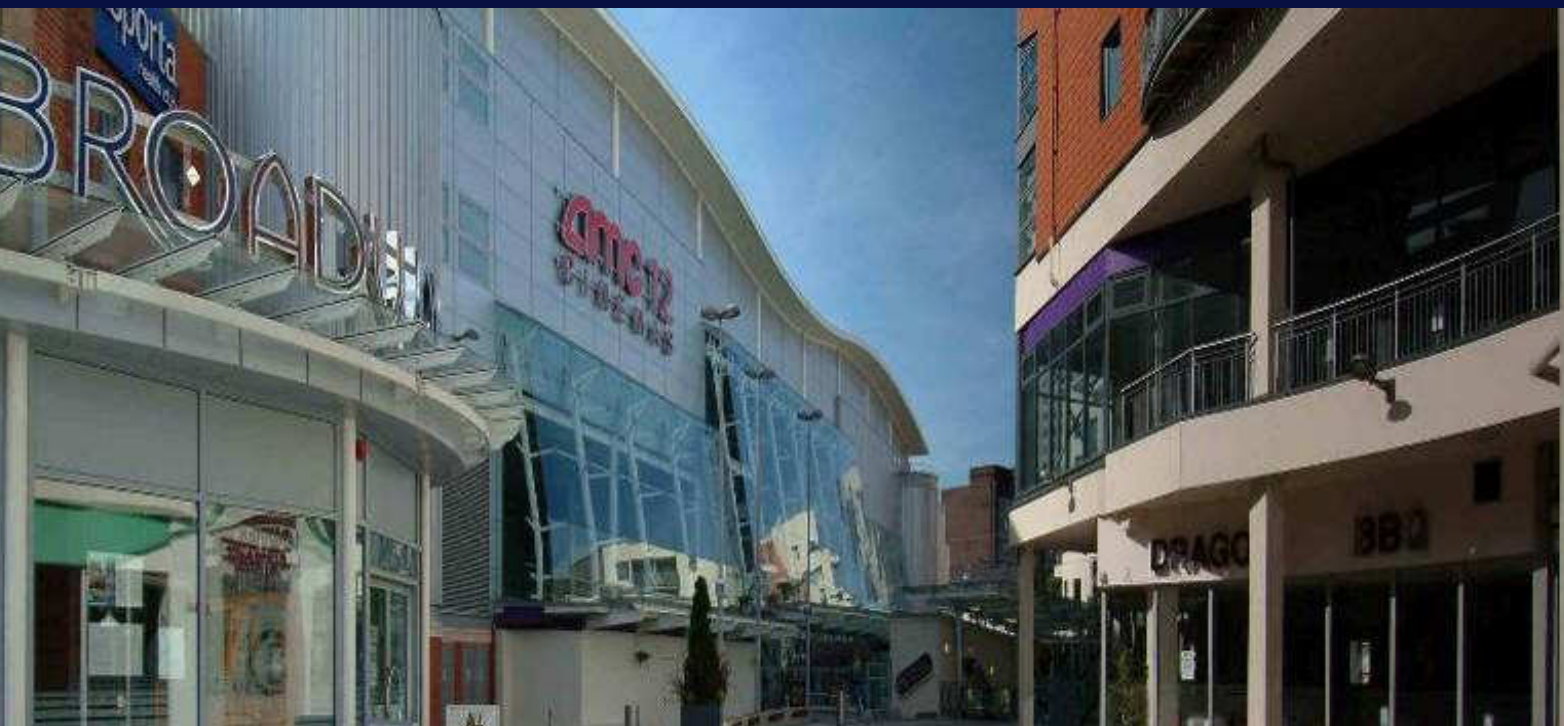


RLB | Rider Levett Bucknall



Mixed Use and Residential Capability Statement

Mixed Use Expertise

At Rider Levett Bucknall we are experts in enabling viable mixed use developments through our local market knowledge. We have absolute passion, capability, and expertise and world class skill base to make projects happen.

We understand that our Client's priority is the delivery of a successful, commercially acceptable development to strict cost, specification and programme requirements. It is our specific knowledge of the whole project cycle from early appraisal, through project delivery to tenant liaison, which enables Rider Levett Bucknall to actively lead and participate in a project, adding focused advice and value at all stages.

With excellent sector knowledge – we make it our business to understand you and your goals and adopt these as our goals.



Residential Expertise

Rider Levett Bucknall has an unparalleled level of experience in the delivery of key services to residential projects throughout the United Kingdom.

In a climate of change and uncertainty people demand tailored solutions that support their specific business goals. Our project experience ranges from Public Sector programmes of supporting 'Decent Homes' initiatives to delivery of high value mixed use schemes that are proliferating our urban landscape. We are able to provide key resources, real expertise and added value to all locations and have a wealth of knowledge to share with our clients.



Project Profile

Newcastle Great Park | Newcastle Upon Tyne

Client	The Newcastle Great Park Consortium
Client Sector	Infrastructure Development Residential Masterplanning
Project Value	£1.5bn
Services Provided	Cost Management Project Management CDMC
Project Size	70,000 sq ft



Newcastle Great Park is a prestigious development to the North West of Newcastle, being developed by the Newcastle Great Park Consortium. Straddling the A1, the 1,200 acre mixed use development forms an area of urban expansion to Newcastle Upon Tyne.

With 200 acres dedicated to employment use, this green belt development also incorporates 2,500 dwellings and a local town centre, together with extensive landscaping works. Key development criteria include sustainability and environmental issues, energy conservation and the use of renewable energy.

Rider Levett Bucknall was brought on board in 2004 to provide Cost Management, Planning Supervision and Project Management services and CDMC services.

Following their cost review of the second phase of the business park development, Rider Levett Bucknall have assumed overall cost control for the park, coordinating the financial management of the strategic infrastructure, Section 106 commitments, and the delivery of the business park and town centre elements of the scheme.

With a predicted project lifespan of 10 years, the next phase of infrastructure is currently on site. The 70,000 sq ft of business park offices is expected to commence on site early in 2007, and early design work has commenced on the town centre.

Outcomes to date:

- Rationalisation of cost reporting and budget forecasting
- Management of risk exposure on infrastructure contracts
- Improvements of net to gross ratios for business park offices
- Strategic programming of key project phases

Key Services

- Co-location of Rider Levett Bucknall staff with the consortium project team enabling greater communication, team cohesion and collaborative working practices
- Overall project cost control and monthly management reporting
- Early phase cost modelling and value management of office units – increasing net to gross areas and reducing cost

Project Profile

Barratt East London | Barratt Thames Gateway

Client	Barratt Developments
Client Sector	Residential Mixed Use
Project Value	Various
Services Provided	Cost Management



Schemes:

- Stratford City Regeneration – Part of Olympic Village Barratt/Bouygues bidding development team £2bn.
- Stratford Town Centre – Barratt bidding team £150m.
- Thamesmead Phase 1 - Barratt bidding team £50m.
- St Andrews Hospital Site - Barratt bidding team £150m.
- Lewisham Town Centre - Barratt bidding team £130m.
- Gallions Reach - Barratt bidding team £40m.

Benefit:

- Construction cost modelling, cost planning, option studies – regional historical cost data.
- Adding value through commercial awareness.
- Sector experience adds real expertise.
- Assisting with financial models.
- Risk review.

Project Profile

Charterhouse Square | London

Client	Thornsett Homes Limited
Client Sector	Residential Mixed Use
Project Value	£30m
Services Provided	Employer's Agent Cost Management Planning Supervisor



Mixed use development comprising 174 residential apartments and affordable housing, College laboratory, basement car park and ground floor retail.

Client Benefits:

- Single stage design and build procurement.
- Pro-active value engineering to provide the Client with optimum value for money.

Project Profile

Canary South | Isle of Dogs, London

Client	Cathedral Properties
Client Sector	Residential Mixed Use
Project Value	£25m
Services Provided	Employer's Agent Cost Management



New build luxury apartments and fire command centre. 175 apartments with basement car park, new fire station and A3 retail.

Client Benefits:

- Specialist residential experience enabled the Client to achieve excellent value for money.
- Benchmarking costs and specifications from other residential schemes allowed Rider Levett Bucknall to evolve the brief with the Client to make the project viable.
- Comprehensive cost exercise to consider frame options and analyse balance between optimising column free spaces and minimising transfer slabs.
- Management of the interface between operational constraints of the major occupiers.

Project Profile

Broadway Plaza | Birmingham

Client	AWG Developments Ltd Property Solutions
Client Sector	Leisure Retail Residential
Project Value	£35m
Services Provided	Employer's Agent Quantity Surveying Planning Supervision
Project Size	350,000 sq ft



Former Birmingham Children's Hospital is being remodelled to create a 350,000 sq ft leisure, retail and residential complex set behind the existing hospital fascia.

High level residential apartments are incorporated within this mixed use scheme which houses an AMC 12 screen cinema, Esporta fitness/leisure club, Bowlplex bowling alley, bars, clubs and restaurants. A Covent Garden-style pedestrian plaza running through the scheme will incorporate cafes, terraces and a performance area. The development provides 3 levels of underground secure car parking for 1400 cars.

Broadway Plaza completed Autumn 2003.

Client benefits

- Incorporation of value engineering and buildability at all stages of design to ensure optimum development value is attained
- Time delivery of a quality development within predetermined cost parameters
- To build safely a high quality, thriving, mixed use development that enhances the local environment and the reputations of all those involved.
- Preparation of tenant agreements to lease. Liaison and co-ordination on behalf of landlord for all incoming tenants during fit-out work.

Project Profile

Park Hill Flats | Sheffield|

Client	English Partnerships Manchester Methodist Urban Splash
Client Sector	Residential Mixed-Use Regeneration
Project Value	£160m
Services Provided	Detailed financial Intervention Funding Appraisal
Project Size	874 residential dwellings and associated mixed use
Architect	Studio Egret West and Hawkins Brown
Contractors	Urban Splash Build



Park Hill is the largest grade II* listed residential building in Europe and internationally renowned for its innovative design, scale and topography. Occupying a prominent hillside location adjoining Sheffield Railway Station and overlooking the city centre, the Park Hill complex was built in the late 1950s / early 1960s as part of a comprehensive and iconic public housing programme. The 13-hectare complex is set to undergo a major rebirth as the flagship project of Transform South Yorkshire's Housing Market Renewal Pathfinder programme.

Situated at a key gateway location to Sheffield, the Park Hill rejuvenation project seeks to provide high quality housing in a mixed community environment, whilst retaining the heritage aspects of this architecturally significant development.

Park Hill currently comprises 874 flats and maisonettes, as well as shops and civic amenities arranged in a series of interconnecting blocks. The outline proposal is to refigure and refurbish the existing space to

create 634 units for sale on the open market and 240 units for affordable rented housing – 62 of which will be for shared ownership, together with associated retail, leisure, office, health and community mixed uses.

Rider Levett Bucknall was brought on board in 2005 to undertake a detailed financial appraisal for development partner Urban Splash, Registered Social Landlord Manchester Methodist Housing Group, and English Partnerships, the key funding body.

A highly complex project from a funding and financing perspective, the Park Hill development brings together multiple public and private sector financiers and stakeholders, each with differing eligibility criteria, output requirements and timescales.

As part of the Economic Appraisal of the project, Rider Levett Bucknall worked jointly with each key stakeholder to substantiate public and private sector value for money investment criteria. In addition to a normal cost value appraisal role, the brief evolved to include the development of a financial model capable of sensitivity analysis and generation of key value for money indicators and outputs aligned to the individual requirements of each stakeholder.

Dynamically linked, the 'Four Dimensional Cost Model' also allowed for touch-of-the button financial "what if" modelling to demonstrate, for example, the effects of varying the mix and tenure of units, rate of sale, deposit levels, build costs, timing and level of public sector intervention. Unique to RLB, the model has been developed and adapted to provide a bespoke application to suit all stakeholders needs.

"Rider Levett Bucknall has offered advice on various aspects of delivery, sometimes beyond their original brief, which has enabled a better project outcome." **Graham Dobbs, English Partnerships**

Client Benefits

- The Four Dimensional Cost Model enabled the generation of the following key data:
- Evaluation of Internal Rate of Return, Net Present Value and developer profit
- Financial Cost/Value Appraisal
- Assessment of the level of public sector intervention to be set against respective stakeholders
- Analysis of intervention funding requirements
- Identification of profitable and non-profitable components to allow efficient cross-subsidies to be made across the scheme
- Risk Analysis
- VAT implication assessment
- Sensitivity analysis – through iterative re-modelling of key variables

Project Profile

Plough Lane | Wimbledon

Client	David Wilson Homes
Client Sector	Residential Mixed Use
Project Value	£55m
Services Provided	Quantity Surveying Project Management
Project Size	40,500 m2
Architect	Halpern & Shepherd Epstein
Contractors	David Wilson Homes



The project comprises the construction of 570 apartments and approximately 3,000 m2 of retail shell units within the apartment blocks, on the site of the old Wimbledon Football Club in London.

Rider Levett Bucknall provided full **pre-contract** Project Management and Quantity Surveying services for the project which was not tendered in competition; the contract sum was agreed following a period of negotiation with one of the clients preferred contractors. The form of contract to be used is the JCT 98 with contractors design option; the design team will be novated to the contractor.

The project is due to complete late 2007.

Client Benefits

- Successful negotiation, with clients supply chain member to achieve contract sum for the project within the client's budget and programme for the construction works.

Project Profile

Mixed Use Development | Aylesbury

Client	Crest Nicholson
Client Sector	Residential Mixed Use
Project Value	£80m
Services Provided	Quantity Surveying
Project Size	290,000 m2



This mixed use scheme comprised approximately 290,000 sq ft of A1 retail space including a 50,000 sq ft unit for Sainsbury and a 90,000 sq ft unit for Debenhams. The scheme also incorporated a 90 bed budget Hotel constructed on a turnkey basis and a new theatre and entertainment complex.

Rider Levett Bucknall provided feasibility and detailed cost planning services on the scheme up to the submission of planning. This included input into tenant negotiations in the form of reviewing and providing cost advice on tenant specifications for incorporation into the overall budget. The scheme was designed to provide a quality high street shopping environment in a sustainable manner.

Crest Nicholson were eventually unsuccessful in their bid for the site but Rider Levett Bucknall has continued to provide cost advice to Aylesbury Vale District Council on the theatre and entertainment complex.

Project Profile

Battle Hospital | Reading

Client	Tesco
Client Sector	Retail Residential Mixed Use
Project Value	£30m
Services Provided	Quantity Surveying
Project Size	80,000 m2



The project comprises the development of a new F&M store (80,000 square foot sales floor) on the site of Reading's old Battle Hospital.

The project includes the redevelopment of the whole site including private residential, affordable housing and secondary retail space

The project is due to complete in December 2007.

Project Profile

Whiteley Co-Ownership | Whiteley Village

Client	Whiteley Co-Ownership
Client Sector	Mixed Use
Project Value	£85 million
Services Provided	Quantity Surveying
Project Size	38,000 sq ft of Commercial Space + 277 Apartments
Architect	PRC
Contractors	Kier



Exciting new plans for Whiteley Shopping Village have been unveiled by The Whiteley Co-Ownership; a joint venture set up between British Land and Universities Superannuation Scheme Limited (USS).

The proposals, which represent an investment of over £100 million, will bring a mix of new facilities and services to provide Whiteley with its own district centre.

The development includes a new store for Tesco, A1 and A3 retail space, B1 office and a hotel with health and fitness centre. The scheme involves complex phasing in order to maintain trading of an existing Tesco store on the site.

Community facilities including a Creche, Church and Meeting Rooms will also be provided.