Exhibit 6 - Appendix 2 Edmund Shipway Cost Plan

Appeal ref: APP/ Q4245/ W/20/ 3258552

edmondshipway

ES	ject: Great Stone Road Ref: MR60886								Cost Plan Date: 1Q2020				
ELEMENTAL ORDER OF COST ESTIMATE GIFA: 29,788 m ²													
EF	ELEMENT	EUQ	UNIT	RATE	COST	£/m²	£/ft²	MEASUREMENT	UNIT RATE SOURCE	Phase 1	Phase 2	Phase 3	Comments
	FACILITATING WORKS AND BUILDING WORKS									116	114	103	Units per phase
0	Facilitating Works				150,000	£5/m²							
#	Major demolition works		ltem		150,000	£5/m ²		Quotations received		£ 150,000.00			Demolition Phase 1
1	Substructure	5,159	m²		2,848,100	£96/m ²	£9/ft²						
#	Substructure	5,159	m ²	453.00	2,337,000	£78/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean	£ 2.337.000.00			Substructures & Podium - Phase 1
		3,731	m ²	137.00	511,100	£17/m ²		Basement construction	Element Unit Rate - Estimate	£ 511,100.00			Substructures & Podium - Phase 2
2	Superstructure				18,535,700	£622/m²	£58/ft ²						
tt tt	Frame	a a	m ²	124.00 124.00	3,695,000 3,200,200	£124/m ² £107/m ²		GIFA	BCIS Element Cost per m ² - Mean Element Unit Rate - Estimate	£ 1,847,500.00			Podium Phase 1
*	Upper Floors Roof	5.159	m ²	208.00	3,200,200	£36/m ²		Area of upper floors + balcony area Area of Roof on plan	BCIS Element Unit Rate Study - Mean	£ 1,600,100.00 £ 373,812.61	£ 800,050.00 £ 367,367,57		Podium Phase 2 Costs Split on Unit Numbers
	Extra over for green roof covering	800	m²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target	£ 22,294.29	£ 21,909.91	£ 19,795.80	Costs Split on Unit Numbers
	Rooftop hard landscaping Rooftop hard landscaping	800 600	m ²	100.00 50.00	80,000 30,000	£3/m ² £1/m ²		Approximate measure Approximate measure	Cost - Target Cost - Target	£ 27.867.87 £ 10.450.45	£ 27.387.39 £ 10.270.27	£ 24.744.74	Costs Solit on Unit Numbers Costs Solit on Unit Numbers
	Rooftop perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target	£ 31,351.35	£ 30,810.81	£ 27,837.84	Costs Split on Unit Numbers Costs Split on Unit Numbers
*	Stairs & Ramps	51	m ²	7,786.00	397,100	£13/m ²		Approximate measure	Element Unit Rate - Estimate	£ 138,329.13			Costs Split on Unit Numbers
tt tt	External Walls Windows & External Doors	9,821 5,920	m ²	451.00 384.00	4,429,300 2,273,300	£149/m ² £76/m ²	+	Approximate measure Approximate measure	Element Unit Rate - Estimate Element Unit Rate - Estimate	£ 1,542,939.34 £ 791,900.30		E 1,370,023.72 F 703 152 85	Costs Split on Unit Numbers Costs Split on Unit Numbers
#	Internal Walls & Partitions	#	m ²	67.00	2,670,000	£90/m ²		Approximate measure	Element Unit Rate - Estimate	£ 930,090.09	£ 914,054.05	£ 825,855.86	Costs Split on Unit Numbers
*	Internal Doors	1,984	m²	269.00	533,700	£18/m ²	1	Approximate measure	Element Unit Rate - Estimate	£ 185,913.51	£ 182,708.11	£ 165,078.38	Costs Split on Unit Numbers
3	Internal Finishes				3,619,400	£121/m²	£11/ft²						
#	Wall Finishes	ø	m ²	15.00	1,182,600	£40/m ²		Approximate measure	BCIS Element Unit Rate Study - Median	£ 411.956.76	£ 404.854.05	£ 365.789.19	Costs Solit on Unit Numbers
tt tt	Floor Finishes	đ	m ²	60.00 45.00	1,422,500	£48/m ² £34/m ²		Resi NIA + Circ/Ancillary + balconies	BCIS Element Unit Rate Study - Mean BCIS Element Unit Rate Study - Median	£ 495,525.53 £ 353,329,73	£ 486,981.98 £ 347,237,84		Costs Split on Unit Numbers
4	Ceiling Finishes Fittings, Furnishings & Equipment		m²	45.00 70.00	1,014,300	£34/m²	£6/ft ²	Resi NIA + Circulation/Ancillary GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean				Costs Split on Unit Numbers
5	Services		 m ²	10.00	9,993,900	£335/m²	£31/ft ²	on A ress rectain a basement r arking		£ 718,712.31	£ 706,320.72	£ 638,166.97	Costs Split on Unit Numbers
-					-,		£31/ft*		Element Unit Rate - Estimate				
њ њ	Sanitary Installations Service Equipment	1,668 #	m ²	350.00 14.00	583,800 373,500	£20/m ² £13/m ²	_	Approximate measure GIFA less Retail & Basement	BCIS Element Cost per m ² - Median	£ 223,702.34 £ 143,118.92	£ 219,845.41 £ 140.651.35		10% Uplift for separate systems - increased plant co 10% Uplift for separate systems - increased plant co
#	Disposal Installations	ž	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement	BCIS Element Cost per m ² - Median	£ 122,656.94	£ 120,542.16	£ 108,910.90	10% Uplift for separate systems - increased plant co
#	Water Installations	ø	m ²	22.00	586,900	£20/m ²		GIFA less Retail & Basement	BCIS Element Cost per m ² - Median	£ 224,890.21	£ 221,012.79	£ 199,687.00	10% Uplift for separate systems - increased plant co
њ њ	Heat Source Space Heating & Air Conditioning	2 2	m ² m ²	23.00 100.00	613,600 2,667,900	£21/m ² £90/m ²		GIFA less Retail & Basement GIFA less Retail & Basement	BCIS Element Cost per m ² - Median BCIS Element Cost per m ² - Median	£ 235,121.20 £ 1,022,294.41	£ 231,067.39 £ 1,004,668.65	£ 208,771.41	10% Uplift for separate systems - increased plant co 10% Uplift for separate systems - increased plant co
*	Ventilation	II II	m ²	13.00	383,200	£90/m ²		GIFA less Retail & Basement GIFA less Retail	BCIS Element Cost per m ² - Median	£ 1,022,294.41 £ 146.835.80	£ 1,004,668.65 £ 144,304.14	E 907,726.94 E 130.380.06	10% Uplift for separate systems - increased plant co 10% Uplift for separate systems - increased plant co
*	Electrical Installations	ø	m ²	78.00	2,299,000	£77/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median	£ 880,938.14		£ 782,212.31	10% Uplift for separate systems - increased plant co
: ¥	Fuel Installations	#	m ² Nr	5.00	133,400	£4/m ²		GIFA less Retail & Basement	BCIS Element Cost per m ² - Median Element Unit Rate - Estimate	£ 51,116.64			10% Uplift for separate systems - increased plant co
tt tt	Lift & Conveyor Installations Fire & Lightning Protection	#	m ²	8.00	644,000 213,400	£22/m ² £7/m ²		Approximate measure GIFA less Retail & Basement	BCIS Element Cost per m ² - Median	£ 246.769.97 £ 81.771.29	£ 242.515.32 £ 80.361.44	£ 219.114.71 £ 72.607.27	10% Uplift for separate systems - increased plant co 10% Uplift for separate systems - increased plant co
#	Communication, Security & Control Systems	Ħ	m ²	12.00	320,100	£11/m ²		GIFA less Retail & Basement	BCIS Element Cost per m ² - Median	£ 122,656.94	£ 120,542.16	£ 108,910.90	10% Uplift for separate systems - increased plant cost
tt tt	Special Installations Builder's Work in Connection with Services	# #	m ²	21.00	560,300 294,700	£19/m ² £10/m ²	_	GIFA less Retail & Basement GIFA less Retail	BCIS Element Cost per m ² - Median BCIS Element Cost per m ² - Median	£ 214,697.54 £ 112,924.08			10% Uplift for separate systems - increased plant con 10% Uplift for separate systems - increased plant con
6	Complete buildings and building units	*	1112	10.00	234,700	£ IGHI-		GirA less Retai		112,524.06	2 110,577.12	E 100,208.80	To a opini for separate systems - increased plant co
7	Work to existing buildings												
8	External Works	6,520	m ²	259.00	1,687,000	£57/m²	£5/ft²						
#	Site Preparation Works				174,000	£6/m ²		Estimated allowance		£ 60.612.61	£ 59.567.57	£ 53.819.82	Costs Split on Unit Numbers
#	Roads, Paths, Pavings and Surfacing				341,000	£11/m ²		Estimated allowance		£ 118,786.79	£ 116,738.74	£ 105,474.47	Costs Split on Unit Numbers
#	Soft Landscaping, Planting and Irrigation Systems Fencing, Railings and Walls				164,000 283,000	£6/m ² £9/m ²	-	Estimated allowance Estimated allowance		£ 57,129.13 £ 98,582,58			Costs Split on Unit Numbers Costs Split on Unit Numbers
¥	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance		£ 26.126.13			Costs Split on Unit Numbers
#	External Drainage				350,000	£12/m ²		Estimated allowance		£ 121,921.92			Costs Split on Unit Numbers
#	External Services Minor Building Works and Ancillary Buildings		1		300,000	£10/m ²	1	Estimated allowance		£ 104,504.50	£ 102,702.70	£ 92,792.79	Costs Split on Unit Numbers
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				38.897.300	£1.305/m ²	;						
9	Main Contractor's Preliminaries	12.0%			4 667 700			% of Construction Works		£ 16,897,331.35	£ 11,995,230.81	£ 11,004,127.84	Prelims increased to 18% - each phase has its own
-	SUB-TOTAL: FACILITATING AND BUILDING WORKS				43,565,000					£ 3,041,519.64	£ 2,159,141.55	£ 1,980,743.01	site set up and the like - no economies of time
	(Including Main Contractor's Preliminaries)												
10	Main Contractor's Overheads and Profit TOTAL FACILITATING AND BUILDING WORKS				Included								
	ESTIMATE				43,565,000	£1,462/m ²	#						
_	Project/Design Team Fees				Excluded								
12	Other Development/Project Costs				Excluded								
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				43,565,000	£1,462/m ²							
13	Risks				Excluded								
	COST LIMIT (Excluding Inflation)				43,565,000	£1,462/m²	i			£ 19,938,850.99	£ 14,154,372.36	£ 12,984,870.85	
14	Inflation				Excluded						£ 424,631.17	£ 649,243.54	Phase 2 3% inflation; Phase 3 5% inflation
	COST LIMIT (Excluding VAT)				43,565,000	£1,462/m²				£ 19,938,850.99	£ 14,579,003.53	£ 13,634,114.39	
			_									£ 48.151.968.91	