

STX	Station	Category	Zone	TOC	CCTV	CISY	PA	Shelter	Waiting Room	Toilet	Baby Change	Power Installation	Water Installation	Associated Zone Costs	Inflation To Zone	TOC Compression	Zone Islops	Contractual Arrangement	Tranche Complete	Base Construction	Prelims	Total of St. Cost Models	Construction Insurance	CPT Costs	Identified Project Risk at mean	BASE COST	Unidentified Risk Contingency at 20%	PROGRAMME COST	Development Costs	Total Cost	Capital Excluding Development Costs	Roll Up Cost of Capital	Roll Up Cost of Capital	Total Roll Up Cost of Capital
ALR	Alesford	E	EA	FGE					91,346	114,181		3,720	3,640	23,771	1,303	500	510	79,399	1,592	319,961	93,231	413,192	4,132	22,668	62,169	502,161	100,432	602,593	52,905	655,498	35,254	11,547	46,801	
AUD	Audley End	D	EA	WN	145,566							3,720		16,639	912	500	510	48,562	770	217,178	27,911	245,089	2,451	13,446	36,876	297,862	59,572	357,434	52,536	409,970	21,055	10,487	31,542	
BEF	Benfleet	C	EA	C2C				45,961				3,720		5,553	304	500	510	47,631	585	104,765	52,390	157,154	1,272	6,976	19,132	154,534	30,907	187,441	52,274	237,715	9,487	8,566	18,053	
BIS	Bishops Stortford	C	EA	WN	124,523							3,720		14,294	783	500	510	55,004	2,489	201,823	21,876	223,699	2,237	12,272	33,658	271,866	54,373	326,239	52,486	378,725	18,156	11,263	29,419	
BMD	Brimdson	E	EA	WN					66,491	138,057		3,720		23,256	1,274	500	510	64,048	831	298,687	34,651	333,337	3,333	18,287	50,154	405,111	81,022	486,133	52,726	538,859	26,121	8,847	34,968	
BSY	Brondesbury	E	EA	SS					89,759	84,669		3,720		19,885	1,090	500	510	53,571	193	253,897	38,981	292,877	2,929	16,067	44,066	355,939	71,188	427,127	52,634	479,761	23,791	10,516	34,306	
BSP	Brondesbury Park	E	EA	SS					72,836	104,773		3,720		20,240	1,109	500	510	52,878	573	257,140	35,976	293,117	2,931	16,081	44,102	356,231	71,246	427,477	52,634	480,111	23,369	10,516	33,884	
BHK	Bush Hill Park	D	EA	WN				48,046				3,720		20,240	1,363	500	510	51,692	1,852	303,605	42,960	346,565	3,466	19,013	52,144	421,188	84,238	505,426	52,755	558,181	28,036	10,625	38,660	
CHN	Cheshunt	C	EA	WN	135,540							3,720		15,107	828	500	510	29,585		182,069	26,270	208,340	2,083	11,430	31,347	253,200	50,640	303,840	52,452	356,292	17,056	8,679	25,735	
CLT	Clacton On Sea	C	EA	FGE	132,353				93,911			3,720		25,674	1,407	500	510	65,108	10,357	333,540	41,830	375,370	3,754	20,593	56,478	456,195	91,239	547,434	52,811	600,245	32,558	11,463	44,022	
COL	Colchester	B	EA	FGE	104,499							3,720		12,062	661	500	510	26,334	7,965	156,251	24,502	180,753	1,808	9,916	27,196	219,673	43,934	263,607	52,388	315,995	14,058	11,392	25,451	
CET	Colchester Town	E	EA	FGE					86,113	118,190		3,720		23,215	1,272	500	510	61,121	7,286	301,926	25,731	327,657	3,277	17,975	49,299	398,208	79,642	477,850	52,706	530,556	25,398	11,455	36,853	
CUS	Custom House	E	EA	SS		116,251			28,209	126,197		3,720		30,595	1,677	500	510	67,931	2,411	378,001	45,492	423,493	4,235	23,233	63,719	514,680	102,936	617,616	52,938	670,554	35,983	10,550	46,533	
DVC	Dovercourt	E	EA	FGE						121,021		3,720		13,489	739	500	510	28,341		164,600	27,498	192,098	1,921	10,539	28,903	233,461	46,692	280,153	52,420	332,573	15,722	8,645	24,367	
DOW	Downham Market	E	EA	WN		116,938						3,720		13,448	737	500	510	58,126	3,576	197,555	19,426	216,981	2,170	11,904	32,647	263,702	52,740	316,442	52,475	368,917	16,817	10,584	27,401	
EDR	Edmonton Green	C	EA	WN	117,777						98,453	3,720		24,515	1,343	500	510	55,676	880	303,374	29,111	332,485	3,325	18,240	50,026	404,076	80,815	484,891	52,728	537,619	27,475	10,586	38,060	
ESM	Elsenham	E	EA	WN		97,782						3,720		21,716	1,190	500	510	87,047	349	306,152	28,461	334,613	3,346	18,357	50,346	406,662	81,332	487,994	52,722	540,716	28,635	11,278	39,913	
ENL	Enfield Lock	E	EA	WN					68,439	117,690		3,720		21,203	1,162	500	510	55,923	1,765	270,913	38,650	309,563	3,096	16,983	46,577	376,219	75,244	451,463	52,677	504,140	25,087	10,531	35,618	
ENF	Enfield Town	C	EA	WN	111,313							3,720		29,827	1,635	500	510	50,119	3,955	353,654	46,949	400,603	4,006	21,977	60,275	486,861	97,372	584,233	52,870	637,103	33,137	10,593	43,730	
FOG	Forest Gate	C	EA	FGE				45,623	100,794	147,350		3,720		29,737	1,630	500	510	57,755	459,225	401,470	57,755	459,225	4,592	25,193	69,095	558,111	111,621	669,726	52,998	722,724	35,558	11,081	49,638	
GMV	Goodmayes	C	EA	FGE					90,301	90,811		3,720		20,641	1,131	500	510	43,478	4,858	255,951	51,041	306,992	3,070	16,842	46,190	373,094	74,619	447,713	52,665	500,378	25,250	11,387	36,638	
GRC	Great Chesterford	E	EA	WN		116,690						3,720		37,493	2,055	500	510	81,278	6,126	463,962	57,239	521,201	5,212	28,593	78,420	633,426	126,685	760,111	53,138	813,249	44,484	11,542	56,026	
GYM	Great Yarmouth	C	EA	AR				78,846		53		3,720		8,825	484	500	510	21,629	5,175	116,022	52,621	168,643	1,686	9,252	25,374	204,955	40,991	245,946	52,365	298,311	15,027	11,645	26,672	
HKW	Hackney Wick	E	EA	SS					43,939	103,548		3,720		21,919	1,201	500	510	46,975		222,312	30,736	253,048	2,530	13,882	38,074	307,534	61,507	369,041	52,543	421,584	21,828	10,288	32,117	
HWM	Harlow Mill	E	EA	WN		118,989						3,720		28,821	1,579	500	510	76,280	4,320	370,467	35,380	405,848	4,058	22,265	61,064	493,235	98,647	591,882	52,881	644,763	35,660	11,411	47,071	
HWN	Harlow Town	C	EA	WN	92,047			97,917				3,720		21,204	1,162	500	510	41,313	20,843	275,496	14,136	289,632	2,896	15,889	43,578	351,995	70,399	422,394	52,619	475,013	24,146	11,348	35,494	
HAP	Hatfield Peverel	D	EA	FGE	175,495							3,720		19,500	1,072	500	510	34,540		231,678	33,012	264,690	2,647	14,521	39,825	321,683	64,337	386,020	52,576	438,596	23,302	8,349	31,651	
HFE	Hertford East	E	EA	WN					49,311	111,707		3,720		18,361	1,006	500	510	45,912		231,028	29,789	260,817	2,608	14,309	39,243	316,977	63,395	380,372	52,556	432,928	20,883	10,356	31,239	
HOC	Hockley	C	EA	FGE	134,791							3,720		15,023	823	500	510	29,626	3	181,277	21,638	202,915	2,029	11,132	30,531	246,607	49,321	295,928	52,440	348,368	20,562	8,877	25,439	
INT	Ingatestone	D	EA	FGE	167,935							3,720		18,717	1,026	500	510	33,625	6,948	229,261	22,603	251,864	2,519	13,817	37,896	306,096	61,219	367,315	52,537	419,852	21,380	11,447	32,827	
KEL	Kelvedon	C	EA	FGE	123,896							3,720		27,177	1,489	500	510	64,298	10,478	347,927	41,073	389,000	3,890	21,341	58,529	472,760	94,552	567,312	52,841	620,153	32,887	11,544	44,431	
KNR	Kensal Rise	E	EA	SS					79,132	118,038		3,720		22,434	1,229	500	510	55,529	1,165	282,256	38,307	320,564	3,206	17,586	48,232	389,588	77,918	467,506	52,702	520,208	36,040	10,248	46,288	
KTW	Kentish Town West	E	EA	SS						27,578		3,720		3,488	191	500	510	34,687	1,381	72,056	17,440	89,496	895	4,910	13,466	108,767	21,753	130,520	52,191	182,711	7,215	10,018	17,233	
LAI	Laindon	C	EA	C2C				37,481	47,535			3,720		9,491	520	500	510	25,066		121,103	24,580	145,683	1,457	7,992	21,920	167,675	35,410	212,462	52,307	264,769	12,859	8,747	21,607	
MNG	Manningtree	C	EA	FGE	129,262							3,720		14,822	812	500	510	48,418	5,351	203,395	31,914	235,309	2,353	12,909	35,405	285,976	57,195	343,171	52,504	395,675	18,821	11,513	30,334	
MKT	Marks Tey	D	EA	FGE	154,913							3,720		17,681	969	500	510	48,3																

STX	Station	Category	Zone	TOC	CCTV	CISY	PA	Shelter	Waiting Room	Toilet	Baby Change	Power Installation	Water Installation	Associated Zone Costs	Inflation To Zone	TOC Compensation	Zone Islops	Contractual Arrangement	Tranche Complete	Base Construction	Prelims	Total of 51 Cost Models	Construction Insurance	CPT Costs	Identified Project Risk at mean	BASE COST	Unidentified Risk Contingency at 20%	PROGRAMME COST	Development Costs	Total Cost	Roll'd Up Cost of Development Costs	Roll'd Up Cost of Capital for Development	Total Roll'd Up Cost of Capital
DSL	Disley	E	NW	FNW		89,826			19,993	127,141		7,053		31,082	1,636	2,384	998	44,162	15,449	339,722	82,251	421,974	4,220	23,150	63,490	512,834	102,567	615,401	91,955	707,356	44,665	17,827	62,492
FBY	Formby	E	NW	ATM		79,262			47,164	84,930		5,464	2,296	23,755	1,250	1,428	998	54,348	7,657	308,552	47,107	355,659	3,557	19,512	53,513	432,241	86,448	518,689	74,259	592,948	26,619	15,192	41,811
FRE	Freshfield	E	NW	ATM		95,395			83,699	147,079		3,692	3,038	36,063	1,898	1,428	998	63,126	12,465	448,881	52,995	501,876	5,019	27,533	75,512	609,940	121,988	731,928	39,109	14,735	53,844		
GTO	Gorton	E	NW	FNW		83,510	47,773		77,940	112,079		7,053		35,581	1,873	2,384	998	66,268	39,964	475,421	90,456	565,877	5,659	31,044	85,142	687,722	137,544	825,266	92,260	917,526	60,435	17,838	78,273
GNL	Green Lane	E	NW	ATM		91,634			117,492	117,492		7,212	5,851	24,088	1,268	1,428	998	58,469		308,439	47,107	355,546	3,555	19,505	53,496	432,102	86,420	518,522	76,907	595,429	28,782	12,941	41,723
GUI	Guide Bridge	E	NW	FNW		102,280	50,032		65,798	89,742				33,358	1,756	1,192	998	61,546	27,909	434,611	93,583	528,194	5,282	28,977	79,472	641,925	128,385	770,310	92,174	862,484	56,428	17,749	74,177
HDF	Hadfield	E	NW	FNW		68,072	37,498		133,356			7,053		26,656	1,403	2,384	998	26,372	10,948	314,738	65,886	380,624	3,806	20,881	57,269	462,580	92,516	555,096	77,656	632,752	37,843	15,572	53,415
HLR	Hall Road	E	NW	ATM		79,114			137,001			154	3,139	23,775	1,251	1,428	998	57,967	11,799	316,625	47,107	363,732	3,637	19,955	54,727	442,051	88,410	530,461	77,522	607,983	30,414	15,745	46,159
HTY	Hattersley	E	NW	FNW		77,640	38,691		124,449					26,092	1,373	2,384	998	40,262	15,019	326,908	68,592	395,500	3,955	21,697	59,507	480,659	96,132	576,791	91,893	668,684	40,765	17,814	58,579
HAZ	Hazel Grove	D	NW	FNW		138,791	229,644		173,246			7,053		59,475	3,130	2,384	998	58,232	49,959	722,911	102,369	825,281	8,253	45,275	124,172	1,002,981	200,596	1,203,577	78,628	1,282,205	87,080	15,691	102,771
HTO	Hightown	E	NW	ATM		88,656			37,367	134,044		1,624	3,415	28,730	1,512	1,428	998	61,927	2,681	362,382	41,218	403,600	4,036	22,142	60,726	490,504	98,101	588,605	71,099	659,704	31,458	14,670	46,127
HIL	Hillside	E	NW	ATM		84,731			89,309			2,384	3,166	19,737	1,039	1,428	998	49,878	6,056	258,725	41,218	299,943	2,999	16,455	45,130	364,527	72,905	437,432	70,885	508,317	23,378	14,644	38,022
HOO	Hooton	E	NW	ATM		108,349			91,926			3,460		22,072	1,162	1,428	998	67,995	9,913	307,302	35,330	342,632	3,426	18,797	51,553	416,408	83,282	499,690	76,879	576,569	25,469	12,936	38,405
MNR	Manor Road	E	NW	ATM		86,492			110,958			503	7,315	22,253	1,171	1,428	998	65,052		296,169	35,330	331,499	3,315	18,186	49,877	402,877	80,576	483,453	76,868	560,321	26,169	12,861	39,031
MPL	Marple	D	NW	FNW		101,333	175,775		180,023					49,544	2,608	2,384	998	74,143	36,416	623,222	102,775	725,997	7,260	39,829	109,234	882,320	176,464	1,058,784	78,423	1,137,207	72,470	15,836	88,306
MRT	Moreton	E	NW	ATM		94,546	713		82,134	134,322		1,676	6,380	34,640	1,823	1,428	998	77,969	13,328	449,956	52,995	502,951	5,030	27,592	75,674	611,247	122,249	733,496	77,248	810,744	41,389	13,015	54,404
NBN	New Brighton	E	NW	ATM		85,535						5,523		9,873	520	1,428	998	48,841	3,535	156,251	35,330	191,581	1,916	10,510	28,825	232,832	46,567	279,399	76,558	355,957	14,184	12,953	27,137
NMC	New Mills Central	E	NW	FNW		78,134			88,201					18,032	949	2,384	998	64,679	10,177	263,552	65,548	329,100	3,291	18,055	49,516	399,962	79,992	479,954	77,543	557,497	31,924	15,785	47,709
NMN	New Mills Newtown	E	NW	FNW		84,400			64,338	142,923		9,874		32,663	1,719	2,384	998	36,883	10,342	386,522	77,975	464,497	4,645	25,483	69,888	564,513	112,903	677,416	92,054	769,470	49,323	17,924	67,247
NWN	Newton For Hyde	E	NW	FNW		86,917	46,926		79,733	107,146		7,053		35,518	1,869	2,384	998	59,854	32,238	460,635	75,995	536,630	5,366	29,440	80,742	652,178	130,436	782,614	92,203	874,817	55,414	17,823	73,237
ORN	Old Roan	E	NW	ATM		76,653			94,374	143,072		352	2,920	34,379	1,809	1,428	998	48,743	2,950	407,678	58,883	466,561	4,666	25,596	70,199	567,022	113,404	680,426	71,244	751,670	39,924	14,636	54,560
OPK	Orrell Park	E	NW	ATM		87,283			89,958	152,000		1,806	9,083	36,846	1,939	1,428	998	54,033	5,866	441,239	58,883	500,123	5,001	27,437	75,249	607,810	121,562	729,372	71,324	800,696	40,484	14,684	55,169
RDN	Reddish North	E	NW	FNW		86,837	45,094					7,053		15,069	793	2,384	998	29,202	20,460	207,889	63,963	271,852	2,719	14,914	40,903	330,388	66,077	396,465	77,411	473,876	28,259	15,791	44,050
RML	Romiley	E	NW	FNW		81,041			84,942					17,994	947	2,384	998	25,520		213,824	73,047	286,871	2,869	15,738	43,163	348,641	69,728	418,369	77,454	495,823	27,609	15,719	43,328
RSH	Rose Hill Marple	E	NW	FNW		58,193	35,467			124,290		7,053		24,382	1,283	2,384	998	36,592	7,191	297,831	71,223	369,054	3,691	20,247	55,528	448,520	89,704	538,224	91,842	630,066	34,515	17,975	52,490
SDL	Sandhills	E	NW	ATM					82,596	151,138		4,939	4,665	26,352	1,387	1,428	998	49,579		323,081	47,107	370,187	3,702	20,309	55,699	449,897	89,979	539,876	71,019	610,895	29,115	14,869	43,984
SPI	Spital	E	NW	ATM		90,759			86,323	139,900		6,906	5,290	35,670	1,877	1,428	998	69,594	15,945	454,692	52,995	507,687	5,077	27,852	76,387	617,003	123,400	740,403	77,240	817,643	41,807	13,228	55,035
TWN	Town Green	E	NW	ATM		84,519				139,756		586	2,596	24,648	1,297	1,428	998	54,568	4,534	314,929	58,883	373,812	3,738	20,508	56,244	454,302	90,860	545,162	71,034	616,196	28,797	14,780	43,577
WAO	Walton	E	NW	ATM		83,189				137,750		7,044	2,432	15,760	829	1,428	998	46,676	3,158	299,263	47,107	346,370	3,464	19,002	52,115	420,951	84,190	505,141	74,232	579,373	27,267	15,226	42,493
WLO	Waterloo (merseyside)	E	NW	ATM		77,642			86,800	141,920		366	2,972	33,549	1,766	1,428	998	54,065	10,100	411,603	58,883	470,487	4,705	25,811	70,790	571,793	114,358	686,151	71,256	757,407	36,227	14,853	51,080
WKI	West Kirby	E	NW	ATM		93,861				157,212		1,075	5,801	27,954	1,471	1,953	2,100	55,081	5,349	351,858	52,995	404,853	4,049	22,210	60,914	492,026	98,405	590,431	77,036	667,467	30,315	13,039	43,354
WBR	Whaley Bridge	E	NW	FNW		85,320			33,909	88,489		7,704		27,993	1,473	2,384	998	31,023	3,698	282,990	74,592	357,582	3,576	19,617	53,802	434,577	86,915	521,492	77,603	599,095	37,300	15,662	52,962
WSR	Woodsmoor	E	NW	FNW		81,173	45,423		73,660	140,471		7,053		37,676	1,983	2,384	998	50,254	7,030	448,102	78,053	526,155	5,262	28,865	79,166	639,448	127,889	767,337	92,180	859,517	46,434	17,948	64,382
0.00		0.00	0.00	0.00	0.00	2,877,825	6,681,145	542,958	794,248	4,423,105	10,672,091	0	360,731	120,304	3,858,681	218,367	122,765	89,327	7,214,344	1,122,216	39,098,105	7,753,463	46,851,568	468,516	2,570,303	7,							