Addendum

The Financial Viability Assessment (hereafter “FVA”) was prepared by JLL on behalf of U and I (8AE) Limited and the London Fire Commissioner (herein referred to as the London Fire Brigade or “LFB”) (together the “Applicant”) and was submitted as part of the planning application for the proposed development at 8 Albert Embankment, SE1. This is referred to hereafter as the “Original Scheme.”

This FVA Addendum should be read alongside the FVA pertaining to the Original Scheme.

Since submission of the planning application, the Applicant has responded to a number of queries raised by the London Borough of Lambeth (herein “LB Lambeth”). As a result of these discussions, a number of changes have been made to the proposed scheme. This is referred to hereafter as the “Revised Scheme.”

The changes which impact upon the FVA are set out below.

#### 1) Residential unit mix (Central Site)

The Revised Scheme removes 36 x 3 bedroom private tenure units within the Central Square Building and the East Garden Tower from the Original Scheme and replaces these units with an alternative mix of 1 and 2 bedroom units. This increases the overall number of proposed residential units from 417 units to 443 units. Overall, there is an increase of 26 units within the scheme.

#### Proposed Residential Accommodation

The table below provides a breakdown of the residential provision **by unit** type within the Original Scheme and the Revised Scheme.

Unit Type	Total Units (Original Scheme)	Total Units (Revised Scheme)	Difference
Studio	47	47	0
1 bedroom flat	173	228	+55
2 bedroom flat	142	149	+7
3 bedroom flat	55	19	-36
<b>Total</b>	<b>417</b>	<b>443</b>	<b>+26</b>

The table below provides a breakdown of the residential provision **by habitable room** within the Original Scheme and the Revised Scheme.

Unit Type	Total Habitable Rooms (Original Scheme)	Total Habitable Rooms (Revised Scheme)	Difference
Studio	47	47	0
1 bedroom flat	346	456	+110
2 bedroom flat	426	447	+21
3 bedroom flat	222	86	-136
<b>Total</b>	<b>1,041</b>	<b>1,036</b>	<b>-5</b>

#### Proposed Private Residential Accommodation

The table below provides a breakdown of the private residential provision **by unit** type within the Original Scheme and the Revised Scheme.

Unit Type	Total Units (Original Scheme)	Total Units (Revised Scheme)	Difference
Studio	26	26	0
1 bedroom flat	117	168	+51
2 bedroom flat	81	90	+9
3 bedroom flat	47	11	-36
<b>Total</b>	<b>271</b>	<b>295</b>	<b>+24</b>

The table below provides a breakdown of the private residential provision **by habitable room** within the Original Scheme and the Revised Scheme.

Unit Type	Total Habitable Rooms (Original Scheme)	Total Habitable Rooms (Revised Scheme)	Difference
Studio	26	26	0
1 bedroom flat	234	336	+93
2 bedroom flat	243	270	+27
3 bedroom flat	188	44	-144
<b>Total</b>	<b>691</b>	<b>676</b>	<b>-15</b>

#### Proposed Affordable Residential Accommodation

The table below provides a breakdown of the affordable residential provision by unit type within the Original Scheme and the Revised Scheme.

Unit Type	Total Units (Original Scheme)	Total Units (Revised Scheme)	Difference
Studio	21	21	0
1 bedroom flat	56	60	+4
2 bedroom flat	61	59	-2
3 bedroom flat	8	8	0
<b>Total</b>	<b>146</b>	<b>148</b>	<b>+2</b>

The table below provides a breakdown of the affordable residential provision **by habitable room** within the Original Scheme and the Revised Scheme.

Unit Type	Total Habitable Rooms (Original Scheme)	Total Habitable Rooms (Revised Scheme)	Difference
Studio	21	21	0
1 bedroom flat	112	120	+8
2 bedroom flat	183	177	-6
3 bedroom flat	34	42	+8
<b>Total</b>	<b>350</b>	<b>360</b>	<b>+10</b>

An updated area schedule is provided at Appendix 1.

## 2) Changes to the basement (Central Site)

The Revised Scheme includes the removal of 36 private standard residential car parking space within the basement of the Central Site. There is also an increase in disabled parking spaces by 2, increasing the number from 42 to 44.

As a result of the removal of private standard residential car parking spaces, the gym floor area has increased. The table below provides a breakdown of the gym floor area within the Original Scheme and the Revised Scheme.

Area	Original Scheme	Revised Scheme	Difference
Gross Internal Area (sqm)	2,053	2,849	+796
Net Internal Area (sqm)	1,925	2,706	+781
<b>Total</b>			

## 3) GLA design amendments (Central Site)

The Revised Scheme incorporates alterations to the bay windows of the Whitgift Street Terrace, to create one larger bay window rather than two small bays. This alteration affects the bays on the northern elevation (1st storey) and on the southern elevation (1st and 2nd storey) and creates a slight increase in the overall building area.

The table below provides a breakdown of the Whitgift Street floor area within the Original Scheme and the Revised Scheme.

Area	Original Scheme	Revised Scheme	Difference
Gross Internal Area (sqm)	2,671	2,692	+21
Net Internal Area (sqm)	2,057	2,065	+8
<b>Total</b>			

## Impact of Changes to the Proposed Scheme

As a result of the above changes to the proposed scheme, the following updates have been made to the FVA:

1. Updated Residential Values;
2. Removal of Car Parking Value;
3. Updated Affordable Values;
4. Updated Gym Value;
5. Updated Build Costs;
6. Updated Community Infrastructure Levy; and
7. Updated Sales Programme.

Further detail is provided in respect of these changes below:

#### Updated Residential Values

JLL's Development Consultancy team have provided updated values for the Revised Scheme.

The values of the units which remain unchanged from the Original Scheme have not been updated. The ability to purchase parking is a key factor in increasing the saleability of the three bedroom units. Due to the absence of standard car parking available for purchase by the three bedroom occupiers, the value of the three bedroom units has been reduced accordingly.

A table summarising the value of the 295 private tenure units as proposed on completion is provided below:

Unit Type	Area Range (sqft)	Capital Value Range	£psf Range
Studio	398 - 517	£600,000 - £835,000	£1,384 - £1,686
1 Bed	527 - 710	£750,000 - £1,075,000	£1,296 - 1,695
2 Bed	775 - 1,216	£1,270,000 - £1,995,000	£1,388 - £1,784
3 Bed	1,098 - 1,851	£1,700,000 - £3,375,000	£1,449 - £2,046

Please refer to Appendix 2 for a "unit by unit" schedule of private residential values.

#### Removal of Car Parking Value

The Original Scheme includes the provision of 36 car parking spaces, available for purchase by private residential occupiers of the three bedroom units on a 'right to park' basis. A value of £50,000 per space was applied to the 36 car parking spaces.

The Revised Scheme does not include any private standard car parking spaces. We have therefore removed the value associated with the car parking from the appraisal.

#### Updated Affordable Values

The Applicant has continued to engage with Notting Hill Genesis ("NHG") in respect of the affordable housing. NHG have provided updated offers based on the revised area schedule and the inclusion of two additional shared ownership units. Whilst no amendments have been made to the rented tenure units, the social rent offer has marginally reduced due to inflation recalculations.

The offers provided by NHG are provided on a block by block basis below:

Block	Tenure	No. Units	Offer
Building B1	Shared Ownership	46	£16,703,200
	<b>Total</b>	<b>46</b>	<b>£16,703,200</b>

Block	Tenure	No. Units	Offer
Building B3	Shared Ownership	12	£4,738,400
	Affordable Rent	30	£6,955,000
	Social Rent	3	£445,001

	<b>Total</b>	<b>45</b>	<b>£12,138,401</b>
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Block	Tenure	No. Units	Offer
Building B4	Affordable Rent	22	£5,406,200
	Social Rent	5	£767,125
	<b>Total</b>	<b>27</b>	<b>£6,173,325</b>

Block	Tenure	No. Units	Offer
Building C1	Affordable Rent	30	£7,170,000
	<b>Total</b>	<b>30</b>	<b>£7,170,000</b>

#### Updated Gym Value

We have updated the value of the gym based on the additional floor area. As per the FVA we have adopted a rental value of £15psf. However, the mezzanine space (referred to as Basement 1 below) has a restricted ceiling height of 2.0m. Based on discussions with JLL's Commercial Valuation team, we have adopted a lower rent of £5psf on the restricted floor space.

The table below summarises the rental assumptions relating to the gym.

Floor	NIA (sqm)	NIA (sqft)	£psf	Rent	Blended Rent psf
GF	32	344	£15	£5,167	
Lower GF	733	7890	£15	£118,349	
Basement 1	444	4779	£5	£23,896	
Basement 2	1498	16124	£15	£241,865	
<b>Total</b>	<b>2707</b>	<b>29138</b>		<b>£389,276</b>	<b>£13.36</b>

We have adopted a 5% yield and no rent free period, as per the submitted FVA.

#### Build Costs

The Applicant's appointed specialist cost consultant Core Five has provided updated build cost advice relating to the current proposed scheme.

The total cost estimate, excluding fees and contingency, is reported as **£259,870,000**, which equates to **£342** per sq ft (gross).

The Cost Plan Summary is available on request.

We have included a 5% allowance for contingency within the appraisal, as per the submitted FVA.

We have included a 10% allowance for professional fees in respect of the commercial elements within the appraisal. We have included an 11% allowance for professional fees in respect of the private elements within the appraisal. This is as per the submitted FVA.

### Updated Community Infrastructure Levy

The S106 and Mayoral and Borough CIL contributions have been provided to us by the Applicant's Planning Consultant, Lichfields. The Carbon Offsetting Payment has been provided to us by WSP. The financial contributions assumed within the proposed scheme are summarised below:

Planning Obligation	Amount
Borough CIL	£9,298,262
Mayoral CIL	£4,219,734
Site-specific S106	£1,548,752
Carbon Offsetting Payment	£873,964
<b>Total</b>	<b>£15,940,712</b>

The payment of the Mayoral and Borough CIL is in accordance with LB Lambeth's CIL Instalments Policy. The site-specific S106 contributions and the carbon off-setting payment will be paid on commencement of development.

### Updated Sales Programme

Within the submitted FVA JLL assumed 40% off plan sales with income received at practical completion of each element of the scheme. We assumed that the remaining units would be sold at an average of 6 units per month thereafter. This was on the basis that the owners of the three bedroom units would have the ability to purchase a car parking space. We consider the ability to purchase parking is a key factor in increasing the saleability of the three bedroom units. As stated within the submitted FVA, we consider that the sales rate on the larger units would be significantly decreased without car parking.

On this basis, we have revised the sales programme within the current proposed scheme, as follows:

Unit Type	Percentage off plan sales	Units sold per month
Studio, 1 bed flat, 2 bed flat (<90sqm)	40%	6
2 bed flat (>90sqm)	40%	3
3 bed flat	20%	1

The above sales programme is based on advice from JLL's Development Consultancy team.

### Viability Results and Conclusion

An appraisal summary for the proposed scheme is included at Appendix 3 and a summary of the results is provided below:

Description	Residual Land Value	Blended Profit Level*	Benchmark Value	RLV less Benchmark value
<b>Proposed Scheme</b> 295 private residential units 148 affordable residential units £10,000,000 funding from HIF	£40,110,000	17.42%	£45,140,000	<b>-£5,030,000</b>

\*The blended profit level is based on the following profit levels:

- Private units: 20% on GDV
- Affordable units: 6% on GDV

- Commercial units: 15% on GDV

The above profit levels are as per the submitted FVA.

The scheme is proposed on the basis of 33.4% affordable housing on a unit basis which equates to 148 affordable residential housing units. There are 360 habitable rooms within the affordable housing. This equates to 35% on a habitable room basis.

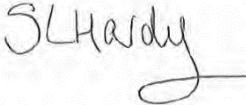
Of the affordable housing provision 90 units will be delivered as low cost rent on the basis of Affordable Rent and Social Rent. This equates to 61% low cost rented tenure on a unit basis. 58 units will be provided on the basis of intermediate tenure. This equates to 39% intermediate tenure on a unit basis.

The residual land value on this basis is £40,110,000 which is lower than the assumed benchmark land value of £45,140,000. Whilst there is a small deficit when compared to the benchmark scheme, the Applicant is willing to deliver the scheme on the basis of 35% of the habitable rooms comprising affordable housing on the basis of hope value. The proposed contribution towards affordable housing is not supported by a commercial appraisal of viability. Indeed, the changes which have been made to the proposed scheme following submission of the planning application, as required by LB Lambeth, have resulted in a reduced residual land value of the proposed scheme.

Given the above, 148 affordable housing units is considered to be the maximum reasonable level of affordable housing provision at the site.

Please do not hesitate to contact us in respect of any of the information provided above.

Yours sincerely,

A handwritten signature in black ink that reads 'S Hardy'.

**Sophie Hardy**

Direct line 020 7087 5985

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# Appendix 1

## Area Schedule



### Development Summary

(West Tower G+25, East Tower G+23, Office G+7, Newport Street G+10)

05/09/2016 : General area adjustments / no design alterations  
22/09/2016: Design alteration on Firestation wall facing IMO Building  
28/09/2016: Design alteration on Middle Site (Middle Gate Opening)  
13/09/2016: Stage 1 Area Schedule Issued  
29/09/2016: Stage 1 Area Schedule - Revised  
07/11/2016: Stage 1 Addendum Issued  
10/11/2016: Stage 1 Addendum revised with CS  
23/11/2016: Stage 1 addendum 20% affordable, increase small units  
12/12/2016: New unit mix Towers  
14/12/2016: Double level Basements in Middle Site  
20/12/2016: New core East Tower  
06/01/2017: Stage 1 addendum 33% affordable, increase small units  
16/01/2017: Stage 1 Design Freeze Set Issued  
20/01/2017: Stage 1 Design Freeze REV01 Issued  
26/02/2017: Stage 1 Design Freeze revised with CS  
07/03/2017: Front and Middle site Basement Alteration  
17/03/2017: New Market-Affordable Tenure mix 22% by units

24/03/17 : Stage 2 Design Freeze Agreed  
29/03/17: Formal Issue Stage 2 Design Freeze P&P  
04/04/17: Stage 2 Design Freeze Addendum - Front Site  
05/04/17: Stage 2 Design Freeze Middle site revised with CS  
06/04/2017: Stage 2 Design Freeze Addendum revised with CS  
08/05/2017: 1 Extra floor within towers (G+20, G+18)  
22/05/2017: Newport street as Warehouse  
22/05/2017: 16% affordable-market Tenure  
06/06/2017: Stage 2 Design Freeze Addendum 2 Issued  
10/07/2017: Stage 2 Design Freeze Addendum 2 (REV 6) revised with CS  
10/07/2017: 7% affordable-market Tenure  
20/10/2017: 25% Affordable - Strong Design Alterations at Office Building, Whight St and Basement layout  
01/10/2017: 23% Affordable  
17/12/2017: Stage 2 add3 issued  
05/12/2017: Stage 2 add 3 revised set issued  
07/12/2017: Stage 2 add 3 revised and agreed with CS

18/12/2017: Stage 2 add3 Draft Planning Issue  
31/01/2018: Planning Submission Issued  
01/02/2018: Planning Submission Area Addendum  
Feb 2018-Mar 2018: 7E Meetings  
20/04/2018: No basement tunnel, no bridges office roof and towers  
08/05/2018: Major Design Alteration +5 Extra floor toers, +1 Extra Floor office, +Extra floor newport street  
18/07/18 Area Exercise GW / OptLA-EU+H  
18/08/07 Office designation revised following client comment.  
13/08/2018 Daylight sunlight revisions to Middle Site  
16/08/2018 Further daylight sunlight revisions to Middle Site  
07/09/2018 Area Check & Residential unit Mix + transport clearance  
11/09/2018 Area reconciliation & Tower Rest Mix Addendum  
13/09/2018 U+H Final amendments  
21/09/2018 DRAFT Planning Issue  
05/10/2018 Planning Issue  
08/10/2018 Planning Issue-amendments  
15/10/2018 Legal Review-amendments  
07/01/2019 35% Affordable - Changed level 6 West Tower  
21/01/2019 35% Affordable - Tracking through excel for level 6  
26/07/2019 Revised Basement layout  
07/08/2019 Amended Unit Mix, reduction in 3bed market units  
12/08/2019 Amended basement layout

19/08/2019: Parking spaces updated  
21/08/2019: Number Hab room

### Area schedule

			NIA		GIA		GEA		Unit No.	Hab. Rooms	Hotel Keys	Parking Available	Demand
			m2	sqft	m2	sqft	m2	sqft					
Residential Block A+B+C	Market	Ground & Above	18,718	201,481	24,590	264,687	25,710	276,737	295	676			
		Total	18,718	201,481	25,193	271,172	26,323	283,341					
	Affordable	Ground & Above	9,079	97,726	11,866	127,726	12,542	134,997	148	360			
		Total	9,079	97,726	12,358	133,016	13,051	140,481	336	356			
	Total	Ground & Above	27,797	299,207	36,456	392,412	38,251	411,734	443	1,036			
		Total	27,797	299,207	37,550	404,188	39,374	423,822	1,006	1,006			
Fire Station	Ground & Above	1,350	14,529	2,010	21,636	2,291	24,660						
	Total	1,350	14,529	2,203	23,713	2,489	26,792						
LFB Museum	Ground & Above	538	5,791	609	6,555	635	6,835						
	Total	1,128	12,142	1,434	15,436	1,498	16,124						
Restaurant	Ground & Above	653	7,029	865	9,311	956	10,290						
	Total	653	7,029	865	9,311	956	10,290						
Hotel	Ground & Above	4,426	47,641	5,900	63,508	6,182	66,543						
	Total	4,426	47,641	6,270	67,490	6,593	70,967						
Corporate Office	Ground & Above	6,451	69,439	8,372	90,116	8,775	94,454						
	Total	6,451	69,439	9,123	98,200	9,606	103,399						
Medium Office	Ground & Above	480	5,167	494	5,317	511	5,500						
	Total	1,285	13,832	1,348	14,510	1,373	14,729						
Small Office	Ground & Above	178	1,916	186	2,002	202	2,174						
	Total	178	1,916	186	2,002	202	2,174						
Micro Office	Ground & Above	134	1,442	142	1,528	154	1,658						
	Total	134	1,442	142	1,528	154	1,658						
Gallery	Ground & Above	-	-	-	-	-	-						
	Total	-	-	-	-	-	-						
Retail	Ground & Above	604	6,501	628	6,760	681	7,330						
	Total	604	6,501	628	6,760	681	7,330						
Gym	Ground & Above	32	344	51	549	54	581						
	Total	2,706	29,132	2,849	30,671	3,055	32,880						
Parking / Plant / Refuse	Ground & Above	-	-	534	5,748	1,226	13,197						
	Total	-	-	8,094	87,124	9,324	100,360						
<b>GRAND TOTAL</b>	Ground & Above	42,643	459,007	56,247	605,443	59,918	644,957						
	Total	46,712	502,811	70,692	760,933	75,304	810,575						
SUMMARY BY BLOCKS	Block A	Ground & Above	12,788	137,648	17,602	189,468	19,380	208,606					
		Total	13,378	143,999	20,479	220,436	22,370	240,791					
	Block B	Ground & Above	27,791	299,142	35,729	384,587	37,361	402,154					
	Total	31,270	336,595	47,165	507,688	49,605	533,951						
Block C	Ground & Above	2,064	22,217	2,916	31,388	3,177	34,197						
	Total	2,064	22,217	3,048	32,809	3,329	35,833						
Total Employment	Ground & Above	7,243	77,964	9,194	98,964	9,642	103,786						
	Total	8,048	86,629	10,799	116,240	11,335	122,010						

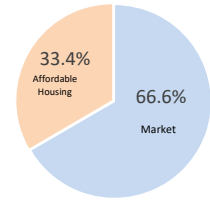
Flexible Use Unit area (GF) included in Hotel NIA, GIA and GEA areas

### Residential Unit Mix

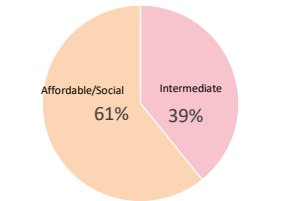
Market	Intermediate Rent						Affordable/Social Rent						Total								
	ST	18	28S	28L	38s	38L	TOTAL	ST	18	28S	28L	38s	38L	TOTAL	ST	18	28S	28L	38s	38L	TOTAL
m2	39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95	
Unit No.	26	168	26	64	4	7	295	21	30	7	0	0	58	90	47	228	37	112	12	7	443
Mix	9%	57%	9%	22%	1%	2%	100%	36%	52%	12%	0%	0%	100%		11%	51%	8%	25%	3%	2%	100%
Hab. Rooms	26	336	78	192	16	28	676	21	60	21	0	0	102	158	47	456	113	336	58	28	1,036

Lambeth Local Plan September 2015:  
-1 Bedroom Units: not more 20%  
-2 Bedroom Units: 20-50%  
-3 bedroom+ Units: 40%

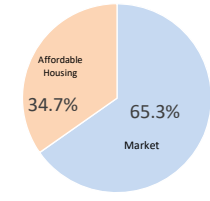
Affordable/Market by Units



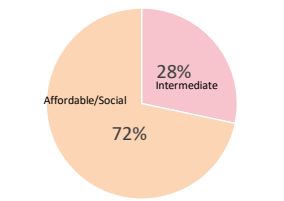
Affordable Housing split by Units



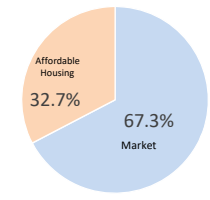
Affordable/Market by HAB



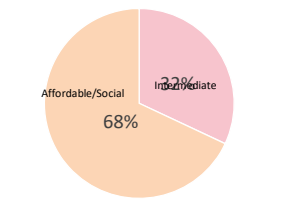
Affordable Housing split by HAB



Affordable/Market by NIA



Affordable Housing split by NIA



Residential Density	Total Residential GEA (above ground)		Total Other Uses GEA (above ground)	
	m2	%	m2	%
	38,251	64%	21,667	36%
Total Development GEA (above ground)	59,918			
Total Development Site Area	75,304	7.53	ha	
Effective Site Area	10,602	1.06	ha	
West Site	4,170	0.42	ha	
Central Site	6,076	0.61	ha	
East Site	356	0.04	ha	
Density ( Hab Rooms/Effective Site Area)	977	Hab rooms per hectare		
West Site	460	Hab rooms per hectare		
Central Site	1,257	Hab rooms per hectare		
East Site	2,247	Hab rooms per hectare		
Density ( units/Effective Site Area)	418	units per hectare		
West Site	228	units per hectare		
Central Site	523	units per hectare		
East Site	843	units per hectare		

44	0
44	

	Market							Intermediate					Affordable/Social					Total							
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95
Unit No.	26	44	0	22	0	3	95	-	-	-	-	-	-	-	-	-	-	-	26	44	0	22	0	3	95
Mix	27%	46%	0%	23%	0%	3%	100%	-	-	-	-	-	-	-	-	-	-	-	27%	46%	0%	23%	0%	3%	100%
Hab. Rooms	26	88	0	66	0	12	192	-	-	-	-	-	-	-	-	-	-	-	26	88	0	66	0	12	192

WEST TOWER																											
	Market							Intermediate					Affordable/Social					Total									
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	
Unit No.	0	64	14	22	3	2	105	20	24	2	-	-	46	-	-	-	-	-	20	88	16	22	3	2	151		
Mix	0%	61%	13%	21%	3%	2%	100%	8%	50%	-	-	-	100%	-	-	-	-	-	13%	58%	11%	15%	2%	1%	100%		
Hab. Rooms	0	128	42	66	12	8	256	20	48	6	-	-	74	-	-	-	-	-	20	176	48	66	12	8	330		

EAST TOWER																											
	Market							Intermediate					Affordable/Social					Total									
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	
Unit No.	-	60	12	20	1	2	95	1	6	5	-	-	12	1	80	20	33	4	2	1	160	60	99	19	8	140	
Mix	-	63%	13%	21%	1%	2%	100%	8%	50%	-	-	-	100%	0%	42%	9%	39%	9%	100%	1%	57%	14%	24%	3%	1%	100%	
Hab. Rooms	-	120	36	60	4	8	228	1	12	15	-	-	28	-	28	9	39	15	91	1	160	60	99	19	8	347	

WHITGIFT STREET																											
	Market							Intermediate					Affordable/Social					Total									
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	
Unit No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	1	15	5	27	-	6	1	15	5	-	27	
Mix	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	22%	4%	56%	19%	100%	0%	22%	4%	56%	19%	-	100%	
Hab. Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12	3	45	27	87	-	12	3	45	27	-	87	

REAR SITE																											
	Market							Intermediate					Affordable/Social					Total									
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	
Unit No.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10	-	20	-	30	-	10	-	20	-	-	30	
Mix	-	-	-	-	-	-	-	-	-	-	-	-	-	0%	33%	0%	67%	0%	100%	0%	33%	0%	67%	0%	-	100%	
Hab. Rooms	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20	-	60	-	80	-	20	-	60	-	-	80	

**GRAND TOTAL**

	Market							Intermediate					Affordable/Social					Total								
	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	TOTAL	ST 39	1B 50	2BS 60	2BL 70	3Bs 86	3BL 95	TOTAL
Unit No.	26	168	26	64	4	7	295	21	30	7	-	-	58	-	30	4	48	8	90	47	228	37	112	12	7	443
Mix	9%	57%	9%	22%	1%	2%	100%	36%	52%	12%	0%	0%	100%	11%	51%	8%	25%	3%	2%	11%	51%	8%	25%	3%	2%	100%
Hab. Rooms	26	336	78	192	16	28	676	21	60	21	-	-	102	-	60	12	144	42	258	47	456	111	336	58	28	1,036

	Market			Intermediate			Affordable/Social		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above	5,821	8,023	8,713						
Total	5,821	8,328	9,018						

	Market			Intermediate			Affordable/Social		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above	6,822	8,708	8,934	2,180	2,834	2,909			
Total	6,822	8,833	9,064	2,180	2,959	3,039			

	Market			Intermediate			Affordable/Social		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above	6,075	7,859	8,063	724	Included in Social	Included in Social	2,210	3,888	4,082
Total	6,075	8,032	8,241	724	Included in Social	Included in Social	2,210	4,061	4,260

	Market			Intermediate			Affordable/Social		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above							2,065	2,545	2,741
Total							2,065	2,692	2,888

	Market			Intermediate			Affordable/Social		
	NIA	GIA	GEA	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above							1,900	2,599	2,810
Total							1,900	2,646	2,864

	Market			Affordable Rent (Intermediate + Social)		
	NIA	GIA	GEA	NIA	GIA	GEA
Ground and Above	18,718	24,590	25,710	9,079	11,866	12,542
Total	18,718	25,193	26,323	9,079	12,358	13,051

2,904 Intermediate Total  
 6,175 Social Rent Total

Block A  
Summary

Area schedule				Listed Residential Building				Fire Station				LFB Museum				Hotel				Restaurant				Shared Plant, Waste, & Cycles				Total			
Level	(Residential + Hotel Only)		TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	
	FFL	AOD																													m2
Roof		40.870																													
10	3.500	37.370																													
9	2.910	34.460																													
8	3.650	30.810	489	658	732	74%																									
7	2.970	27.840	622	841	931	74%																									
6	2.970	24.870	689	915	1,001	75%																									
5	2.970	21.900	712	942	1,030	76%																									
4	2.945	18.955	712	942	1,031	76%																									
3	3.160	15.795	837	1,077	1,168	78%																									
2	3.210	12.585	911	1,188	1,269	77%																									
1	3.220	9.365	849	1,210	1,296	70%																									
GF	4.765	4.600		250	255																										
<b>G+Total</b>	<b>(Excl. Basements)</b>		<b>5,821</b>	<b>8,023</b>	<b>8,713</b>	<b>73%</b>	<b>1,350</b>	<b>2,010</b>	<b>2,291</b>	<b>67%</b>	<b>538</b>	<b>609</b>	<b>635</b>	<b>88%</b>	<b>4,426</b>	<b>5,900</b>	<b>6,182</b>	<b>75%</b>	<b>653</b>	<b>865</b>	<b>956</b>	<b>75%</b>	<b>-</b>	<b>195</b>	<b>603</b>	<b>-</b>	<b>12,788</b>	<b>17,602</b>	<b>19,380</b>	<b>73%</b>	
Mezzanine hotel																															
B1	3.570	1.030		305	305	0%																									
B2	Middle Site																														
<b>Total</b>	<b>(Incl. Basements)</b>		<b>5,821</b>	<b>8,328</b>	<b>9,018</b>	<b>70%</b>	<b>1,350</b>	<b>2,203</b>	<b>2,489</b>	<b>61%</b>	<b>1,128</b>	<b>1,434</b>	<b>1,498</b>	<b>79%</b>	<b>4,426</b>	<b>6,270</b>	<b>6,593</b>	<b>71%</b>	<b>653</b>	<b>865</b>	<b>956</b>	<b>75%</b>	<b>-</b>	<b>1,379</b>	<b>1,816</b>	<b>-</b>	<b>13,378</b>	<b>20,479</b>	<b>22,370</b>	<b>65%</b>	

Block B

Area schedule	West Tower				East Tower				Whitgift Affordable Residential				Corporate Office				Medium Office				Small Office				Micro Office				Retail				Gym				Parking / Plant/ Waste Area				Total			
	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA
	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%
Roof																																												
25	272	354	361	77%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
24	372	460	472	81%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
23	372	460	472	81%	272	355	361	77%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
22	272	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
21	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
20	368	460	472	80%	271	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
19	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
18	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
17	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
16	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
15	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
14	368	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
13	370	460	472	80%	368	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
12	370	460	472	80%	370	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
11	370	460	472	80%	370	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
10	370	460	472	80%	370	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
9	370	460	472	80%	370	460	472	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
8	370	460	472	80%	370	460	472	80%	-	-	-	-	281	426	459	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
7	370	460	472	80%	370	460	472	80%	-	-	-	-	746	963	1,011	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
6	370	460	472	80%	370	460	472	80%	-	-	-	-	847	1,063	1,115	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
5	362	460	472	79%	354	460	472	79%	-	-	-	-	899	1,114	1,167	80%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
4	362	460	472	79%	434	597	631	79%	223	289	314	77%	899	1,114	1,167	81%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
3	362	460	472	79%	533	711	752	79%	366	462	494	79%	899	1,114	1,167	81%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
2	362	460	472	79%	620	795	838	78%	588	695	737	80%	899	1,114	1,167	81%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
1	362	460	472	79%	623	798	841	78%	604	710	753	80%	811	1,030	1,073	79%	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
GF	-	148	153	9%	-	211	228	9%	284	358	403	9%	170	434	449	9%	480	494	511	97%	178	186	202	96%	134	142	154	94%	440	455	473	97%	32	51	54	63%	-	195	212	0%	2,160	2,747	2,885	79%
<b>G+Total (Excl. Basements)</b>	<b>9,002</b>	<b>11,542</b>	<b>11,842</b>	<b>103%</b>	<b>9,009</b>	<b>11,747</b>	<b>12,145</b>	<b>77%</b>	<b>2,065</b>	<b>2,545</b>	<b>2,741</b>	<b>81%</b>	<b>6,451</b>	<b>8,372</b>	<b>8,775</b>	<b>77%</b>	<b>480</b>	<b>494</b>	<b>511</b>	<b>97%</b>	<b>178</b>	<b>186</b>	<b>202</b>	<b>96%</b>	<b>134</b>	<b>142</b>	<b>154</b>	<b>94%</b>	<b>440</b>	<b>455</b>	<b>473</b>	<b>97%</b>	<b>32</b>	<b>51</b>	<b>54</b>	<b>63%</b>	<b>-</b>	<b>195</b>	<b>464</b>	<b>0%</b>	<b>27,791</b>	<b>35,729</b>	<b>37,361</b>	<b>78%</b>
<b>LGf</b>	-	108	109		-	240	249		-	52	52		-	422	463		-	805	854	84%	-	-	-	0%	-	-	-	0%	-	-	-		733	770	831	95%	-	1,710	1,858		1,538	4,156	4,424	37%
<b>B1</b>	-	80	80		-	57	59		-	54	54		-	193	213		-	-	-	#DIV/0!	-	-	-		-	-	-		444	483	556	92%	-	2,097	2,215	0%	444	2,964	3,377	10%				
<b>B2</b>	-	72	72		-	48	48		-	41	41		-	136	155	0%	-	-	-		-	-	-		-	-	-	0%	-	-	-		1,498	1,546	1,614		-	2,484	2,714		1,498	4,316	4,644	35%
<b>Total (Incl. Basements)</b>	<b>9,002</b>	<b>11,792</b>	<b>12,103</b>	<b>102%</b>	<b>9,009</b>	<b>12,092</b>	<b>12,501</b>	<b>75%</b>	<b>2,065</b>	<b>2,692</b>	<b>2,888</b>	<b>77%</b>	<b>6,451</b>	<b>9,123</b>	<b>9,606</b>	<b>71%</b>	<b>1,285</b>	<b>1,348</b>	<b>1,373</b>	<b>95%</b>	<b>178</b>	<b>186</b>	<b>202</b>	<b>96%</b>	<b>134</b>	<b>142</b>	<b>154</b>	<b>94%</b>	<b>440</b>	<b>455</b>	<b>473</b>	<b>97%</b>	<b>2,706</b>	<b>2,849</b>	<b>3,055</b>	<b>95%</b>	<b>-</b>	<b>6,486</b>	<b>7,251</b>	<b>0%</b>	<b>31,270</b>	<b>47,165</b>	<b>49,605</b>	<b>66%</b>

Note West Tower, East Tower and Office building have different floor to floor heights, on the bridge connection appears on different levels

Block C  
Summary

Area schedule			Newport St Affordable Residential				Retail				Parking/Plant/Waste area				Total			
Level	FFL	AOD	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA
	m	m	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%	TOTAL	TOTAL	TOTAL	%
			m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%
Roof			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
16			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
15			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
14			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
13			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
12			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
11			-	41	49	-	-	-	-	-	-	-	-	-	-	-	-	-
10			190	248	268	77%	-	-	-	-	-	81	88	-	190	248	268	77%
9			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
8			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
7			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
6			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
5			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
4			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
3			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
2			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
1			190	248	268	77%	-	-	-	-	-	-	-	-	190	248	268	77%
GF			-	78	81	-	164	173	208	95%	-	-	63	71	164	314	360	52%
<b>G+Total</b> (Excl. Basements)			<b>1,900</b>	<b>2,599</b>	<b>2,810</b>	<b>73%</b>	<b>164</b>	<b>173</b>	<b>208</b>	<b>95%</b>	<b>-</b>	<b>144</b>	<b>159</b>	<b>-</b>	<b>2,064</b>	<b>2,916</b>	<b>3,177</b>	<b>71%</b>
<b>LG</b>			-	47	54	-	-	-	-	-	-	85	98	-	-	132	152	-
<b>Total</b> (Incl. Basements)			<b>1,900</b>	<b>2,646</b>	<b>2,864</b>	<b>72%</b>	<b>164</b>	<b>173</b>	<b>208</b>	<b>95%</b>	<b>-</b>	<b>229</b>	<b>257</b>	<b>-</b>	<b>2,064</b>	<b>3,048</b>	<b>3,329</b>	<b>68%</b>

Block A  
Listed Residential Building

Area schedule			Listed Residential Building								
Level	FFL tbc m	AOD tbc m	residential			lobby m2	amenity communal m2	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %
			Market	Intermediate	Affordable/ Social						
Roof											#DIV/0!
9											#DIV/0!
8			489				489	658	732	74%	
7			622				622	841	931	74%	
6			689				689	915	1001	75%	
5			712				712	942	1030	76%	
4			712				712	942	1031	76%	
3			837				837	1077	1168	78%	
2			911				911	1188	1269	77%	
1			849			47	849	1210	1296	70%	
GF					130			250	255		
<b>G+Total</b>	(Excl. Basements)		<b>5821</b>				<b>5,821</b>	<b>8,023</b>	<b>8,713</b>	<b>73%</b>	
B1					13	109		305	305		
<b>Total</b>	(Incl. Basements)						<b>5,821</b>	<b>8,328</b>	<b>9,018</b>	<b>70%</b>	

Note: lobby and communal amenity not included in NIA total

		Residential Unit Mix							Residential Unit Mix							Residential Unit Mix							Residential Unit Mix						
		Market							Intermediate							Affordable/Social							Total						
		ST	1B	2Bs	2BL	3Bs	3BL	TOTAL	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL
m2		39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95	
		no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
<b>Total</b>		<b>26</b>	<b>44</b>	<b>22</b>	<b>3</b>	<b>95</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>26</b>	<b>44</b>	<b>22</b>	<b>3</b>	<b>95</b>			
<b>MIX</b>		<b>27%</b>	<b>46%</b>	<b>23%</b>	<b>3%</b>	<b>100%</b>																<b>27%</b>	<b>46%</b>	<b>23%</b>	<b>3%</b>	<b>100%</b>			
<b>Hab. Rooms</b>		<b>26</b>	<b>88</b>	<b>66</b>	<b>12</b>	<b>192</b>																<b>26</b>	<b>88</b>	<b>66</b>	<b>12</b>	<b>192</b>			

Block A  
LFB Fire Station and Museum

Area schedule			Fire Station						LFB Museum						
Level	FFL tbc m	AOD tbc m	Rooms m2	Circulation m2	Terrace Amenity m2	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %	Rooms m2	Circulation m2	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %
9							7	10							
8							19	19							
7							21	28							
6							27	35							
5							27	35							
4							27	35							
3							47	186							
2			170	40	52	210	279	308	75%						
1			202	51	5	253	334	367	76%						
GF			763	124		887	1222	1268	73%	431	107	538	609	635	88%
<b>G+Total</b>	(Excl. Basements)		<b>1,135</b>	<b>215</b>	<b>57</b>	<b>1,350</b>	<b>2,010</b>	<b>2,291</b>	<b>67%</b>	<b>431</b>	<b>107</b>	<b>538</b>	<b>609</b>	<b>635</b>	<b>88%</b>
Mezzanine															
B1							193	198		513	77	590	781	819	76%
<b>Total</b>	(Incl. Basements)		<b>1,135</b>	<b>215</b>	<b>57</b>	<b>1,350</b>	<b>2,203</b>	<b>2,489</b>	<b>61%</b>	<b>944</b>	<b>184</b>	<b>1,128</b>	<b>1,434</b>	<b>1,498</b>	<b>79%</b>

Note: Firestation Brief includes Wash-Down space in NIA & GIA  
Circulation, Stairs & Lifts; Dedicated & Shared Plant ALL excluded from NIA

Block A  
Hotel

Area schedule			Hotel (shared FOH, BOH and services with Restaurant)							Keys	
Level	FFL	AOD	Rooms	Circulation	BoH	FoH	NIA	GIA	GEA		NIA/GIA
	m	m	m2	m2	m2	Lobby Roof Bar	TOTAL	TOTAL	TOTAL	%	no.
							m2	m2	m2		
Roof											
10											
9				9	7		246	360	380	68%	
8			378	103	17		481	626	656	77%	17
7			410	103	17		513	662	692	77%	18
6			410	103	17		513	662	692	77%	18
5			410	103	17		513	662	692	77%	18
4			410	103	17		513	662	692	77%	18
3			410	103	17		513	662	692	77%	18
2			410	103	17		513	662	692	77%	18
1			400	103	17		503	662	692	76%	18
GF					75	118	118	280	302	42%	
<b>G+Total</b>	(Excl. Basements)		<b>3238</b>	<b>833</b>	<b>218</b>	<b>355</b>	<b>4,426</b>	<b>5,900</b>	<b>6,182</b>	<b>75%</b>	
Mezzanine								-	-		
B1					232			370	411		
(Middle Site)B2											
<b>Total</b>	(Incl. Basements)		<b>3238</b>	<b>833</b>	<b>450</b>	<b>355</b>	<b>4,426</b>	<b>6,270</b>	<b>6,593</b>	<b>71%</b>	<b>Total</b>
											<b>143</b>

Restaurant				
Level	NIA	GIA	GEA	NIA/GIA
	TOTAL	TOTAL	TOTAL	%
	m2	m2	m2	%
Roof				
10	246	322	351	76%
9	407	543	605	75%
8				
7				
6				
5				
4				
3				
2				
1				
GF	Shared with Hotel	Shared with Hotel	Shared with Hotel	
<b>G+Total</b>	<b>653</b>	<b>865</b>	<b>956</b>	<b>75%</b>
Mezzanine				
B1				
<b>Total</b>	<b>653</b>	<b>865</b>	<b>956</b>	<b>75%</b>

TOTAL			
NIA	GIA	GEA	NIA/GIA
TOTAL	TOTAL	TOTAL	%
m2	m2	m2	%
246	322	351	76%
653	903	985	72%
481	626	656	77%
513	662	692	77%
513	662	692	77%
513	662	692	77%
513	662	692	77%
513	662	692	77%
513	662	692	77%
513	662	692	77%
503	662	692	76%
118	280	302	42%
<b>5,079</b>	<b>6,765</b>	<b>7,138</b>	<b>75%</b>
-	-	-	
	370	411	
-	-	-	
<b>5,079</b>	<b>7,135</b>	<b>7,549</b>	<b>71%</b>

Notes:  
Hotel Bridge at lev 10 has been included in both NIA and GIA  
Hotel BOH not included in NIA areas  
Flexible Use Unit area (GF) included in Hotel NIA, GIA and GEA areas



Block B  
West Tower

Area schedule

			West Tower										Retail								
Level	FFL	ADD	residential			lobby	amenity communal (Internal)	NIA TOTAL	GIA			GEA			NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA		
			Market	Intermediate	Affordable/ Social				Market	Affordable	TOTAL	Market	Affordable	TOTAL							
Roof		82.825																			
25	3.575	79.250	472				472	354				354									
24	3.075	76.175	372				372	460				460									
23	1.075	75.100	372				372	460				460									
22	2.075	73.025	272				272	460				460									
21	3.075	69.950	368			102	368	460				460									
20	3.075	66.875	368				368	460				460									
19	3.075	63.800	368				368	460				460									
18	3.075	60.725	368				368	460				460									
17	3.075	57.650	368				368	460				460									
16	3.075	54.575	368				368	460				460									
15	3.075	51.500	368				368	460				460									
14	3.075	48.425	368				368	460				460									
13	3.075	45.350	370				370	460				460									
12	3.075	42.275	370				370	460				460									
11	3.075	39.200	370				370	460				460									
10	3.075	36.125	370				370	460				460									
9	3.075	33.050	370				370	460				460									
8	3.075	29.975	370				370	460				460									
7	3.075	26.900	370				370	460				460									
6	3.075	23.825		370			370	460				460									
5	3.075	20.750		362			362	460				460									
4	3.075	17.675		362			362	460				460									
3	3.075	14.600		362			362	460				460									
2	3.075	11.525		362			362	460				460									
1	3.075	8.450		362			362	460				460									
GF	-4.000	-4.450																			
<b>G+Total</b>	(Excl. Basements)		<b>6822</b>	<b>2180</b>	<b>9002</b>		<b>102</b>	<b>9,002</b>				<b>8,708</b>	<b>2,834</b>	<b>11,542</b>				<b>8,934</b>	<b>2,909</b>	<b>11,842</b>	<b>103%</b>
LGF	3.480	0.970										54	54	108				55	55	109	
B1	2.970	-2.000										40	40	80				40	40	80	
B2	2.750	-4.750										31	31	62				36	36	72	
<b>Total</b>	(Incl. Basements)		<b>6822</b>	<b>2180</b>	<b>9002</b>		<b>130</b>	<b>9,002</b>				<b>8,833</b>	<b>2,959</b>	<b>11,792</b>				<b>9,064</b>	<b>3,038</b>	<b>12,103</b>	<b>102%</b>

Notes:  
retail NIA includes both  
lobby area and amenity spaces not included in NIA total

Residential Unit Mix

Market	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL
	no.	no.	no.	no.	no.	no.	no.
Roof							
25	39	50	60	70	86	95	
24		2	2	1			5
23		2	2	1			5
22			2	1			3
21		4	2				6
20		4	2				6
19		4	2				6
18		4	2				6
17		4	2				6
16		4	2				6
15		4	2				6
14		4	2				6
13		4	2				6
12		4	2				6
11		4	2				6
10		4	2				6
9		4	2				6
8		4	2				6
7		4	2				6
6		4	2				6
5		4	2				6
4		4	2				6
3		4	2				6
2		4	2				6
1		4	2				6
GF							
Total	<b>64</b>	<b>14</b>	<b>22</b>	<b>3</b>	<b>2</b>	<b>105</b>	
MIX	<b>61%</b>	<b>13%</b>	<b>21%</b>	<b>3%</b>	<b>2%</b>	<b>100%</b>	
Hab. Rooms	<b>128</b>	<b>42</b>	<b>66</b>	<b>12</b>	<b>8</b>	<b>256</b>	

Intermediate	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL
	no.	no.	no.	no.	no.	no.	no.
Roof							
25	39	50	60	70	86	95	
24							
23							
22							
21							
20							
19							
18							
17							
16							
15							
14							
13							
12							
11							
10							
9							
8							
7							
6							
5							
4							
3							
2							
1							
GF							
Total	<b>20</b>	<b>24</b>	<b>2</b>				<b>46</b>

Affordable/Social	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL
	no.	no.	no.	no.	no.	no.	no.
Roof							
25	39	50	60	70	86	95	
24							
23							
22							
21							
20							
19							
18							
17							
16							
15							
14							
13							
12							
11							
10							
9							
8							
7							
6							
5							
4							
3							
2							
1							
GF							
Total	<b>20</b>	<b>88</b>	<b>16</b>	<b>22</b>	<b>3</b>	<b>2</b>	<b>151</b>

Total	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL
	no.	no.	no.	no.	no.	no.	no.
Roof							
25	39	50	60	70	86	95	
24							
23							
22							
21							
20							
19							
18							
17							
16							
15							
14							
13							
12							
11							
10							
9							
8							
7							
6							
5							
4							
3							
2							
1							
GF							
Total	<b>20</b>	<b>176</b>	<b>48</b>	<b>66</b>	<b>12</b>	<b>8</b>	<b>330</b>

Block B  
East Tower

Additional Hab  
Rooms, 1.88e, 2.88e, 3.7  
Bc

Area schedule										East Tower							Micro Office			
Level	FFL m	AOD m	residential			lobby m2	amenity (internal) m2	NIA m2	GIA			GEA			NIA/GIA	TOTAL m2	TOTAL m2	TOTAL m2	NIA/GIA	TOTAL m2
			Market	Intermediate	Affordable/ Social				Market	Affordable	TOTAL	Market	Affordable	TOTAL						
Roof		79.675																		
23	3.075	76.100	272			272			355		355	361		361	77%					
22	3.075	73.025	368			368			460		460	472		472	80%					
21	3.075	69.950	368			368			460		460	472		472	80%					
20	3.075	66.875	271			271		101	460		460	472		472	59%					
19	3.075	63.800	368			368			460		460	472		472	80%					
18	3.075	60.725	368			368			460		460	472		472	80%					
17	3.075	57.650	368			368			460		460	472		472	80%					
16	3.075	54.575	368			368			460		460	472		472	80%					
15	3.075	51.500	368			368			460		460	472		472	80%					
14	3.075	48.425	368			368			460		460	472		472	80%					
13	3.075	45.350	368			368			460		460	472		472	80%					
12	3.075	42.275	370			370			460		460	472		472	80%					
11	3.075	39.200	370			370			460		460	472		472	80%					
10	3.075	36.125	370			370			460		460	472		472	80%					
9	3.075	33.050	370			370			460		460	472		472	80%					
8	3.075	29.975	370			370			460		460	472		472	80%					
7	3.075	26.900	370			370			460		460	472		472	80%					
6	3.075	23.825	370			370			460		460	472		472	80%					
5	3.075	20.750	370	354		370			460		460	472		472	77%					
4	3.075	17.675	370	434		370			460		460	472		472	73%					
3	3.075	14.600	370	514		370			460		460	472		472	75%					
2	3.075	11.525	370	594		370			460		460	472		472	78%					
1	3.075	8.450	370	674		370			460		460	472		472	78%					
GP	4.000	4.450							144	67	211	156	76	236						
<b>G+Total</b> (Excl. Basements)			<b>6,075</b>	<b>724</b>	<b>2,210</b>	<b>9,009</b>			<b>7,859</b>	<b>3,888</b>	<b>11,747</b>	<b>8,063</b>	<b>4,082</b>	<b>12,145</b>	<b>77%</b>	<b>134</b>	<b>142</b>	<b>154</b>	<b>94%</b>	
LGP	3.480	0.970							130	120	240	125	125	240						
B1	2.970	-2.000							29	29	57	30	30	59						
B2	2.750	-4.750							24	24	48	24	24	48						
<b>Total</b> (Incl. Basements)			<b>6,075</b>	<b>724</b>	<b>2,210</b>	<b>9,009</b>			<b>8,032</b>	<b>4,061</b>	<b>12,092</b>	<b>8,241</b>	<b>4,260</b>	<b>12,501</b>	<b>75%</b>	<b>134</b>	<b>142</b>	<b>154</b>	<b>94%</b>	

Residential Unit Mix																													
	Market							Intermediate							Affordable/Social					Total									
	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL	
m2	39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95		
no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
Roof																													
23						2	2																					2	
22			4		2																							2	
21			4		2																							6	
20			4		2	1																			1			3	
19			4		2																							6	
18			4		2																							6	
17			4		2																							6	
16			4		2																							6	
15			4		2																							6	
14			4		2																							6	
13			4		2																							6	
12			4		2																							6	
11			4		2																							6	
10			4		2																							6	
9			4		2																							6	
8			4		2																							6	
7			4		2																							6	
6			4		2																							6	
5										4	2			6														6	
4			1	2	3									6														6	
3																												7	
2			3	2	3	1								7														7	
1			4	1	1									8														8	
GP			4		1									9														9	
Total			<b>60</b>	<b>12</b>	<b>20</b>	<b>1</b>	<b>2</b>							<b>95</b>	<b>1</b>	<b>6</b>	<b>5</b>											<b>140</b>	
Mix			63%	13%	21%	1%	2%							100%	8%	50%	42%											100%	
Hab. Rooms			<b>120</b>	<b>36</b>	<b>60</b>	<b>4</b>	<b>8</b>							<b>228</b>	<b>1</b>	<b>12</b>	<b>15</b>											<b>347</b>	

Notes:  
retail NIA includes both  
lobby area and amenity spaces not included in NIA total

Block B  
Whitgift St Townhouses

Additional Hab Rooms,  
0.1BWh, 1.1BWh, 2.1BWh, 3.3BWh,  
3.5BWh, 4.1BWh, 4.3BWh

Area schedule			Whitgift Affordable Residential							Retail				Small Office					
Level	FFL	AOD	residential				lobby	NIA	GIA	GEA	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA	TOTAL	TOTAL	TOTAL	NIA/GIA
			Market	Intermediate	Affordable/Social														
Roof		20.610						31	40										
4	3.040	17.570			223	223	223	289	314	77%									
3	3.040	14.530			366	366	366	462	494	79%									
2	3.040	11.490			588	588	588	695	737	85%									
1	3.040	8.450			604	604	604	719	753	85%									
GF	4.150	4.300			284	284	284	358	403	79%									
<b>G+Total</b>	(Excl. Basements)				2065	2065		<b>2,065</b>	<b>2,545</b>	<b>2,741</b>	<b>81%</b>								
LGF	3.330	0.970						52	52										
B1	2.970	-2.000						54	54										
B2	2.750	-4.750						41	41										
<b>Total</b>	(Incl. Basements)				2065	2065		<b>2,065</b>	<b>2,692</b>	<b>2,888</b>	<b>77%</b>								
								<b>96</b>	<b>100</b>	<b>108</b>	<b>96%</b>								
								<b>178</b>	<b>186</b>	<b>202</b>	<b>96%</b>								

Residential Unit Mix																												
m2	Market							Intermediate							Affordable/Social							Total						
	ST	1B	2Bs	2BL	3Bs	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL	ST	1B	2Bs	2BL	3B	3BL	TOTAL
	39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95		39	50	60	70	86	95	
	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.	no.
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>							-								<b>6</b>	<b>1</b>	<b>15</b>	<b>5</b>			<b>27</b>	<b>6</b>	<b>1</b>	<b>15</b>	<b>5</b>		<b>27</b>	
<b>MIX</b>															22%	4%	56%	19%			100%	22%	4%	56%	19%		100%	
<b>Hab. Rooms</b>							-								<b>12</b>	<b>3</b>	<b>45</b>	<b>27</b>			<b>87</b>	<b>12</b>	<b>3</b>	<b>45</b>	<b>27</b>		<b>87</b>	

Hab Room previous 73  
Units previous 32

Block B  
Office Building

Area schedule			Corporate Office							Medium Office				Retail				Gym				Total			
Office			Office	Office Lobby	Office Terrace & Amenity	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA
Level	FFL	AOD				TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL	
	m	m	m2	m2	m2	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%
Roof	plant	36.890																							
8	3.580	33.310	281		296	281	426	459	66%									281	426	459		281	426	459	66%
7	3.580	29.730	746		88	746	963	1011	77%									746	963	1011		746	963	1011	77%
6	3.580	26.150	847		49	847	1063	1115	80%									847	1063	1115		847	1063	1115	80%
5	3.580	22.570	899		6	899	1114	1167	81%									899	1114	1167		899	1114	1167	81%
4	3.580	18.990	899		6	899	1114	1167	81%									899	1114	1167		899	1114	1167	81%
3	3.580	15.410	899		6	899	1114	1167	81%									899	1114	1167		899	1114	1167	81%
2	3.580	11.830	899		6	899	1114	1167	81%									899	1114	1167		899	1114	1167	81%
1	3.580	8.250	811		6	811	1030	1073	79%									811	1030	1073		811	1030	1073	79%
Ground Floor	4.450	3.800		170		170	434	449	39%	480	494	511	97%	83	88	92	94%	32	51	54	63%	7,046	9,005	9,432	78%
<b>G+Total</b>	(Excl. Basements)		<b>6,281</b>		<b>463</b>	<b>6,451</b>	<b>8,372</b>	<b>8,775</b>	<b>77%</b>	<b>480</b>	<b>494</b>	<b>511</b>	<b>97%</b>	<b>83</b>	<b>88</b>	<b>92</b>	<b>94%</b>	<b>32</b>	<b>51</b>	<b>54</b>	<b>63%</b>	<b>7,046</b>	<b>9,005</b>	<b>9,432</b>	<b>78%</b>
LGF	2.830	0.970			429		422	463		805	854	862	94%					733	770	831	95%	1538	2,046	2,156	
B1	2.970	-2.000			21		193	213					#DIV/0!					444	483	556		444	676	769	
B2	2.750	-4.750					136	155					#DIV/0!					1498	1,546	1,614	97%	1498	1,682	1,769	
<b>Total</b>	(Incl. Basements)		<b>6,281</b>		<b>913</b>	<b>6,451</b>	<b>9,123</b>	<b>9,606</b>	<b>71%</b>	<b>1,285</b>	<b>1,348</b>	<b>1,373</b>	<b>95%</b>	<b>83</b>	<b>88</b>	<b>92</b>	<b>94%</b>	<b>2,706</b>	<b>2,849</b>	<b>3,055</b>	<b>95%</b>	<b>10,525</b>	<b>13,408</b>	<b>14,126</b>	<b>78%</b>

Note: lobby and retail not included in NIA total  
GF Affordable Office emergency exit lobbies on Whitgift St are included in Office GIA/GEA



Block A  
Plant

Area schedule

Level	Shared Plant			NIA/GIA
	NIA TOTAL	GIA TOTAL	GEA TOTAL	
	m2	m2	m2	
Roof				
10			401	
9		107	109	
8				
7				
6				
5				
4				
3				
2				
1				
GF		34	38	
LGF				
<b>G+Total</b> (Excl. Basements)		<b>141</b>	<b>548</b>	
Mezzanine				
81		938	958	
<b>Total</b> (Incl. Basements)		<b>1079</b>	<b>1506</b>	

\*LFB, Museum, & Hotel specific Plant Areas included in respective schedules

Cycle Store			
NIA TOTAL	GIA TOTAL	GEA TOTAL	NIA/GIA
m2	m2	m2	%
-	-	-	
-	<b>121</b>	<b>123</b>	

Waste Holding Area			
NIA TOTAL	GIA TOTAL	GEA TOTAL	NIA/GIA
m2	m2	m2	%
	54	55	
-	<b>54</b>	<b>55</b>	
	125	132	
-	<b>179</b>	<b>187</b>	

\*LFB and Museum Waste Areas included in respective schedules

Total			
NIA TOTAL	GIA TOTAL	GEA TOTAL	NIA/GIA
m2	m2	m2	%
	107	401	
		109	
	88	93	
-	<b>195</b>	<b>603</b>	
	1384	1213	
-	<b>1,379</b>	<b>1,816</b>	

Block B  
Parking & Plant

Area schedule		Parking				Cycle Store				Waste Holding Area				Shared Plant				Total			
Level		NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA	NIA	GIA	GEA	NIA/GIA
		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL		TOTAL	TOTAL	TOTAL	
		m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%	m2	m2	m2	%
Office Roof 9																252				252	
8																					
7																					
6																					
5																					
4																					
3																					
2																					
1																					
GF		4.450				18	22			61	64			116	126			195	212		
<b>G+Total</b> (Excl. Basements)		-	-	-		-	<b>18</b>	<b>22</b>		-	<b>61</b>	<b>64</b>		-	<b>116</b>	<b>378</b>		-	<b>195</b>	<b>464</b>	
LGF 3.480 0.970			59	62			1,244	1,338			67	77			340	381			1710	1858	
B1 2.720 -1.750			1,698	1,791			-	-			31	39			368	385			2097	2215	
B2 3.000 -4.750											255	283			2229	2431			2484	2714	
<b>Total</b> (Incl. Basements)		-	<b>1,757</b>	<b>1,853</b>		-	<b>1,262</b>	<b>1,360</b>		-	<b>414</b>	<b>463</b>		-	<b>3,053</b>	<b>3,575</b>		-	<b>6,486</b>	<b>7,251</b>	

Block C  
Plant

Area schedule			Cycle Store				Waste Holding Area				Plant				Total			
Level	FFL	AOD	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %	NIA TOTAL m2	GIA TOTAL m2	GEA TOTAL m2	NIA/GIA %
Roof		40.125																
10	3.000	37.125																
9	3.000	34.125																
8	3.000	31.125																
7	3.000	28.125																
6	3.000	25.125																
5	3.000	22.125																
4	3.000	19.125																
3	3.000	16.125																
2	3.000	13.125																
1	3.000	10.125																
GF	5.625	4.500		35	39			18	21			10	11			63	71	
<b>G+Total</b>	(Excl. Basements)		-	<b>35</b>	<b>39</b>		-	<b>18</b>	<b>21</b>		-	<b>91</b>	<b>99</b>		-	<b>144</b>	<b>159</b>	
LG	4.000	0.500										85	98		-	85	98	
<b>Total</b>	(Incl. Basements)		-	<b>35</b>	<b>39</b>		-	<b>18</b>	<b>21</b>		-	<b>176</b>	<b>197</b>		-	<b>229</b>	<b>257</b>	



## Appendix 2

### Schedule of Private Unit Values

**West Site - Summary of Unit Values**

Unit No	Block	Unit Type	Floor	No of Beds	Persons	Size (sqm)	Size (sqft)	Aspect	Orientation	Market Value	£psf Value
1	A	Standard	1	Studio	1	46.0	495	Dual	North-East	£815,000	£1,646
2	A	Standard	1	1	2	51.0	549	Dual	North West	£895,000	£1,630
3	A	Standard	1	1	2	50.0	538	Single	West	£855,000	£1,589
4	A	Standard	1	1	2	52.0	560	Single	West	£870,000	£1,554
5	A	Standard	1	1	2	52.0	560	Single	West	£870,000	£1,554
6	A	Standard	1	1	2	52.0	560	Single	West	£870,000	£1,554
7	A	Standard	1	1	2	52.0	560	Single	West	£870,000	£1,554
8	A	Standard	1	Studio	1	43.0	463	Dual	South-West	£750,000	£1,620
9	A	Standard	1	Studio	1	41.0	441	Single	South	£695,000	£1,575
10	A	Standard	1	1	2	52.0	560	Single	South	£815,000	£1,456
11	A	Standard	1	1	2	57.0	614	Single	South-East	£840,000	£1,369
12	A	Standard	1	2	4	92.0	990	Dual	South-East-North	£1,375,000	£1,388
13	A	Standard	1	Studio	1	38.0	409	Single	East	£600,000	£1,467
14	A	Standard	1	Studio	1	38.0	409	Single	East	£600,000	£1,467
15	A	Standard	1	Studio	1	38.0	409	Single	East	£600,000	£1,467
16	A	Standard	1	Studio	1	38.0	409	Single	East	£600,000	£1,467
17	A	Standard	1	1	2	57.0	614	Dual	North-East	£795,000	£1,296
1	A	Standard	2	Studio	1	46.0	495	Dual	North-East	£820,000	£1,656
2	A	Standard	2	1	2	51.0	549	Dual	North West	£902,500	£1,644
3	A	Standard	2	1	2	50.0	538	Single	West	£862,500	£1,603
4	A	Standard	2	1	2	52.0	560	Single	West	£877,500	£1,568
5	A	Standard	2	1	2	52.0	560	Single	West	£877,500	£1,568
6	A	Standard	2	1	2	52.0	560	Single	West	£877,500	£1,568
7	A	Standard	2	1	2	52.0	560	Single	West	£877,500	£1,568
8	A	Standard	2	Studio	1	43.0	463	Dual	South-West	£755,000	£1,631
9	A	Standard	2	Studio	1	41.0	441	Single	South	£700,000	£1,586
10	A	Standard	2	1	2	51.0	549	Single	South	£822,500	£1,498
11	A	Standard	2	1	2	57.0	614	Single	South-East	£847,500	£1,381
12	A	Standard	2	2	4	92.0	990	Dual	South-East-North	£1,385,000	£1,399
13	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
14	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
15	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
16	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
17	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
18	A	Standard	2	Studio	1	37.0	398	Single	East	£605,000	£1,519
19	A	Standard	2	1	1	50.0	538	Dual	North-East	£777,500	£1,445
1	A	Standard	3	Studio	1	46.0	495	Dual	North-East	£825,000	£1,666
2	A	Standard	3	1	2	51.0	549	Dual	North West	£910,000	£1,658
3	A	Standard	3	1	2	50.0	538	Single	West	£870,000	£1,616
4	A	Standard	3	1	2	52.0	560	Single	West	£885,000	£1,581
5	A	Standard	3	2	4	89.0	958	Dual	East -West	£1,420,000	£1,482
6	A	Standard	3	2	4	92.0	990	Dual	East - West	£1,520,000	£1,535
7	A	Standard	3	1	2	52.0	560	Single	West	£885,000	£1,581
8	A	Standard	3	1	1	66.0	710	Dual	South-West	£1,075,000	£1,513
9	A	Standard	3	Studio	1	41.0	441	Single	South	£705,000	£1,597
10	A	Standard	3	1	2	51.0	549	Single	South	£830,000	£1,512
11	A	Standard	3	1	2	57.0	614	Single	South-East	£855,000	£1,394
12	A	Standard	3	2	4	92.0	990	Dual	South-East - North	£1,395,000	£1,409
13	A	Standard	3	Studio	1	47.0	506	Single	East	£700,000	£1,384
14	A	Standard	3	1	2	51.0	549	Single	East	£750,000	£1,366
1	A	Standard	4	Studio	1	46.0	495	Dual	North-East	£830,000	£1,676
2	A	Standard	4	1	2	51.0	549	Single	West	£917,500	£1,671
3	A	Standard	4	1	2	52.0	560	Single	West	£900,000	£1,608
4	A	Standard	4	2	4	80.0	861	Dual	East-West	£1,370,000	£1,591
5	A	Standard	4	2	4	88.0	947	Dual	East-West	£1,430,000	£1,510
6	A	Standard	4	1	2	59.0	635	Single	West	£1,025,000	£1,614
7	A	Standard	4	1	2	52.0	560	Single	West	£892,500	£1,595
8	A	Standard	4	Studio	1	43.0	463	Dual	South-West	£765,000	£1,653
9	A	Standard	4	Studio	1	41.0	441	Single	South	£710,000	£1,609
10	A	Standard	4	1	2	51.0	549	Single	South-East	£837,500	£1,526
11	A	Standard	4	1	2	57.0	614	Single	South-East	£862,500	£1,406
12	A	Standard	4	2	4	92.0	990	Dual	South-East - North	£1,405,000	£1,419
1	A	Standard	5	Studio	1	46.0	495	Dual	North-East	£835,000	£1,686
2	A	Standard	5	1	2	51.0	549	Single	West	£925,000	£1,685
3	A	Standard	5	1	2	52.0	560	Single	West	£907,500	£1,621
4	A	Standard	5	2	4	80.0	861	Dual	East-West	£1,380,000	£1,603
5	A	Standard	5	2	4	88.0	947	Dual	East-West	£1,440,000	£1,520
6	A	Standard	5	1	2	59.0	635	Single	West	£1,032,500	£1,626
7	A	Standard	5	1	2	52.0	560	Single	West	£900,000	£1,608
8	A	Standard	5	Studio	1	43.0	463	Dual	South-West	£770,000	£1,664
9	A	Standard	5	Studio	1	41.0	441	Single	South	£715,000	£1,620
10	A	Standard	5	1	2	51.0	549	Single	South-East	£845,000	£1,539
11	A	Standard	5	1	2	57.0	614	Single	South-East	£870,000	£1,418
12	A	Standard	5	2	4	92.0	990	Single	East	£1,415,000	£1,429

Unit No	Block	Unit Type	Floor	No of Beds	Persons	Size (sqm)	Size (sqft)	Aspect	Orientation	Market Value	£psf Value
1	A	Standard	6	2	4	87.0	936	Dual	North-West-East	£1,600,000	£1,709
2	A	Standard	6	1	2	53.0	570	Single	West	£930,000	£1,630
3	A	Standard	6	2	4	80.0	861	Dual	East-West	£1,390,000	£1,614
4	A	Standard	6	2	4	88.0	947	Dual	East-West	£1,450,000	£1,531
5	A	Standard	6	1	2	59.0	635	Single	West	£1,040,000	£1,638
6	A	Standard	6	1	2	52.0	560	Single	West	£907,500	£1,621
7	A	Standard	6	2	4	74.0	797	Dual	South-West	£1,350,000	£1,695
8	A	Standard	6	1	2	49.0	527	Single	South	£852,500	£1,616
9	A	Standard	6	1	2	55.0	592	Single	South-East	£877,500	£1,482
10	A	Standard	6	2	4	92.0	990	Dual	South-East	£1,425,000	£1,439
1	A	Standard	7	2	4	113.0	1216	Dual	North-West-East	£1,995,000	£1,640
2	A	Standard	7	2	4	75.0	807	Dual	East-West	£1,340,000	£1,660
3	A	Standard	7	2	4	88.0	947	Dual	East-West	£1,460,000	£1,541
4	A	Standard	7	2	4	72.0	775	Single	East-West	£1,360,000	£1,755
5	A	Standard	7	2	4	82.0	883	Dual	South-West	£1,500,000	£1,699
6	A	Standard	7	Studio	1	48.0	517	Single	South	£825,000	£1,597
7	A	Standard	7	1	2	52.0	560	Dual	South-East	£885,000	£1,581
8	A	Standard	7	2	4	92.0	990	Single	South-East	£1,435,000	£1,449
1	A	Standard	8	3	6	172.0	1851	Dual	North-West-East	£3,375,000	£1,823
2	A	Standard	8	3	6	155.0	1668	Dual	East-West	£2,800,000	£1,678
3	A	Standard	8	3	6	162.0	1744	Dual	South-East-West	£2,700,000	£1,548
<b>95</b>						<b>5821</b>	<b>62657</b>			<b>£97,830,000</b>	<b>£1,561</b>

**Central Site - Central Square Building - Summary of Unit Values**

Unit No	Floor	No of Beds	Persons	Type	Size (Sqm)	Size (sqft)	Aspect	Market Value	£psf Value
1	7	2	3	WCH	85.0	915	Dual	£1,365,000	£1,492
2	7	1	2		50.0	538	Single	£790,000	£1,468
3	7	1	2		50.0	538	Single	£790,000	£1,468
4	7	2	3	WCH	85.0	915	Dual	£1,315,000	£1,437
5	7	1	2		50.0	538	Single	£795,000	£1,477
6	7	1	2		50.0	538	Single	£795,000	£1,477
1	8	2	3	WCH	85.0	915	Dual	£1,375,000	£1,503
2	8	1	2		50.0	538	Single	£797,500	£1,482
3	8	1	2		50.0	538	Single	£797,500	£1,482
4	8	2	3	WCH	85.0	915	Dual	£1,325,000	£1,448
5	8	1	2		50.0	538	Single	£802,500	£1,491
6	8	1	2		50.0	538	Single	£802,500	£1,491
1	9	2	3	WCH	85.0	915	Dual	£1,385,000	£1,514
2	9	1	2		50.0	538	Single	£805,000	£1,496
3	9	1	2		50.0	538	Single	£805,000	£1,496
4	9	2	3	WCH	85.0	915	Dual	£1,345,000	£1,470
5	9	1	2		50.0	538	Single	£810,000	£1,505
6	9	1	2		50.0	538	Single	£810,000	£1,505
1	10	2	3	WCH	85.0	915	Dual	£1,395,000	£1,525
2	10	1	2		50.0	538	Single	£812,500	£1,510
3	10	1	2		50.0	538	Single	£812,500	£1,510
4	10	2	3	WCH	85.0	915	Dual	£1,365,000	£1,492
5	10	1	2		50.0	538	Single	£817,500	£1,519
6	10	1	2		50.0	538	Single	£817,500	£1,519
1	11	2	3	WCH	85.0	915	Dual	£1,405,000	£1,536
2	11	1	2		50.0	538	Single	£820,000	£1,524
3	11	1	2		50.0	538	Single	£820,000	£1,524
4	11	2	3	WCH	85.0	915	Dual	£1,385,000	£1,514
5	11	1	2		50.0	538	Single	£825,000	£1,533
6	11	1	2		50.0	538	Single	£825,000	£1,533
1	12	2	3	WCH	85.0	915	Dual	£1,415,000	£1,547
2	12	1	2		50.0	538	Single	£827,500	£1,538
3	12	1	2		50.0	538	Single	£827,500	£1,538
4	12	2	3	WCH	85.0	915	Dual	£1,405,000	£1,536
5	12	1	2		50.0	538	Single	£832,500	£1,547
6	12	1	2		50.0	538	Single	£832,500	£1,547
1	13	2	3	WCH	85.0	915	Dual	£1,425,000	£1,557
2	13	1	2		50.0	538	Single	£835,000	£1,551
3	13	1	2		50.0	538	Single	£835,000	£1,551
4	13	2	3	WCH	85.0	915	Dual	£1,425,000	£1,557
5	13	1	2		50.0	538	Single	£840,000	£1,561
6	13	1	2		50.0	538	Single	£840,000	£1,561
1	14	2	4		81.0	872	Dual	£1,435,000	£1,646
2	14	1	2		50.0	538	Single	£842,500	£1,565
3	14	1	2		50.0	538	Single	£842,500	£1,565
4	14	2	4		81.0	872	Dual	£1,435,000	£1,646
5	14	1	2		53.0	570	Single	£857,500	£1,503
6	14	1	2		53.0	570	Single	£847,500	£1,486
1	15	2	4		81.0	872	Dual	£1,445,000	£1,657
2	15	1	2		50.0	538	Single	£860,000	£1,598
3	15	1	2		50.0	538	Single	£860,000	£1,598
4	15	2	4		81.0	872	Dual	£1,455,000	£1,669
5	15	1	2		53.0	570	Single	£875,000	£1,534
6	15	1	2		53.0	570	Single	£855,000	£1,499
1	16	2	4		81.0	872	Dual	£1,455,000	£1,669

Unit No	Floor	No of Beds	Persons	Type	Size (Sqm)	Size (sqft)	Aspect	Market Value	£psf Value
2	16	1	2		50.0	538	Single	£867,500	£1,612
3	16	1	2		50.0	538	Single	£867,500	£1,612
4	16	2	4		81.0	872	Dual	£1,470,000	£1,686
5	16	1	2		53.0	570	Single	£882,500	£1,547
6	16	1	2		53.0	570	Single	£862,500	£1,512
1	17	2	4		81.0	872	Dual	£1,465,000	£1,680
2	17	1	2		50.0	538	Single	£900,000	£1,672
3	17	1	2		50.0	538	Single	£900,000	£1,672
4	17	2	4		81.0	872	Dual	£1,485,000	£1,703
5	17	1	2		53.0	570	Single	£915,000	£1,604
6	17	1	2		53.0	570	Single	£870,000	£1,525
1	18	2	4		81.0	872	Dual	£1,475,000	£1,692
2	18	1	2		50.0	538	Single	£907,500	£1,686
3	18	1	2		50.0	538	Single	£907,500	£1,686
4	18	2	4		81.0	872	Dual	£1,495,000	£1,715
5	18	1	2		53.0	570	Single	£922,500	£1,617
6	18	1	2		53.0	570	Single	£877,500	£1,538
1	19	2	4		81.0	872	Dual	£1,485,000	£1,703
2	19	1	2		50.0	538	Single	£935,000	£1,737
3	19	1	2		50.0	538	Single	£935,000	£1,737
4	19	2	4		81.0	872	Dual	£1,525,000	£1,749
5	19	1	2		53.0	570	Single	£950,000	£1,665
6	19	1	2		53.0	570	Single	£885,000	£1,551
1	20	2	4		81.0	872	Dual	£1,495,000	£1,715
2	20	1	2		50.0	538	Single	£942,500	£1,751
3	20	1	2		50.0	538	Single	£942,500	£1,751
4	20	2	4		81.0	872	Dual	£1,535,000	£1,761
5	20	1	2		53.0	570	Single	£957,500	£1,678
6	20	1	2		53.0	570	Single	£892,500	£1,564
1	21	2	4		81.0	872	Dual	£1,505,000	£1,726
2	21	1	2		50.0	538	Single	£950,000	£1,765
3	21	1	2		50.0	538	Single	£950,000	£1,765
4	21	2	4		81.0	872	Dual	£1,545,000	£1,772
5	21	1	2		53.0	570	Single	£965,000	£1,692
6	21	1	2		53.0	570	Single	£900,000	£1,578
1	22	2	4		82.0	883	Dual	£1,515,000	£1,716
3	22	2	4		82.0	883	Dual	£1,555,000	£1,762
4	22	3	6		108.0	1163	Dual	£1,725,000	£1,484
1	23	2	4		82.0	883	Dual	£1,525,000	£1,728
2	23	3	6		102.0	1098	Dual	£1,800,000	£1,639
3	23	2	4		82.0	883	Dual	£1,565,000	£1,773
4	23	1	2		53.0	570	Single	£980,000	£1,718
5	23	1	2		53.0	570	Single	£915,000	£1,604
1	24	2	4		82.0	883	Dual	£1,535,000	£1,739
2	24	3	6		102.0	1098	Dual	£1,815,000	£1,653
3	24	2	4		82.0	883	Dual	£1,575,000	£1,784
4	24	1	2		53.0	570	Single	£987,500	£1,731
5	24	1	2		53.0	570	Single	£922,500	£1,617
1	25	3	6		136.0	1464	Triple	£2,895,000	£1,978
2	25	3	6		136.0	1464	Triple	£2,995,000	£2,046
					<b>6822</b>	<b>73432</b>		<b>£118,885,000</b>	<b>£1,619</b>

**Central Site - Eastern Garden Building - Summary of Unit Values**

Unit No	Floor	No of Beds	Persons	Type	Size (sqm)	Size (sqft)	Aspect	Market Value	£psf Value
1	7	2	3	WCH	84.0	904	Dual	£1,295,000	£1,432
2	7	1	2		50.0	538	Single	£800,000	£1,486
3	7	1	2		50.0	538	Single	£800,000	£1,486
4	7	2	3	WCH	84.0	904	Dual	£1,270,000	£1,405
5	7	1	2		51.0	549	Single	£790,000	£1,439
6	7	1	2		51.0	549	Single	£790,000	£1,439
1	8	2	3	WCH	84.0	904	Dual	£1,305,000	£1,443
2	8	1	2		50.0	538	Single	£807,500	£1,500
3	8	1	2		50.0	538	Single	£807,500	£1,500
4	8	2	3	WCH	84.0	904	Dual	£1,280,000	£1,416
5	8	1	2		51.0	549	Single	£797,500	£1,453
6	8	1	2		51.0	549	Single	£797,500	£1,453
1	9	2	3	WCH	84.0	904	Dual	£1,315,000	£1,454
2	9	1	2		50.0	538	Single	£815,000	£1,514
3	9	1	2		50.0	538	Single	£815,000	£1,514
4	9	2	3	WCH	84.0	904	Dual	£1,290,000	£1,427
5	9	1	2		51.0	549	Single	£805,000	£1,466
6	9	1	2		51.0	549	Single	£805,000	£1,466
1	10	2	3	WCH	84.0	904	Dual	£1,325,000	£1,465
2	10	1	2		50.0	538	Single	£822,500	£1,528
3	10	1	2		50.0	538	Single	£822,500	£1,528
4	10	2	3	WCH	84.0	904	Dual	£1,300,000	£1,438
5	10	1	2		51.0	549	Single	£812,500	£1,480
6	10	1	2		51.0	549	Single	£812,500	£1,480
1	11	2	3	WCH	84.0	904	Dual	£1,335,000	£1,476
2	11	1	2		50.0	538	Single	£830,000	£1,542
3	11	1	2		50.0	538	Single	£830,000	£1,542
4	11	2	3	WCH	84.0	904	Dual	£1,320,000	£1,460
5	11	1	2		51.0	549	Single	£830,000	£1,512
6	11	1	2		51.0	549	Single	£830,000	£1,512
1	12	2	3	WCH	84.0	904	Dual	£1,345,000	£1,488
2	12	1	2		50.0	538	Single	£837,500	£1,556
3	12	1	2		50.0	538	Single	£837,500	£1,556
4	12	2	3	WCH	84.0	904	Dual	£1,340,000	£1,482
5	12	1	2		51.0	549	Single	£837,500	£1,526
6	12	1	2		51.0	549	Single	£837,500	£1,526
1	13	2	4		80.0	861	Dual	£1,355,000	£1,574
2	13	1	2		50.0	538	Single	£845,000	£1,570
3	13	1	2		50.0	538	Single	£845,000	£1,570
4	13	2	4		80.0	861	Dual	£1,365,000	£1,585
5	13	1	2		54.0	581	Single	£870,000	£1,497
6	13	1	2		54.0	581	Single	£870,000	£1,497
1	14	2	4		80.0	861	Dual	£1,365,000	£1,585
2	14	1	2		50.0	538	Single	£852,500	£1,584
3	14	1	2		50.0	538	Single	£852,500	£1,584
4	14	2	4		80.0	861	Dual	£1,375,000	£1,597
5	14	1	2		54.0	581	Single	£877,500	£1,510
6	14	1	2		54.0	581	Single	£877,500	£1,510
1	15	2	4		80.0	861	Dual	£1,375,000	£1,597
2	15	1	2		50.0	538	Single	£860,000	£1,598
3	15	1	2		50.0	538	Single	£860,000	£1,598
4	15	2	4		80.0	861	Dual	£1,395,000	£1,620
5	15	1	2		54.0	581	Single	£895,000	£1,540
6	15	1	2		54.0	581	Single	£895,000	£1,540
1	16	2	4		80.0	861	Dual	£1,385,000	£1,608
2	16	1	2		50.0	538	Single	£867,500	£1,612

Unit No	Floor	No of Beds	Persons	Type	Size (sqm)	Size (sqft)	Aspect	Market Value	£psf Value
3	16	1	2		50.0	538	Single	£867,500	£1,612
4	16	2	4		80.0	861	Dual	£1,405,000	£1,632
5	16	1	2		54.0	581	Single	£902,500	£1,553
6	16	1	2		54.0	581	Single	£902,500	£1,553
1	17	2	4		80.0	861	Dual	£1,395,000	£1,620
2	17	1	2		50.0	538	Single	£875,000	£1,626
3	17	1	2		50.0	538	Single	£875,000	£1,626
4	17	2	4		80.0	861	Dual	£1,415,000	£1,643
5	17	1	2		54.0	581	Single	£910,000	£1,566
6	17	1	2		54.0	581	Single	£910,000	£1,566
1	18	2	4		80.0	861	Dual	£1,405,000	£1,632
2	18	1	2		50.0	538	Single	£882,500	£1,640
3	18	1	2		50.0	538	Single	£882,500	£1,640
4	18	2	4		80.0	861	Dual	£1,425,000	£1,655
5	18	1	2		54.0	581	Single	£917,500	£1,578
6	18	1	2		54.0	581	Single	£917,500	£1,578
1	19	2	4		80.0	861	Dual	£1,415,000	£1,643
2	19	1	2		50.0	538	Single	£890,000	£1,654
3	19	1	2		50.0	538	Single	£890,000	£1,654
4	19	2	4		80.0	861	Dual	£1,460,000	£1,695
5	19	1	2		54.0	581	Single	£950,000	£1,634
6	19	1	2		54.0	581	Single	£950,000	£1,634
1	20	2	4		81.0	872	Dual	£1,425,000	£1,634
3	20	2	4		81.0	872	Dual	£1,470,000	£1,686
4	20	3	6		109.0	1173	Dual	£1,700,000	£1,449
1	21	2	4		80.0	861	Dual	£1,435,000	£1,666
2	21	1	2		50.0	538	Single	£905,000	£1,682
3	21	1	2		50.0	538	Single	£905,000	£1,682
4	21	2	4		80.0	861	Dual	£1,480,000	£1,719
5	21	1	2		54.0	581	Single	£965,000	£1,660
6	21	1	2		54.0	581	Single	£965,000	£1,660
1	22	2	4		80.0	861	Dual	£1,445,000	£1,678
2	22	1	2		50.0	538	Single	£912,500	£1,695
3	22	1	2		50.0	538	Single	£912,500	£1,695
4	22	2	4		80.0	861	Dual	£1,490,000	£1,730
5	22	1	2		54.0	581	Single	£972,500	£1,673
6	22	1	2		54.0	581	Single	£972,500	£1,673
1	23	3	6		136.0	1464	Triple	£2,750,000	£1,879
2	23	3	6		136.0	1464	Triple	£2,850,000	£1,947
					<b>6075</b>	<b>65391</b>		<b>£103,170,000</b>	<b>£1,578</b>

# Appendix 3

## Appraisal Summary



Proposed Scheme

August 2019

35% affordable housing (hab room basis)

Development Appraisal

LaSalle

30 August 2019

**Proposed Scheme  
August 2019  
35% affordable housing (hab room basis)**

Summary Appraisal for Merged Phases 1 2 3 4

Currency in £

**REVENUE**

Sales Valuation	Units	ft <sup>2</sup>	Sales Rate ft <sup>2</sup>	Unit Price	Gross Sales
West Site - Private Residential	95	62,656	1,561.38	1,029,789	97,830,000
Central Site - Central Sq Building Private	105	73,432	1,618.98	1,132,238	118,885,000
Central Site - Central Sq Building Intermediate	46	23,466	711.80	363,113	16,703,200
Central Site - Eastern Garden Building Private	95	65,391	1,577.74	1,086,000	103,170,000
Central Site - Eastern Garden Building Intermediate	12	7,793	608.03	394,867	4,738,400
Central Site - Eastern Garden Building Low Cost Rent	33	23,788	311.08	224,242	7,400,001
Central Site - Whitgift Street Low Cost Rent	27	22,228	277.73	228,642	6,173,325
East Site - Low Cost Rent units	30	20,451	350.59	239,000	7,170,000
<b>Totals</b>	<b>443</b>	<b>299,205</b>			<b>362,069,926</b>

**Rental Area Summary**

	Units	ft <sup>2</sup>	Rent Rate ft <sup>2</sup>	Initial MRV/Unit	Net Rent at Sale	Initial MRV
West Site: Hotel and restaurant	143	54,670	44.07	16,849	2,409,438	2,409,438
West Site: Retail Unit	1	603	25.00	15,075	15,075	15,075
Central Site - Corporate Office	1	69,438	56.08	3,893,970	3,893,970	3,893,970
Central Site - Medium Workspace	1	13,832	25.60	354,132	354,132	354,132
Central Site - Central Sq Building Retail	1	2,809	25.00	70,225	70,225	70,225
Central Site - Eastern Garden Building Micro Workspace	1	1,442	15.00	21,630	21,630	21,630
Central Site - Retail	1	893	25.00	22,325	22,325	22,325
Central Site - Gym	1	29,138	13.36	389,276	389,276	389,276
Central Site - Whitgift Street Retail	1	1,033	25.00	25,825	25,825	25,825
Central Site - Whitgift Street Small Workspace	1	1,916	35.00	67,060	67,060	67,060
East Site - Flexible Commercial	1	1,765	25.00	44,125	44,125	44,125
<b>Totals</b>	<b>153</b>	<b>177,539</b>			<b>7,313,081</b>	<b>7,313,081</b>

**Investment Valuation**

<b>West Site: Hotel and restaurant</b>						
Current Rent	2,409,438	YP @	4.7500%	21.0526	50,725,011	
<b>West Site: Retail Unit</b>						
Market Rent	15,075	YP @	5.0000%	20.0000		
(9mths Rent Free)		PV 9mths @	5.0000%	0.9641	290,667	
<b>Central Site - Corporate Office</b>						
Market Rent	3,893,970	YP @	5.2500%	19.0476		
(1yr 10mths Rent Free)		PV 1yr 10mths @	5.2500%	0.9105	67,529,382	
<b>Central Site - Medium Workspace</b>						
Market Rent	354,132	YP @	5.7500%	17.3913		
(6mths Rent Free)		PV 6mths @	5.7500%	0.9724	5,989,039	
<b>Central Site - Central Sq Building Retail</b>						
Market Rent	70,225	YP @	5.0000%	20.0000		
(9mths Rent Free)		PV 9mths @	5.0000%	0.9641	1,354,035	
<b>Central Site - Eastern Garden Building Micro Workspace</b>						
Market Rent	21,630	YP @	6.0000%	16.6667		
(2mths Rent Free)		PV 2mths @	6.0000%	0.9903	357,016	
<b>Central Site - Retail</b>						
Market Rent	22,325	YP @	5.0000%	20.0000		
(9mths Rent Free)		PV 9mths @	5.0000%	0.9641	430,457	
<b>Central Site - Gym</b>						
Current Rent	389,276	YP @	5.0000%	20.0000	7,785,520	
<b>Central Site - Whitgift Street Retail</b>						
Market Rent	25,825	YP @	5.0000%	20.0000		
(9mths Rent Free)		PV 9mths @	5.0000%	0.9641	497,942	
<b>Central Site - Whitgift Street Small Workspace</b>						
Market Rent	67,060	YP @	6.0000%	16.6667		
(2mths Rent Free)		PV 2mths @	6.0000%	0.9903	1,106,865	
<b>East Site - Flexible Commercial</b>						
Market Rent	44,125	YP @	5.0000%	20.0000		
(9mths Rent Free)		PV 9mths @	5.0000%	0.9641	850,791	
					<b>136,916,722</b>	

**GROSS DEVELOPMENT VALUE**

**498,986,648**

Purchaser's Costs	(5,861,036)
Effective Purchaser's Costs Rate	4.28%
	(5,861,036)

**NET DEVELOPMENT VALUE**

**493,125,612**

**Additional Revenue**

Housing Infrastructure Funding	10,000,000
	10,000,000

**NET REALISATION**

**503,125,612**

**OUTLAY**

**ACQUISITION COSTS**

**Proposed Scheme**

**August 2019**

**35% affordable housing (hab room basis)**

Residualised Price		40,109,332	
			40,109,332
Stamp Duty		1,995,467	
Agent Fee	1.00%	401,093	
Legal Fee	0.80%	320,875	
			2,717,435

**CONSTRUCTION COSTS**

<b>Construction</b>	<b>Units</b>	<b>Unit Amount</b>	<b>Cost</b>
West Site: Basement	1 un	6,100,000	6,100,000
West Site: Private residential shell & core	1 un	18,940,000	18,940,000
West Site: Museum shell & core	1 un	2,560,000	2,560,000
West Site: Private Residential fit out	1 un	12,770,000	12,770,000
West Site: Amenity fit out	1 un	300,000	300,000
West Site: Hotel/ restaurant shell & core	1 un	16,280,000	16,280,000
West Site: Hotel/ restaurant fit out	1 un	8,770,000	8,770,000
West Site: Fire station shell & core	1 un	5,660,000	5,660,000
West Site: Fire station Cat A fit out	1 un	830,000	830,000
West Site: Fire station Cat B fit out	1 un	900,000	900,000
West Site: Fire station FF&E	1 un	500,000	500,000
Central Site: Basement shell & core	1 un	23,920,000	23,920,000
Central Site: Central Sq Building shell & core	1 un	32,060,000	32,060,000
Central Site: Central Sq Building Private fit out	1 un	15,040,000	15,040,000
Central Site: Central Sq Building Intermediate fit out	1 un	2,820,000	2,820,000
Central Site: Central Square Building residential amenity	1 un	300,000	300,000
Central Site: Eastern Garden Building shell & core	1 un	32,990,000	32,990,000
Central Site: Eastern Garden Building private resi fit out	1 un	13,460,000	13,460,000
Central Site: Eastern Garden Building Intermediate Fit out	1 un	880,000	880,000
Central Site: Eastern Garden Building Low Cost Rent fit out	1 un	2,170,000	2,170,000
Central Site: Eastern Garden Building micro workspace fit out	1 un	50,000	50,000
Central Site: Amenity fit out	1 un	300,000	300,000
Central Site: Whitgift Street shell & core	1 un	7,310,000	7,310,000
Central Site: Whitgift Street Low Cost Rent fit out	1 un	1,870,000	1,870,000
Central Site: Whitgift Street small workspace fit out	1 un	70,000	70,000
Central Site: office/ gym shell & core	1 un	21,360,000	21,360,000
Central Site: Corporate office Cat A fit out	1 un	2,780,000	2,780,000
Central Site: Medium workspace fit out	1 un	510,000	510,000
East Site: Basement	1 un	710,000	710,000
East Site - Residential/ flexible commercial shell/ core	1 un	7,410,000	7,410,000
East Site - Low Cost Rented Residential fit out	1 un	1,930,000	1,930,000
<b>Totals</b>		<b>241,550,000</b>	<b>241,550,000</b>

Contingency	5.00%	12,936,000	
West Site: Demolition/ Enabling		1,690,000	
Central Site: Demolition/ enabling		1,060,000	
East Site: Demolition & Enabling		30,000	
Borough CIL		9,298,262	
Mayoral CIL		4,219,734	
Planning and S106 Costs		2,422,716	
			31,656,712

**Other Construction**

West Site: Restaurant Bridge	500,000
West Site: S278 Works	270,000
Project Benchmark Mock Up	200,000
West Site: Rebuild Obelisk	200,000
West Site: Energy Centre	2,080,000
West Site: Incoming Services	920,000
West Site: Renewables	140,000
West Site: External Works	840,000
Central Site: External Works	2,240,000
Central Site: Renewables	320,000
Central Site: Incoming Services	1,750,000
Central Site: Energy Centre	4,000,000
PCSA Fees	900,000
Main Contractor OH&P	250,000
Central Site S278 Costs	540,000
East Site: External Works	180,000
East Site: Renewables	40,000
East Site: Incoming Services	130,000
S278 Works	40,000
	15,540,000

**PROFESSIONAL FEES**

Professional		27,402,326	
West Site: Survey		447,000	
Central Site: Survey		447,000	
			28,296,326

**MARKETING & LETTING**

Marketing - Private Residential	1.50%	4,798,275	
Letting Agent Fee - Commercial	10.00%	731,308	
Letting Legal Fee - Commercial	5.00%	365,654	
			5,895,237

**Proposed Scheme**

**August 2019**

**35% affordable housing (hab room basis)**

**DISPOSAL FEES**

Sales Agent Fee - Commercial		1.50%	2,053,751	
Sales Agent Fee - Private resi		1.50%	4,798,275	
Affordable Housing Disposal Fee		1.00%	421,849	
Sales Legal Fee - Commercial		0.50%	684,584	
Sales Legal Fee - Private Resi	295 un	1,000.00 /un	295,000	
Sales Legal Fee - affordable		0.50%	210,925	
				8,464,383

**Additional Costs**

Third Party Costs			4,100,000	
UKPN Network Reinforcement			4,000,000	
				8,100,000

**FINANCE**

Debit Rate 5.500%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				33,872,714

**TOTAL COSTS**

**416,202,140**

**PROFIT**

**86,923,472**

**Performance Measures**

Profit on Cost%		20.88%
Profit on GDV%		17.42%
Profit on NDV%		17.63%
Development Yield% (on Rent)		1.76%
Equivalent Yield% (Nominal)		5.08%
Equivalent Yield% (True)		5.25%
IRR		14.92%
Rent Cover	11 yrs 11 mths	
Profit Erosion (finance rate 5.500)	3 yrs 6 mths	