POPLAR
RIVERSIDE
E14



Poplar Riverside Service Charge Budget

Full scheme forecast

POD

POPLAR RIVERSIDE E14

Poplar Riverside full scheme forecast budget: -

COST HEADING	TOTAL BUDGET	ESTATE	RESIDENT AMENITIES	BASEMENT STRUCTURE	BLOCK A EXTERNAL	BLOCK A PODIUM	CORE A1	CORE A2	BLOCK C EXTERNAL	BLOCK C PODIUM	CORE C1	CORE C2
Staffing & Associated costs	£2,284,368	£1,310,204	£974,164	£0	£0	£0	£0	£0	£0	£0	£0	£0
Insurance	£320,140	£9,500	£550	£20,000	£79,500	£0	£550	£550	£76,500	£0	£550	£550
Utilities	£236,350	£52,000	£31,500	£13,000	£0	£2,000	£23,500	£20,750	£0	£2,000	£19,500	£31,500
Cleaning	£197,176	£54,750	£68,500	£2,309	£500	£1,154	£14,000	£12,500	£0	£1,154	£9,500	£15,500
Maintenance	£236,790	£176,000	£15,000	£0	£750	£7,000	£3,750	£3,750	£750	£7,000	£2,925	£4,725
M&E Maintenance	£211,726	£31,395	£22,622	£13,500	£10,072	£0	£20,801	£19,548	£7,712	£0	£19,076	£24,036
Amenities & Facilities	£510,825	£3,000	£507,825	£0	£0	£0	£0	£0	£0	£0	£0	£0
Reserves	£397,100	£113,000	£53,000	£4,000	£20,000	£2,000	£19,300	£18,300	£15,300	£2,000	£16,500	£20,500
Legal & Professional fees	£574,445	£274,266	£114,780	£655	£31,455	£0	£14,933	£13,673	£31,531	£0	£11,330	£16,635
	£4,968,920	£2,024,115	£1,787,941	£53,464	£142,277	£12,154	£96,834	£89,071	£131,793	£12,154	£79,381	£113,446

POD

£ per square foot information is shown on the table below: -

Block	£psf
A1 (Barnacle House)	£5.24
A2 (Bowline House)	£5.42
C1 (Iris House)	£5.70
C2 (Curlew House)	£5.38

Notes on this document-

- Figures are based on estimated costs and are subject to change.
- This is a forecast budget and does not account for inflation.
- This document was prepared on 26th February 2025.
- Included with this document you will find a matrix listing out each unit individually in more detail.

Plot No.	Level	Core	Block	Sq Ft	Total	£psf
					£	£
A1-01-01	1	A1	A	511	2,679.15	5.24
A1-01-02	1	A1	A	780	4,089.47	5.24
A1-02-01	2	A1	A	511	2,679.15	5.24
A1-02-02	2	A1	A	780	4,089.47	5.24
A1-02-03	2	A1	A	785	4,112.00	5.24
A1-02-04	2	A1	A	511	2,679.15	5.24
A1-03-01	3	A1	A	1111	5,821.60	5.24
A1-03-02	3	A1	A	930	4,874.02	5.24
A1-03-03	3	A1	A	755	3,954.24	5.24
A1-03-04	3	A1	A	503	2,634.08	5.24
A1-03-05	3	A1	A	780	4,089.47	5.24
A1-03-06	3	A1	A	785	4,112.00	5.24
A1-03-07	3	A1	A	511	2,679.15	5.24
A1-03-08	3	A1	A	512	2,684.90	5.24
A1-04-01	4	A1	A	1111	5,821.60	5.24
A1-04-02	4	A1	A	930	4,874.02	5.24
A1-04-03	4	A1	A	841	4,405.51	5.24
A1-04-04	4	A1	A	503	2,634.08	5.24
A1-04-05	4	A1	A	780	4,089.47	5.24
A1-04-06	4	A1	A	785	4,112.00	5.24
A1-04-07	4	A1	A	511	2,679.15	5.24
A1-04-08	4	A1	A	512	2,684.90	5.24
A1-05-01	5	A1	A	1111	5,821.60	5.24
A1-05-02	5	A1	A	930	4,874.02	5.24
A1-05-03	5	A1	A	841	4,405.51	5.24
A1-05-04	5	A1	A	503	2,634.08	5.24
A1-05-05	5	A1	A	780	4,089.47	5.24
A1-05-06	5	A1	A	785	4,112.00	5.24
A1-05-07	5	A1	A	511	2,679.15	5.24
A1-05-08	5	A1	A	512	2,684.90	5.24
A1-06-01	6	A1	A	1111	5,821.60	5.24

A1-06-02	6	A1	A	930	4,874.02	5.24
A1-06-03	6	A1	A	503	2,634.08	5.24
A1-06-04	6	A1	A	780	4,089.47	5.24
A1-06-05	6	A1	A	785	4,112.00	5.24
A1-06-06	6	A1	A	511	2,679.15	5.24
A1-06-07	6	A1	A	512	2,684.90	5.24
A1-07-01	7	A1	A	1111	5,821.60	5.24
A1-07-02	7	A1	A	930	4,874.02	5.24
A1-07-03	7	A1	A	503	2,634.08	5.24
A1-07-04	7	A1	A	780	4,089.47	5.24
A1-07-05	7	A1	A	785	4,112.00	5.24
A1-07-06	7	A1	A	511	2,679.15	5.24
A1-07-07	7	A1	A	512	2,684.90	5.24
A1-08-01	8	A1	A	1111	5,821.60	5.24
A1-08-02	8	A1	A	930	4,874.02	5.24
A1-08-03	8	A1	A	503	2,634.08	5.24
A1-08-04	8	A1	A	780	4,089.47	5.24
A1-08-05	8	A1	A	785	4,112.00	5.24
A1-08-06	8	A1	A	511	2,679.15	5.24
A1-08-07	8	A1	A	512	2,684.90	5.24
A1-09-01	9	A1	A	1111	5,821.60	5.24
A1-09-02	9	A1	A	930	4,874.02	5.24
A1-09-03	9	A1	A	503	2,634.08	5.24
A1-09-04	9	A1	A	780	4,089.47	5.24
A1-09-05	9	A1	A	785	4,112.00	5.24
A1-09-06	9	A1	A	511	2,679.15	5.24
A1-09-07	9	A1	A	512	2,684.90	5.24
A1-10-01	10	A1	A	1111	5,821.60	5.24
A1-10-02	10	A1	A	930	4,874.02	5.24
A1-10-03	10	A1	A	503	2,634.08	5.24
A1-10-04	10	A1	A	780	4,089.47	5.24
A1-10-05	10	A1	A	785	4,112.00	5.24
A1-10-06	10	A1	A	511	2,679.15	5.24
A1-10-07	10	A1	A	512	2,684.90	5.24
A1-11-01	11	A1	A	1111	5,821.60	5.24
A1-11-02	11	A1	A	930	4,874.02	5.24

A1-11-03	11	A1	A	503	2,634.08	5.24
A1-11-04	11	A1	A	780	4,089.47	5.24
A1-11-05	11	A1	A	785	4,112.00	5.24
A1-11-06	11	A1	A	511	2,679.15	5.24
A1-11-07	11	A1	A	512	2,684.90	5.24
A1-12-01	12	A1	A	1111	5,821.60	5.24
A1-12-02	12	A1	A	930	4,874.02	5.24
A1-12-03	12	A1	A	503	2,634.08	5.24
A1-12-04	12	A1	A	780	4,089.47	5.24
A1-12-05	12	A1	A	785	4,112.00	5.24
A1-12-06	12	A1	A	511	2,679.15	5.24
A1-12-07	12	A1	A	512	2,684.90	5.24
A1-13-01	13	A1	A	1111	5,821.60	5.24
A1-13-02	13	A1	A	930	4,874.02	5.24
A1-13-03	13	A1	A	503	2,634.08	5.24
A1-13-04	13	A1	A	780	4,089.47	5.24
A1-13-05	13	A1	A	785	4,112.00	5.24
A1-13-06	13	A1	A	511	2,679.15	5.24
A1-13-07	13	A1	A	512	2,684.90	5.24
A1-14-01	14	A1	A	1111	5,821.60	5.24
A1-14-02	14	A1	A	930	4,874.02	5.24
A1-14-03	14	A1	A	503	2,634.08	5.24
A1-14-04	14	A1	A	780	4,089.47	5.24
A1-14-05	14	A1	A	785	4,112.00	5.24
A1-14-06	14	A1	A	511	2,679.15	5.24
A1-14-07	14	A1	A	512	2,684.90	5.24
A2-01-01	1	A2	A	502	2,717.55	5.42
A2-01-02	1	A2	A	541	2,933.77	5.42
A2-01-03	1	A2	A	541	2,933.77	5.42
A2-01-04	1	A2	A	725	3,930.84	5.42
A2-01-05	1	A2	A	788	4,269.53	5.42
A2-02-01	2	A2	A	502	2,717.55	5.42
A2-02-02	2	A2	A	541	2,933.77	5.42
A2-02-03	2	A2	A	541	2,933.77	5.42
A2-02-04	2	A2	A	725	3,930.84	5.42
A2-02-05	2	A2	A	788	4,269.53	5.42

A2-03-01	3	A2	A	759	4,111.83	5.42
A2-03-02	3	A2	A	758	4,105.88	5.42
A2-03-03	3	A2	A	541	2,933.77	5.42
A2-03-04	3	A2	A	541	2,933.77	5.42
A2-03-05	3	A2	A	725	3,930.84	5.42
A2-03-06	3	A2	A	788	4,269.53	5.42
A2-03-07	3	A2	A	577	3,126.14	5.42
A2-03-08	3	A2	A	756	4,094.49	5.42
A2-04-01	4	A2	A	759	4,111.83	5.42
A2-04-02	4	A2	A	758	4,105.88	5.42
A2-04-03	4	A2	A	541	2,933.77	5.42
A2-04-04	4	A2	A	541	2,933.77	5.42
A2-04-05	4	A2	A	725	3,930.84	5.42
A2-04-06	4	A2	A	788	4,269.53	5.42
A2-04-07	4	A2	A	577	3,126.14	5.42
A2-04-08	4	A2	A	840	4,549.13	5.42
A2-05-01	5	A2	A	759	4,111.83	5.42
A2-05-02	5	A2	A	758	4,105.88	5.42
A2-05-03	5	A2	A	541	2,933.77	5.42
A2-05-04	5	A2	A	541	2,933.77	5.42
A2-05-05	5	A2	A	725	3,930.84	5.42
A2-05-06	5	A2	A	788	4,269.53	5.42
A2-05-07	5	A2	A	577	3,126.14	5.42
A2-05-08	5	A2	A	840	4,549.13	5.42
A2-06-01	6	A2	A	759	4,111.83	5.42
A2-06-02	6	A2	A	758	4,105.88	5.42
A2-06-03	6	A2	A	541	2,933.77	5.42
A2-06-04	6	A2	A	541	2,933.77	5.42
A2-06-05	6	A2	A	725	3,930.84	5.42
A2-06-06	6	A2	A	788	4,269.53	5.42
A2-06-07	6	A2	A	577	3,126.14	5.42
A2-07-01	7	A2	A	759	4,111.83	5.42
A2-07-02	7	A2	A	758	4,105.88	5.42
A2-07-03	7	A2	A	541	2,933.77	5.42
A2-07-04	7	A2	A	541	2,933.77	5.42
A2-07-05	7	A2	A	725	3,930.84	5.42

A2-07-06	7	A2	A	788	4,269.53	5.42
A2-07-07	7	A2	A	577	3,126.14	5.42
A2-08-01	8	A2	A	759	4,111.83	5.42
A2-08-02	8	A2	A	758	4,105.88	5.42
A2-08-03	8	A2	A	541	2,933.77	5.42
A2-08-04	8	A2	A	541	2,933.77	5.42
A2-08-05	8	A2	A	725	3,930.84	5.42
A2-08-06	8	A2	A	788	4,269.53	5.42
A2-08-07	8	A2	A	577	3,126.14	5.42
A2-09-01	9	A2	A	759	4,111.83	5.42
A2-09-02	9	A2	A	758	4,105.88	5.42
A2-09-03	9	A2	A	541	2,933.77	5.42
A2-09-04	9	A2	A	541	2,933.77	5.42
A2-09-05	9	A2	A	725	3,930.84	5.42
A2-09-06	9	A2	A	788	4,269.53	5.42
A2-09-07	9	A2	A	577	3,126.14	5.42
A2-10-01	10	A2	A	759	4,111.83	5.42
A2-10-02	10	A2	A	758	4,105.88	5.42
A2-10-03	10	A2	A	541	2,933.77	5.42
A2-10-04	10	A2	A	541	2,933.77	5.42
A2-10-05	10	A2	A	725	3,930.84	5.42
A2-10-06	10	A2	A	788	4,269.53	5.42
A2-10-07	10	A2	A	577	3,126.14	5.42
A2-11-01	11	A2	A	759	4,111.83	5.42
A2-11-02	11	A2	A	758	4,105.88	5.42
A2-11-03	11	A2	A	541	2,933.77	5.42
A2-11-04	11	A2	A	541	2,933.77	5.42
A2-11-05	11	A2	A	725	3,930.84	5.42
A2-11-06	11	A2	A	788	4,269.53	5.42
A2-11-07	11	A2	A	577	3,126.14	5.42
A2-12-01	12	A2	A	759	4,111.83	5.42
A2-12-02	12	A2	A	758	4,105.88	5.42
A2-12-03	12	A2	A	541	2,933.77	5.42
A2-12-04	12	A2	A	541	2,933.77	5.42
A2-12-05	12	A2	A	725	3,930.84	5.42
A2-12-06	12	A2	A	788	4,269.53	5.42

A2-12-07	12	A2	A	577	3,126.14	5.42
C1-01-01	1	C1	C	421	2,398.11	5.70
C1-01-02	1	C1	C	766	4,367.08	5.70
C1-01-03	1	C1	C	779	4,441.18	5.70
C1-01-04	1	C1	C	538	3,066.59	5.70
C1-01-05	1	C1	C	423	2,410.65	5.70
C1-01-06	1	C1	C	725	4,134.00	5.70
C1-01-07	1	C1	C	596	3,398.27	5.70
C1-01-08	1	C1	C	464	2,643.73	5.70
C1-01-09	1	C1	C	835	4,759.73	5.70
C1-01-10	1	C1	C	424	2,416.35	5.70
C1-02-01	2	C1	C	540	3,079.13	5.70
C1-02-02	2	C1	C	766	4,367.08	5.70
C1-02-03	2	C1	C	779	4,441.18	5.70
C1-02-04	2	C1	C	538	3,066.59	5.70
C1-02-05	2	C1	C	423	2,410.65	5.70
C1-02-06	2	C1	C	725	4,134.00	5.70
C1-02-07	2	C1	C	596	3,398.27	5.70
C1-02-08	2	C1	C	464	2,643.73	5.70
C1-02-09	2	C1	C	835	4,759.73	5.70
C1-02-10	2	C1	C	424	2,416.35	5.70
C1-03-01	3	C1	C	540	3,079.13	5.70
C1-03-02	3	C1	C	766	4,367.08	5.70
C1-03-03	3	C1	C	779	4,441.18	5.70
C1-03-04	3	C1	C	538	3,066.59	5.70
C1-03-05	3	C1	C	423	2,410.65	5.70
C1-03-06	3	C1	C	725	4,134.00	5.70
C1-03-07	3	C1	C	596	3,398.27	5.70
C1-03-08	3	C1	C	464	2,643.73	5.70
C1-03-09	3	C1	C	835	4,759.73	5.70
C1-03-10	3	C1	C	424	2,416.35	5.70
C1-04-01	4	C1	C	540	3,079.13	5.70
C1-04-02	4	C1	C	766	4,367.08	5.70
C1-04-03	4	C1	C	779	4,441.18	5.70
C1-04-04	4	C1	C	538	3,066.59	5.70
C1-04-05	4	C1	C	423	2,410.65	5.70

C1-04-06	4	C1	C	725	4,134.00	5.70
C1-04-07	4	C1	C	596	3,398.27	5.70
C1-05-01	5	C1	C	540	3,079.13	5.70
C1-05-02	5	C1	C	766	4,367.08	5.70
C1-05-03	5	C1	C	779	4,441.18	5.70
C1-05-04	5	C1	C	538	3,066.59	5.70
C1-05-05	5	C1	C	423	2,410.65	5.70
C1-05-06	5	C1	C	725	4,134.00	5.70
C1-05-07	5	C1	C	721	4,109.51	5.70
C1-06-01	6	C1	C	540	3,079.13	5.70
C1-06-02	6	C1	C	766	4,367.08	5.70
C1-06-03	6	C1	C	779	4,441.18	5.70
C1-06-04	6	C1	C	538	3,066.59	5.70
C1-06-05	6	C1	C	423	2,410.65	5.70
C1-06-06	6	C1	C	725	4,134.00	5.70
C1-06-07	6	C1	C	721	4,109.51	5.70
C1-07-01	7	C1	C	540	3,079.13	5.70
C1-07-02	7	C1	C	766	4,367.08	5.70
C1-07-03	7	C1	C	779	4,441.18	5.70
C1-07-04	7	C1	C	538	3,066.59	5.70
C1-07-05	7	C1	C	423	2,410.65	5.70
C1-07-06	7	C1	C	725	4,134.00	5.70
C1-07-07	7	C1	C	721	4,109.51	5.70
C1-08-01	8	C1	C	540	3,079.13	5.70
C1-08-02	8	C1	C	766	4,367.08	5.70
C1-08-03	8	C1	C	779	4,441.18	5.70
C1-08-04	8	C1	C	538	3,066.59	5.70
C1-08-05	8	C1	C	423	2,410.65	5.70
C1-08-06	8	C1	C	725	4,134.00	5.70
C1-08-07	8	C1	C	721	4,109.51	5.70
C2-01-01	1	C2	C	547	2,939.43	5.38
C2-01-02	1	C2	C	696	3,743.63	5.38
C2-01-03	1	C2	C	709	3,812.98	5.38
C2-01-04	1	C2	C	423	2,273.92	5.38
C2-01-05	1	C2	C	728	3,911.36	5.38
C2-01-06	1	C2	C	720	3,871.04	5.38

C2-01-07	1	C2	C	481	2,586.25	5.38
C2-01-08	1	C2	C	638	3,431.30	5.38
C2-01-09	1	C2	C	781	4,200.56	5.38
C2-01-10	1	C2	C	778	4,183.37	5.38
C2-01-11	1	C2	C	605	3,251.74	5.38
C2-02-01	2	C2	C	547	2,939.43	5.38
C2-02-02	2	C2	C	696	3,743.63	5.38
C2-02-03	2	C2	C	709	3,812.98	5.38
C2-02-04	2	C2	C	538	2,892.66	5.38
C2-02-05	2	C2	C	728	3,911.36	5.38
C2-02-06	2	C2	C	720	3,871.04	5.38
C2-02-07	2	C2	C	481	2,586.25	5.38
C2-02-08	2	C2	C	638	3,431.30	5.38
C2-02-09	2	C2	C	781	4,200.56	5.38
C2-02-10	2	C2	C	778	4,183.37	5.38
C2-02-11	2	C2	C	605	3,251.74	5.38
C2-03-01	3	C2	C	547	2,939.43	5.38
C2-03-02	3	C2	C	696	3,743.63	5.38
C2-03-03	3	C2	C	709	3,812.98	5.38
C2-03-04	3	C2	C	538	2,892.66	5.38
C2-03-05	3	C2	C	728	3,911.36	5.38
C2-03-06	3	C2	C	720	3,871.04	5.38
C2-03-07	3	C2	C	481	2,586.25	5.38
C2-03-08	3	C2	C	638	3,431.30	5.38
C2-03-09	3	C2	C	781	4,200.56	5.38
C2-03-10	3	C2	C	778	4,183.37	5.38
C2-03-11	3	C2	C	605	3,251.74	5.38
C2-04-01	4	C2	C	547	2,939.43	5.38
C2-04-02	4	C2	C	696	3,743.63	5.38
C2-04-03	4	C2	C	709	3,812.98	5.38
C2-04-04	4	C2	C	538	2,892.66	5.38
C2-04-05	4	C2	C	559	3,002.88	5.38
C2-04-06	4	C2	C	866	4,657.50	5.38
C2-04-07	4	C2	C	481	2,586.25	5.38
C2-04-08	4	C2	C	638	3,431.30	5.38
C2-04-09	4	C2	C	781	4,200.56	5.38

C2-04-10	4	C2	C	778	4,183.37	5.38
C2-04-11	4	C2	C	605	3,251.74	5.38
C2-05-01	5	C2	C	547	2,939.43	5.38
C2-05-02	5	C2	C	696	3,743.63	5.38
C2-05-03	5	C2	C	709	3,812.98	5.38
C2-05-04	5	C2	C	538	2,892.66	5.38
C2-05-05	5	C2	C	559	3,002.88	5.38
C2-05-06	5	C2	C	855	4,594.07	5.38
C2-05-07	5	C2	C	481	2,586.25	5.38
C2-05-08	5	C2	C	638	3,431.30	5.38
C2-05-09	5	C2	C	781	4,200.56	5.38
C2-05-10	5	C2	C	778	4,183.37	5.38
C2-05-11	5	C2	C	605	3,251.74	5.38
C2-06-01	6	C2	C	547	2,939.43	5.38
C2-06-02	6	C2	C	696	3,743.63	5.38
C2-06-03	6	C2	C	709	3,812.98	5.38
C2-06-04	6	C2	C	538	2,892.66	5.38
C2-06-05	6	C2	C	559	3,002.88	5.38
C2-06-06	6	C2	C	855	4,594.07	5.38
C2-06-07	6	C2	C	481	2,586.25	5.38
C2-06-08	6	C2	C	638	3,431.30	5.38
C2-06-09	6	C2	C	781	4,200.56	5.38
C2-06-10	6	C2	C	778	4,183.37	5.38
C2-06-11	6	C2	C	605	3,251.74	5.38
C2-07-01	7	C2	C	547	2,939.43	5.38
C2-07-02	7	C2	C	696	3,743.63	5.38
C2-07-03	7	C2	C	709	3,812.98	5.38
C2-07-04	7	C2	C	538	2,892.66	5.38
C2-07-05	7	C2	C	559	3,002.88	5.38
C2-07-06	7	C2	C	855	4,594.07	5.38
C2-07-07	7	C2	C	481	2,586.25	5.38
C2-07-08	7	C2	C	638	3,431.30	5.38
C2-07-09	7	C2	C	781	4,200.56	5.38
C2-07-10	7	C2	C	778	4,183.37	5.38
C2-07-11	7	C2	C	605	3,251.74	5.38
C2-08-01	8	C2	C	605	3,251.74	5.38

C2-08-02	8	C2	C	774	4,160.25	5.38
C2-08-03	8	C2	C	481	2,586.25	5.38
C2-08-04	8	C2	C	638	3,431.30	5.38
C2-08-05	8	C2	C	781	4,200.56	5.38
C2-08-06	8	C2	C	778	4,183.37	5.38
C2-08-07	8	C2	C	605	3,251.74	5.38
C2-09-01	9	C2	C	719	3,865.12	5.38
C2-09-02	9	C2	C	774	4,160.25	5.38
C2-09-03	9	C2	C	481	2,586.25	5.38
C2-09-04	9	C2	C	638	3,431.30	5.38
C2-09-05	9	C2	C	781	4,200.56	5.38
C2-09-06	9	C2	C	778	4,183.37	5.38
C2-09-07	9	C2	C	605	3,251.74	5.38
C2-10-01	10	C2	C	719	3,865.12	5.38
C2-10-02	10	C2	C	774	4,160.25	5.38
C2-10-03	10	C2	C	481	2,586.25	5.38
C2-10-04	10	C2	C	638	3,431.30	5.38
C2-10-05	10	C2	C	781	4,200.56	5.38
C2-10-06	10	C2	C	778	4,183.37	5.38
C2-10-07	10	C2	C	605	3,251.74	5.38
C2-11-01	11	C2	C	719	3,865.12	5.38
C2-11-02	11	C2	C	774	4,160.25	5.38
C2-11-03	11	C2	C	481	2,586.25	5.38
C2-11-04	11	C2	C	638	3,431.30	5.38
C2-11-05	11	C2	C	781	4,200.56	5.38
C2-11-06	11	C2	C	778	4,183.37	5.38
C2-11-07	11	C2	C	605	3,251.74	5.38