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TONBRIDGE & MALLING BOROUGH COUNCIL

EXECUTIVE SERVICES

Interim Chief Executive Adrian Stanfield LL.B (Hons) Gibson Building Gibson Drive Kings Hill, West Malling Kent ME19 4LZ West Malling (01732) 844522

NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.

Contact: Democratic Services committee.services@tmbc.gov.uk

4 March 2024

To: <u>MEMBERS OF THE FINANCE, REGENERATION AND PROPERTY</u>

SCRUTINY SELECT COMMITTEE (Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Finance, Regeneration and Property Scrutiny Select Committee to be held in the Council Chamber, Gibson Drive, Kings Hill on Tuesday, 12th March, 2024 commencing at 7.30 pm.

Members of the Committee are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website.

Yours faithfully

ADRIAN STANFIELD

Interim Chief Executive

AGENDA

1. Guidance for the Conduct of Meetings

PART 1 - PUBLIC

2. Apologies for Absence

3. Notification of Substitute Members

9 - 10

4. Declarations of interest

11 - 12

Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at Code of conduct for members — Tonbridge and Malling Borough Council (tmbc.gov.uk).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

5. Minutes

13 - 18

To confirm as a correct record the Notes of the meeting of the Finance, Regeneration and Property Scrutiny Select Committee held on 14 November 2023

Matters for recommendation to the Cabinet

6. Tonbridge Town Centre Asset Review - Phase 2

19 - 244

The report set out options in respect of Phase 2 of the Tonbridge Town Centre asset review and proposed the creation of a Tonbridge Town Centre Programme Board.

- Annex 3 is available as a supplement to the main agenda due to its size (8320KB); and
- Annex 7 is attached under Part 2 due to its confidential content

Matters submitted for Information

7. Corporate Key Performance Indicators

245 - 252

This report provides data on Key Performance Indicators (KPIs) that are aligned to the Corporate Strategy 2023-2027 and monitored on a quarterly or annual basis. The data provided in this report relates to the period up to the end of December 2023.

8. Work Programme 2024-25

253 - 254

The Work Programme setting out matters to be scrutinised during 2024-25 is attached for information. Members can suggest future items by liaising with the Chair of the Committee.

9. Urgent items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

Matters for consideration in Private

10. Exclusion of Press and Public

255 - 256

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

PART 2 - PRIVATE

Matters submitted for Information

11. Tonbridge Town Centre Asset Review - Phase 2 (Annex 7)

257 - 262

(Reasons: LGA 1972 – Sch 12A Paragraph 3 - Information relating to the financial or business affairs of any particular person (including the authority holding that information)

Annex 7 is attached for information only.

12. Urgent items

263 - 264

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

MEMBERSHIP

Cllr D Harman (Chair) Cllr C Brown (Vice-Chair)

Cllr L Athwal
Cllr T Bishop
Cllr B Doxall
Cllr B A Parry
Cllr R I B Cannon
Cllr Mrs T Dean
Cllr W J Mallard
Cllr A Mehmet
Cllr W E Palmer
Cllr B A Parry
Cllr B R Rhodes
Cllr C J Williams

GUIDANCE ON HOW MEETINGS WILL BE CONDUCTED

(1) Most of the Borough Council meetings are livestreamed, unless there is exempt or confidential business being discussed, giving residents the opportunity to see decision making in action. These can be watched via our YouTube channel. When it is not possible to livestream meetings they are recorded and uploaded as soon as possible:

https://www.youtube.com/channel/UCPp-IJISNgoF-ugSzxjAPfw/featured

- (2) There are no fire drills planned during the time a meeting is being held. For the benefit of those in the meeting room, the fire alarm is a long continuous bell and the exits are via the doors used to enter the room. An officer on site will lead any evacuation.
- (3) Should you need this agenda or any of the reports in a different format, or have any other queries concerning the meeting, please contact Democratic Services on committee.services@tmbc.gov.uk in the first instance.

Attendance:

- Members of the Committee are required to attend in person and be present in the meeting room. Only these Members are able to move/ second or amend motions, and vote.
- Other Members of the Council can join via MS Teams and can take part in any discussion and ask questions, when invited to do so by the Chair, but cannot move/ second or amend motions or vote on any matters. Members participating remotely are reminded that this does not count towards their formal committee attendance.
- Occasionally, Members of the Committee are unable to attend in person and may join via MS Teams in the same way as other Members. However, they are unable to move/ second or amend motions or vote on any matters if they are not present in the meeting room. As with other Members joining via MS Teams, this does not count towards their formal committee attendance.
- Officers can participate in person or online.

 Members of the public addressing an Area Planning Committee should attend in person. However, arrangements to participate online can be considered in certain circumstances. Please contact committee.services@tmbc.gov.uk for further information.

Before formal proceedings start there will be a sound check of Members/Officers in the room. This is done as a roll call and confirms attendance of voting Members.

Ground Rules:

The meeting will operate under the following ground rules:

- Members in the Chamber should indicate to speak in the usual way and use the fixed microphones in front of them. These need to be switched on when speaking or comments will not be heard by those participating online. Please switch off microphones when not speaking.
- If there any technical issues the meeting will be adjourned to try and rectify them.

 If this is not possible there are a number of options that can be taken to enable the meeting to continue. These will be explained if it becomes necessary.

For those Members participating online:

- please request to speak using the 'chat' or hand raised function';
- please turn off cameras and microphones when not speaking;
- please do not use the 'chat function' for other matters as comments can be seen by all;
- Members may wish to blur the background on their camera using the facility on Microsoft teams.
- Please avoid distractions and general chat if not addressing the meeting
- Please remember to turn off or silence mobile phones

Voting:

Voting may be undertaken by way of a roll call and each Member should verbally respond For, Against, Abstain. The vote will be noted and announced by the Democratic Services Officer.

Alternatively, votes may be taken by general affirmation if it seems that there is agreement amongst Members. The Chairman will announce the outcome of the vote for those participating and viewing online.



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	Conservative	Liberal Democratic	Green	Ind. Kent Alliance	Labour
1	Roger Dalton	Garry Bridge	Kath Barton		Angus Bennison
2	Dave Davis	James Clokey	Steve Crisp		Wayne Mallard
3	Sarah Hudson	Frani Hoskins	Anna Cope		
4	James Lark	Roger Roud	George Hines		
5	Alex McDermott	David Thornwell	Mark Hood		

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Agenda Item 4

Declarations of interest



TONBRIDGE AND MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

MINUTES

Tuesday, 14th November, 2023

Present: Cllr D Harman (Chair), Cllr C Brown (Vice-Chair), Cllr L Athwal,

Clir P Boxall, Clir R I B Cannon, Clir Mrs T Dean, Clir W J Mallard, Clir A Mehmet, Clir W E Palmer, Clir B A Parry, Clir M R Rhodes,

Cllr J Clokey (substitute) and Cllr J R S Lark (substitute)

In Councillors A G Bennison, R P Betts, G C Bridge, P M Hickmott,

attendance: M A J Hood, F A Hoskins and D Keers were also present pursuant

to Council Procedure Rule No 15.21.

Virtual: Councillors Mrs S Bell, M D Boughton, M A Coffin, S Crisp,

R W Dalton, D A S Davis, D W King, Mrs A S Oakley and K B Tanner participated via MS Teams in accordance with Council

Procedure Rule 15.21.

Apologies for absence were received from Councillors T Bishop

and C J Williams.

PART 1 - PUBLIC

FRP 23/24 NOTIFICATION OF SUBSTITUTE MEMBERS

Notification of substitute members were recorded as set out below:

- Councillor J Lark substituted for Councillor C Williams
- Councillor J Clokey substituted for Councillor T Bishop

In accordance with Council Procedure Rules 17.5 to 17.9 these Councillors had the same rights as the ordinary member of the committee for whom they were substituting.

FRP 23/25 DECLARATIONS OF INTEREST

There were no declarations of interest made in accordance with the Code of Conduct.

FRP 23/26 MINUTES

RESOLVED: That the notes of the meeting of the Finance, Regeneration and Property Scrutiny Select Committee held on 25 July 2023 be approved as a correct record and signed by the Chair.

MATTERS FOR RECOMMENDATION TO THE CABINET

FRP 23/27 FUTURE OF THE ANGEL CENTRE, TONBRIDGE

Members' in-principle views were sought on the future of the existing Angel Centre building as part of the Borough Council's work to review its land and property assets in Tonbridge town centre.

Members recognised that, due to age, design and the changing nature of leisure provision, the Angel Centre had reached the point of requiring substantial investment in both plant and equipment and building fabric to remain fit for purpose in the long term. In addition, significant further investment would be required to reduce the carbon footprint of the building to achieve the Council's carbon neutral aspirations for its leisure facilities. From a cost saving perspective, actions needed to take place as soon as possible in view of the huge ongoing maintenance expenses.

It was emphasised by the Cabinet Member for Climate Change, Regeneration and Property that it was only a preference on the inprinciple option that was sought from Members at this stage, which information would then be incorporated into the option appraisals to be developed by the consultant company MACE as part of their Phase 2 report, to be presented to the Committee for consideration at a future meeting.

Having regard to the operational, building fabric and climate change considerations, as well as views expressed by the Leisure Trust and the financial implications, Members noted the pros and cons of both refurbishment and new facility options respectively and took into account the legal implications set out in Annex 1.

RECOMMENDED*: That

(1) in principle, all options be kept on the table for the future of the leisure centre, including demolishing and rebuilding it elsewhere.

*Recommended to Cabinet

FRP 23/28 REVIEW OF FEES AND CHARGES 2024/25

The joint report of the Director of Central Services and the Director of Finance and Transformation set out the proposed fees and charges for the provision of services in respect of legal fees, photocopying, Street Naming and Numbering, local land charges searches and enquiries, Tonbridge Castle and recovering unpaid Council Tax debts from 1 April 2024.

In bringing forward the charging proposals for 2024/25 consideration had been given to a range of factors, including the Borough Council's overall

financial position, market position, trading patterns, the current rate of inflation and customer feedback, apart from which a set of guiding principles for the setting of fees and charges had also been taken into account and were summarised in 1.1.2 of the report.

A point of clarification/amendment was made in respect of 1.2.4 of the report, which should read "... In respect of the fees set out at 1.2.1 above, the Supreme Court guideline hourly rates may change from time to time, so it is therefore **RECOMMENDED** that the level of legal fees charged by the Council is in accordance with the applicable rates set out in the Supreme Court guidelines...".

Moreover, additional information was sought on the number of wedding ceremonies held in the Castle Chamber in the current financial year in order to ascertain whether there was any impact on the business by the fee increase from 2022/23 to 2023/24, although Members were reminded that there would normally be a lag in the data due to the advanced booking nature of wedding ceremonies.

RECOMMENDED*: That

- (1) the proposed charges for legal costs, as set out in 1.2 of the report, be adopted with effect from 1 April 2024;
- (2) the current photocopying charges of £0.10 (inclusive of VAT) for each page of the same document or additional copies of the same page plus postage as appropriate, as set out in 1.3.4 of the report, be retained;
- (3) the proposed fee schedules for Street Naming and Numbering, as set out in 1.4 of the report, be adopted with effect from 1 April 2024, subject to clarification of the percentage of the proposed fee increase as indicated in 1.4.4 of the report;
- (4) the proposed scale of fees for local land charges searches and enquiries, as set out in Annex 1 and 1.5 of the report, be adopted with effect from 1 April 2024;
- (5) the proposed fees and charges for 2024/25 related to Tonbridge Castle, as set out in 1.6 of the report, be adopted with effect from 1 April 2024; and
- (6) the amount of costs charged in 2024/25 to recover unpaid Council Tax debts be increased from £100 to £110, as set out in 1.7 of the report, with effect from 1 April 2024.

*Recommended to Cabinet

FRP 23/29 ECONOMIC DEVELOPMENT STRATEGY 2023 - 2027

The report of the Chief Executive set out the proposed changes to the draft Economic Development Strategy 2023-2027 in light of the feedback received during the consultation exercise which was undertaken between 15 September and 13 October 2023.

Key amendments were summarised in 1.3.2 of the report and a revised draft of the Economic Development Strategy 2023-2027 was provided at Annex 1. Members' approval was sought on the adoption of the Strategy as amended.

Members welcomed the introduction of the revised Strategy and were advised that updates on progress of delivering the initiatives would be reported on a 6-monthly basis in the future.

RECOMMENDED*: That

- the report be noted; and
- (2) the revised Economic Development Strategy 2023-2027, as set out in Appendix 1, be approved, subject to the definition of the 'Markets' as in 'Programme of Town Centre Events and Markets' under the theme of 'Vibrant Town Centres' being added to the Action Plan to clarify its coverage of farmers' markets.

*Recommended to Cabinet

MATTERS SUBMITTED FOR INFORMATION

FRP 23/30 KEY PERFORMANCE INDICATORS

Members received a list of Key Performance Indicators (KPIs) that were aligned to the priorities as identified in the adopted Corporate Strategy 2023-2027 and were relevant to the Committee. A baseline covering the period 2022/23 had for the most part been used, with the data for July to September 2023 representing the most up-to-date available statistics in most instances. In order to improve the effectiveness of KPI monitoring, trend analysis and targets had also been included in the KPIs provided at Appendix 1 and a number of the identified trends were highlighted in 1.1.5 of the report. The KPIs would be monitored on a quarterly-annual basis and would be made available on an ongoing basis.

With regard to benchmarking, it was noted that for those KPIs that were already being benchmarked, the benchmarking data would be added in the next cycle of reporting, and further work would be undertaken to build up benchmarking for the remaining KPIs.

FRP 23/31 WORK PROGRAMME 2023/24

The Work Programme setting out matters to be scrutinised during 2023/24 was attached for information. Members were invited to suggest future matters by liaising with the Chair of the Committee.

MATTERS FOR CONSIDERATION IN PRIVATE

FRP 23/32 EXCLUSION OF PRESS AND PUBLIC

The Chairman moved, it was seconded and

RESOLVED: That as public discussion would disclose exempt information, the following matters be considered in private.

PART 2 - PRIVATE

MATTERS SUBMITTED FOR INFORMATION

FRP 23/33 FUTURE OF THE ANGEL CENTRE, TONBRIDGE - ANNEX 1

(Reason: LGA 1972, Sch 12A, Paragraph 3 – Financial or business affairs of any particular person)

Members had regard to Annex 1 – Legal Implications, set out in Part 2 of the agenda, during consideration of the Future of the Angel Centre, Tonbridge (Minute FRP 23/27 refers).

RESOLVED: That the report be received and noted.

The meeting ended at 9.16 pm



TONBRIDGE & MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

12 March 2024

Joint Report of the Cabinet and the Management Team

Part 1- Public

Matters for Recommendation to Cabinet

1 TONBRIDGE TOWN CENTRE ASSET REVIEW PHASE 2 REPORT

The Council's Corporate Strategy identifies the better use of assets within Tonbridge town centre as a key aim under the theme of 'Investing in our local economy'.

The potential redevelopment of Tonbridge town centre is an exciting opportunity for the Council, residents of the town and wider borough and visitors to Tonbridge.

The road to delivering a town centre redevelopment can be long and complex, with many competing interests. It is important that a clear step-by-step approach is taken to ensure Members are provided with relevant information at the relevant time to facilitate effective decision making.

Through the work undertaken by Mace in phase 1, Members identified the strategic aims and objectives of the scheme. The aim for the phase 2 work is to provide Members with additional information so they can start to set the strategic direction for how those aims and objectives could be achieved.

What is clear is that the establishment of a bespoke governance arrangement for delivering such a wide ranging and complex programme is key. While presenting the work undertaken in Phase 2, the report suggests the creation of a Tonbridge Town Centre Programme Board should be the next step. The numerous work streams can then be assessed in detail and recommendations made to the Programme Board for consideration.

1.1 Introduction

- 1.1.1 As Members will be aware, the Council has been progressing a review of its land and property assets in Tonbridge town centre, in conjunction with the company Mace, to determine how they can best be utilised in the future.
- 1.1.2 The first phase of this work, which was considered by Cabinet at its meeting on 5th July 2022 (<u>Agenda for Cabinet on Tuesday, 5th July, 2022, 7.30 pm (tmbc.gov.uk)</u> agenda item CB 22/69), focused on establishing the scope, aims and objectives of the review.

- 1.1.3 As a reminder, the top 10 prioritised strategic objectives identified for the town centre were:
 - 1) Wider availability of different types of housing
 - 2) Connection of existing assets
 - 3) Healthy lifestyles
 - 4) Facility alignment
 - 5) Strengthening the town brand
 - 6) A diverse economy
 - Revenue stream creation
 - 8) Visitors and tourism
 - 9) Attracting different groups to live in the town
 - 10) Exceeding Net Zero by 2030
- 1.1.4 In addition to these strategic objectives, it was agreed the following should be considered as baseline assumptions, considered essential for any development:
 - Net Zero by 2030
 - Ensure a sustainable positive revenue baseline, net of operational maintenance costs
 - Meeting the Council's affordable housing policy; balance of type and tenure to reflect project requirements
- 1.1.5 Cabinet approved the scoping of the recommendations identified in the phase 1 report and a proposal from Mace for phase 2 was subsequently considered, and approved, at the Cabinet meeting on 14th December 2022 as a Part 2 item (Agenda for Cabinet on Wednesday, 14th December, 2022, 6.00 pm (tmbc.gov.uk) agenda item CB 22/114).

1.2 Phase 2

1.2.1 The phase 1 report identified a broad range of workstreams that the Council could choose to progress. As part of the scoping exercise for phase 2 a prioritised list of next steps was considered and it was agreed by Cabinet the workstreams around Governance and Options Appraisals, the latter associated with the area east of the High Street where the Council is the majority landowner, should be progressed in phase 2.

- 1.2.2 Members should note this phase 2 work is simply the next step in a long process associated with bringing forward a major town centre redevelopment. The overarching aims of this phase are:
 - To advance Members' thinking around the types of uses that could be considered in the area east of the High Street and to obtain their strategic direction on the types of uses which should be included in the next stage
 - To start considering the viability of those uses, both individually and collectively
 - To recognise and understand the tensions which may exist between some land uses and other Council priorities
 - To seek Members' views on a wide range of matters to help inform the strategic direction this work takes in future phases
 - To consider the governance structure which should be established to take the work forward
- 1.2.3 The detailed reports and assessments produced by Mace are available as annexes and include:
 - Governance and Programme Report (Annex 1)
 - Viability Assessment, including a separate report by local surveyors Bracketts (Annex 2)
 - Design Report (Annex 3)
 - Density Study (Annex 4)
 - Cost Estimates (Annex 5)
- 1.2.4 It is recognised these reports contain a large amount of detail. To assist Members in identifying the key issues, a confidential all-Member briefing took place on 28th February where Mace presented a summary of their phase 2 work.
- 1.3 Governance and Project Management
- 1.3.1 Establishing a fit for purpose governance structure is considered to be vital to take this wide ranging and complex programme of work forward.
- 1.3.2 The Governance and Programme report recommends the Council consider the creation of a governance structure to help oversee the various workstreams associated with the town centre.

- 1.3.3 In addition to the numerous potential workstreams identified in phase 1, there are several other important and complex projects taking place in the town which Members have asked officers to progress:
 - Redevelopment of the area east of the High Street
 - Re-provision of leisure and community facilities from the Angel Centre
 - Master planning exercise of Tonbridge Farm Sportsground
- 1.3.4 As all of these areas of work interlink to a greater or lesser extent it is vital they are effectively co-ordinated. To ensure this is achieved a Tonbridge Town Centre Programme Manager is to be appointed on a full time, fixed term basis. The Programme Manager will be responsible for supporting the Programme Board (see below) through co-ordinating the various town centre related projects, developing and managing a town centre wide programme and monitoring progress.
- 1.3.5 In terms of governance, Mace highlight the need to design and implement an internal governance structure to support delivery of the wider town centre programme.
- 1.3.6 To facilitate efficient and consistent decision making it is recommended a Tonbridge Town Centre Programme Board is created. A proposed structure is shown at **Annex 6**.
- 1.3.7 It is proposed the Programme Board would consist of the following:
 - Cabinet Member for Climate Change, Regeneration & Property (Chair)
 - Cabinet Member for Communities (Vice Chair)
 - Two Tonbridge Green Party Members
 - One Tonbridge Conservative Party Member
 - One Tonbridge Liberal Democrat Party Member
 - Chief Executive
 - Director of Finance & Transformation Services
 - Head of Administrative & Property Services / Programme Manager
- 1.3.8 The individual groups feeding up into the Programme Board would be technical officer study groups (OSGs) progressing those projects. It is suggested separate focussed working groups which would be created as and when required to look at specific issues, for example public engagement and consultation. These focussed working groups may also involve external stakeholders and representatives,

- depending on the scope of that particular group. The groups shown at **Annex 6** are not an exhaustive list.
- 1.3.9 The role of the Programme Board would be to provide support to the Project Sponsor (Cabinet) in ensuring the various workstreams are progressing in line with the strategic aims and objectives. The Programme Board would meet regularly where updates would be received from the individual technical groups. The Programme Board will task the OSGs with particular actions and/or provide direction. The Programme Board will also monitor spend across the wider programme.
- 1.3.10 Where formal decisions are required, reports will be prepared by the Programme Board for consideration either by the Finance, Regeneration & Property Scrutiny Select Committee (FRPSSC) before being passed to Cabinet as the decision maker, or direct to Cabinet. Regular update reports will also be submitted to Cabinet either direct or via FRPSSC.
- 1.3.11 The Council's capital and revenue budget process would sit alongside this structure, with requests for funding being made through the normal routes and approval processes.
- 1.3.12 Members' views are sought on the proposed governance structure.

1.4 East of High Street

1.4.1 The following sections draw out specific areas from Mace's reports and provides additional information which Members may find helpful.

1.5 Parking

1.5.1 Across the review area there are several car parks owned by the Council with a total of approximately 970 spaces, as detailed below:

Car Park	No. Spaces	Average Gross Income (£)	Average Net Income (£)
Angel East*	370	577,000	285,000
Angel West	197	276,000	125,000
Sovereign Way Mid	118	112,000	41,000
Sovereign Way North	182	98,000	8,000
Sovereign Way East	71	41,000	7,000
Vale Road	32	9,000	0
Total	970	1,113,000	466,000

- *Although Angel East is owned by the Council it is subject to a long lease (125 years from 1994) to Sainsbury's.
- 1.5.2 In summary, these car parks provide a substantial amount of revenue for the Council and so it is vital consideration is given to any impact on that revenue when assessing options for these car parks.
- 1.5.3 The parking survey which was undertaken in 2022 confirms the view there is currently an oversupply of spaces in the area. If the Council wants to see meaningful development delivered in this area then the traditional approach to parking (surface car parks) will need to change.
- 1.5.4 There will be tension between providing adequate parking spaces both now and in the future, the cost of re-providing those spaces in an alternative way, such as decked car parking, and reducing the number of spaces to enable sites to be brought forward for development.
- 1.5.5 Mace have explored the parking levels likely to be required for each development or use (allocated parking) and those spaces which are for general use (unallocated parking). The question Mace pose is whether the Council would be looking to provide parking spaces based on the current or future peak demand, or whether the Council would want to take the opportunity to encourage other modes of transport by providing a lower number of spaces.
- 1.5.6 Members' views are sought on whether the Council's general approach should be to provide unallocated parking spaces based on anticipated future peak demand or look to provide a lower number of unallocated spaces to encourage other modes of transport.
- 1.5.7 Members' views are sought on whether to pursue a podium parking solution on Angel West car park, with development above.

1.6 Housing

- 1.6.1 As Members are aware, the Council is in the process of developing a new Local Plan for the period up to 2041. There is a requirement for the borough to deliver a substantial number of residential dwellings across the Local Plan period the 'Objectively Assessed Need' figure is 839 dwellings per annum.
- 1.6.2 In terms of Tonbridge town centre, there will be a tension between the number of units the Council, acting as Local Planning Authority (LPA), will be looking for the area to deliver, given that it is the main town in the borough and the most sustainable location for housing delivery, and the type and number of units the Council, acting as landowner, may wish to see developed due to current viability considerations. In addition to the Council's role as LPA, there is also the role of

- Housing Authority, with an ongoing and increasing requirement to deliver high quality homes across a range of tenures to meet housing need in the borough.
- 1.6.3 The LPA will also be seeking assurance from the Council as landowner that it is committed to bringing these sites forward for development so they can be included in the Local Plan. Ways we can look to evidence that will be through the work undertaken to date and the associated decisions taken by Members.
- 1.6.4 Members' views are sought on whether the Council's general approach should be to focus on low-rise, high-density housing types, rather than high-rise, high density housing types.
- 1.6.5 Members' views are sought on whether the Council's general approach should be to seek policy compliant 40% affordable housing provision, subject to viability assessments.

1.7 Retail / Commercial

- 1.7.1 Members' views are sought on the inclusion of retail and commercial uses around public spaces, providing flexible, simple units to optimise value, with the possibility of the Council acting as landlord.
- 1.7.2 Members' views are sought to include a budget hotel with the possibility of the Council acting as developer and landlord.

1.8 GP Practice

- 1.8.1 The Council is aware that the Kent and Medway Integrated Care Board (ICB), which replaced the Clinical Commissioning Groups (CCGs) in July 2022, has identified pressures on local health infrastructure due to current and anticipated demand in the future through population growth.
- 1.8.2 GP practices are an example of this type of infrastructure which is currently under significant pressure. In 2017 the Council assisted Tonbridge Medical Group identifying a site for their relocation into modern premises at River Lawn Road.
- 1.8.3 The Council has now been approached by Warders Medical Centre (WMC), currently located in East Street, who have stated they are in desperate need of new modern facilities to not only continue to serve their 19,000 patients but also to have room to expand in the future.
- 1.8.4 WMC are moving through the NHS approval process associated with developing new premises and have partnered with PHP Group (medical developers) to assist them.
- 1.8.5 WMC are very keen to remain in the town centre on the basis of good transport links for their patients, however have been unable to find a site despite years of searching. Through the work they have undertaken with PHP Group they believe

- they require a facility approximately 1,300 1,400 sqm (14,000 15,000 sqft) in size, including a number of dedicated car parking spaces for staff.
- 1.8.6 WMC are unable to progress the NHS approval process until they have identified a site.
- 1.8.7 Within the Council's Corporate Strategy, one of the strategic priorities is to provide 'Efficient services for all residents, maintaining an effective Council'. Under this theme there is an aim to 'promote well-being and help people, especially our most vulnerable residents, to live healthy and active lifestyles'.
- 1.8.8 Members' views are sought on whether the Council should look to incorporate a GP practice into the development area.

1.9 Role of the Council

- 1.9.1 The Governance and Programme report highlights the delivery routes the Council may choose to adopt when progressing sites, as well as the possible roles it could take.
- 1.9.2 Members' views are sought on whether the Council should explore taking a master developer role for the whole site.

1.10 Key Stakeholders

- 1.10.1 Through the phase 2 work engagement with several key external stakeholders has taken place, including Sainsbury's, the Leisure Trust, Network Rail, Warders Medical Centre and Kent County Council (KCC).
- 1.10.2 Information relating to the engagement with Sainsbury's can be found at Annex 7 (Part 2). Sainsbury's will be providing a private briefing to all Members on their proposals on 6th March.
- 1.10.3 Engagement with the Leisure Trust will continue via the project to replace leisure and community facilities from the Angel Centre and the Trust are keeping customers informed.
- 1.10.4 Although not within the Council's ownership, the car parking areas associated with the train station are of interest in a wider town centre sense on the basis the areas were identified by the Urban Capacity Study, run by Planning Policy, as part of the development of the Local Plan.
- 1.10.5 The car parks are owned by Network Rail, although it is understood they are subject to agreements with the train service provider, Southeastern.
- 1.10.6 Engagement with Network Rail has been challenging in respect of obtaining a clear idea of their plans for the sites. Due to their proximity to the east of High Street site the Council should take an interest in what comes forward on those

- sites and it is suggested we look to work more closely with Network Rail through inclusion of these sites within any future master planning exercise.
- 1.10.7 Members' views are sought on whether the Council should explore a collaborative agreement with Network Rail in relation to their train station car park sites.
- 1.10.8 Engagement has taken place with KCC in relation to any co-location opportunities which may exist in relation to their central Tonbridge library site (which is KCC's only major facility in the town centre). As well as the library, the site also includes adult education provision and a youth centre.
- 1.10.9 Members will be aware that KCC are currently undertaking a review of their physical estate through their Kent Communities programme. Although libraries are not included in this review per say, the review explores whether services can be co-located with existing KCC facilities. In respect of Tonbridge, the recommendation was that Tonbridge Gateway be closed and services relocated to Tonbridge library, which will become a Family Hub and a day centre for adults with learning disabilities.
- 1.10.10 KCC's Cabinet decision relating to the Kent Communities programme was the subject of a call-in, although it is understood the decision was not changed.
- 1.10.11 KCC have stated they are happy to explore options around future co-location although that would be subject to the outcome of the Kent Communities programme, the need for any co-location plans to be self-funding and also within the context that their current focus is on other library sites around the county which have significant operational challenges which need to be addressed.
- 1.10.12 Engagement with all stakeholders will continue as the scheme progresses.

1.11 Net Zero Baseline

- 1.11.1 One of the baseline assumptions in phase 1 was the need for any development to be delivered as carbon neutral/net zero.
- 1.11.2 As Members will appreciate, this adds both cost and complexity to developments and may result in a negative impact on viability. As the project progresses and individual site development appraisals are undertaken, additional costs associated with achieving carbon neutral development will be assessed and presented to Members for further consideration.

1.12 Angel Centre

1.12.1 Following the call-in of the decision to look at replacing the current Angel Centre and Cabinet's subsequent decision, Alliance Leisure have been appointed, under the UK Leisure Framework, to undertake a feasibility study focussed on the following:

- An assessment of potential leisure and community uses/facilities that could be provided
- An assessment of potential locations for a facility
- Development of a project budget based on the recommended uses and location
- An initial planning assessment of the recommended location
- An assessment of how a carbon neutral facility will be delivered, including an assessment of different approaches
- Development of a project programme
- Development of a project risk register
- Development of a business plan to assess viability
- 1.12.2 Alliance Leisure are a leisure specialist company who act as a development partner for the scoping, design, refurbishment, construction and the development of sport, leisure, community and other cultural facilities across the UK public sector. The Council have previously worked with Alliance on two projects; the new café at Leybourne Lakes Country Park and the new dance studios at Larkfield Leisure Centre.
- 1.12.3 The outcome of the feasibility study will be reported to Members for consideration once completed, currently anticipated to be June.

1.13 Wider Engagement and Consultation

- 1.13.1 It is recognised that a major programme of work such as this will require wider stakeholder and public engagement and consultation at various key points. It is of course always important to carefully consider the aims of any public engagement, including the framework for the material being presented or the questions being asked, to ensure the outputs deliver clear views and direction.
- 1.13.2 It is recommended a communication strategy be developed setting out how and when engagement and consultation takes places, for Members' consideration.

1.14 East of High Street Next Steps

- 1.14.1 Mace's reports identify several next steps for consideration, on many of which Members' views have been sought elsewhere in this report.
- 1.14.2 One of the main recommendations is to progress a master planning exercise for the area, which would take into account the views expressed by Members on the areas outlined in this report. This may also include undertaking more detailed

- development appraisals of individual sites and undertaking some soft market testing.
- 1.14.3 It is recommended the Council progress a masterplan exercise for the area east of the High Street.

1.15 Legal Implications

1.15.1 There are legal implications associated with the Sainsbury's agreements, which are contained in **Annex 7 (Part 2).**

1.16 Financial and Value for Money Considerations

- 1.16.1 To progress a complex town centre regeneration scheme requires substantial investment in both time and money and to progress the numerous workstreams identified in the Mace reports will be no different for Tonbridge town centre.
- 1.16.2 The Council does not have the specialist skills or resources internally to progress the various workstreams so will need to engage with companies that possess those skills.
- 1.16.3 At their meeting on 20th February Full Council approved the budget for 2024/25. Contained in the budget figures was a proposal to transfer £1.85m to the Regeneration of Tonbridge reserve from additional resources through the provisional funding settlement from central Government and from NNDR. This is in addition to the recent addition of £150,000 from the HMRC rebate.
- 1.16.4 This money will be allocated to specific pieces of work Members have identified for progression, subject to Member approval.
- 1.16.5 Any larger scale funding requirements will be identified as required and Member approval sought in line with the Council's budget reporting requirements.
- 1.16.6 Some uses within the scheme will of course deliver a positive value, most likely in the form of a capital receipt. Some uses may deliver a high level of return, for example residential uses, while some may deliver a lower return, for example medical uses. There will be other uses which will represent a pure cost to the Council, or to the development. Examples include alternative car park provisions (podium car parking), public realm enhancements and provision of replacement leisure and community facilities.
- 1.16.7 While some costs may be mitigated via contributions through the planning process (for example through S106 agreements), substantial costs are likely to remain which would have to be funded by the Council. An assessment of those costs will be made as more detailed development appraisals are undertaken for individual sites. Details of those costs and how they could be funded will also be assessed throughout the scheme and options presented to Members for approval at the appropriate time.

1.17 Risk Assessment

- 1.17.1 There are inherent risks associated with progressing a town centre redevelopment scheme. One of largest risks is associated with not having a robust governance arrangement in place for taking forward such a large and complex programme of work. The establishment of a specific Tonbridge Town Centre Programme Board with clear terms of reference is one way of mitigating those risks.
- 1.17.2 One of the roles of the Programme Manager will be to identify and monitor risks at a programme level, in liaison with the Programme Board, including identifying and implementing risk mitigation measures. In addition, individual projects will also have risk registers which will be monitored throughout that project.
- 1.17.3 The Programme Manager will also be asked to develop an overarching risk strategy for the wider programme, including setting out how risks will be escalated to the Programme Board, FRPSSC and Cabinet.
- 1.17.4 Risks associated with Sainsbury's agreements in the area east of the High Street are detailed in **Annex 7 (Part 2).**

1.18 Equality Impact Assessment

1.18.1 The decisions recommended through this paper have a remote or low relevance to the substance of the Equality Act. There is no perceived impact on end users.

1.19 Policy Considerations

1.19.1 Asset Management

1.20 Recommendations

- 1.20.1 It is **RECOMMENDED** to Cabinet that;
- 1.20.2 The Phase 2 reports from Mace be noted;
- 1.20.3 Members' views on the proposed governance structure be noted and, based on those views, that officers be instructed to develop terms of reference for the Programme Board for Cabinet's approval;
- 1.20.4 Members' views on Parking be noted and taken into account as the project progresses;
- 1.20.5 Members' views on Housing be noted and taken into account as the project progresses;
- 1.20.6 Members' views on Retail/Commercial uses be noted and taken into account as the project progresses;
- 1.20.7 Members' views on a GP practice be noted and taken into account as the project progresses;

- 1.20.8 Members' views on the role of the Council as master developer for the area east of the High Street be noted and taken into account to as the project progresses;
- 1.20.9 Members' views on potential collaborative working with Network Rail noted and taken into account as the project progresses;
- 1.20.10 Officers be instructed to develop a communication strategy for the Tonbridge Town Centre Programme to be reported to a future meeting of the Programme Board for consideration; and
- 1.20.11 Officers be instructed to progress a masterplan exercise for the area East of the High Street.

Background papers:	contact: Stuart Edwards
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Nil

Cabinet

Management Team







Programme and Governance for the Development of Tonbridge

Tonbridge and Malling Borough Council

February 2024

EXECUTIVE SUMMARY

This report summarises the outputs from the collaborative process that was undertaken by Tonbridge and Malling Borough Council (the Council) and the Mace team in understanding how the Council can deliver on the objectives defined in the Phase 1 review of the Tonbridge Town Centre assets.

Sitting alongside the appraisal of four options for the East of High Street (see separate report) this report outlines the following:

- A summary of the ten prioritised programme objectives developed in the first phase of work.
 - Wider availability of housing Typologies
 - Connection of existing assets
 - Healthy Lifestyle
 - Facility Alignment
 - o Strengthening the town brand

- o A diverse economy
- o Revenue stream creation
- Visitors and tourism
- Attract different groups
- o Exceeding net zero
- Identify the key current programme workstreams, what activity has been completed, is in progress
 or is yet to start and the respective interdependencies.
- Tools to evaluate existing and new activity against the prioritised programme objectives from phase 1 and the risks, opportunities, and dependencies with respect to the programme objectives.
- The delivery routes available to the Council, from shaping policy through to self-delivery, and the
 associated implications of these. Also, the role the Council may play in progressing activity.
 - Policy Maker & Statutory Authority
 - Catalyst
 - o Landowner
 - o Developer

- o Funder
- o Landlord
- o Operator
- Occupier

 Proposed changes to internal governance and the effective use of five case business cases for select projects.

As a team, we would like to offer our gratitude to all the stakeholders for their time and enthusiastic engagement in the workshop process. As with Phase 1, it is clear that the Council has a passion for the future of Tonbridge and, as Members and officers, are committed to utilising the resources and tools available to build on the town's success and nurture its further growth into a thriving, resilient and sustainable place.

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INTRODUCTION



1. INTRODUCTION

Context

Tonbridge and Malling Borough Council (TMBC) appointed Mace previous to this commission to assist in defining and agreeing the Council's strategic priorities for Tonbridge Town Centre, reviewing the land, and building assets, and identifying any potential development opportunities. The purpose of this commission is for TMBC to build on this foundation in shaping the aspirations into a framework of projects that can be managing and undertaking an options appraisal of the largest site within the town centre.

Background

Tonbridge is a market town located on the river Medway in Kent in the Southeast of England. Tonbridge lies 29 miles Southeast of London and has a population of just over 41,000 residents. The town is easily accessible from London (35-minute commute) due to its convenient rail links.

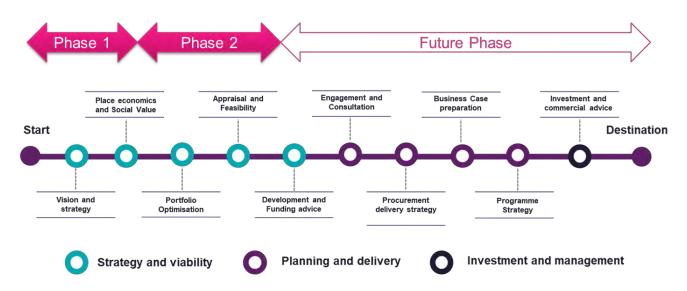
As a market town, Tonbridge is rich in history and hosts Tonbridge Castle and Gatehouse, a 13th century motte-and-bailey castle located in close proximity to the high street. The castle is owned by the Council and the grounds are a public park. The town is surrounded by a Green Belt as well as areas of Outstanding Natural Beauty. There is also a large 160-acre country park (Haysden Country Park) located on the outskirts of Tonbridge.

Historically, the town has a reputation for being subject to extensive seasonal flooding therefore, there are areas retained as floodplains in the west of the town including Tonbridge Park itself.

Methodology

As outlined above, this commission has been carried out in two phases. Phase 1, the outcomes and findings of which can be found below, was completed in June 2022. The objective of the current commission (Phase 2) was to build on the findings from Phase 1 to understand the activities required to achieve the Council's strategic objectives, including a high-level options appraisal of the Council's flagship development site; the Land East of High Street (LEHS). Following completion of Phase 2, further work will need to be undertaken to progress the programme business case and deliver the projects. Fig 1 below shows the indicative phases of this programme.

Figure 1: Phased approach



Outcomes of Phase 1

The purpose of Phase 1 was to look at potential development opportunities in Tonbridge with a focus on TMBC's sites and assets. As part of the commission, Mace held several workshops throughout this phase, engaging with stakeholders.

The key outcomes following these workshops were -

- Agreement and prioritisation of strategic programme objectives
- Identification of site level and project opportunities
- Understanding of quantifying benefits of future proposals to the achievement of the objectives

Mace held an interactive workshop session where cabinet members and officers from the council were asked to identify the council's priority objectives for developments. Initially, stakeholders identified three baseline assumptions that they identified as essential considerations for any development:

Net Zero by 2030 setting an example for private sector to follow which meets the town plan.

Ensure a sustainable positive revenue baseline, net of operational maintenance costs.

Meet Affordable Housing Policy; balance of type and tenure to reflect project requirements.

Once the baseline objectives had been outlined, the attendees were then asked to identify a long list of objectives. These were then grouped as seen below:

Housing

Exceed affordable housing policy

Attract young professionals

Wider availability of housing typologies

Health

Connectivity to existing facilities

Modern medical facility / health hub

Healthy lifestyle

Experience

Provision of events

Attract different groups

Strengthening the town brand

Environment

Setting standards for combined offering

Sustainable community

Biodiversity net gain (10% baseline)

Exceeding net zero by 2030

Education

Connection to education offer

Provision of further education

Economy

Hospitality

Job creation

Revenue stream creation

Reduce asset operating expenditure

Visitors / tourism

A diverse economy

Connectivity

Digital for navigating physical space

Centralising car parks

Connection of existing assets

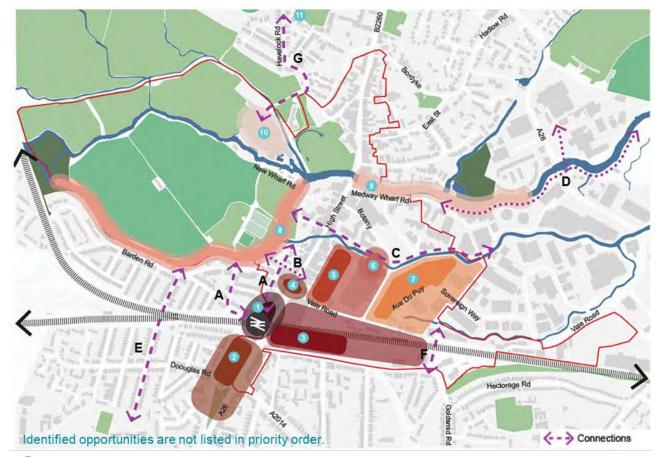
Facility alignment

Of the objectives identified, stakeholders were then asked to rank the Council's objectives in order of priority and importance. These objectives have been used throughout Phase 2 to evaluate and review the options. The outcomes of the workshop resulted in the following ranking of objectives:

- 1. Wider availability of housing typologies
- 2. Connection to existing assets
- 3. Healthy lifestyle
- 4. Facility Alignment
- 5. Strengthening the town brand

- 6. A diverse economy
- 7. Revenue stream creation
- 8. Visitors and tourism
- 9. Attract different groups
- 10. Exceeding net zero by 2030

Figure 2: Tonbridge town centre opportunities from Phase 1



- Station arrival improvement and Barden Road
- Lidl Block redevelopments
- Railway Sidings (South and North)
- High Street 'arrival'
- High Street East + Angel West Car Park
- 6 Angel Centre-Refurbish/redevelop
- 7 Surface carparks and commercial interface
- Medway Corridor + Small carparks
- Activating the Medway
- 10 Tonbridge Pool Carpark + Model Rail
- Improved access to Tonbridge Far

- A Improved wayfinding from Station
- **B** Improved pedestrian connections from high street to Medway High Street and Park
- C Improved connections along Medway River and across High Street
- **D** Improved movement along the Medway River to Cannon Lane
- E Connection from Sussex Road areas to Riverside.
- F Improve N/S movement
- G Improved access to Tonbridge Farm

Further to the prioritised objectives, through the workshop process several opportunities were identified for improvements to the town centre. These opportunities form the foundation of the emerging town centre programme and inform the workstreams needed to deliver it. The Workstreams identified in Phase 1 are the starting point for Phase 2 and are still evolving.

Figure 3: Short-, medium- and long-term opportunities identified in Phase 1

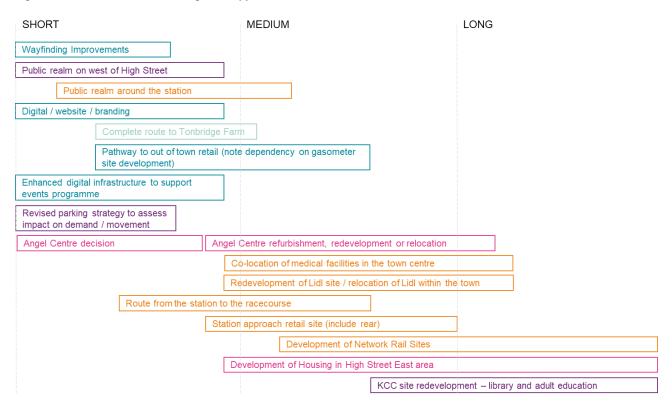
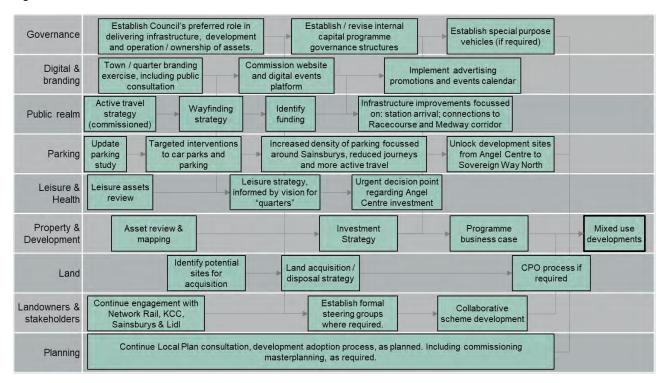


Figure 4: Initial workstreams recommended in Phase 1



PROGRAMME & GOVERNANCE



2. PROGRAMME & GOVERNANCE

Programme

The programme of activity the Council undertakes, to grow and develop Tonbridge, is of course dynamic. Social, environment and governance objectives, financial resources, available skills, political will, market forces, amongst many factors shape the work the Council undertakes. The Council needs to balance all these tensions to deliver the most value for communities in Tonbridge. It is helpful to recognise key workstreams that could deliver change; below are 9 suggested key workstreams and the respective activity that is complete, in progress or should be progressed.

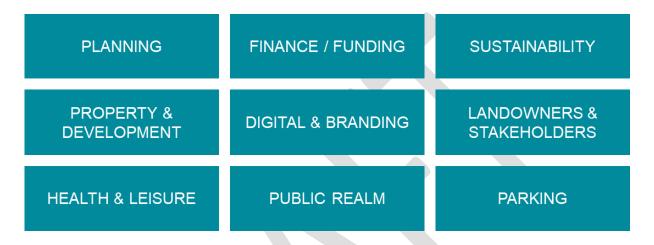
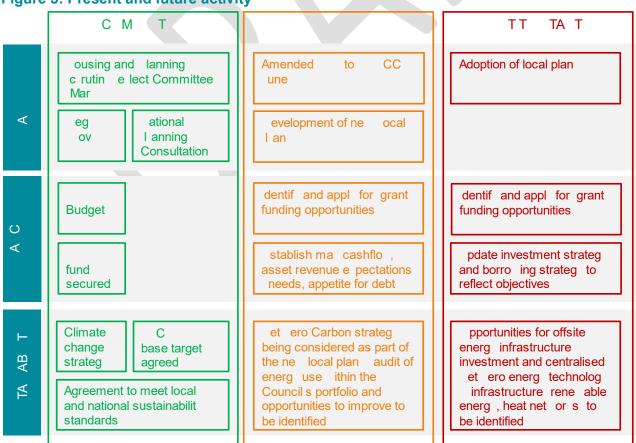
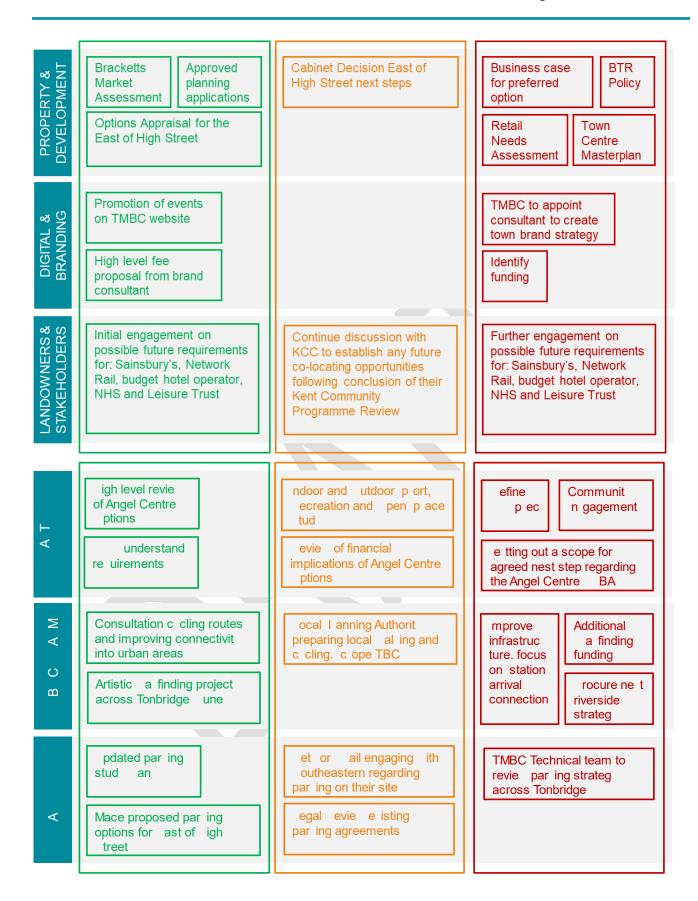


Figure 5: Present and future activity





As is the nature of all programmes, activity does not always take place in isolation and will depend on, and drive, other activity. Select examples that follow, though not an exhaustive list of workstreams and projects, help to illustrate the most key dependencies and drivers of the ongoing workstreams.

Figure 6: Planning

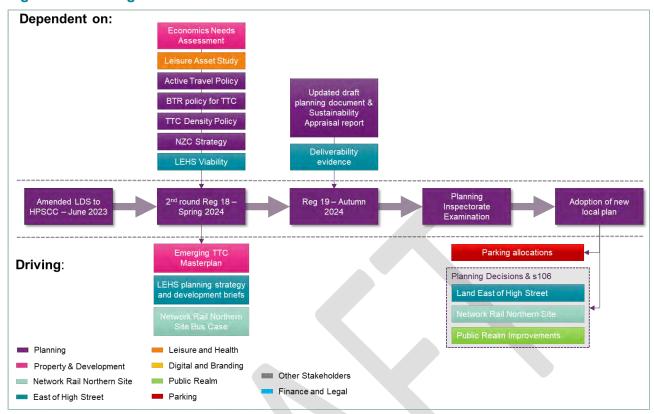
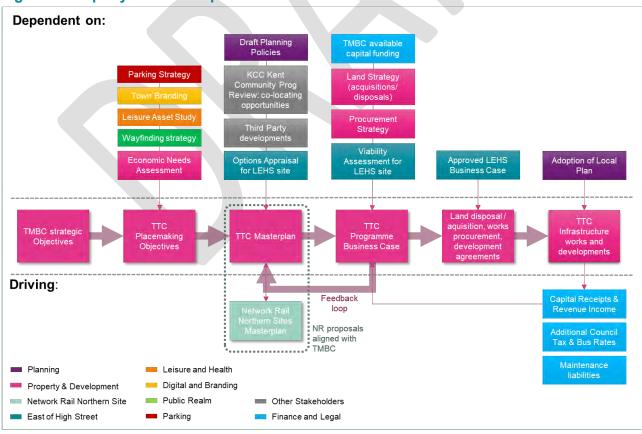


Figure 7: Property and Development



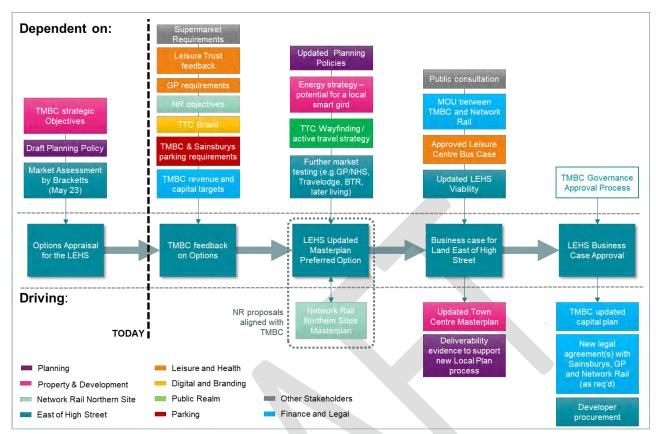


Figure 8: East of High Street (sub project of Property & Development)



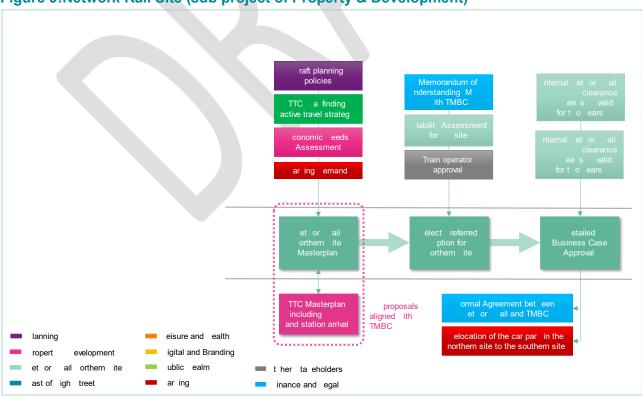


Figure 10: Health and Leisure

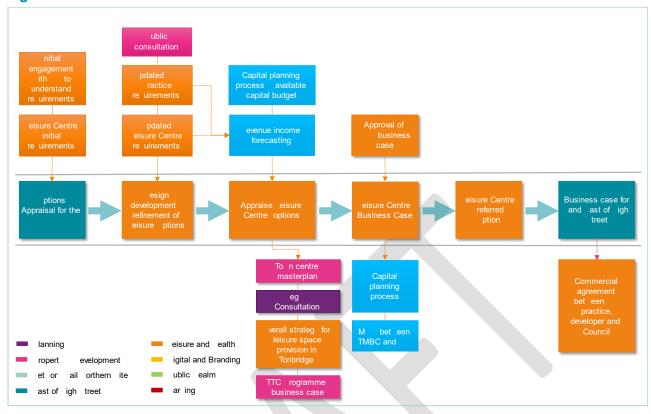
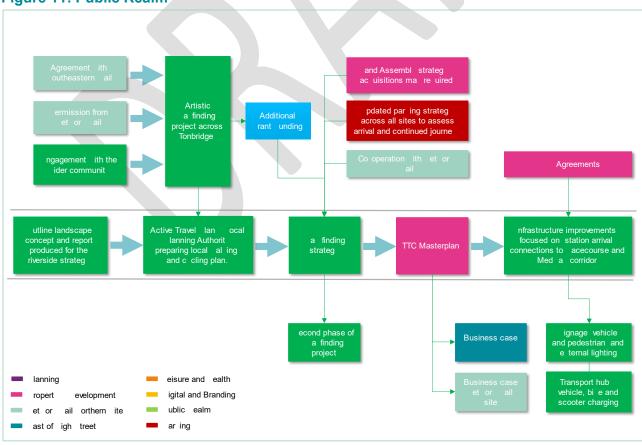


Figure 11: Public Realm



Digital and Branding – Much of the digital and branding workstream work can take place independently however would enhance other programme activity. The Council has a high-level fee proposal for brand consultants to deliver a new brand strategy for Tonbridge that would need Council approval to progress, this work would be a foundation from which the town brand can be further developed. Managing the town brand and digital platforms is an ongoing and evolving process. In the interim, the Council can continue to promote local events on the TMBC website. An effective wayfinding strategy would benefit from alignment with the digital and branding strategy as easily navigating Tonbridge is a benefit for residents and visitors alike and ladders up to a positive perception of the town.

Parking - An updated parking study has been completed (January 2023), this study has informed the Mace East of High Street options and will help inform other future developments. The TMBC parking strategy for Tonbridge needs to be reviewed and included in the new local plan. To update the parking strategy further work is needed to understand the Network Rail parking provision in response to changes in travel patterns and a review is needed on existing parking agreements.

Many elements of the town centre programme are, at least in part, driving or dependant on the emerging local plan. A robust evidence base and several strategies will inform the new local plan some key elements of which focus on:

- Active travel
- Wayfinding
- Public realm
- Health and leisure
- Parking
- Digital and Branding

The new local plan will also be the roadmap to future development within the town centre and aligned with this there is the opportunity to spatially interpret the emerging local plan as a town centre masterplan. A proposed Tonbridge Masterplan would need to consider the key development opportunities within the town centre and how these may respond to the evidence and strategies above. Two important sites include:

East of High Street: Mace have been commissioned to carry out an options appraisal for the East of High Street site to decide on potential uses for the site. More detail of the outcome of their findings are included in a separate report issued to the Council.

Network Rail Site: Network Rail have been engaged to understand their ambitions to potentially develop their sites on the North and South sides of the railway. to Tonbridge Station. The Northern site, across from East of High Street would most likely be developed first given the challenges of more immovable operational infrastructures such as substations and track access points on the Southern Site. Network Rail have shown interest in collaborating with the Council in progressing a masterplan that may include East of High Street, the Network Rail Sites, and the Station surrounds. Any future development on the site would need to provide sufficient parking, leased by Southeastern, and not impede on the operations of the railway.

Governance

Evaluating the Programme Against the Objectives

The successful delivery of a programme of developments and improvements across Tonbridge town centre will require the coordination and collaboration of several parties from both the public and private sector. The council can take a leading role in realising the opportunities identified in the programme for the town centre, unlocking value for the Council, residents and business owners in Tonbridge, while enhancing an already thriving place.

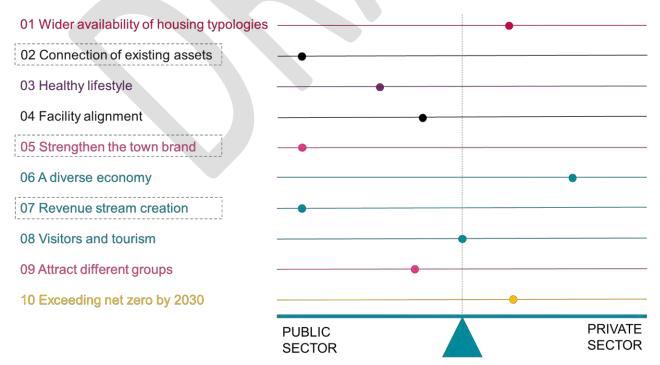
To best achieve this ambitious programme, the Council will need tools to effectively prioritise activity, understand the most appropriate delivery model for a given project and manage their relationship with the private sector. Through interactive workshops and engagement with key stakeholders:

- The respective roles of the Council and the private sector has been established and the key risks, opportunities, and interdependencies with respect to delivering on the objectives, agreed in Phase 1, have been identified.
- The extent of involvement by the Council in delivering the programme and how this varies depending on the project has been established.
- A framework, using the objectives agreed in Phase 1, for the council prioritise activity and evaluate the advantages and disadvantages of the delivery model they may choose, has been developed.

The Council needs to balance the tensions between meeting their objectives, the resources they have available, the control they want to have, and market forces. A good starting point is understanding the balance between themselves and the private sector with respect to the Councils prioritised objectives.

Connection of existing assets, strengthening the town brand and revenue stream creating are e p licitl ithin the Council's gift to drive for ard this may further inform what activity the Council prioritises.

Figure 12: The balance of Public and Private



01 Wider availability of housing typologies

Providing a wide mix of housing types, tenures, and densities to better serve the needs of current and future communities in the town, which may not equate to the highest financial return.

Delivering suitable housing at scale is a challenge for many local authorities including TMBC. Though the Council in some circumstances can play a direct role in the delivery of housing, the private sector is a critical party. With capital and expertise, private developers are integral to meeting the housing needs in Tonbridge, however finding the balance between commercially attractive schemes and meeting the ambitions of providing a wide mix of different types of accommodation, including within the affordable component, may require intervention from the Council or other public sector institutions like Homes England.

Table 1: Wider availability of housing typologies - scoring criteria

a) Policy	Compliant							
b) multiple tenure types								
c) exceed	c) exceeds affordable housing policy							
d) Build to	d) Build to rent							
	1	2	3	4	5			
Score	none of the above	b) & one other	a)	a) & two others	All the Above			

Table 2: Wider availability of housing typologies - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
Cost of infrastructureRemediationUnclear planning policyNational policy	Higher density in town centre locationsGrant funding	Clear visionPlanning policy that is deliverable.An adopted local plan

02 Connection of existing assets

Improving routes and connections throughout the town, across multiple modes of movement with a bias to active travel. This should include improved wayfinding and legibility of connections, using both physical and digital solutions.

Improving the legibility of Tonbridge will help residents and visitors navigate the town more easily. Interventions with respect to physical connections and wayfinding will for the most part be the responsibility of the public sector however it is important that all new developments appropriately consider their impact and how they connect with the town. Physical connections should promote active travel and new developments should further support this. Wayfinding solutions are not limited to physical interventions but may also be supported by digital solutions.

Table 3: Connections of exisiting assets – scoring criteria

a) Provides new routes, prioritising active travel

b) Improves existing routes								
c) Improves physical wayfinding								
d) digital wayfinding								
	1	2	3	4	5			
Score	none of the above	1 of the above	2 of the above	3 of the above	All the Above			

Table 4: Connections of exisiting assets - risks, opportunities and dependencies

		EPENDENCIES
 Land ownership Net ze 	ro e sector contribution	Funding: will need to compete with other initiatives. Wayfinding strategy

03 Healthy lifestyle

Improved access to health services for treatment as well as the promotion of healthier lifestyles. This could include: increased access to sports and leisure facilities; increased adoption of active travel; building an inclusive, supportive, and social community and ensuring high standards in water and air quality.

The public sector has an important role to play in promoting health and wellbeing in communities, supporting the provision of primary health care services as well as providing accessible sports and leisure facilities. It is important to view health in wider terms than only treatment, preventative measures that support physical and mental wellbeing are vital and an opportunity for collaboration with the private sector. Loneliness has serious health consequences as such interventions that promote better social connections should be prioritised.

Table 5: Healthy Lifestyles – scorong criteris

a) Suppor	a) Supports NHS services							
b) Supports inclusive sports and active lifestyles								
c) Suppor	c) Supports active travel							
d) Supports inclusive social / community activities								
	1	2	3	4	5			
Score	none of the above	1 of the above	2 of the above	3 of the above	All the Above			

Table 6: Healthy Lifestyles – risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
Demand / demographic changesReputational risk	 Enhancing the town brand Establish new markets – innovation and technology. Income from facilities 	Leisure strategyFundingPublic sector land contributionPlanning policy

04 Facility alignment

Mapping and understanding the existing facilities and services within the town, across multiple sectors and ownership, to ensure the alignment and accessibility of existing and new facilities and services, with the needs of Tonbridge residents.

Though the Council don't have complete control over the mix of facilities and services available in Tonbridge they are able to shape the direction of development through investment and policy. Furthermore, the Council can provide the evidence base needed for not only themselves to make decisions, but also for the private sector respond appropriately.

Table 7: Facility alignment – scoring criteria

a) Negatively impacts an existing service/ facility								
b) Duplicates an existing service/ facility								
c) enhances or strengthens an existing service / facility								
d) Introduces a new service / facility								
1 2 3 4 5								
Score a) b) c) d) c) & d)								

Table 8: Facility alignment - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
Engaging with multiple agencies/ownersNo strategy/ambitionMay require public subsidy	Clustering uses to encourage greater investment.Partnerships	 Public sector support though funding, local information / research, and policy

05 Strengthening the town brand

Recognise and celebrate what makes Tonbridge unique. Clearly articulate the existing benefits of Tonbridge as a place to live, work and visit and prioritise interventions that will support and enhance what is already a strong offer.

Tonbridge is made up of many facets that contribute to the town brand and support the local economy. Many of these contributions are from the private sector, however the responsibility for effectively communicating what Tonbridge has to offer collectively is the responsibility of the Local Authority. The Council should prioritise projects that make a positive contribution to how Tonbridge is perceived and leverage what is an already strong offer.

Table 9: Strengthening the town brand - scoring criteria

above

a) Increase the Net Promoter Score for Tonbridge locally							
b) Increase the Net Promoter Score for Tonbridge with non-residents							
c) Actively	c) Actively contributes marketing and branding						
d) Develops digital and communications strategy							
1 2 3 4 5							
Score	None of the	1 of the above	2 of the above	3 of the above	All the Above		

Table 10: Strengthening the town brand - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
Reputational riskMixed / unfocused messaging	 Increased business opportunities Enhancing the economy / GDP growth 	Specialist external support / advice

06 A diverse economy

A strong mix of social and commercial offers that meet the needs of the spectrum of stakeholder groups within the town, to support economic growth in a resilient manner.

The Council can positively contribute to building a diverse economy, that is not only growing but also resilient. This will primarily come through policy and economic development initiatives. The delivery of changes to the shape of the local economy will be via the private sector. Projects should seek to include people from across the full socio-economic spectrum and support social mobility within Tonbridge.

Table 11: A diverse economy – scoring criteria

a) negativ	a) negatively impacts the local economy							
b) no impa	b) no impact on the local economy							
c) support	ts growth in the loc	al economy						
d) suppor	d) supports resilience in the local economy							
e) introdu	e) introduces diversity to the local economy							
	1	2	3	4	5			
Score	a)	b)	c), d) or e)	Two of c), d) and e)	c), d) and e)			

Table 12: A diverse economy - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
Skills deficitEconomic downturn	DataRelationships / communicationsSocial Value	Public sector funding opportunitiesClear economic strategy

Improved offer on Council
 owned spaces.
 Enhanced events calendar

07 Revenue stream creation

Ex C ' b b b b j income for service delivery. This relates to revenue generation rather than capital receipts.

There is a baseline expectation that investments made by the Council will meet minimum viability criteria. Exceptions may be, where there is specific grant funding available to deliver and that benefits will not be financial. Where appropriate, initiatives that can deliver sustainable long-term revenue at an acceptable risk should be prioritised. This may influence the choice of assets and should be done in the context of the other prioritised programme objectives.

Table 13: Revenue stream creation - scoring criteria

a) meets baseline revenue							
b) Long-te	b) Long-term sustainable revenue at inflation						
c) long-te	rm sustainable rev	enue above inflati	on growth				
d) low risk	d) low risk profile						
	1 2 3 4 5						
Score	None of the above	a)	b)	c)	c) and d)		

Table 14: Revenue stream creation - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
 Poor financial management Incorrect assets – vacancies Poor investment decisions Speed of decision making 	 Public / private partnerships generate income for both the public and private sector. Sustainable revenue income. New commercial structures 	 Specialist independent support and advice Robust public sector financial management

08 Visitors and tourism

Growing the visitor/tourist economy in terms of attractions, visibility, and accessibility (physical and digital).

Closely aligned with strengthening the town brand, the Council and the private sector have a part to play in growing the visitor and tourism economy in Tonbridge. Communicating the many attractions in Tonbridge, how initiatives may support an improved events calendar, transport and travel links, food and beverage offerings and additional hotel accommodation are all elements to consider.

Table 15: Visitors and tourism - scoring criteria

a) Enhances accessibility (physically and/or digital)

b) Suppor	ts events				
c) Provides additional accommodation					
d) Enhand	ces visibility of the	town and brand			
	1	2	3	4	5
Score	None of the above	1 of the above	2 of the above	3 of the above	All the Above

Table 16: Visitors and tourism - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
 Local area strategy and vision Poorly maintained council assets / public realm Political risk – changes to parking provision etc. 	 Hotel Enhancing the town brand Economic growth and resilience 	 Well-functioning public realm Good transport links Quality destination marketing Enhanced events calendar Hotel operator investment

09 Attract different groups

Creating a place to live and work that caters to diverse groups of people and promotes inclusivity.

The council has a role to play in ensuring that Tonbridge is a place that is diverse and inclusive, and that the facilities and services it provides reflect this. Furthermore, the Council has a responsibility to identify where there are gaps that leave some underserviced. Consideration should be made for initiatives that look to attract a wide variety of people of different ages and backgrounds, the private sector should be supported and encouraged though policy, a robust evidence base and local economic strategies.

Table 17: Attract different groups - scoring criteria

a) negatively impacts economic accessibility and/or inclusion							
b) negativ	b) negatively impacts access to services						
c) has no	impact on accessi	bility and inclusior	ı				
d) positive	ely impacts econor	nic inclusion and o	diversity				
e) positive	ely impacts access	to services					
	1 2 3 4 5						
Score a) and b) a) or b) c) d) or e) d) and e)							

Table 18: Attract different groups - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
 Lack of clear direction / vision 	 Greater access to funding for other programmes and projects 	 Data – understanding needs and trends.

Political appetite to invest in change – alternative emphasis
 More resilient economy
 Placemaking uplift
 Creative and innovative communities

10 Exceeding net zero by 2030

P x C ' b N Z y objectives. Promotion of Net Zero Communities.

Schemes must at a minimum meet policy, however interventions that will improve the environment without compromising viability should be prioritised. The public sector at both a national and local level are responsible for designing policy to meet net zero targets, exceeding these targets will likely be market driven and thus determined in part by the private sector.

Table 19: Exceeding net zero by 2030 - scoring criteria

a) does n	ot meet net zero p	olicy				
b) meets net zero policy						
c) exceed	s net zero policy th	nough energy effic	ciency			
d) on-site	energy production	e) achieves net z	ero			
	1	2	3	4	5	
Score	a)	b)	c) or d)	c) and d)	c), d) and e)	

Table 20: Exceeding net zero by 2030 - risks, opportunities and dependencies

RISKS	OPPORTUNITIES	DEPENDENCIES
 National policy changes – i.e. electric cars Changes to technology Insufficient demand if not aligned to needs / wants 	Environmental benefitsEnhanced town brandIncome generation	 Public sector investment – including R&D Transport network investment Infrastructure investment

Scoring Schemes and Projects

The prioritised programme objectives are a lens through which the council can view any initiatives, projects, and developments; a tool to help understand the impact of options. Though not all the objectives will be relevant for every project, and that not all projects can be compared with each other. Scoring against the objectives at both a larger scheme and project level can help the council prioritise activity. Scores should not be seen as an absolute determinant but rather an indicative way to test whether what is proposed will move Tonbridge closer to meeting the Council's objectives. To score a scheme or project each objective is:

- Weighted to reflect the relative importance of the objective, some objectives may be weighted 0% if not relevant.
- A score of 1 to 5, where 1 does not meet the objective and 5 completely meets the objective.

The table below is an example of what the weightings could look like however given the varied scale and types of activities, weightings will need to be determined by the Council on a scheme by scheme and project by project basis and recommend the Council undertake a workshop to discuss and agree weightings respectively.

Table 21: Example of possible scheme/project weightings

	Scheme			Pro	ject		
	Mixed Use	Housing	Retail Centre	Medical Facility	Leisure Centre	Active Travel	Events Website
Wider availability of housing typologies	20%	65%					
Connection of existing assets	15%		15%	5%	5%	50%	
Healthy lifestyle	15%			65%	50%	20%	15%
Facility alignment	10%		15%	5%	10%		
Strengthening the town brand	10%	15%	15%	10%	10%	15%	25%
A diverse economy	10%		25%				25%
Revenue stream creation	5%	10%	25%	10%	10%		
Visitors and tourism	5%				10%	15%	25%
Attract different groups	5%	5%					10%
Exceeding net zero by 2030	5%	5%	5%	5%	5%		
	100%	100%	100%	100%	100%	100%	100%

Table 22: Example of scheme weighted scoring

MIXED-USE SCHEME	WEIGHTING	SCORE (1-5)	WEIGHTED SCORE
01 Wider availability of housing typologies	20%	4	0.8
02 Connection of existing assets	15%	2	0.3
03 Healthy lifestyle	15%	4	0.6
04 Facility alignment	10%	1	0.1
05 Strengthening the town brand	10%	3	0.3
06 A diverse economy	10%	3	0.3
07 Revenue stream creation	5%	3	0.2
08 Visitors and tourism	5%	3	0.2

09 Attract different groups	5%	3	0.2
10 Exceeding net zero by 2030	5%	3	0.2
	100.0%		3/5

Delivery Routes

The Council not only has an important role to play in shaping the programme interventions and developments across Tonbridge but also how the programme is delivered. There is always a tension between the resources available, control over what is delivered, commercial viability and risk; this will all vary from scheme to scheme and project to project. For any given activity the Council needs to understand what delivery route best balances meeting objectives, resources, risk, and return.

Below illustrates a spectrum of delivery routes available to the council. The lightest touch available to the Council is delivering statutory planning services that respond to policies defined in the Local Plan. A robust Local Plan is a critical for the council to the council delivering on their objectives. There are number of options where the Council can either act as a catalyst or collaborate with the private sector to deliver developments and in so doing mitigating some risks, lastly the Council could choose to deliver projects independently.

Figure 13: Spectrum of delivery routes

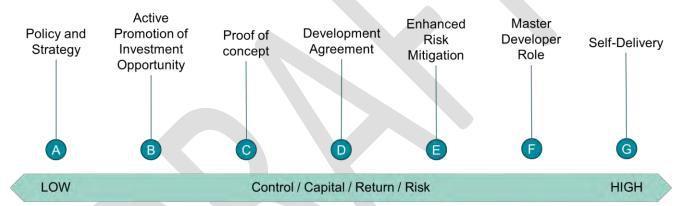


Table 23: Delivery routes

Α	Policy and Strategy	Establish policy framework and agreed strategies only.
В	Active Promotion of Investment Opportunity	Above, plus engagement with the private sector to promote opportunity
С	Proof of concept	Above, plus assemble land, develop masterplan and demonstrate viability
D	Development Agreement	Above, plus define brief and procure developer
Е	Enhanced Risk Mitigation	Above, plus utilise Council's strong covenant to reduce demand risk (e.g. income strip deal)
F	Master Developer Role	Install infrastructure and create development plots
G	Self-Delivery	Council acts as developer, or shares in Development Company

The following table outlines key elements that may make up a development and illustrates the level to which these elements may relate to the delivery routes outlined above.

Table 24: Typical scheme/project elements

	Α	В	С	D	Е	F	G
Mature adopted policy framework (incl. SPG)							
Defined and supported strategic Objectives							
Strategic Outline Case (SOC)							
Investor prospectus and events							
Masterplan and place strategies							
Outline Business Case confirming viability							
Land Assembly / CPO							
Surveys							
Land sale (conditional or unconditional)							
Planning approval							
Secured grant funding to bridge viability gap							
Commit to pre-let or pre-sale (income strip)							
Demolition and/or remediation							
Infrastructure enabling works; create dev plots							
Construction of assets							
Sales and Marketing							
Own and operate							

Through the interactive workshops and engagement with key stakeholders several priorities were identified as most important to the council and that would help inform which the most palatable delivery routes. Of 48 priority statements 18 were identified as being the most significant and of these the following were critical or very important:

Critical

Robust risk management, strong governance, and project management

Very Important

- Demonstrating progress
- Coordination and alignment of projects within the town centre programme
- Income generation (long term revenue)
- Limitation of legacy liabilities for the council

Table 25: Council Delivery Priorities

CRITICAL	/ERY IMPO	RTANT	IMPORTANT	
Speed of del	livery		e cost to the Council e.g. resources)	Limitation of climate impact (at what trade off?)
Reliability of d (meeting pub milestone	lished	Dem	onstrate progress	Coordination and alignment of projects within the town centre programme

Capital return (on investment)	Strong Council leadership	Political consensus
Income generation (long term revenue)	Public transparency	Delivering social value in the execution of the execution of the project
Control of development process	Change the public perception of the Council	Design-led process
Control of brief and outputs	Inclusivity and highly consultative process	Embracing innovation
Control of design	Control of long-term quality of environment	Utilising modern methods of construction
Control of marketing	Limitation of legacy liabilities for the Council	Embracing systems thinking or circular economies/systems
Control of construction quality	Minimise risk to the Council	Challenge the status quo
Control of environment (long term)	Integrated delivery with public sector stakeholders	Include meanwhile uses
Private sector investment	Establish meaningful partnerships with the private sector	Robust risk management, strong governance, and PM
Support local businesses & SMEs	Energy generation	Financially Sustainable

The Council may also take on one or more of the following roles depending on the scheme or project and whether the Council is the landowner. The council should consider, given their objectives, priorities, and the delivery routes available, whether the following is a core, recommended, to consider or avoid.

- Policy Maker & Statutory Authority
- Catalyst
- Landowner
- Developer

- Funder
- Landlord
- Operator
- Occupier

CORE	The Council is the natural stakeholder to deliver this role and must achieve the programme benefits
RECOMMENDED	The Council has the support and capacity to deliver the role and seen as likely to undertake it.
CONSIDER	It is possible the Council could take on this role, but not necessary for programme success; may have partial opposition

	Although legally possible, the Council should not take on this role as it
AVOID	exposes the organisation to unacceptable risk or is add odds with its central
	mandate.

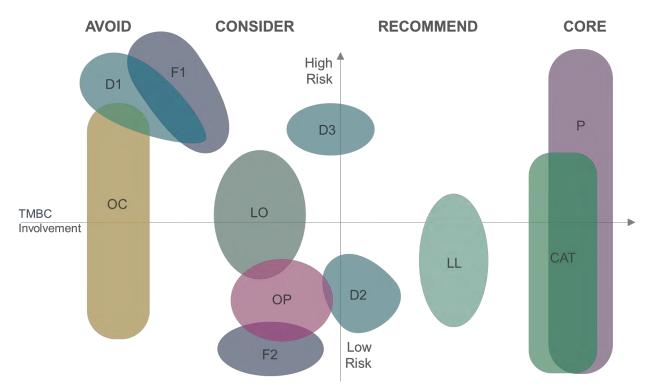
Table 26: Role of the Council

ROLE	CLASSIFICATION	APPLICABLE FOR:	RED LINES, CAVEATS, OR BOUNDARIES
Policy Maker & Statutory Authority	CORE	All projects that require planning consent.	None
Catalyst	CORE	Bringing parties together, seeking grant applications	Only do it when it aligns with the council's objectives
Landowner	CONSIDER	Where acquiring land will unlock development or enable objectives to be achieved.	May require CPO. Council should not acquire land speculatively. Focus on enabling development not as investment for the council.
Developer	CONSIDER	Small projects and new public assets	JV and reviewed on a case-by-case basis. Does the council have the inhouse capabilities to act as a developer? Consider sustainability and financial viability
Funder	AVOID / CONSIDER	Small projects and new public assets. To enable select projects to proceed where there is a market failure	Consider in exception of circumstances when there's market failure. Lower value projects, Route for government grant funding
Landlord	RECOMMENDED	Suitable low risk assets to generate income. Where there is an opportunity to generate revenue instead of capital receipt	Consideration for the route to become a landlord that may require funder/developer role. Dependent on type of asset, low risk and suitable skills to manage. Requires private sector to deliver some of these assets (market failure).
Operator	CONSIDER	Where council is landlord, public assets	The council should have the requisite skills internally. Private sector may be able to deliver a better service at a lower cost.

Occupier	AVOID	Council should look to occupy existing assets	Where significant value can be created through making land/assets currently occupied by the council available
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Figure 16 graphically represents the preferences e p ressed in the or s hop for the Council's role in relation to relative risk exposure on projects. It highlights the exceptions to the expected trend of limiting the Council's exposure to higher levels of risk, as its statutory role or where market failure creates a barrier to the achievement of TMBC strategic objectives.

Figure 14



Key:

- Policy Maker & Statutory Authority All projects that require planning consent.
- Catalyst Bringing parties together and seeking grant applications where aligned to Council objectives.
- Landowner Acquiring land only to unlock development or enable objectives to be achieved.
- **Developer** Generally higher risk and residential developments should be delivered by the private sector.
- Developer Small projects and new public assets should be considered.
- Developer The Council may have a role in cases of market failure to deliver key objectives.
- Funder Generally avoid funding higher risk projects.
- Funder Consider in exception of circumstances for lower value projects or correcting market failure.
- Landlord Consider for suitable low risk assets to generate revenue income in line with objectives.
- Operator Consider only where Council is landlord and has the requisite skills.
- Occupier Council should only occupy existing (or replacement) assets.

Policy Maker & Statutory Authority / Catalyst

The Council of course has a statutory responsibility to develop and administrate planning policy, however further to this, a core role of the Council is to act as catalyst for change to meet their objectives. A good example of this is the options appraisal work exploring the placemaking and viability possibilities for the East of High Street and how this could unlock development on the Network Rail site and broader railway station public realm improvement opportunities.

Next steps:

- Local plan
- Further engagement with Network Rail, ainsbur's, CC etc
- Identify / apply for grant and funding opportunities.

Landowner / Developer

The Council is a landowner and there may be circumstance where acquiring more land could enable necessary development. The Council should look to best utilise existing land and as such may need to take on the role of developer enable further development. Alternatively, the council may need to be the developer for projects that are not commercial to fulfil the Council's obligations to provide services.

Next Steps:

- East of High Street masterplan and business plan
- Angel Centre decision
- Deliver wayfinding project.

Funder

The Council in some circumstances need to take on a funding role. The council will need to fund smaller projects that are for the benefit of the public, funding may be through grants. Where there is a market failure the Council may need to step in as a funder to ensure that the council objectives are met.

Next steps:

- Identify grant funding opportunities.
- Establish max cashflow, asset revenue expectations / needs, appetite for debt
- Update investment strategy and borrowing strategy to reflect objectives
- Business plan for the Leisure Centre

Landlord

The Council can access capital more easily than increasing revenue, with revenue being a challenge all local authorities are facing. Holding revenue producing assets is a way that the Council can increase revenue to support other services however assets need to align with the Council's resources, skills, and appetite for risk. Some assets are better suited to public sector ownership than others, e.g. hotel, retail, offices and parking.

Next steps:

- Agree on acceptable levels of investments and asset classes the Council should invest in.
- Identify opportunities for the Council to convert capital receipt to investment assets.

Operator

When acting as a landlord the Council may need to take on the operating of assets however it is important that council fully understands internal resources and skills available for this. In some circumstances it may be more appropriate to utilise the private sector.

Next steps:

• Develop a matrix of what is required to operate and manage the types of assets the Council is considering holding and compare this to available resources and skills.

Occupier

Council should utilise existing assets.

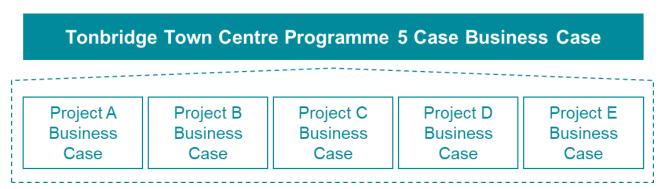
Five Case Business Case Framework

The Green Book is guidance issued by HM Treasury on how to appraise policies, programmes, and projects. It also provides guidance on the design and use of monitoring and evaluation before, during and after implementation. The Treasur's five case model, see the 5 cases below, is the means of developing proposals in a holistic way that optimises the social / public value produced using public resources. Similarly, there is a requirement for all organisations across government to work together, to ensure delivery of joined up public services. (HM Treasury, 2022).

Table 27: The 5 case's

Strategic dimension	What is the case for change, including the rationale for intervention? What is the current situation? What is to be done? What outcomes are expected? How do these fit with wider government policies and objectives?
Economic dimension	What is the net value to society (the social value) of the intervention compared to continuing with Business as Usual? What are the risks and their costs, and how are they best managed? Which option reflects the optimal net value to society
Commercial dimension	Can a realistic and credible commercial deal be struck? Who will manage which risks?
Financial dimension	What is the impact of the proposal on the public sector budget in terms of the total cost of both capital and revenue?
Management dimension	Are there realistic and robust delivery plans? How can the proposal be delivered?

Figure 15: 5 Case business cases at both a project and programme level



For TMBC, as with other local authorities, the five-case model is a useful tool in the governance of activity. Not every project will require the same level of detail however the principals of the five cases can be used irrespective of the scale of a given intervention. Furthermore, this should align with the

Council's e i sting governance processes. Though done at a programme or project level, projects can be progressed through the following levels of detail:

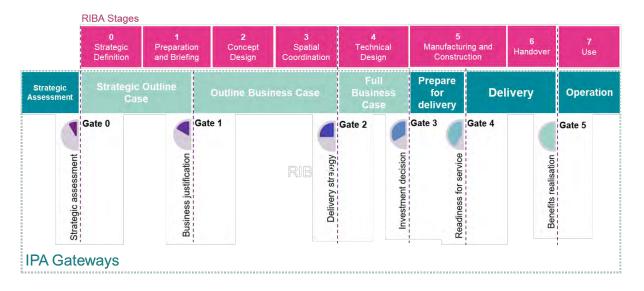
- The Strategic Outline Case (SOC)
- The Outline Business Case (OBC)
- The Full Business Case (FBC)

The following figures illustrate the level of detail of each of the respective business cases and, recognising not all projects are buildings, how they align to the RIBA stages.

Figure 16: Levels of business case

	SOC STAGE	OBC STAGE	FBC STAGE
Strategic Case	Strategic context Case for change	Revisit SOC	Revisit case for change
Economic Case	Critical Success Factors Longlist to Shortlist Preferred Way Forward	Value for Money Preferred option	Revisit OBC options
Commercial Case		Procurement strategy Payment mechanisms Call for bids Contract	Set out negotiated deal and contractual arrangements Detail procurement process and evaluation of BAFOs
Financial Case		Affordability Funding	Revisit and update OBC assumptions Set out the deal's financial implications
Management Case	Project set up and Governance Assurance Risk Management	Project Management – plans Change and contract management Benefits realisation Risk management Project assurance	Revisit OBC assumptions and finalise management arrangements and plans

Figure 17: Business case level with respect to RIBA stages



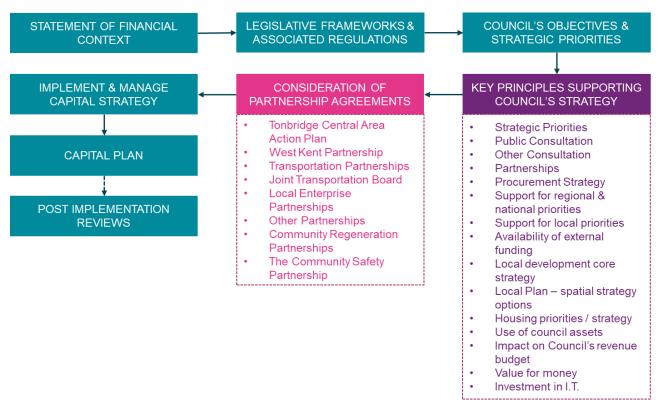
Internal Governance and Capital Planning

Capital planning is an important part of the decision-making process for schemes. The aim of the Capital Strategy (outlined below) is to assist the council with achieving their objectives and strategic priorities b providing a "Capital lan". The proposed schemes should identify the source of investment as well as alignment to TMBC's strategic objectives and priorities. Projects and schemes are grouped into "Cost Bands" from small amounts of value (£5k – £25k) to larger amounts exceeding £200k. The cost band will influence the size and scale of the Business Plan as well as the level of due diligence. TMBC have a list of schemes categorised into A, B and C. In List A schemes have an approved capital plan, in List B schemes have successfully passed evaluation and List C schemes are for consideration by members. Each scheme should meet the following criteria and provide justification where necessary.

- To meet legislative requirements including health and safety obligations
- Funded from external resources
- Reduce revenue expenditure and/or generate income

Following 12 months completion of the scheme, the council will hold a post implementation review to discuss effectiveness and value for money. This is then reported to the Scrutiny Select Committee.

Figure 18: Capital Strategy (interpreted from existing TMBC Capital Strategy)



To align the town centre programme, capital strategy and prioritised objectives the council should consider introducing the following:

Option 1: Town Centre Programme Board that would report to existing committees to ensure
projects and activity across the town centre is considered holistically, support with business
planning and advise capital planning accordingly.

Option 2: Town centre programme board with delegated powers that would sit alongside existing committees, considering the projects and activity holistically, coordinate the requisite business planning and input into the capital strategy through to approval.

Figure 19: Option 1 - Proposed introduction of a Town Centre Working Group

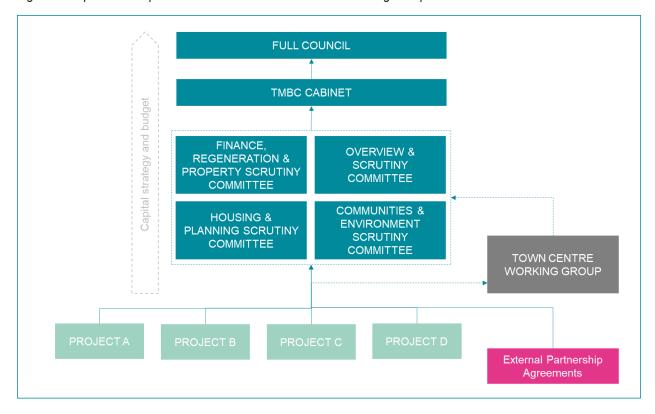
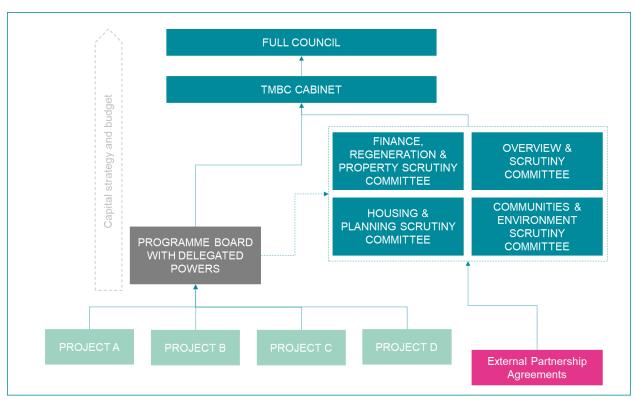


Figure 20: Option 2 – Proposed introduction of Programme Board with delegated powers



3

NEXT STEPS



3. NEXT STEPS

The programme will always be dynamic and need to respond to economic and political change balancing the tensions between environmental challenge, social needs, and market forces. This report outlines tools the Council can use to navigate delivering on their objectives and should be adapted to the changing development landscape.

The following are next steps the TMBC should consider:

- Implement an internal governance structure that can best support shaping and delivering the town
 centre programme and ensure the programme meets the Council's objectives, this ould include
 developing terms of reference (ToR) for any new governance body.
- Establish what resources, both financial and skills needed to deliver the programme. This will
 re uire agreement hat role the Council intends to ta e and defining the Council's an financial
 parameters.
- The conclusion of the new local plan is vital to progressing many elements of the programme and as such the ongoing new local plan process should look to:
 - Incorporate the East of High Street options appraisal work to inform deliverability, housing densities and types.
 - Develop strategies for net zero, active travel and parking, and identify movement and active travel routes that would support these strategies.
- The East of High Street site:
 - A decision with respect to the future of the Angel Leisure Centre as this is critical to any future masterplan work.
 - Community engagement to establish what residents and business owners see as most important with respect to any future development, further informing any masterplan work.
 - o u rther engagement ith ainsbur's to align their plans ith those of the Council.
 - Develop masterplan and outline five case business case for key sites East of High Street with the opportunity to collaborate with Network Rail and include the Network Rail development site.
- An exciting town centre wide masterplan that should seek to balance being ambitious recognising
 the risk of not being realised against a focus on individual sites as they come forward with the risk
 of the Council's objectives not being achieved.
- Begin work on the Tonbridge brand to best celebrate what the town values and has to offer however also identify opportunities for improvement.









Land East of High Street Viability Assessment

Tonbridge and Malling Borough Council

February 2024

v2.4

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EXECUTIVE SUMMARY

The East High Street site is a significant opportunity for Tonbridge to transform the town centre. To support Tonbridge and Malling Borough Council (TMBC) in better understanding and progressing this opportunity, Mace has developed four high level design options to explore and test possibilities for the site. The options are all housing-led with a mix of housing types and other commercial and community uses. Each of the options investigates different solutions for the ageing Angel Leisure Centre.

This report forms part of Mace's commission to undertake an options appraisal for the East of High Street site and should be read in conjunction with the High Street East, Tonbridge Phase 2 Design Report. We generated development appraisals to assess the viability of the four masterplan options. Considered options are as follows:

- Mixed-use but residential-led with c. 350 new homes, rebuild the Leisure Centre in its current location, introduce a vibrant new town square, retain some of the existing parking with a new multi-storey car park.
- 2. Mixed-use but residential led with c. 305 new homes of a wide variety, refurbish the Leisure Centre, create a new vibrant look for Angel Lane, retain some of the existing parking with a new multi-storey car park.
- Mixed-use but residential led with a higher density c. 450 new homes, rebuild the Leisure Centre
 with a new health facility in a new location, increased commercial and green space, parking in a
 new multi-storey car park.
- 4. Mixed-use but residential led with a higher density of c. 470 new homes, rebuild the Leisure Centre off site, introduce a vibrant town square, inclusion of healthcare facilities and later living, a podium solution for car parking in conjunction with a new multi-storey car park.

Details of how the designs for the options were inspired, developed and assessed in relation to placemaking, social value, environmental value and the Council's objectives for the town centre can be found in our Design report. This process helped to establish a suitable density and scale of development for the site that is aligned with the Council's feedback, objectives and policies. Where policy is yet to be defined, this will help inform its development as part of the new Local Plan.

Having established the options, this report sets out the results of the financial modelling and development appraisals undertaken to understand the viability impacts of these design choices and the respective constituent elements.

The expectation is not that any of these four options will be delivered in their current layout, but to inform which elements best balance placemaking, viability and achievement of the Council's objectives. At this early stage, when the project is design and placemaking led, it is not unusual for viability to be challenging, however this report establishes the foundation for a route to a viable scheme. A scheme that not only delivered on the Council's objectives for the Tonbridge town centre but would also be commercially attractive to the market.

RECOMMENDED MIX OF USES

The intent at the inception of this commission was to run development appraisals on the four design iterations and then to include this assessment of viability to revise the assessment of a future preferred option. Given the design led approach to test solutions for the ageing Angel Leisure Centre, establish what uses, the quantum and scale of development that the site could accommodate, and what placemaking opportunities may best uplift values the focus of the viability assessment is to understand each element and use from a commercial and placemaking perspective.

The macro-economic environment remains challenging: inflation has led to significant increases in construction costs over recent years and recent increased to interests rates are predicted to reduce

residential values from their peak during the Covid-19 pandemic. These economic pressures and commercial challenges, along with the Council's prioritised objectives, have shaped a recommended mix of uses and that we believe define the roadmap to a viable and deliverable development of the Land East of High Street (LEHS). Table 1 sets out the initial key recommendations to follow this roadmap to a deliverable and viable scheme.

Table 1: Recommendations

Table 1. Recommend	
Housing	 Housing led of c. 250 dwellings, achieving an average of £148k land value per unit (gross development value net of gross development costs) including family oriented solutions that align with Council objectives: Low rise bias: townhouses, back-to-back housing, and stacked maisonettes with access from the street – optimising value and minimising construction costs. Apartments restricted to 6 storeys to not compromise placemaking and achieve viability. BTR only considered at later stage if there is suitably attractive opportunity. Later living only considered at later stage if there is suitably attractive opportunity.
Parking and Public Realm	 The quantum of dwellings and other development on the site has a corresponding parking requirement and as such balancing the amount of development and parking is vital to achieving a viable scheme. Balancing the amount of development to the provision of public space to manage costs while still delivering on placemaking ambitions is also vital to the viability of the scheme. A lower rise housing solution will support this.
Commercial	 A hotel included given it will support tourism, delivers placemaking benefits and is a revenue opportunity for the Council. Flexible commercial should be included with ground floor retail space, which has shown to viable, prioritised to activate frontages and enhance public spaces. Office space has proved more challenging to deliver a commercial return and as such should only be included should a suitable complementary and attractive commercial opportunity arise.
Leisure Centre and Health Facilities	 Now that the decision to demolish the existing Angel Leisure Centre building has been confirmed, the council will need to decide whether to provide new leisure facilities: On the LEHS site; OR On another site within the town. In addition, further analysis is required regarding the optimum mix of facilities, potentially split over more than one site or combined with existing leisure services.

NEXT STEPS

For the Council to progress and unlock the potential from the LEHS there are several interdependent next steps to take, below are the key workstreams:

- Completion of the updated Local Plan
- Engagement with Tonbridge residents and businesses
- Further engagement with commercial stakeholders
- Development of a masterplan and 5 case business case

As a team, we would like to offer our gratitude to all the stakeholders for their time and enthusiastic engagement in the design and appraisal of the options for the East of High Street site. There is no doubt that the Council has a passion for the future of Tonbridge and, as Members and officers, are committed to utilising the resources and tools available to build on the town's success and nurture its further growth into a thriving, resilient and sustainable place.

VIABILITY STUDY



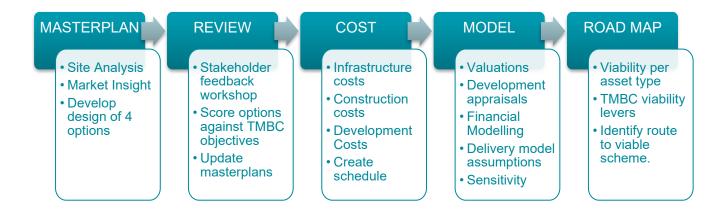
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This document should be read in conjunction with the Masterplan Options Design Report for the East of High Street site.

It is important to recognise the purpose of the early-stage design options for the East of High Street site, the subsequent high-level financial appraisals and the limitations of both. Our objective was primarily to understand the following:

APPROACH

A staged approach was taken to the appraisal of the development options for the Land East of High Street (LEHS) site:



STAGE 1: MASTERPLAN

Considered options:

- Mixed-use but residential-led with c. 350 new homes, rebuild the Leisure Centre in its current location, introduce a vibrant new town square, retain some of the existing parking with a new multi-storey car park.
- Mixed-use but residential led with c. 305 new homes of a wide variety, refurbish the Leisure Centre, create a new vibrant look for Angel Lane, retain some of the existing parking with a new multi-storey car park.
- Mixed-use but residential led with a higher density c. 450 new homes, rebuild the Leisure Centre with a new health facility in a new location, increased commercial and green space, parking in a new multi-storey car park.
- Mixed-use but residential led with a higher density of c. 470 new homes, rebuild the Leisure Centre off, introduce a vibrant town square, inclusion of healthcare facilities and later living, a podium solution for car parking in conjunction with a new multi-storey car park.

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Figure 1: 4 Design options for the LEHS (see Design Report for more detail)

Market Analysis

Local Tonbridge chartered surveyors and estate agents Bracketts have provided insight into the Tonbridge property market (report available on request) with current values for selected asset types and an assessment of demand. The following assets are covered and select key information from the Bracketts used to inform the viability study:

Commercial

- Retail
- Food & Beverage
- Hotel
- Leisure
- Healthcare

Residential

- Private Residential
- Affordable Housing
- Private Rented Sector (PRS) / Build to Rent (BTR)
- Retirement / Later Living

Residential

Bracketts have established local indicative sales and rental values for both private and affordable homes as described in the following table.

Table 2: Residential sales and rental values

Reside	Residential Sales				
		1 Bed	£275,000		
	Flat	2 Bed	£350,000		
Private sales		3 Bed	£400,000		
(Market	House	2 Bed	£495,000		
Value)		3 Bed	£575,000		
		4 Bed	£650,000		
Affordable		1 Bed	£206,250		
Shared Ownership	Flat	2 Bed	£262,500		
(75% MV)		3 Bed	£300,000		

Resider	PCM Rent		
	Flat	Studio	£750
Private		1 Bed	£900
(Market Rent)		2 Bed	£1,200
		3 Bed	£1,450
	Flat	Studio	£300 / £600
Social / Affordable		1 Bed	£360 / £720
(40% / 80% of MR)		2 Bed	£480 / £960
		3 Bed	£580 / £1160

Build to Rent

- In terms of the investment market, demand for Build-to-Rent across both the multifamily and single-family sector is anticipated to remain strong.
- Yields are projected to soften given the broader interest rate backdrop. However, this will be limited to an extent by strong rental growth.
- Despite the strong growth of rental values, BTR developers will continue to face development challenges until the cost of construction and borrowing stabilises.
- There are very limited market comparable yields for Tonbridge, as the majority of BTR developments have been constructed in London and larger regional centres such as Manchester. Generally, BTR yields are calculated between 4 - 5% dependent upon town, location, and the number of funds that have an appetite for the product.

Retirement Living

- There are a number of retirement living developments currently planned for Tonbridge.
- Retirement Living demand would be led by market saturation, once the planned new developments are completed.
- Developments of 50+ units

Parking

As a general rule, a parking space adds approximately £20,000 to the sale value of a dwelling, as long as the space is in close proximity to the dwelling.

Commercial

Several commercial uses have been considered, below is select key information highlighted in the Bracketts report.

Table 3: Summary of commercial elements values considered.

	Area	Rental	Capital	Gross	Comment
	sq.ft.	(PCM)	Value	Yield	
Retail*	15,000+	£36 psf		8%	Tonbridge appears unlike national trend. Whilst the retail core is situated around a more condensed trading centre compared to locations with similar populations nationally, retail availability has remained significantly low with opportunities for new retailers or existing operators looking to relocate to new premises being few and far between.
Food and Beverage*	8,000+	£25 psf		9%	Despite local operators being faced with challenges of increased operational costs coupled with the struggle of economic uncertainty, the local leisure / F&B sectors appear to be fairly resilient and Tonbridge has only seen one bar led operation close its doors over the last year.
Supermarket	19,000		£2.2m		Preference for stand-alone store however may consider mixed use given the scarcity of suitable local sites.
Cinema*	15,000	£15 psf		10%	There is limited demand from cinema operators. The anticipated capital contribution required from TMBC to a cinema operator is £2m - £3m.
Indoor sport and recreation*	30,000	£10		10%	Numbers based on indoor trampoline centre
Hotel*	19,000 to 30,000	£460 to £500 per room		6%	Demand from budget hotel operator. Hotel operator likely to enter 25-year unbroken lease, with 5 yearly upward rent reviews, and an option for a further 25 years at term expiry.
Medical Services	15,000		£3m		The operator would wish to acquire a FH or Long Leasehold building to shell & core specification.
Offices	10,000 to 15,000	£25 to £35 psf		8% to 8.5%	Market demand / volume of new office lettings in 2022 at historical low levels. 2023 has seen an increase in activity and new office requirements in the Tonbridge
F1 Learning and non-residential institutions*	15,000 to 30,000	£20 psf		7%	Some specialist education operators have shown interest in Tonbridge
Creche, day nursery or day centre	3,500 to 7,500	£15 psf		5.5%	Confirmed local demand.

^{*}Lack of current direct comparable sales evidence

Data and research provided by Bracketts along with internal Mace benchmarks have been used to build a forward-looking view most appropriate for the East of High Street site.

STAGE 2: REVIEW

In a first phase of work, Mace investigated potential development opportunities in Tonbridge with a focus on TMBC's sites and assets. As part of the commission, Mace held several workshops throughout this phase, engaging with stakeholders. A key outcome of the workshop was to agree and prioritise strategic programme objectives.

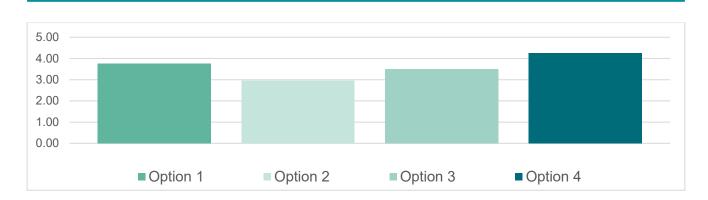
Building on the Phase 1 work, Phase 2 has included further workshops to shape and evaluate the design options against the prioritised objectives. Furthermore, a weighting and scoring framework was established to support the Council in evaluating any of the programme's projects and activity.

Table 4 provides an example of how the Town Centre Priorities were used to help assess the relative success of different iterations of the masterplan as the design evolved.

Table 4: Weighted evaluation of masterplan options

		Iter	ation 1	lter	ation 2	Iter	ation 3	lter	ation 4
	Weighting		Weighted score	Score (1-5)	Weighted score	Score (1-5)	Weighted score	Score (1-5)	Weighted score
01 Wider availability of housing typologies	20%	4	0.8	4	0.8	4	0.8	5	1
02 Connection of existing assets	15%	3	0.45	3	0.45	3	0.45	4	0.6
03 Healthy lifestyle	15%	3	0.45	3	0.45	4	0.6	4	0.6
04 Facility alignment	10%	4	0.4	3	0.3	4	0.4	4	0.4
05 Strengthening the town brand	10%	4	0.4	2	0.2	3	0.3	5	0.5
06 A diverse economy	10%	5	0.5	3	0.3	4	0.4	4	0.4
07 Revenue stream creation	5%	3	0.15	4	0.2	3	0.15	4	0.2
08 Visitors and tourism	5%	5	0.25	2	0.1	2	0.1	5	0.25
09 Attract different groups	5%	4	0.2	2	0.1	3	0.15	4	0.2
10 Exceeding net zero by 2030	5%	3	0.15	1	0.05	3	0.15	2	0.1
	100.0%		3.75		2.95		3.5		4.25

Figure 2: Weighted Score for respective options



Mace held an interactive workshop session where cabinet members and officers from the council were asked to identify the council's priority objectives for developments. Initially, stakeholders identified three baseline assumptions that they identified as essential considerations for any development; Net Zero by 2030, ensure a sustainable positive revenue baseline and meet affordable housing policy.

The expectation is not that any of these four options will be delivered in their current own right, but to inform which elements best balance placemaking, viability and the Council's objectives. Given our approach at this stage is design and placemaking led, we did not expect the options holistically to be optimal from a viability perspective but rather understand which uses could be the best route to a viable scheme. A scheme that not only delivered on the Council's objectives for the Tonbridge town centre but also commercially attractive to the market.

STAGE 3: COST

Utilising area schedules and other outputs from the masterplans, Mace's Quantity Surveyors built up cost models for each plot within all four site options. The cost model has been directly informed by recent tender returns on other projects, adjusted for inflation, location and assumed specification. As would be expected at this conceptual stage, the cost estimates are heavily reliant on assumptions, that will need to be tested and reviewed once a preferred option is identified and the design is progressed.

Table 5: Estimated construction costs of each option

	Option 1	Option 2	Option 3	Option 4
Gross Construction Cost Estimate (Q1 2023) [†]	£155m	£120m	£185m	£239m

† Includes cost of leisure facilities

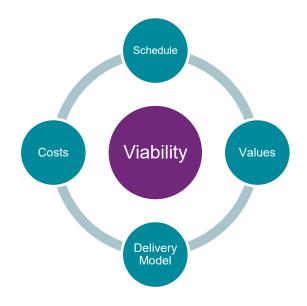
The cost estimates assume a Part L compliant solution in terms of energy performance – this is contrary to the Council's objective for any development to achieve net zero carbon, however we have used compliance as a starting point as it is a realistic assumption given the viability challenges, and costing a net zero carbon scheme requires more detailed design work. If a net zero carbon, or Passivhaus, specification increase is required, then we would expect construction costs to increase by a minimum of 10%.

Energy infrastructure – the cost estimates exclude any upgrading of power infrastructure (e.g. substations) as the existing capacity if not known. Subsequent iterations of the cost model should be refined following feedback from the Distribution Network Operator. Alternatively, the Council could partner with an Independent Distribution Network Operators (IDNO) that would design, build, fund and operate above ground energy assets (including renewables) with the capital investment recovered through future savings on energy bills.

STAGE 4: MODEL

The costs of development only provide one aspect of viability. A model was created to run development appraisals that included the key other variables:

- Schedule assumed high level programme to measure the impact of time (e.g. to inform cash flow and hence borrowing costs).
- Value (financial) valuations of the asset types were provide by Bracketts to reflect current sales, rents and yields.
- Delivery model assumed approach to deliver each plot and asset type informed metric such as developer's return, yields, interest rates, operational costs and contingency.



The modelled development appraisals identified if there was an excess of Gross Development Value (GDV) after accounting for all development costs – this is known as the Residual Land Value, and if positive, demonstrates a viable scheme.

Development Appraisal Assumptions

The appraisals included development costs in addition to the gross construction cost estimates, assumed to be:

Table 6: Development appraisal assumptions

Development Cost	Assumption		
Marketing	0.75% of Construction Costs		
	(in addition to commercial tenant incentives, generally 12 months rent free)		
Sales agency fees	1.25% of Construction Costs		
Legal fees	0.3% of Construction Costs		
Professional fees	11.0% of Construction Costs		
S106 / CIL	1.0% of Construction Costs		
Development contingency	5.0% of Construction Costs (generally)		
	This is in addition to the 5% construction contingency, generally 5.0% but assumed to reduce where TMBC acting as developer, or where no demand risk.		
Borrowing cost	Interest applied to outstanding balance in each period, say 6%.		
	Assumed 5% where TMBC providing funding. Sensitive to speed of delivery and disposal of assets, where relevant.		
Developer's Profit	Percentage of development costs, varies with asset type:		
	0% - TMBC direct delivery (e.g. leisure centre, parking)		
	5% - infrastructure delivered by developer		

8% - forward-funded BTR
10% - pre-let commercial or health (e.g. GP, hotel)
15% - blended return for housing assuming 60% private speculative for sale and 40% affordable housing

All modelling is based on costs and values at Q1 2023. No cost inflation has been included on the assumption that costs and values will rise at an equal rate between today and the date at which they will be incurred. To mitigate the risk of unequal inflation of costs and values, the development appraisals should be revisited at key governance gateways. In theory, it could be argued that the scale of this development could stimulate a 'placemaking uplift' that would see a greater rise in asset values over and above the general market, however this has not been included to avoid an optimism bias.

Alternative financial modelling approaches were taken for the assessment of the options for the leisure facilities, comparing the relative costs and benefits over a 25-year loan period, expressed as a net present value (or cost). The Leisure section below provides more information about this process.

Delivery Model Assumptions

In general, the modelling assumed that the Council will dispose of a long leasehold, in phases under Development Agreements, such that private sector developers or affordable housing providers would pay a capital receipt (equal to the residual land value) for a long leasehold (250+ years) once both parties had successfully achieved defined conditions precedent. The developers would fund and manage the procurement of consultants, design development, planning permission, debt sourcing, construction procurement, construction management, public realm and infrastructure construction, marketing and disposal. Deviations from this model were considered for:

- Leisure Centre directly funded and managed by TMBC.
- Multi-storey car park directly funded and managed by TMBC.
- Demolition of the Angel Centre (where relevant for the option) directly funded and managed by TMBC as part of preparation of development plot for marketing.

These assumptions do not represent or imply decisions by the Council and will need to be considered and confirmed by TMBC if the development moves forward.

Sensitivity

Once stakeholder feedback on the design and placemaking had been incorporated into Design Iteration 4, further sensitivities were considered in the appraisal assumptions to generate a range of outcomes:

- Senior Living exclusion of construction costs, value based on land disposal at £50k per unit.
 This is a common approach to valuation of this kind of development where the business case
 is more complex, relating to income generated at transfer of ownership over the life of the
 asset.
- Hotel TMBC funds and owns the asset, with a pre-let to a hotel operator. Lower borrowing costs, developer's return added to land value.
- Retail TMBC commits to acquiring retail assets on completion, reducing demand risk and subsequently the developer's profit.
- BTR more bullish approach to rental values following soft market testing.

Viability Results

Once the leisure centre costs were excluded from the appraisals – with the exception of the demolition costs of the existing building which remained – it was identified that there were assets that represented costs, but offered no value:

- Site-wide public realm and external works surface car parks, pedestrian and cycle routes, hard and soft landscaping, street lighting, street furniture and highways works outside of development plots.
- Site-wide infrastructure including drainage, Sustainable Urban Drainage Systems (SUDS), attenuation, etc.
- River banks works to protect and improve the biodiversity along the Medway tributary
- Podium and multi-storey parking raised ground floor and public realm levels with parking beneath (podium) and concrete multi-storey parking structure for new developments and to mitigate the loss of existing parking. Podium only relevant to Design Iteration 4.
- Relocation of petrol station Cost of new petrol station and demolition of existing asset. Relevant to Design Iterations 1 and 4 only.
- Demolition of existing Angel Centre preparation of development plot. Relevant to Design Iteration 3 and 4 only.

The cost of these elements must be funded, in the main, by the excess in value generated by the profitable assets. The mechanism for capturing some of the excess value will include the use of s106 contributions.

Given current market conditions and the changing balance between values and construction inflation for higher rise apartments, none of the iterations proved to be viable however as intended give us direction on how to balance the cost and commercial elements of the scheme moving forward. The construction and development cost estimates below illustrate the spectrum of scale that has been tested.

Table 7: Construction and development cost estimates

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Gross Construction Cost Estimate [†]	£155m	£120m	£185m	£239m
Gross Development Cost Estimate	£210m	£163m	£251m	£325m

[†] Includes cost of leisure facilities

Further analysis was required to express the viability of each asset type on a consistent scale. The chart below (Figure 3) plots ranges of viability outcomes for each asset type in value per square metre of gross internal floor area (GIA). This clearly identifies those asset types that the model indicates will generate a positive land value.

Reflecting the recent market trend, the modelling suggested that apartment blocks (5+ storeys) would cost more to build than their value on completion. This runs counter-intuitively to the prevailing assumption in recent years that viability improved with density and height; reflecting the impact of

cost inflation on this typology (reinforced concrete) and fire legislation changes. The high proportion of apartments included in all the masterplan options was impeding the viability and a new approach was required.

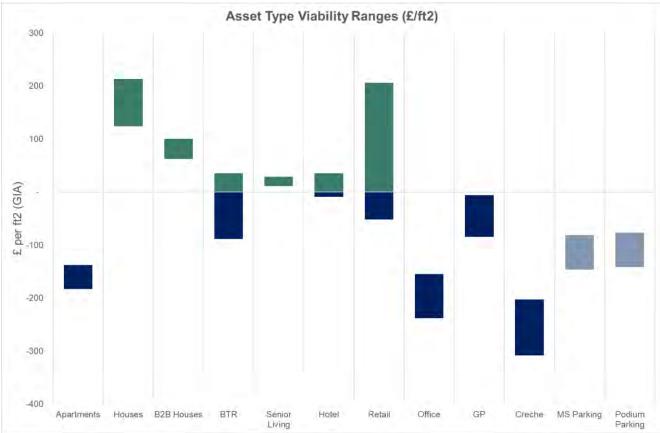


Figure 3: Land value generated per asset type

STAGE 5: ROAD MAP

Viability of Asset Types

Combinations of the following asset types (see Table 8) make up the scenarios for the East of High Street site. Each element comes with advantages and disadvantages for the Council, business owners and residents. The financial, placemaking and strategic considerations for each asset type are summarised in Table 4 and there follows an examination of each asset type in turn.

Table 8: Relative performance of asset types.

Asset Type	Placemaking	Council Objectives	Viability	Market Demand	Council Revenue Opportunity
Leisure centre	***	***	n/a	n/a	n/a
Terraced housing	***	***	***	***	***
Apartments	***	***	***	***	***
Built-to-rent apartments	***	***	***	***	***
Later living apartments	***	***	***	***	***
Retail and F&B	***	***	***	***	***
Office	***	***	***	***	***
Healthcare (GP)	***	***	***	***	***
Hotel	***	***	***	***	***
Multistorey & parking	***	***	n/a	***	***
Petrol Station Relocation	***	***	n/a	n/a	n/a
Public Realm	***	***	n/a	n/a	n/a

LEISURE CENTRE

A different approach was taken in the financial assessment of the options for the leisure facilities, reflecting the Council's ownership of the existing, and any future, leisure centre and the relationship with the Tonbridge & Malling Leisure Trust (TMLT). Better known as *tmactive*, TMLT is a charitable, not-for-profit organisation responsible for the delivery of sport and leisure facilities on behalf of Tonbridge & Malling Borough Council.

The current Angel Leisure Centre was designed for out-of-date leisure needs, is operationally inefficient, has significant imminent maintenance liabilities and operates at a loss. A solution for the dry leisure facilities in Tonbridge is critical for the Council and the masterplan for the East of High Street site is directly dependent upon the preferred solution to the leisure centre.

In January 2024, the Council made the in-principle decision to demolish the existing Angel Centre and has subsequently commissioned specialist leisure consultants to assess the town's dry leisure requirements and potential locations around the town, including the EHS site and co-locating with other leisure facilities, such as the swimming pool or Tonbridge Farm.

To inform the Council's strategic decision to demolish, we modelled masterplan options for the EHS site to appraise different approaches to this asset. These can also be compared against the options to 'do nothing' or significantly reduce the leisure centre offering within the town, as is standard in good practice business cases.

The masterplan options each included a different solution for the leisure facilities:

LEHS ITERATION 1 Rebuilt on existing site	3,250 m ²	Smaller and more efficient building due to condensed facilities and reduction in office/community rooms. Extended café area out into the park to create a destination and enhanced revenue stream.
LEHS ITERATION 2 Refurbish existing building (A)	3,758 m ²	Subsequently discounted following the TMBC decision to consider new-build options only. Included here for comparison.
LEHS ITERATION 3 Rebuild on new site within EHS (B)	3,150 m ²	The smallest option on the High Street East site due to the reduction in community rooms, office space, and a smaller café offering.
LEHS ITERATION 4 Rebuild collocated with TSP (C)	2,800 m ²	Shared facilities with the existing facility include the reception, office space and café. Walkway/corridor to new building enables co-location.

The viability for the leisure centre has been considered in isolation of the wider development appraisals. As an asset that is owned by the Council, and managed by the Tonbridge & Malling Leisure Trust, the leisure centre is challenging to value as an investment for a third party. Hence, we undertook a simple modelling exercise to compare the net present value (or cost in this case) of the three principal options for the leisure facilities over 25 years.

The financial benefits include indicative initial estimates of additional revenue and potential efficiencies, that have been provided by TMLT. Further iterations of these estimates will be required before a final decision can be made. In our simple financial model, it has been assumed that 80% (to be confirmed with TMLT) of this benefit is passed onto the Council. No inflation has been applied over the 25-year period.

In the EHS masterplan options, four solutions were considered. For this analysis the option to demolish the Angel Centre and rebuild a new leisure centre on the same site has been discounted as deemed practically unrealistic: it offered similar advantages to Option B, but the potential loss of

revenue during the required closure over the construction period has been deemed to be too great. Option A – Refurbish the existing Angel Centre building – has since been superseded by the Council's in-principle decision to demolish the existing building and is also now discounted. The analysis below compares the relative costs and benefits of Options B and C.

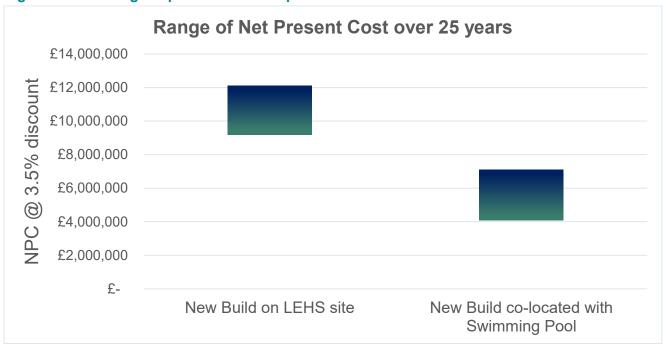
Table 9: Leisure options analysis

	OPTION B	OPTION C
	Rebuild on new site East of High Street	Rebuild collocated with Tonbridge Pool, or other TMLT facility
Pros	 Existing leisure centre can operate during construction. Fit for purpose spaces. Efficient building Option to co-locate medical services and create "Health Hub". 	 Operational saving, shared functions with existing TMLT facility Existing leisure centre can operate during construction. Fit for purpose spaces. More efficient, smaller building Option to co-locate medical services. Releases land on East of High Street site Could support leisure quarter concept
Cons	Highest embodied carbon due to space requirements to operate independently.	 Higher embodied carbon (than refurb) Potential negative biodiversity impacts Challenges to integrate with existing TMLT building.

Rebuilding, whether on a new location within the East High Street site or on an alternate site collocated with the Tonbridge swimming pool, would cost more. However, it would enjoy the benefits of a more efficient building and fit for purpose spaces. Also, construction of a new leisure centre would take place with the existing centre operating thus mitigating against a disruption of service.

The results of the modelling exercise are expressed as the total cost to the Council over the 25-year period, discounted to present values. Table 10 and Figure 4 detail the modelling inputs and outputs.

Figure 4: Modelling Output for Leisure Options



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No allowance has been made for ongoing maintenance or lifecycle replacement costs over the 25-year period. It is assumed that the Annual Financial Benefit to TMLT will be net of the required maintenance costs, and that no significant lifecycle replacement will be required until after the loan period.

In Option C, the existing use value of the site value has been assumed to be £0, net of the costs of site preparation, as it is likely to be owned by the Council.

Table 10: Modelling Assumptions

	OPTION B		OPTION C	
	New Build on LEHS site		New Build co-located with existing TMLT facility	
	Upper range	Lower range	Upper range	Lower range
Gross Internal Area (m²)	3,150	3,150	2,793	2,793
Gross Construction Cost (£)	£14,580,000	£12,550,000	£15,880,000	£14,160,000
Gross Development Cost (£)	£17,690,000	£15,220,000	£18,260,000	£17,180,000
Omit Demolition Cost (£)	n/a	n/a	-£2,080,000	-£2,080,000
Land receipt from Angel Centre (£)	£0	£0	£0	-£1,360,000
Cost of disruption during works (£)	£0	£0	£0	£0
Net Development Cost (£)	£17,690,000	£15,220,000	£16,180,000	£13,730,000
Loan period (years)	25	25	25	25
Annual loan repayment at 5.16% (£)	£1,280,000	£1,100,000	£1,170,000	£990,000
Annual Financial Benefit to LT (£)	-£675,000	-£675,000	-£923,000	-£923,000
Annual Financial Benefit to TMBC at 80% (£)	-£540,000	-£540,000	-£740,000	-£740,000
Total Net Cost to Council over 25yrs (£)	£18,400,000	£13,900,000	£10,700,000	£6,300,000
Net Present Cost @3.5% discount (£)	£12,100,000	£9,200,000	£7,100,000	£4,100,000

Conclusion

All of the leisure options will require funding from the Council. In every case, the approximate estimate of operational efficiencies and increased revenue provided by TMLT are lower than the cost of the annual loan repayment. Therefore, every year, there will be a shortfall in funding the loan repayment that will need to be met by the Council.

The results of our modelling suggest that Option C – a new build co-location with another TMLT facility – is preferable. Option C requires investment from the Council but offers additional advantages:

 Relocating the leisure centre improves the viability of the LEHS development as the net value generated by the housing that could be delivered on the Angel Centre footprint exceeds the cost of demolition of the existing building.

- Residual value of the new asset (leisure centre) after the 25-year loan period will be greater than a refurbished Angel Centre would have been.
- Relocation to a new build facility to the west of the High Street strengthens the "leisure quarter" concept – simplifying wayfinding within the town centre and strengthening the town brand.
- Opportunity for the land value generated by the development on the existing Angel Centre site may exceed our upper estimate, reducing the required financial support from the Council.
- Relocating the leisure facilities will provide greater flexibility in the EHS development plots with the Angel Centre demolished, hence better able to adapt to the market's requirements.

Further analysis has shown that the for co-location with the swimming pool site may be to constrained - there is limited space available on the site itself (without reducing the wet facilities) and the financial, social and environment costs of re-locating the model railway are impractical. A location to across the Medway to the South, or Tonbridge Farm are possible alternatives.

GP PRACTICE AND HEALTH SERVICES

Health and wellbeing are a priority objective for the Council and there is an opportunity for a new development to better align health-related services presented by the East of high street development. The Leisure Centre and a new GP practice could be co-located for form a "health and wellbeing hub", or could be delivered independently of each other.

The demand for a suitable space for GP services within the town centre has been identified. Given the requirement for the redevelopment of the Leisure Centre there is an opportunity to align health and wellbeing services in the town centre in a new 'hub'. Preventative medicine compliments treatment-focussed medical services so co-location with sports and leisure facilities, sports clubs and other social groups could unlock this benefit for the communities of Tonbridge.

Requiring c. 1500m2 of space, the development of GP practices is usually delivered by specialist third party investment funds. Given that the NHS is a social service, the addition of a new GP practice would deliver more in the way of social value than financial return to the Council.

Asset Type	Healthcare: GP Surgery
Description	 GP surgery, with potential to co-locate with other health services. Appraisal assumes specialist fit out by tenant, and 12 month rent free period. 32 parking spaces included.
Market	Market feedback from GP development partner positive. Potential tenant
TMBC Objectives	 Promotes healthy lifestyle. Potential to improve the connection (co-location) of assets.
Placemaking	 Accessible town centre location could reduce car journeys. Challenge over benefit of two town centre practices. Benefit to co-locating with leisure facilities as health hub, and close to Senior Living.

Viability	 MARGINAL The appraisal indicates that a GP practice would struggle to generate land value. It is assumed at this stage that a viable solution could be reached but would only be included for placemaking benefits. Further detailed discussions required with GP and development partner.
Council's Role	 Conditional sale to specialist developer. Developer would own asset and lease to the GP practice.
Recommendations & Next Steps	 CONSIDER Further consultation with stakeholders regarding optimum location for GP. Align with NHS business case process if included. Refine cost and value assumptions in appraisal after engagement with GP, if included. TMBC decision on developer role.

HOUSING

Housing, with an emphasis on delivering a diverse mix of housing types, is a top priority for the Council. The design options investigated the density of housing that the East of High Street site could comfortably accommodate. The subsequent costing and viability exercise has provided insight into the commercial characteristics of the different housing solutions.

With construction costs soaring, values under pressure and ambitious affordable housing goals, delivering a viable scheme is challenging. That said, some housing types perform better financially and still delivery placemaking benefits.

Affordable Housing

Affordable policy is under review as part of the new local plan process. Currently policy dictates 40% of housing developments are required to be affordable, subject to viability. Affordable housing requirements are set out in the TMBC Housing Needs Survey (2022) includes the following tenures:

- Social rent: Owned by local authorities and Registered Providers, for which guideline target rents are determined through the national rent regime. Rent is calculated using a set formula that considers the value of the property, the average earnings in the area and the number of bedrooms. Social Rented properties are the most affordable tenure type, typically around 40% of an open market rent.
- Affordable rent: Let by local authorities or Registered Providers to households who are eligible for Social Rented housing. Most tenancies are offered as fixed term tenancies or assured tenancies for no less than five years. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable)
- Shared ownership: A scheme that enables households to buy a share in a property (usually between 25% and 75% of the home's value). A subsidised rent is payable on the remaining share held by the Registered Provider, with the ability to purchase additional shares. The combined monthly cost of mortgage and rent will normally be less that if purchasing a property outright.

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- **First Homes:** A specific kind of discounted market sale housing and should be considered to meet the definition of 'affordable housing' for planning purposes. Specifically, First Homes are discounted market sale units which:
 - o must be discounted by a minimum of 30% against the market value;
 - o are sold to a person or persons meeting the First Homes eligibility criteria (see below);
 - on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
 - after the discount has been applied, the first sale must be at a price no higher than £250,000

For simplicity, the development appraisals assume that the proportion of affordable housing is 40% (as policy) and that, calculated as an average, the affordable tenures represent 65% of market value. The final mix of tenures will be refined as part of the eventual planning process but an example of a typical split of affordable housing is set out below:

Table 11: Mix of affordable homes

	% of Market Value or Rent	% of Affordable homes	Value Contribution of each Tenure
Social Rent	40%	31%	12.3%
		U	
Affordable Rent	80%	32%	25.7%
Shared Ownership	75%	12%	9.0%
First Homes	70%	25%	17.5%
Totals		100%	65%

Meeting affordable housing policy is often challenging and this is no different for the East of High Street site. When modelled within our development appraisals, achieving the 40% affordable housing policy contributed significantly to the failure of the four options to reach viable positions. Any scheme, even if viable, will always create a tension for the Council between affordable housing provision and land value.

In the viability assessment of every type of residential asset, the modelling included a 40% provision of affordable housing.

Low-rise, High-density Housing

The Council's housing needs Assessment and Bracketts' market insight both identify the need for more family housing. In recent years, the typical starting point for town centre residential developments has been that apartments, mostly 2 beds, offer the best solution to feasibly deliver housing numbers at scale. The options for East of High Street have shown this not to be the case with significantly higher construction costs impacting the viability of flats far more than lower rise houses.

Further to being commercially better, terraced houses in this context offer greater placemaking improvements, especially to the west side of the Sainsbury's. To meet an acceptable housing number, designers will need to look for solutions to increase density while maintaining a lower rise character. Stacked maisonettes and back-to-back solutions, that can achieve densities of 100-150dph, may be the middle ground that allows the delivery much needed family homes.



Asset Type	Low-rise, High-density Housing
Description	 2-4 storey town houses and back-to-back houses Assumed 40% affordable at 65% of market value Mostly 1:1 parking allocation Street level front doors.
Market	 Established market for houses; maisonettes less mature. High demand £20k additional value for parking space or integral garage.
TMBC Objectives	 Flexibility to provide a greater variety of housing for different groups. Integrates well with new public space and commercial assets.
Placemaking	 Strong placemaking and community with a street focus. 'Own front door' can be tenure blind – promoting inclusivity.
Viability	 VIABLE Strong placemaking and community with a street focus. 'Own front door' can be tenure blind – promoting inclusivity.
Council's Role	 Lead typology debate Careful choice of developer No anticipated development role; dispose of sites under Development Agreement.
Recommendations & Next Steps	 PRIORITY Increase allocation across site, to replace unviable residential typologies. Commission more detailed masterplan vision that incorporate findings of this report.

Apartments

Apartments represent the conventional solution for town centre residential developments and have been the default model perceived to delivering viable housing at volume.

However, apartment blocks have been impacted more acutely by significant construction cost inflation without a corresponding increase in values. As such, our modelling does not indicate favourable returns on any of the East of High Street options: generating negative land values for all the apartment blocks. Given these viability challenges, there is an opportunity for the Council to revaluate and explore a more novel lower rise approach to housing.

Asset Type	Apartments
Description	 6-8 storeys Typical mix: 30% 1 bed, 55% 2 beds and 15% 3 beds Can be located above other uses Assumed 40% affordable, at 65% of market value overall
Market	 Established market £20k additional value for Undercroft, or podium, parking at 0.8 to 1 ratio. Absorption rates need to be considered
TMBC Objectives	 High density supports housing targets Affordable at policy levels unlikely to be viable
Placemaking	 Undercroft parking negatively impacts pedestrian experience Likely to have separate market and affordable blocks.
Viability	 UNVIABLE Construction costs have increased disproportionally for this typology
Council's Role	TMBC would dispose of site under DA. No anticipated development role.
Recommendations & Next Steps	 REPLACE Replace with high density, lower rise housing unless minimum quantum cannot be achieved.

Build-to-Rent Apartments

Build to Rent (BTR) is growing as alternative asset class with investors seeking long-term income yields. BTR operators generally require between 150 and 250 units with a bias to 2 bed apartments. BTR products typically include additional communal amenities, such a concierge service or resident's lounge, and monthly bills are usually bundled with rent. The level of amenity provision is optimised for the local market and rental values. Simplicity and quality of experience are key marketing points that typically allow the apartments to achieve a premium over standard rented apartments. Given the

relative immaturity of the BTR sector, there are limited examples within the area from which to benchmark a valuation; hence the private rental market was used to estimate rents. These are likely to be conservative estimates of rental income, however even in best-case scenarios it is unlikely BTR will generate anything other than nominal land value for the Council.

The Council may play a role in stimulating the BTR market in Tonbridge but BTR is a specialist asset class and therefore it would be more suitable for the Council to dispose of the land to a BTR operator for a capital receipt, rather than retaining to generate rental income.

Asset Type	Build to Rent (BTR)
Description	 High density 7-8 storey apartments Amenities included Smaller unit sizes that for sale 0.5:1 parking ratio targeted
Market	 Unproven in TTC Some interest but market depressed due to current yields Bracketts value at £20psf rental, but could target a premium
TMBC Objectives	 New typology provides greater choice to future residents Delivers high numbers of dwellings. Could attract younger residents
Placemaking	 High absorption a benefit as reduces voids. GF parking negatively impacts pedestrians Budget constraints will limit architectural interest
Viability	 MARGINAL Best case would be likely generate £0 land value Likely to require reduction in affordable and parking % 23% OpEx of gross rent assumed 80% net:gross GIA assumed
Council's Role	 Usually a forward funded model TMBC would dispose of site under a DA. No anticipated development role.
Recommendations & Next Steps	 CONSIDER Could be an option for suitable Plots J or I if yields improve. TMBC to reflect on potential to lower affordable% If to proceed, target higher rents Council could consider 100% affordable model

Senior Living

Senior Living (or Later Living), although still subject to inflationary pressures, should offer the Council a positive land value as well as offering additional diversity of housing typologies. However, Bracketts' research indicates that current appetite from the market is low.

Given the specialist nature of Later living as an alternate asset class it is not an asset the Council would be suited to retain; thus, only represents a capital receipt opportunity.

Asset Type	Senior Living
Description	 A mix of apartments for older people Care provision can be included, dependent on provider Assumed 40% affordable within the plot.
Market	 Growing market nationally but initial Brackett feedback suggests providers have already fulfilled local targets.
TMBC Objectives	 Supports requirement for a variety of housing types across multiple generations.
Placemaking	 Supports requirement for a variety of housing types across multiple generations.
Viability	 VIABLE Supports requirement for a variety of housing types across multiple generations.
Council's Role	 TMBC would dispose of site under DA. No anticipated development role.
Recommendations & Next Steps	 CONSIDER Review market interest as business case develops. Consider as an option for Plot I.

HOTEL

There has been explicit interest in a Tonbridge town centre location from budget hotel operators and market testing indicates that premium operators would also find Tonbridge desirable. There would not be a conflict with a budget and premium offer sitting adjacent to each other, however, there may be a limit in the capacity of the overall market. The typical commercial terms for suitable operators would offer an opportunity for the Council to invest in the asset and generate a revenue return over the lease length (e.g. 25 years).

Given the interest from a budget brand, we based the appraisal on typical assumptions for this type of hotel. It was assumed that the ground floor would be let to commercial uses under a separate lease, with the only ground floor provision being lift and stair access to the hotel reception and bar/café on the first floor.

Asset Type	Hotel
Description	 4-6 storeys 80 to 85 rooms 300 ft2 per room Provision for 65 to 75 car parking spaces: these do not need to be attached to the hotel and can be part of general parking provision. Hotel from 1st floor, with retail / commercial uses below. Typical current market yield of 5.5% to 6%
Market	 Market demand confirmed, potential for hotel brands aimed at a range of budgets. Positive meeting with budget hotel provider. Flexible delivery models.
TMBC Objectives	Supports growth of tourism and visitor economy.Could generate revenue for TMBC if the asset owner.
Placemaking	 Can support co-located food and beverage offers and nighttime economy. Works well with proposed new urban square
Viability	 MARGINAL Based on assumptions in the appraisal, the hotel should create some land value. Financial return could be increased by targeting lower cost solutions, taking an active role in the development and providing debt.
Council's Role	 Opportunity for the Council to act as developer and/or asset owner with a lease to the hotel operator.
Recommendations & Next Steps	 INCLUDE Based on assumptions in the appraisal, the hotel should create some land value. Financial return could be increased by targeting lower cost solutions.

PUBLIC AMENITIES AND PLACEMAKING

Public Realm

We have explored numerous improvements to the public realm across all the design options including:

- Active travel cycle and walking routes.
- New public square
- New pedestrian streets
- Greening and landscaping of public spaces

These interventions all add significant placemaking value and contribute to the improved health and wellbeing of residents however come at a significant cost to the council and thus will have an impact on feasibility of the scheme as a whole.

Parking

Initially, both multi-storey (MS) and podium parking solutions were assessed on a pure commercial basis, with the capital value assumptions ranging between:

- £15,000 a space reflecting average of £600 annual rent from each space, net of operational costs, and an assumed 4.0% yield (as Brackett's advice)
- £36,000 a space reflecting an average of £1,440 annual rent from each space, net of assumed 20% operational costs, and an assumed 4.0% yield (approximately reflecting the current utilisation of the car parks.

However, for this development, it would be misleading to consider the value of the new parking space because the multi-storey structures are required to replace (or at least mitigate the reduction of) the parking that is lost to create the development plots - thus the reprovision of spaces has been assumed to be a cost in the viability appraisals. The value comparison has been included for interest only, identifying that even the most optimistic assumption does not suggest that these parking structures are viable as a stand-alone investment. What is useful to note is the cost for the podium parking is roughly equivalent to the multi-storey solution (by area), suggesting that it should be considered in the next stage due to the additional placemaking benefits to the public realm. accessibility, and service strategy. Some other considerations with respect to parking that should be considered are:

- The wider economic value generated by parking spaces such as the reputation of the town being always easily accessible with available parking, benefit of increased footfall to businesses at peak times, etc – this is challenging to quantify.
- Possible loss of revenue for the Council
- Optimal number difficult to calculate and will ultimately be a financial and political decision for the Council.
- The relocation of the leisure centre to a different site within the town would reduce the parking demand on the LEHS, although it is not clear how much of this demand coincides with the peak.
- Future changes in use patterns and technologies that are not currently accurately predictable may have an impact
- An allowance for electric vehicle (EV) charging infrastructure has been made within the cost model, subject to the availability of suitable power capacity; this facility may attract a greater number of visitors looking to charge their EV.

Providing sufficient parking introduces several viability challenges irrespective of the option as consolidating the existing Angel East and West parking to free up development land requires the introduction of multistorey parking. At a minimum there needs to be enough parking provided to fulfil the Sainsbury's contractual obligations, furthermore, to ensure that the development is a popular destination there needs to be sufficient parking so as not to frustrate visitors.

The options looked to maximise development and be economical with the parking provision, as such there is expected reduction of parking income at current levels by between c. 11% and 16%. This loss could be mitigated by increasing parking charges the impact of which would need to be further explored.

New developments for the most part will provide requisite parking within their respective buildings/plots. However there is still a balance to be struck between the quantum of development across the site and the amount of parking that would be needed for that level of development. Though it is tempting to build as much on the site as possible, the additional parking burden has a significant negative impact on the viability.

Level changes across the site offer the opportunity to retain some of the existing parking on grade with a new podium level above, the lower-level parking can also offer some flood mitigation measures across the site.

The current on grade parking is underutilised so there is the opportunity to reduce parking significantly, the council also needs to decide the extent they may wish to change behaviour, such as encouraging active travel and other modes of transport, by reducing the parking provision.

Relocation of the Existing Petrol Station

The current location of the Sainsbury's petrol station impedes southern edge of the site from a placemaking perspective. In design option 4 we explored the possibility of relocating the petrol station to the east of the Sainsbury's. The cost of £3.5m to relocate the petrol station would likely fall to the council and thus have a drag on the feasibility of the scheme holistically. We recognise that there would be a significant placemaking improvement however the council would need to carefully consider other interventions, at their cost, and prioritise those that would have the most value to impact.

COMMERCIAL

There is the opportunity to develop new commercial retail and office space on the East of High Street site. Commercial space is understood by the Council though not a priority thus, where necessary, the Council could retain select assets for income. An example of where the council may need to retain commercial space is the budget hotel where ground floor retail is required.

Offices

Tonbridge has limited supply of office space and though there has been some limited demand returning from the market values are under pressure. This market pressure with construction cost inflation and the need to incentivise office tenants with fit-out contributions and rent-free periods is making office developments financially challenging. A small office component, if it can made viable would present advantages: it may compliment other commercial offerings such as sitting above ground level retail,. Given Tonbridge's proximity to London and the shift to more hybrid ways of working, serviced offices and co-working space may be something to consider.

Asset Type	Office
Description	 Cat A spec office unit(s) located above other commercial accommodation. Flexibility to be traditional lease arrangements or serviced office.
Market	 Limited market demand in preceding years but recent uplift in interest.
TMBC Objectives	Supports a diverse economy.Attracts a different type of stakeholder group to the town centre.
Placemaking	 Accessible town centre location could reduce car journeys. Supports footfall and activity throughout the working day.

Viability	 Modelled Cat A solution does not appear viable, however, there may be a viable solution at different specification/market. Lack of quality office space and potential placemaking uplift of public realm could increase rents.
Council's Role	 Lead identification of a suitable office type for TTC market. Opportunity for TMBC to act as developer and landlord to generate revenue.
Recommendations & Next Steps	 CONSIDER Focus on lower specification modular/flexible ground floor units that could be retail, community or office accommodation. Units that can be configured to a range of sizes to future proof for market changes. TMBC decision on developer and landlord role.

Retail

Where offices offer little in the way of placemaking improvements, retail could play a positive role in activating the ground floor spaces and complimenting other uses. There is some demand for town centre retail, especially from national retailers, and this is reflected in values. A balance needs to be struck between space being taken by more established national brands and supporting local independent retail. A new food and beverage offering, possibly a food market, could strengthen the nighttime economy. With sufficient demand and values, retail offers reasonable financial return and could be retained by the council as an ongoing revenue stream.

To further improve the nighttime economy an entertainment offering would be beneficial however, though a cinema would well received there is limited demand from boutique cinema operators and from a financial perspective would not likely be viable.

There is explicit interest from a large national grocery chain, that though will consider being beneath a residential development, would prefer to develop a standalone store. Given the size and location of the Sainsbury's and the adjacent Waitrose supermarkets an additional supermarket on the site will have a negative impact in terms of placemaking. Commercially, a deal would likely deliver a one off capital receipt.

Asset Type	Retail
Description	 Ground floor units as part of mixed-use buildings A range of sizes to suit market demand, but avoiding replication of, and competition with, existing town centre stock. Could be Food and Beverage (F&B) or traditional retail. No allocated parking.
Market	 Despite national trends TTC retail demand remains resilient, albeit with lower rental values. Lack of available space means there is demand from relocating and new retailers.
TMBC Objectives	 Supports diverse economy. Tenants could be curated by TMBC to attract user groups who currently do not believe TTC caters to their interests.

Placemaking	 Creates vital active frontages to improve public realm experience, particularly around urban square. F&B can spill out into public realm enhancing the atmosphere and experience.
Viability	 A range of outcomes depending on size, target tenant, specification and co-location. Higher land values requite TMBC to take an active role, reducing developer's profit and borrowing costs.
Council's Role	 Ensure that the type of space is complimentary with existing High St, not creating competition. Opportunity for TMBC to act as developer and landlord to generate revenue.
Recommendations & Next Steps	 INCLUDE Strong placemaking benefits and complimentary to other uses. TMBC decision on developer and landlord role. Establish complimentary sizes and target market.

ROUTE TO A VIABLE SCHEME

The analysis of viability, at the level of asset type, allows us to identify alterative combinations of assets and densities that may achieve a viable development overall and generate a positive land value for the Council.

A new development appraisal has been generated based on the following assumptions:

- 40% of dwellings to be 'affordable', with an average of 65% of market value.
- Low rise (2-4 storey) housing in place of higher rise apartments the current high
 construction cost and relatively lower values of apartments favours the inclusion of town
 houses and maisonettes that utilise a simpler building methods. In order to minimise the loss
 of density in switching to this lower rise solution, it has been assumed the housing can be
 delivered in relatively high density with stacked maisonettes and back-to-back (B2B) houses
 that have outdoor terraces but no gardens; values have been adjusted to reflect this, ranging
 from £550/ft² to £642/ft².

Figure 5: Peter Barber Architects has pioneered a low rise, high density, street focused approach



- Exclude BTR (for now) Build to rent is untested in the Tonbridge market and although it may be possible to achieve a viable solution, this is unlikely to generate any land value to fund site-wide infrastructure or to achieve the affordable planning policy. The Council may wish to reconsider this assumption if higher numbers of dwellings are required to achieve housing needs.
- Exclude Later/Senior Living whilst likely to be viable as a land disposal to a specialist provider, market feedback suggests the demand in Tonbridge has currently been met. Further market consultation should be undertaken in the next phase but at this stage it is assumed that no specialist retirement housing is included.
- Car parking the multi-storey (MS) car park has been reduced to a single level at the raised finish floor level of the proposed public realm, with podium parking below. The commentary below demonstrates that the new appraisal provides a greater number of unallocated spaces than Scenario 4, despite the reduced level of the MS parking. There remains a tension between the cost or re-providing lost spaces and the benefit of the potential income.
- Include a hotel supports tourism and delivers placemaking benefits in terms of supporting collocated F&B. It has been shown it can be viable; target improved viability in the next stage.
- Include flexible commercial space ground floor retail space provides active frontages, a key ingredient for successful public realm. Retail has been shown to be viable, and could be designed in a manner that is adaptable to offer multiple unit sizes for a range of uses that complement the existing High Street, including offices.
- Assume the Angel centre is relocated on a different site within the town and the cost of the reprovision is funded from separate budgets, with the exception of the cost of demolition which is included here. This allows the value from the development of Plot D to be realised.

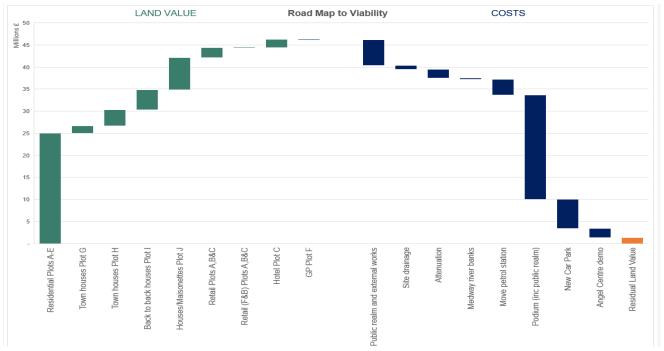
Assumed breakdown of route to viability:

Plot	Asset Type	Assumed density	Units	Parking ratio	Parking allocation	Land Value /unit (£)	Land Value (£)
A,B&E	Back-to-back houses	130	65	80%	52	185,000	12.0m
D&E	Back-to-back houses	130	74	80%	59	175,000	13.0m
G	Town houses	80	9	100%	9	190,000	1.7m
Н	Town houses	100	19	100%	19	190,000	3.6m
ı	Back-to-back houses	130	41	100%	41	110,000	4.5m
J	Houses/ Maisonettes	155	77	80%	61	95,000	7.3m
	Subtotals		285		241		

Area (ft2)	Units	Parking	Parking	Land Value	Land
Alea (ILZ)	Ullits	ratio	spaces	(£/ft2)	Value (£)

A,B&C Plot C	Retail (F&B) Hotel	2,163	Multiple 81	25%	20	80	0.7m 1.9m
Plot F	GP	2,103	1	5%	10	-6	-0.16m
	Subtotals	6,800	-		30	-	
					141	Total parkin	g spaces

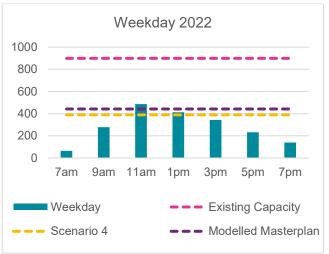
Figure 6: Residual Value Waterfall Chart

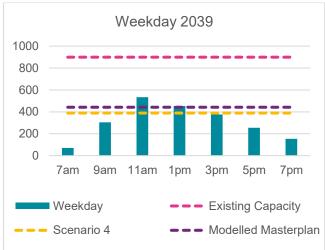


Implications for TMBC Parking Revenue

A lower density housing solution reduces the number of residential allocated spaces within the podium parking area, hence increasing the number available parking spaces for retail use and revenue generation for the Council.

Figure 7: Forecast utilisation of spaces (note Sovereign East car park was excluded from the TMBC parking study, hence existing capacity 899 in charts, not 970.









Approximately 36 additional parking spaces would be created as part of the new leisure centre located adjacent to the swimming pool. It is reasonable to assume that some of the current parking demand in the LEHS area relates to the leisure facilities, so we have included these 36 spaces within out total capacity estimate.

Using the data within the parking study commissioned by the Council – "Updated review of Tonbridge Town Centre Car Parks" by Alpha Parking, dated 16 January 2023 – the likely scale of impact on parking revenue can be estimated:

	Existing	Option 4	Potential Viable Option
Surface car parks	970*	-	-
Proposed Podium capacity	-	473	473
Proposed multi-storey capacity	-	148	74
Proposed additional off-site leisure capacity	-	36	36
Proposed capacity in Plots G to J	-	160	130
Subtotal	970*	817	713
Parking allocation to new developments	-	-428 [†]	-271 [†]

Net parking capacity	970	389	442
Estimated peak utilisation in 2022	486	486	486
Forecast peak utilisation in 2039	534	534	534
Excess / shortfall in 2022	484	-97	-44
Excess / shortfall in 2039	436	-145	-92
Estimated lost annual income [‡] in 2022	-	-£90k (6%)	-£23k (1%)
Estimated lost annual income [‡] in 2039	-	-£181k (10%)	-£77k (4%)

- **★** Includes Sovereign East car park (71 spaces) that was excluded from the TMBC parking report as it was closed to public parking at the time of the surveys.
- † Assumes 20 allocated spaces to the hotel; the remaining 45 spaces forming part of the general allocation outside of peak times.
- ‡ Assumes a simple assumption of £1.50 revenue per space per hour, when utilised.

This simple modelling suggests that a viable development may slightly reduce the Council's marking income by up to 4% by 2039, based on today's prices. This shortfall could be recovered through a modest increase (over and above cost inflation) to parking charges, however no changes to pricing has been assumed. Charging mechanisms may also be utilised to influence demand.

In order achieve a viable scheme, the multi-storey car park has been reduced to a single level at the raised finish floor level of the proposed public realm, with podium parking below. An additional level to the multi-storey could be added back in (as Option 4) which would reduce the remove any shortfall at 2022 demand levels and reduce the shortfall forecast in 2039 to only 18 spaces. However, this would increase development costs above a viable level.

It should be noted that these figures are based on TMBC's commissioned parking survey and parking demand will vary across the week and year. For example, on days when a town centre event is taking place, the peak demand will likely exceed the numbers quoted in the report. Another unknown, is how parking demand will vary in response to future technology changes, macro-economic drivers (e.g. fuel prices) and government policy.

NEXT STEPS



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NEXT STEPS

RECOMMENDATIONS

The East of High Street site is not without challenges however there is an exciting opportunity for the Council to unlock significant financial and social value for the residents and businesses of Tonbridge. There is a route to a viable scheme for the site and the viability assessment has surfaced both where key tensions lie and where the best opportunities, commercial and social, are to be found.

Housing

- The development should be housing led and should seek to deliver c. 250 dwellings of various types.
 - Though the site could accommodate a higher density though taller apartment blocks there should be a bias towards lower rise solutions such as townhouses, back-to-back housing and stacked maisonettes with access from the street. Lower rise more familyoriented housing solutions align closely with the Council's prioritised objectives.
 - Any apartments should be restricted to 6 storeys, this is not only more desirable from a placemaking perspective but also a more viable solution given the disproportionate increase in costs to build buildings of a greater height.
 - o BTR should remain a consideration however given sensitivities to market conditions it should not be core to the scheme at least not initially.
 - Likewise, with later living market appetite may bring it forward at a later stage however is not a primary driver of the development.

Parking and Public Realm

- The quantum of dwellings and other development on the site has a corresponding parking requirement and as such balancing the amount of development and parking is vital to achieving a viable scheme. The above will help achieve this.
- Likewise, balancing the amount of development to the provision of public space to manage costs
 while still delivering on placemaking ambitions is also vital to the viability of the scheme. A lower
 rise housing solution will support this.

Commercial

- A hotel should be included given it will support tourism, delivers placemaking benefits and is a
 revenue opportunity for the Council. Initial analysis has shown a hotel to be viable however
 collaborating with the operator and negotiations with respect to values could deliver improved
 viability in the next stage.
- Flexible commercial should be included with ground floor retail space, which has shown to viable, prioritised to activate frontages and enhance public spaces. Office space has proved more challenging to deliver a commercial return and as such should only be included should a suitable complementary and attractive commercial opportunity arise.

Leisure Centre

The future of the Angel Leisure Centre is critical for the development of the East of High Street to progress. Based on a separate report, The Council has confirmed that the existing building will be demolished, and has commissioned a specialist leisure consultant to assess:

- The optimum combination of leisure facilities;
- Potential locations for a new build leisure centre within the town.

These potential locations will include the Land East of High Street.

The design and viability assessments that Mace carried out preceded the Council's decision to seek to provide a new set of facilities within a new building, however the outputs from our modelling were used to support this direction of travel.

DEPENDENCIES AND DRIVERS

The design options and subsequent viability exercise is a starting point that can help shape what ultimately gets developed on the site yet there are still important steps, many interdependent, that need to happen to progress, furthermore these can be understood in the context of the Council's priority objectives.

Table 12: Next Steps and Dependencies with respect to the Council's priority objectives

PRIORITIES	NEXT STEPS / DEPENDENSIES	OPPORTUNITY
Wider availability of housing typologies	 Viability of 40% affordable Network Rail alignment BTR policy Refine density expectations 	- Market / typology creation
Connection of existing assets	- TMBC active travel strategy	- Network Rail sites and connection to station
Healthy lifestyle	Leisure centre decisionTown centre brandAgree metrics	- Health hub
Facility alignment	- Leisure facilities mapping	- Enhanced MR solution
Strengthening the town brand	- Town centre brand strategy	- Be bold
A diverse economy	Adaptability / flexibility of spacesNot compete with existing	- "The narrows"
Revenue stream creation	- Define TMBC ambition	- Market creation not just market failure correction
Visitors and tourism	Align with strategyPublic consultation	Vibrant urban quarterMore hotel accommodation
Attract different groups	Define the groupsPublic consultation	InclusivityEnhanced event programme
Exceeding net zero by 2030	- Cost and viability	Design CodeIDNOs

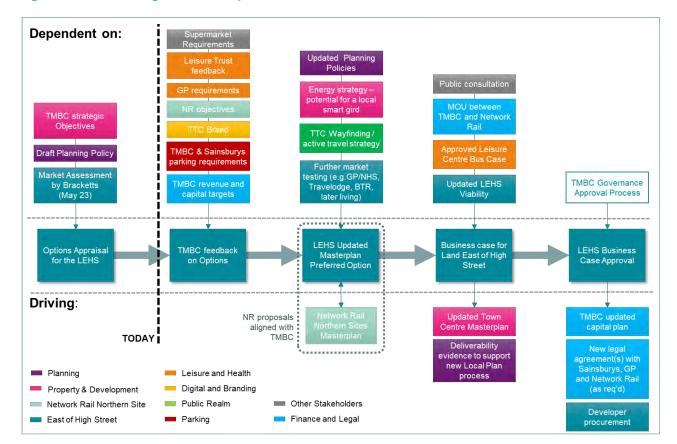


Figure 8: East of High Street Dependencies and Drivers

LOCAL PLAN

The Council is currently developing a new local plan, crucial policy, and the road map for any future development. Completing this important work will support progressing plan for the East of High Street site. The local plan is in turn dependant on the Council developing key strategies and a robust evidence base with the following being integral to a successful East of High Street scheme:

- Parking strategy
- · Housing density that is deliverable.
- Affordable housing
- Active travel

COMMUNITY ENGAGEMENT

It is necessary to consult with residents and local business to shape the direction and ensure community buy-in for the proposed development of the East of High Street site. This input should guide which elements are most important to the community and is an opportunity to test the objectives that the Council has prioritised with the public. Community feedback should ideally focus on the possible uses for the site to inform a future masterplan and should avoid testing actual design solutions.

COMMERCIAL ENGAGEMENT

Sainsbury's are a critical commercial stakeholder thus ongoing consultation is important to align their plans with those of the Council. Collaborating with Sainsbury's could identify further opportunities to best use the site and could benefit both parties. Some key points to resolve are the following:

- Sainsbury's future refurbishment plans
- The parking agreement with Sainsbury's and the Council's parking strategy for the site
- The potential to move the Sainsbury's Petrol Station and the impact of this for each party.

There is a small parcel of land adjacent to the petrol station (currently a car wash) that is not owned by the Council. The Council should explore the possibility of acquiring this land to realise the full potential of site.

Network Rail have expressed interest in developing their land, north and south of the railway line, and recognise opportunities for improvement of the station as an arrival point. The northern Network Rail site is adjacent to the East of High Street site thus collaborating with Network Rail and aligning objectives across both sites could have a significant positive impact on Tonbridge as a place and unlock further value for both parties. In discussions to date, Network Rail have indicated a willingness to develop a masterplan and business case for the wider study area that would include the north and south development sites and the station area. To this end, ongoing engagement with Network Rail should continue.

MASTERPLAN AND 5 CASE BUSINESS CASE

Considering the new local plan, community input, Sainsbury's plans, establishing the role of Network Rail, and the Mace options appraisal work, a detailed masterplan and five case business case for the East of High Street, ideally including the adjacent Network Rail sites, will need to be completed.

The Treasury's five case model is the means of developing proposals in a holistic way that optimises the social / public value produced using public resources.

- Strategic case What is the case for change, including the rationale for intervention?
- Economic case What is the net value to society (the social value) of the intervention compared to continuing with Business as Usual?
- Commercial case Can a realistic and credible commercial deal be struck?
- Financial dimension What is the impact of the proposal on the public sector budget in terms of the total cost of both capital and revenue?
- Management dimension Are there realistic and robust delivery plans?

To complete a robust 5 case business case the Council will need to have a masterplan that is deliverable and establish a financial strategy that outlines available capital reserves, available debt facilities and their appetite for risk.





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Tonbridge & Malling BC – Viability Assessment Report 17.04.23

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Executive Summary

Bracketts has been instructed by Mace to provide in this report a market commentary of prospective occupier demand across a mix of commercial and residential uses, together with anticipated rental and sales values, for the potential redevelopment of Tonbridge & Malling Borough Council owned land within Tonbridge town centre.

The anticipated development mix could include the following uses:

Residential

- Private residential
- o Affordable housing
- o PRS
- Retirement living

Commercial

- o Retail
- o Food & Beverage
- o Hotel
- o Leisure
- o Healthcare

The report has identified recent trends and opportunities in the Tonbridge market place.

The report provides both a general national and local market overview of the various market sectors, and highlights both key transactional activity and evidence of market transactions in the Tonbridge market.

Bracketts has investigated potential demand from the various sectors and we have outlined our findings in this report.

We have provided in the report a high level projection of anticipated rental and capital values for various different uses that may be incorporated into the proposed development.

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All opinions provided by Bracketts on rental or capital values will not constitute as a formal RICS Red Book Valuation and should be used as a guide for marketing purposes only.

The report has been undertaken by Dominic Tomlinson MRICS, a RICS Registered Valuer and Chartered Surveyor.

He is a Partner at Bracketts with over 25 years' experience in dealing with both commercial and residential property development, agency and valuations nationwide and within the local Kent marketplace.

We are satisfied that he has sufficient current knowledge of the local market, and the skills and understanding to undertake the report competently.

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Market Sector Overview

General property market overview

The Royal Institution of Chartered Surveyor (RICS) Economy and Property Market update,

which was published earlier this year, reports activity in the commercial property market in

the UK. The market update reports that the final quarter of 2022 was unsurprisingly hit by

the turmoil unleashed following the 'mini-budget', with transaction volumes slumping to just

£7.3bn. This represents the lowest figure since Q2 2020.

In terms of sectors, it is offices that appear to have been most under pressure with sales of

only £1.3bn during the period, close to the lowest figures recorded since the aftermath of

the Global financial crisis in 2008.

This softer tone is also visible in feedback to the RICS Commercial Property Monitor, with

the net balance metric for investment enquiries in Q4 slipping to -30%. Within this figure,

the reading for both offices and retail continued to weaken (-39% and -48% respectively) and

there was also a noticeable turnaround regarding industrials/logistics.

According to the RICS Monitor, the occupier market is generally anticipated to continue to

show greater strength than the investment market (as has been the case in recent quarters)

helped by the somewhat less negative economic outlook. This is highlighted by stronger

expectations for rental than capital growth (or more modest drops) in all sectors included in

the survey.

Opinion from the British Property Federation's Property Leader Sentiment Survey of over

100 industry leaders in January this year, showed that more than three quarters are

confident that the real estate sector will perform strongly over the next five years, despite

the current economic pressures.

The survey suggests that industry leader confidence for the UK real estate sector is more

positive for the longer-term, rather than the shorter-term.

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Table I –Research into Regional office yields November 2022 source Savills

Location	Year	Prime	Secondary
Around M25	Nov 22	6%	10%
	Nov 21	5.5%	8.5%

Table I above illustrates the softening of office yields in locations around the M25 for the period November 2021 to November 2022.

Table 2 –Research into Regional retail yields November 2022 source Savills

Туре	Year 2021	October 2022
High Street	6%	6.5%
Shopping Centres	7.5%	8%

Table 2 above also demonstrates that regional retail property yields moved out from November 2021 to November 2022 following the down turn in the market.

While the turbulence in the financial market came later in 2022, the occupier market has been perceived to have performed reasonably well throughout the year. However, despite the performance take-up only likely to match 2021's level, the year has seen an improving depth to activity at the smaller to medium-sized end of the market.

Changes to traditional working practises resulting from the pandemic's legacy of massively increased hybrid working is pushing occupiers in ever greater numbers to exchange quantum for quality accommodation.

The pressure to do so has also strengthened on the back of unprecedented rises in energy costs, with the business case for occupying environmentally efficient buildings now working alongside the increasingly accepted ethical case.

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While landlords find themselves under immediate pressure from pricing shifts, a window of opportunity is nonetheless opening up to the reposition of tired existing buildings to the desired quality, in turn capturing substantially higher rents.

Research carried out by The Kent Property Market Report (KPMR) for 2022 has highlighted that the office market is still stabilising. The average Monday to Friday occupancy across the country has increased every week since the new year, and reached 34.3% in the fourth week of January, the highest since monitoring began in May 2021, according to Remit Consulting. Tuesday to Thursday occupancy hit more than 40% for the first time. Office occupancy, whilst never at 100% before the pandemic, was estimated at 60 to 80%.

The findings in the KPMR suggests that the Kent office market place is well placed to ride economic any volatility across 2023 that we may encounter in the office sector, and provide temporary office space solutions to businesses, who may be struggling with increased operational costs or are not in a position to commit to longer leases.

The retail property sector across the UK still appears to be in decline as retailers try to navigate the cost of living crisis. Despite some positivity around the Christmas trading period and an incremental increase in consumer confidence during December, retailers are rapidly transitioning their efforts to overcome the cost-of-living crisis and ensure healthy cash flow remains.

Multiple national operators, with expansion plans are currently few and far between and new take up of voids are generally being filled with hospitality businesses, barbers, hairdressers, charity shops and nail bars.

A number of retailers are under-taking both store and range rationalisation strategies and re-focussing efforts on their top performing locations and products in order to avoid administration or business failure.

Such has been the effect of the harsh trading conditions throughout last year. Retail sales volumes remained slightly below their pre-pandemic 2019 levels, and significantly below their

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2021 volumes, whilst 2022 total sales values outperformed both years, owed to the impact

of inflation.

Although these economic headwinds serve as a stark warning, such trading conditions have

significantly eroded brand loyalty and resulted in fierce competition for market share across

a range of categories. This is most notable in the grocery sector, where retailers are rapidly

offering a range of discounting and promotions to capture new consumers.

Retailers have to now consider a complete omni-channel experience throughout their

operations. This is having a considerable impact on both location and fit-out considerations

for those occupiers who wish to acquire new space whilst trying to ensure operational

efficiency is not compromised.

Furthermore, an increase in the number of administrations and bankruptcies, particularly

within the retail world, is providing opportunities to acquire space within prominent, well

fronted locations, often at a discount through assignment or sublease.

Investment activity remains subdued according to RCA with some £6.9bn of retail assets

having been transacted during 2022, 36.7% below the volume transacted last year.

The number of properties transacted fell by 21% on the previous year, highlighting a fall in

the average transaction value.

Of the total volume, a considerable contraction was recorded within the single asset

category, approximately 43% down on last year, whilst the number of portfolios being

acquired fell by just 8%.

Leisure / Food & Beverage (F&B)

The UK leisure sector continues to struggle economic uncertainty, an inflationary-linked

squeeze on discretionary spending and weakened consumer sentiment together with

increasing occupational costs.

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These occupation pressures will see the leisure sector look to access cash locked up in

assets.

As costs across the board rise for beer, food, labour and energy, coupled with COVID loan

repayments and meeting lending covenants, many operators have put their property

acquisitions on hold until the market stabilises. The lack of appetite generally for companies

to acquire new properties is likely to continue for the foreseeable future, especially in

poorer performing locations.

Tonbridge Property Market Overview

Office Sector

As requirements for new accommodation in the Tonbridge office sector appeared to be

returning after the seismic shifts that have culminated in changes to traditional office work

practises from the Covid pandemic, stakeholders across the office sector have now been

served with another set of pressures in the form of high inflation and rising finance costs.

Market demand for offices from occupiers and the volume of new office lettings last year

were at historical low levels.

However, 2023 has seen an increase in activity and the number of new office requirements

in the Tonbridge market, from companies seeking new accommodation either to downside

or upside.

New lettings have been completed on the soon to be refurbished Wharf House on Medway

Road, comprising of 669 sq. m (7,200 sq. ft.). The property now fully let with new tenants

due to take occupation at the end of next month.

Office accommodation at Hildenbrook House which extends to 241 sq. m (2,600 sq. ft.) has

been reconfigured to now accommodate smaller office suites of circa 46.45 sq. m (500 sq.

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ft.). This reconfiguration of the larger office footprint, has proved popular with prospective tenants and the accommodation is now fully let.

We have witnessed a number of smaller office lettings in Tonbridge over the last six months, resulting in office take up of over 929 sq. m (10,000 sq. ft.) for the period.

Headline office rentals are currently around £20 psf.

Table 3 – Tonbridge office accommodation current availability

Address	Sq M	SQ FT	QUOTING	PSF
Town Centre				
First Floor Douglas House, Quarry Hill Road, Tonbridge	474	5100	£76,500	£15.00
Second Floor Douglas House, Quarry Hill Road, Tonbridge	683	7347	£110,205	£15.00
I-2 Botany, Tonbridge	68	734	£10,000	£13.62
190 High Street, Tonbridge	66	715	£14,000	£19.58
194 High Street, Tonbridge	155	1668	£36,696	£22.00
6 Lyons Crescent , Tonbridge	117	1263	£25,200	£19.95
Tyler House, Morley Road, Tonbridge	26	282	£8,500	£30.14
Sub total	1589	17109	£281,101	
Average	227	2444	£40,157.29	£16.43
Out of Centre				
Saw Mill, Capel, Tonbridge	125	1,345	£32,500	£24.16
Tatlingbury Oast, Five Oak Green, Tonbridge	595	6400	£130,000	£20.31
The Oak Barn, Plaxtol	56	598	£9,600	£16.05
Somerhill Business Park, Tonbridge	168	1805	£40,000	£22.16
First Floor, Unit 3 Goblands Farm, Hadlow	73	784	£14,500	£18.49
The Hoopers. Goblans Farm, Hadlow	215	2312	£36,000	£15.57
Sub total	1230	13,244	£262,600	
Average	205	2207	£43,767	£19.83
Total	2820	30353	£543,701	
Average	217	2335		£17.91

Table 3 illustrates that there is currently 2,280 sq. m (30,353 sq. ft.) of office accommodation currently available in Tonbridge. The accommodation is split between 1,589 sq. m (17,109 sq. ft.) in Tonbridge town centre and 1,230 sq. m (13,244 sq. ft.) of out of centre accommodation, including locations such as Five Oak Green and Hadlow.

Quoting rentals range from £15.00 psf to £30.14 psf.

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Floor areas range from the smallest available office suite extending to 26 sq. m (282 sq. ft.) to 1,156 sq. m (12,447 sq. ft.) over first and second floors at Douglas House, a 1960's mixed use building situated close to Tonbridge train station.

Average floor areas of the available accommodation in Tonbridge are 227 sq. m (2,335 sq. ft.) with an average rental of £17.91 psf.

However, if the accommodation at Douglas House were to let or be repurposed for an alternative use, the available office stock in Tonbridge town centre would reduce to only 433 sq. m (4,662 sq. ft.) with an average floorplate of just 62 sq. m (666 sq. ft.).

<u>Retail</u>

Tonbridge appears to be bucking the national trend. Whilst the retail core is situated around a more condensed trading centre compared to locations with similar populations nationally, retail availability has remained significantly low with opportunities for new retailers or existing operators looking to relocate to new premises being few and far between.

Notable recent retail deals in Tonbridge town centre have included the letting of 79-81 High Street Tonbridge TN9 to Poundland. The property extends to 1,443 sq. m (15,541 sq ft) over GF and FF. A new lease commencing 30 January 2022 and expiring 29 January 2027 was agreed at a rent of £165,000 pax. This breaks back at £48.51 psf in terms of Zone A (ITZA) / £10.61 psf overall

Specsavers have completed a relocation to the former WH Smith unit at 61-63 High Street. The accommodation extends to 213 sq. m (2,292 sq ft). The new leases were completed in March, for a term of 10 years at a rent of £55,000 pax. The headline analysis is £38.71 psf ITZA / £23 psf overall.

The headline rental tone in the town has dropped from c£60 psf ITZA pre Covid levels to c£40 psf ITZA. Despite recent lettings demonstrating that this trend is reversing, the strong

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weight of evidence, due to lack of open market lettings, still supports a headline rental tone of c£40 psf.

Terms have been agreed on the former Beer Seller unit at 64 High Street for a new 15 year straight lease. The unit extends to 1,000 sq ft at £34,000 pax and which breaks back to £54 psf ITZA / £34 psf overall.

Table 4 - Tonbridge Retail accommodation availability

Address	Sq. m	Sq. ft.	Quoting rent £psf	Quoting rent £pa
I High Street	697	7500	£20.00	£150,000
76-78 High Street	283	3045	£21.35	£65,000
121 High Street	195	2100	£26.19	£55,000
I Railway Approach	21	221	£31.67	£7,000
3 Railway Approach	41	438	£27.40	£12,000
5 Railway Approach	127	1365	£17.58	£24,000
7 Railway Approach	70	757	£22.46	£17,000
9 Quarry Hill	63	680	£28.68	£19,500
10 Quarry Hill	90	971	£20.85	£20,250
TOTAL	1586	17077		£369,750
AVERAGE	176	1897	£21.65	£33,614

The table illustrates that there is currently 1,586 sq. m (17,077 sq. ft.) of available retail accommodation in Tonbridge town centre. However, if the accommodation at 1 High Street were to let, the available retail stock in Tonbridge town centre, would reduce to only 890 sq. m (9,577 sq. ft.), with an average floorplate of just 99 sq. m (1,064 sq. ft.).

Overall quoting rentals range from £17.58 psf to £31.67 psf.

Floor areas range from the smallest available retail suite extending to 21 sq. m (221 sq. ft.) to 697 sq. m (7,500 sq. ft.) at I High Street. The property is currently occupied on flexible terms by Poundstretcher but planning has been granted to reconfigure the accommodation into smaller units.

Average floor areas of the available accommodation in Tonbridge extends to 176 sq. m (1,897 sq ft) with an average rental of £21.65 psf.

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The long awaited refurbishment of a tired parade of shops at Railway Approach by the Arch Co. has now commenced. The comprehensive refurbishment of the parade will bring four small units ranging from 20.4 sq. m - 126 sq. m (221 sq. ft - 1,365 sq ft) and extending to 258 sq. m (2,781 sq. ft) to this gateway location from the train station to Tonbridge's main retail centre.

Leisure / Food & Beverage (F&B)

Despite local operators being faced with challenges of increased operational costs coupled with the struggle of economic uncertainty, the local leisure / F&B sectors appears to be fairly resilient and Tonbridge has only seen one bar led operation close its doors over the last year.

There are a number of long standing F&B requirements from both national and good quality local operators with active requirements to open new premises in Tonbridge. However, as we are witnessing in the retail sector, suitable available units that are able to meet the company's operational requirements are currently very limited.

Residential

Private Residential Sales

Activity in the Tonbridge housing market still remains busy, despite the nervousness in the general wider economy since the mini budget last October, which has led to the cost of debt financing increasing significantly for new home owners.

Mortgage approvals are generally down as lending has become more challenging to secure as the criteria for borrowing has become more stringent.

On a positive note, despite the lack of confidence in the wider housing market at present, there is still very limited availability of residential properties for sale in the Tonbridge market and there are currently half as many properties available to buy, since the start of last year.

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The falling rate of stock levels has resulted in a clear mismatch between supply and demand, which continues to support sale prices.

On average properties were selling, once solicitors had been formally instructed in just 31 days, over the last 18 months. However, the sales process is now averaging in 100 days.

Table 5 – General Tonbridge residential sales data 1st Jan 2022 - 31 Dec 2022

PROPERTY TYPE	LISTED	SOLD	CONVERSION	AVERAGE LISTED PRICE	AVERAGE SOLD PRICE	Average Size PSF Listing Sold	Average sale £PSF
I Bed Flat 170 - 400 (All Types)	126	79	63%	£179,526	£196,195	551	£356
2 Bed Flat 250 - 500 (All Types)	253	154	61%	£318,128	£310,489	777	£400
I Bed House 200 - 500 (All Types)	22	17	77%	£247,952	£248,232	457	£543
2 Bed House 200 - 425 (Terraced and End of Terrace)	163	90	55%	£336,036	£346,177	758	£457
2 Bed House 200 - 425 (Semi-Detached)	60	44	73%	£365,620	£369,636	823	£449
2 Bed House 200 - 425 (Detached)	4	- 1	25%	£392,500	£380,000	789	£482
3 Bed House 200 - 425 (Terraced and End of Terrace)	72	42	58%	£354,120	£372,021	899	£414
3 Bed House 425 - 700 (Terraced and End of Terrace)	80	42	53%	£501,574	£485,810	1241	£391
3 Bed House 200 - 425 (Semi-Detached)	106	65	61%	£370,834	£400,921	893	£449
3 Bed House 425 - 600 (Semi-Detached)	223	159	71%	£495,149	£490,816	1163	£422
3 Bed House 600 - 800 (Semi-Detached)	43	25	58%	£661,163	£663,200	1390	£477
3 Bed House 425 - 600 (Detached)	28	19	68%	£537,893	£544,684	1167	£467
3 Bed House 600 - 800 (Detached)	32	22	69%	£699,531	£714,090	1976	£361
3 Bed House 800 - 1.250 (Detached)	17	8	47%	£943,235	£1,105,625	2049	£540
3 Bed Town House 425 - 600	10	4	40%	£512,485	£487,487	1397	£349
3 Bed Town House 600 - 800	4	2	50%	£631,250	£637,500	1369	£466
4 Bed House 425 - 600 (Terraced and End of Terrace)	52	23	44%	£512,403	£517,608	1395	£371
4 Bed House 600 - 800 (Terraced and End of Terrace)	18	8	44%	£646,888	£665,000	1573	£423
4 Bed House 600 - 800 (Semi-Detached)	63	37	59%	£673,523	£682,160	1588	£430
4 Bed House 800 - I.500 (Semi-Detached)	21	10	48%	£922,995	£928,500	1934	£480
4 Bed House 475 - 600 (Detached)	23	13	57%	£558,347	£574,615	1219	£471
4 Bed House 600 - 800 (Detached)	60	40	67%	£706,773	£703,622	1653	£426
4 Bed House 800 - I mil (Detached)	74	50	68%	£900,743	£904,090	1925	£470
4 Bed House 1,000,000 - 3,000,000 (Detached)	47	33	70%	£1,248,296	£1,202,272	2516	£478
5 Bed House 525 - 800 (Terraced and End of Terrace)	7	5	71%	£700,000	£660,000	1882	£351
5 Bed House 500 - 800 (Semi-Detached)	21	13	62%	£684,690	£681,923	1648	£414
5 Bed House 800 - 1,000,000 (Semi-Detached)	14	- 11	79%	£870,714	£871,818	2015	£433
5 Bed House 1,000,000 - 1,250,000 (Semi-Detached)	2	1	50%	£1,175,000	£1,100,000	2833	£388
5 Bed House 650 - 800 (Detached)	13	- 11	85%	£753,461	£745,000	1908	£390
5 Bed House 800 - 1,000,000 (Detached)	21	18	86%	£893,095	£903,055	2309	£391
5 Bed House 1,000,000 - 2,000,000 (Detached)	66	41	62%	£1,347,878	£1,359,268	2760	£492
5 and above Bed House 800 - 2,000,000 (Semi-Detached)	17	13	76%	£1,031,764	£1,053,076	3453	£305
5 and above Bed House 800 - no max (Detached)	124	71	57%	£1,602,004	£1,375,774	4087	£337
TOTAL	1886	1171	62%				
Average				£690,169	£687,293	1648	£426

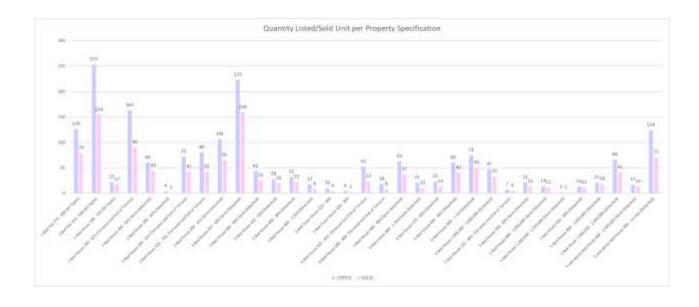
Our research has found that 1,171 residential properties were sold in the Tonbridge market place in 2022.

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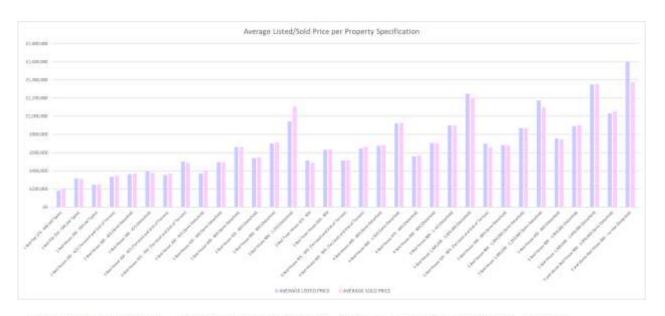
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Table 6 – Tonbridge residential sales quantity listed / sold unit per property specification, 1st January 2022 - 31 December 2023



The most common type of house sold in Tonbridge in 2022 was a 3-bedroom semi-detached property in the size bracket of 39 sq. m - 55 sq. m (425 - 600 sq. ft). The average sale price £490,816 sq ft / £422 psf

Table 7 - Tonbridge residential sales quantity listed / sold unit per property specification 1st January 2022 – 31 December 2023

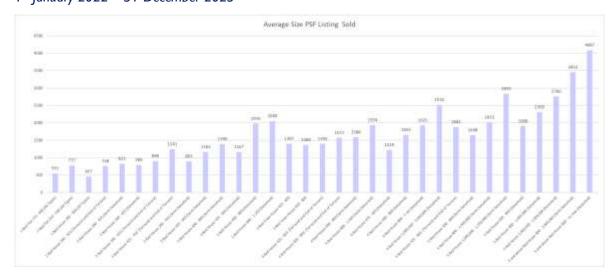


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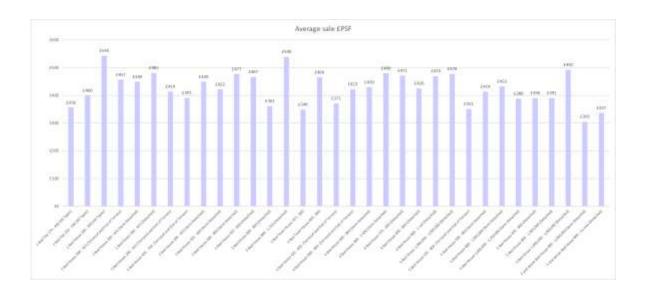
The average sale price of properties sold in Tonbridge in 2022 was £687,293.

Table 8 - Tonbridge average size PSF listing sold *Ist January* 2022 – 31 December 2023



The average size of sold properties sold in Tonbridge in 2022 was 153 sq. m (1,648 sq. ft)

Table 9 − Tonbridge residential sales Average Sale £psf 1st January 2022 – 31 December 2023



The average sale price of properties sold in 2022 per sq. ft. was £426.

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Table 10 — Tonbridge residential sales Conversion rate per property specification quantity listed / sold unit per property specification

1st January 2022 – 31 December 2023



The average conversion rate of properties sold after being formally registered for sale was 62%.

We anticipate that confidence in the residential market will return as the cost of borrowing continues to stabilise, coupled with the lack of housing both generally nationwide and in the local market which will underpin capital value growth.

We have witnessed reductions in residential development land values over the last year, as developer's factor in increased costs such as construction and finance into their development viability appraisals. However, as these variable costs stabilise it is likely that developer confidence will return as the volume of sales rise and delivery pressure on house builders to grow their internal development pipeline increases.

Notable proposed new residential developments in Tonbridge include the former Gas Works site and former River Centre Car Park both of which are located on Medway Wharf Road.

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The proposed redevelopment of the former Gas Works site, is anticipated to comprise of 144 new units over 5 storeys extending to 14,791 sq. m (159,204 sq. ft.) with a mix of 1, 2

and 3 bedrooms and 567 sq. m (6,103 sq. ft.) of flexible Class E/ancillary floor space.

The development formerly River Centre Car Park Medway is planned to include a 9 storey

building in two blocks comprising of 118 residential units, extending to 9,272 sq. m (99,805

sq. ft.)

Formal planning approval decisions are still outstanding for both sites and no start / practical

completion dates for handover have been stated.

Private Residential Lettings

In the private residential lettings sector, rents nationally have risen with an average increase

of 7% (excluding London market which saw higher increases), between December 2021 and

December 2022.

The local residential letting market in Tonbridge has generally mirrored national trends with

strong demand for all property types. As with residential sales, stock levels remain low by

historical standards in the Tonbridge lettings market, with the number of new properties

coming to the market down from previous years.

Monthly rentals for good quality apartments in Tonbridge town centre, are currently

averaging at the following rentals for different accommodation types:

Studio - £725

I bed - £850

2 bed - £1,150

The local market is witnessing a shortage of available stock of all property types, as the

number of new listings to the market continue to fall month on month.

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Bracketts maintains a long standing list of residential applicants waiting for both flats and houses in Tonbridge.

We are witnessing an increase in the number of new prospective tenants registering with our lettings team and properties being let within 24 hours of them coming on to the market has become a common practise in the local market.

If this imbalance between tenant demand and lack of available stock continues, it is likely to continue to drive rental increases for landlords seeking to let their properties in Tonbridge.

Build to Rent (BTR)

The BTR sector is to remain stable but pricing is likely to be adjusted as anticipated by market research carried out by CBRE in their recent market outlook of the BTR sector.

The research has identified that high borrowing costs will result in many potential home owners being unable to secure funding to acquire their homes, resulting in further increased demand in the private rental sector, where we are witnessing high demand significantly outweigh supply, resulting in record levels of rent inflation.

In terms of the investment market, demand for Build-to-Rent across both the multifamily and single-family sector is anticipated to remain strong.

Yields are projected to soften given the broader interest rate backdrop. However, this will be limited to an extent by strong rental growth.

Despite the strong growth of rental values, BTR developers will continue to face development challenges until the cost of construction and borrowing stabilises.

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Affordable Housing

It is widely acknowledged that the Affordable Housing sector faces an uncertain future. The wider economic environment is challenging and the political environment has been in a state of flux, which will have a potential impact on policy.

The 2022 Autumn Statement confirmed that rent rises would be capped at 7% from April next year. This will at least help to reassure investors looking to deploy capital in 2023.

However, from a tenant point of view, this level of rent inflation could lead to an increase in arrears. This may lead to voids and bad debts, which could translate into a value adjustment in 2023.

Regardless of the uncertainty the Affordable Housing sector faces, the sector has always been able to counter downturns in the economy and demand for all accommodation types in this sector remains high.

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Sector Demand & Projected Rental and Capital Values

Our research has identified the following sector demand & projected rental and capital values as outlined below.

Table 11 - Sector Demand & Projected Rental and Capital Values

Use	Target occupier	Requirements sq.m (sq. ft.)	Projected Rental / Capital values (CV)	Notes
Cinemas	Everyman	1,393 (15,000)	Rental - £15 PSF Yield 10%* (lack of current direct comparable sales	The anticipated capital contribution required from the cinema operator is likely to be £2m-£3m
Hotels	Travelodge, Accor UK & Ireland	1,754 - 2,787 (19,000 - 30,000)	evidence) Rental -£ 5,500 - £6,000 per room Gross Yield - 6%* (lack of current direct comparable sales evidence)	The hotel operator is likely to enter into a 25 year unbroken lease, with 5 yearly upward rent reviews, and an option for a further 25 years at term expiry. Rent reviews will be to CPI with a "Cap & Collar" of 1% & 4%. A rent free period of 6 months would be required. As a guideline for appraisal purposes the estimated design & build construction cost is likely to be in the region of £75,000 per room. However, as a result of current issues in the construction industry the costs may come in higher. A separate figure for Loose Fixtures and Fittings (L F & F) in the order of £3,250 / £3,500 per room will need to be added to the development appraisal. In addition, the hotel operator would require the payment of a Technical Services Fee (TSF) amounting to £2,800 per room.

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Class E				this covers uses previously defined in the revoked Use Classes A1/2/3, B1, D1(a-b) and indoor sport' from D2
Retail	Multiple national & local operators including Gails, Sweaty Betty, Jojo Maman Bene, Whistles, Sea Salt, Crew Clothing, Oliver Bonas, Neils Yard Remedies	1,393 (15,000) +	Rental - £36 psf Gross Yield 8%* (lack of current direct comparable sales evidence)	NB We have based our rental projections on an overall £psf basis rather than In Terms of Zone (ITZA) £psf. Incentive packages will be dependent on operator demand, but could be between 6-24 months rent free to attract suitable tenant.
Food & Beverage (including pubs, bars - Sui Generis use)	Multiple national & local operates including Gails, Kokora, Loungers / Cosy Club, Franca Manca, Wagamama, Nandos	743 (8,000) +	Rental £25 psf Gross Yield 9%* (lack of current direct comparable sales evidence)	Incentive package will be dependent on operator demand, but could be between 6-24 months rent free to attract suitable tenant.

E(d) Indoor sport,	Go Jump	2,787 (30, 000)	Rental - £10 psf	indoor trampoline centre
recreation or			Gross Yield 10%*	
fitness (not			(lack of current direct	
involving motorised			comparable sales evidence)	
vehicles or firearms				
or use as a				
swimming pool or				
skating rink,)				
Supermarket	Lidl	1,767 (19,000) / 1.53 acres	CV - £2.2m	Will only consider a standalone store.
		site		
E(e) Provision of	confidential national	15,000	CV -£3m	The operator would wish to acquire a FH or Long
medical or health	Medicentre			Leasehold building to shell & core specification.
services	operator			
E(f) Crèche, day	various national	3,500 - 7,500	£15 psf	Incentives package to be confirmed .
nursery or day	nursery operators		Gross Yield 5.5%*	
centre				
Offices - Serviced	IWG (serviced	15,000	£35 psf	
	office providers)		Gross Yield 8.5%*	
Offices	various local and	10,000	£25 psf	
	national office		Gross Yield 8%*	
	requirements			
FI Learning and	Local SEN	15,000 - 30,000	£20 psf	
non-residential	educational facility		Gross Yield 7%* (lack of	
institutions – Use			current direct comparable	
(not including			sales evidence)	
residential use)				
defined in 7 parts:				

*Gross yields may vary subject to the tenant's covenant strength and lease length / terms

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RICS

	Target Developer /		
Туре	Occupier	Requirements	Comments
Private Residential	Redrow, Crodauce	30 - 500 units	We have received multiple expressions of interest from national residential
	Homes, Crest		developers with active requirements for new housing sites in Tonbridge
	Nicholson, Taylor		town centre.
	Wimpy; Fernham		
	Homes, Persimmon		The majority of developers have cited their preference would be family
	Homes		housing with a mix of 2, 3, 4 and 5 bed and townhouses given the city
			centre location.
			The appetite of developers to developed high rise apartments would be led
			by market saturation and dependent on the product type (apartments or
			houses).
Build to Rent	Grainger PLC, Cala	Typically 150-250	No upper limit confirmed for Tonbridge but average development size is
	Homes (Legal &	lot size.	between 150-250 units.
	General), Dandara		
Affordable Housing	Town & Country	Will take any size	Unit density is confirmed on a site by site basis. Most affordable developers
	Housing (Part of	unit development	are focusing on new schemes that are houses led.
	Peabody), Clarion	but with a minimum	
	Housing	of 50 units	For rented typically units sizes are 2B4P, 3B6P and some 4B7P houses.
			Shared Ownership tend to limit / refuse the 4 beds on affordability, so units
			are 2B3P, 3B5P and 3B6P in the main. Flats ideally need to in low rise
			blocks with balconies or private amenity.
			blocks with balconies of private amenity.
			3 bedroom flats tend to be excluded from developments.
			Affordable Housing providers have a strategic grant allocation from Homes
			England which needs to see a start on site by March 2026 to count the
			grant.
			They can explore 100% affordable land led packages provided the delivery
			partner is a LA etc. otherwise they require a 10% performance bond and
			PCG if partner doesn't turnover £250m.
Retirement Living	Pegasus	50+ units	There are a number of retirement living developments currently planned for
			Tonbridge, including Churchill's development of the R/O of 182 High Street
			and McCarthy & Stone's redevelopment of R/O 76-78 High Street.
			Daring and Living demand and the lad by manifest accounting
			Retirement Living demand would be led by market saturation, once the
			planned new developments are completed.
		_!	

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Table 12 – Projected residential sale values

Market Flats	Projected Sale Price
I-Bed	£275,000
2-Bed	£350,000
3-Bed	£400,000
Houses	
2-Bed	£495,000
3-Bed	£575,000
4-Bed	£650,000

Affordable Housing

The sales values that can be achieved will be highly dependent on a number of factors, including the location and specification to which the units are built.

Affordable Housing Gross Development Values are calculated at a discounted rate to private sales market values (MV).

Assumed sales values for social rent and are generally appraised at around 35% of MV private sales and shared ownership units are detailed at around 65% of MV.

Table 13 – Projected residential letting values

Market Flats	Projected Rental Price PCM	Projected Rental Price PA
Studio	£750	£9,000
I-Bed	£900	£10,800
2-Bed	£1,200	£14,400
3-Bed	£1,450	£17,400

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Build to Rent

Build to Rent (BTR) figures are fundamentally calculated to open market rental values or above if there are 'facilities' within developments that are included and which can be rentalised.

The developer will seek to minimise deductions to their rental income letting fees, void periods and other owner's costs in regard to maintenance and repairs etc. but these rental deductions are normally to be circa 25% of the gross income.

There is a wide range of what these BTR rentals might be, and their value will vary from one developer to another, as some developers categorise these costs as 'soft income' and others don't.

There are very limited market comparable yields for Tonbridge, as the majority of BTR developments have been constructed in London and larger regional centres such as Manchester. Generally, BTR yields are calculated between 4 - 5% dependent upon town, location, and the number of funds that have an appetite for the product.

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CONCLUSION

Our research has investigated current sector demand for both new residential and

commercial development opportunities.

We have identified in the report that there appears to be demand from a wide range of uses

including both residential and commercial.

In the residential sector, we have received confirmation from a number of private residential

developers, Affordable Housing providers and Build to Rent developers to acquire sites in

Tonbridge with planning potential for residential development.

Our investigations into demand in the commercial sector has demonstrated that both retail,

F&B and office stock in the town centre are currently at low levels, with national and good

quality operators being unable to secure suitable trading locations for their operations.

We have also identified requirements for a new boutique 3 screen cinema, 80 bed hotel, a

new medical centre and other complementary medical services such as a new dental

practice.

PUBLICATION AND LIABILITY

This report is provided for the stated purpose and for MACE and TMBC sole use. It is

confidential to you and your professional advisers and therefore we accept no responsibility

to any other parties.

Neither the whole nor any part of this report, or any reference hereto, is to be included in

any published document, circular or statement other than for the stated purpose.

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Due to its size (8320KB) Annex 3 is available as a supplement to the main agenda.





APPENDIX 1: TONBRIDGE TYPOLOGY AND DENSITY STUDIES

TYPOLOGY STUDIES

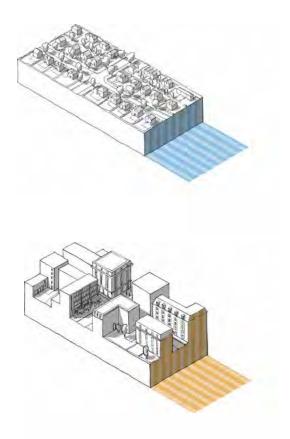
An exploration into the existing built form of Tonbridge and the surrounding area, finding inspiration from the best-practice examples and delivering appropriate densities in Tonbridge Town Centre

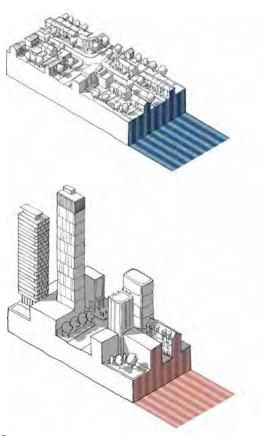
Urban Capacity Studies

The study categorised the town into density zones by the TMBC Urban Capacity Study

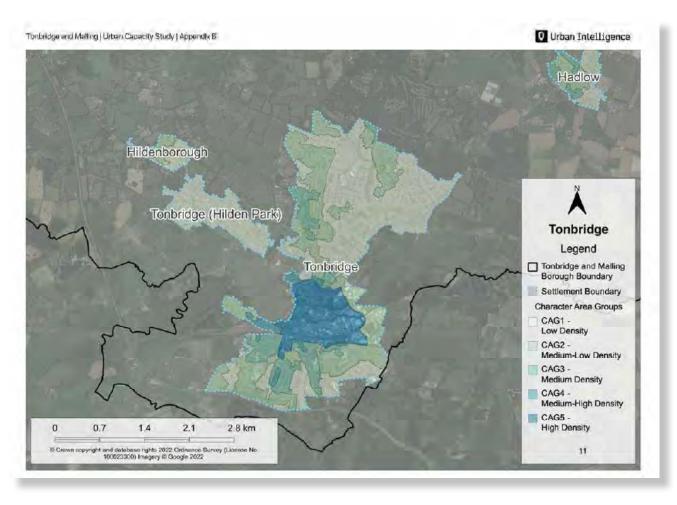
The area displayed on the plan below highlights the 'High Density' zone within Tonbridge, in which the study area sits.

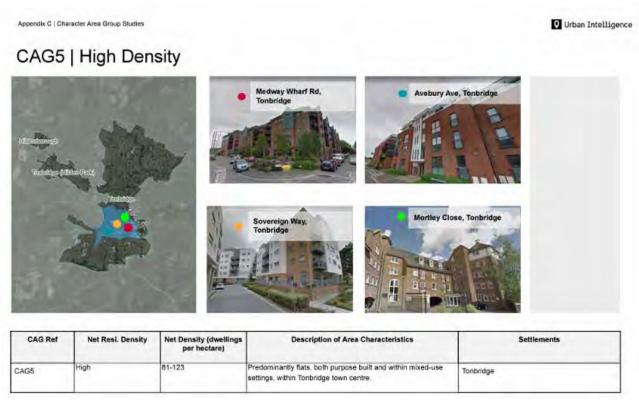
This density zone specifies a net density of 81-123dph, with typical characteristics including flats being the dominant typology (both purpose built and within mixed use), and centralised parking areas.





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Local Density Case Studies

This section looks at recent developments in the Tonbridge High Density zone, analysing their real-world densities and accompanying characteristics.



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Sovereign Way

Built: 2012

Density: 190dph

Land Uses: Predominantly private residential, with 37% affordable housing and 200sqm of commercial space on the ground floor level

Typologies: 1 (27%), 2 (67%) and 3 (6%) bed

flats

Height: Predominantly 4-5 storeys, up to a maximum of 6 storeys at the corners of the blocks

Parking: Undercroft parking on lower ground floor level under the blocks and in the internal courtyard. 0.67 spaces per unit. Efforts have been made to conceal the parking space beneath the blocks to reduce visual impact and maximise the site area.

Amenity Space: Balconies or terraces for the majority of the flats, in addition to communal courtyard gardens within the block interior

Public Domain: A public riverside walk has been created in a green corridor. This walk connects to Sovereign Way in the west, and through the public street between the blocks. A public play area has been created, but this is somewhat inaccessible from the main street.

Street Level Treatment: Vibrant planting on the street level to screen the wall containing the lower ground floor parking level, with terraces and balconies on the upper ground floor level to add a sense of activity. Stairs and a raised terrace surround the commercial unit.

Notes: Created a new walking route between the Angel Centre and Sovereign Way/ Waitrose.



Pormer Gasholder Site

Built: Planning Consent

Density: 175dph

Land Uses: Predominantly residential with 567sqm of flexible ancillary Class-E use,

public plaza

Typologies: 1-bed (31%), 2-bed (56%) and

3-bed (16%) flats

Height: 8 Storeys, with a stepping down towards the River Medway to 4 storeys

Parking: 0.64 Spaces per unit, predominantly within an undercroft courtyard supported by some on-street (23%). Undercroft parking sits within blocks away from the river.

Amenity Space: All flats benefit from private amenity space in the form of balconies for most flats, or gardens at the ground floor. In addition, there are two communal terraces plus a semi-private internal courtyard with children's play.

Public Domain: Public realm improvements proposed with new accessible footpaths along the riverside. A new public plaza is proposed in the west.

Street Level Treatment: The stepping down of heights towards the street level creates a massing more tailored to the human scale. The ground floor of the river-facing block is raised from the street, accessible via steps and a secondary street. To ensure a positive frontage to the public street, the retaining wall is furnished with planters and public seating.

Additional Notes: Utilised Modern Methods of Construction (MMC).





River Walk

Built: Under Construction

Density: 225dph

Land Uses: Residential with associated

amenity space.

Typologies: 1-bed (42%) and 2-bed (58%)

flats

Height: 3.5-4 storeys high with mansard roof

detailing

Parking: 1 space allocated space per unit.

Ground floor undercroft parking.

Amenity Space: Private balconies supported

by a small private communal inner

courtyard.

Public Domain: A large area of public realm is proposed in the area along the River Medway, mostly hardscaped, connecting to the River Walk path and on to the High Street.

Street Level Treatment: Planting at the street level to shield the undercroft parking courts. Active frontage proposed with habitable room windows and balconies animating the street.



Castle Mews

Built: 2022

Density: 56 dph

Land Uses: Residential

Typologies: 100% 4-bed detached town houses

Height: 3 Storeys

Parking: 1.14 spaces, predominantly courtyard

and some on-street

Amenity Space: Good sized private back gardens for each property, with smaller front garden

spaces

Public Domain: Front gardens with low boundary treatment delineate the development from the public street, with a shared surface private road providing access to the rest of the homes in the development. No additional public space is included.

Street Level Treatment: The ground floors of the property have large feature windows in habitable rooms that provide overlooking and surveillance of the street. Each house also

has their own front door onto the street generating activity. Planted front gardens with low boundary fences create an attractive divide between the public and private spaces. The wooden gable feature detail adds interest and character to the street scene, with a style in keeping with other newer developments in Tonbridge.

Additional Notes: An unusual example of detached new homes provided within the 'High Density' zone of Tonbridge Town Centre. Not in the flood zone, unlike the other examples.



Whitefriars Wharf

Built: 2004

Density: 208 dph

Land Uses: Residential

Typologies: 1, 2 and 3 bed flats, maisonettes

and FOG.

Height: 6 Storeys

Parking: 1.6 spaces per unit over 2 floors of undercroft parking in both blocks, accessed from the block interior. Some street and courtyard parking within the block, with a few private garages for the larger unit types.

Amenity Space: A lack of general amenity space, with no balconies for flats. Inner block courtyards are paved with a lack of facilities. For some units, the elevated walkway to front doors has been treated as small front gardens, despite being public space.

Public Domain: Little public realm is delivered with this development, however the internal streets are attractively paved with some shrub planting and additional planting

at the development access. Tonbridge Lock is opposite the development.

Street Level Treatment: The residential units begin on the upper ground floor, delineated by elevated walkways and railings. At the street level is the undercroft parking with windows and railings on to the road. The residential units have large windows overlooking the street, which adds to the activity of the area, but the blank walls still create a rather passive street scene.

Additional Notes: The oldest case study in the section.

TMBC Housing Needs Survey Analysis

The TMBC Housing Needs Survey (2022) details the perceived market housing mix in the table below, summarised in the pie chart on the page. The data shows that 3 & 4+ bed houses are the most in-demand for Tonbridge.

This market demand data has been tested to determine the real-life densities that this mix would provide. A model has been created, suggesting the market housing mix provided by the TMBC study would produce a real-world density of around 70dph.

This contradicts the proposed density stated in the character area assessment, and also does not correspond to the recent new developments in Tonbridge Town Centre, which almost exclusively offer 1, 2 and 3 bed flats.

Tonbridge Ideal Housing Mix

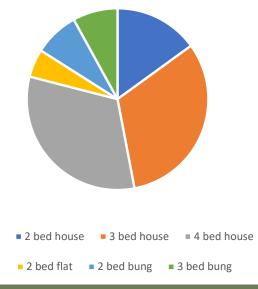


Chart shows the housing typology proportions determined by the Housing Needs Survey (2022) for Tonbridge

Table 5.4 Market housing mix by sub-area

Sub-area	1- bedroom house	2- bedroom house	3- bedroom house	4 or more - bedroom house	1- bedroom flat	2- bedroom flat	3 or more- bedroom flat	1- bedroom bungalow	2- bedroom bungalow	3 or more- bedroom bungalow
Malling & Kings Hill	0-2%	10-15%	25-30%	45-50%	0-2%	2-5%	0-2%	0-2%	5-10%	2-5%
Medway Gap	0-2%	15-20%	30-35%	15-20%	0-2%	2-5%	0-2%	2-5%	15-20%	10-15%
Rural East	2-5%	5-10%	30-35%	35-40%	0-2%	2-5%	0-2%	0-2%	2-5%	10-15%
Rural North	0-2%	10-15%	25-30%	30-35%	0-2%	2-5%	2-5%	0-2%	5-10%	10-15%
Rural West	0-2%	5-10%	25-30%	35-40%	0-2%	2-5%	0-2%	0-2%	5-10%	5-10%
Snodland	2-5%	10-15%	20-25%	35-40%	0-2%	0-2%	0-2%	2-5%	10-15%	10-15%
Tonbridge	0-2%	10-15%	30-35%	30-35%	0-2%	2-5%	0-2%	0-2%	5-10%	5-10%
Total	0-2%	10-15%	25-30%	30-35%	0-2%	2-5%	0-2%	0-2%	5-10%	5-10%

Source: 2022 household survey and market need analysis





40-50dph - Marmalade Lane, Cambridge

A co-housing scheme that places community at the heart of design. A flexible range of typologies give a housing mix to suit all stages of life, with a communal 'Common House' used to provide additional liveable space. A seamless blend between public and private open space creates an open and friendly land-efficient space.

Built: 2018

Architect: Mole Architects Ltd

Density: 43dph Land Uses:

Residential

· Community Space

Housing Mix:

• 17% 1-bed flats

• 33% 2-bed flats

• 5% 2-bed houses

• 19% 3-bed houses

• 23% 4-bed houses

2% 5-bed houses

Typologies:

- 29 configurations of the classic house type
- Terraces of 1-5 bed houses and flats.
- Townhouses
- 'Common House' community building

Tenure Type:

- 100% private sale co-housing ranging from 80-100% of market value
- The development is part of a wider plan with affordable housing of 35% overall

Height:

Up to 4 storeys

Parking:

- 1.2 spaces per unit
- Car parking is kept to the periphery of the site within a multi-storey block

Amenity Space:

- Compact private back gardens with no physical boundary treatment blends into a shared garden space known as 'The Lane'
- Large community garden and grow space in addition to The Lane
- Additional community area in the 'Common House' with indoor amenity space, including play area, large kitchen, guest rooms and courtyard.

Placemaking Impact:

- Co-housing and the social integration it encourages creates an active, well-looked after urban environment
- Range of materials and colours used to create a vibrant street scene and sense of place

Street Level Treatment:

- Front door with porch detailing lines the main street, with low garden wall and unique windows overlooking
- Open private back gardens create a social 'lane' space at the back of the block, which is open at both ends to provide an attractive walking route
- The lane has an abundance of street furniture and chances to pause or interact

- Community involvement from the project concept, with an element of selfbuild
- Co-housing scheme centred around a communal space with common ownership and investment towards to community.





Masterplan showing the street layout of Marmalade Lane





Section showing a integrated parking within the block

Design Principals

- Smaller units can be more desirable when supplemented by a central community building that can accommodate uses that may not fit within smaller typologies, giving greater flexibility
- Co-housing schemes can work well when seen as a small designated area within a larger development
- Smaller private gardens supplemented with a seamless transition into shared open space

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60-70dph - Port Loop, Birmingham

A development centred around community, shared spaces and communal buildings break down the divide of private and public spaces. These modular homes consist of configurable pre-fab floors that can be designed according to the owner's requirements. Vibrant gardens and an attractive waterfront add to the unique sense of place at Port Loop.

Built: 2019

Architect: House by Urban Splash.

Density: 60dph
Land Uses:

Residential

· Community houseboat space

Housing Mix:

 1-6 bed configurable houses, based on how the occupier decides

25% 2-storey town houses

• 75% 3-storey town houses

Typologies:

Configurable townhouses with adjustable layouts

Tenure Type:

• 100% private sale

Height:

• Predominantly 3 storeys

Some 2-storey terraced

Parking:

• 1.1 spaces per unit

On-plot driveway in front of house

Amenity Space:

• 1 acre of public park

 Communal gardens within block interiors with vibrant planting

Small balconies overlooking public spaces

· Patios on canal facing properties

Communal space within canal boat

Placemaking Impact:

- Vibrant landscaping and garden design across the development to create an interactive environment and sense of place
- New waterfront space with positive frontage
- Continuous and coherent building line gives a positive sense of enclosure

Street Level Treatment:

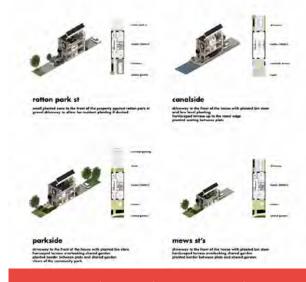
- Active travel and public realm area along waterfront
- Houses stepped back from canal line for privacy, while giving an element of overlooking
- Front doors and large windows over living rooms and activity and liven the street scene

- Modular, pre-fab construction that is made off-site
- Solar PV panels on roofscape





Masterplan demonstrating the block layouts needed to achieve density



Housetypes that can be customised



Design Principals

- Modular houses provide a flexible housing mix that suits the end user
- A continuous architectural style creates a strong sense of place
- Large communal gardens can supplement smaller private outdoor spaces
- Creative landscaping enhance the local placemaking and create an engaging environment

70-85dph - Goldsmith Street, Norwich

An award winning scheme consisting of houses and flats at a moderate, yet 'gentle' density of around 80 dph, with every property having their own street-level front door and private outdoor space at a maximum height of three storeys. Green spaces are incorporated into the streetscape, and connect to streets and a park beyond the site.

Built: 2018

Architect: Mikhail Riches & Cathy Hawley

with Norwich City Council

Density: 80dph Land Uses:

Residential

Landscaped shared spaces

Housing Mix:

38% 2-bed houses

5% 4-bed houses

3% 2-bed flats

53% 1-bed flats

1% 3-bed flats

Typologies:

- 2-bed houses and scattered 4-bed houses within terraced streets, backing on to shared garden street.
- Terrace street corner units of 3-storey blocks of 3 flats with corner aspect.
- Additional larger block of flats proposed to the south.

Tenure Type: 100% Local authority social housing

Height:

3-3.5 storeys for corner blocks of flats.

Houses are 2-3 storeys.

Parking:

0.73 spaces per unit.

On-street parking.

Parking is permitted around the perimeter of the areas to ensure streets are primarily pedestrian oriented.

Amenity Space:

- Every home has private amenity space, either private gardens for the houses and ground floor flats, or balconies for the first- and second-floor flats.
- All balconies face south, east or west, maximising the direct sunlight.
- The central space that runs through the development is a shared communal space, linking the two terrace blocks, which each resident has access to via a
- · A play area is in a central location of the communal space.

Placemaking Impact:

- Planted public realm and landscaping between the scheme and the existing streets helps ground the new development in its context.
- Every unit has it's own front door, each with an individual colour to give ownership and a sense of place, alongside contributing to a vibrant streetscape.
- The design incorporated traffic calming measures to prioritise pedestrians.

Street Level Treatment:

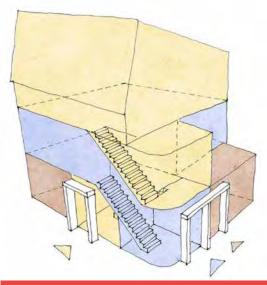
- Every home has a street-level access, including flats.
- The front gardens are designed as 'liveable spaces', with permeable boundary treatment to contribute to an active streetscape.

- The largest Passivhaus scheme in the UK.
- Intentionally narrow 14m wide streets to Page 157





3d Axo sketch showing the terraced streets and shared gardens of the scheme



Sketch detailing the concept behind the 3-flat corner block with private entrances



Design Principals

- Gentle density created through terraced streets and efficient flat block layouts.
- A street-level front door for every home, facing in two directions on corner plots to encourage an active streetspace.
- Smaller private amenity in favour of attractive and active landscaped shared spaces.
- Flats and houses share same characteristics, creating a (tenure)blind scheme.

85-100dph - Knights Park, Cambridge

A sustainable new development that offers a highly diverse housing mix of flexible homes, each with a generous amount of private amenity space, at a high density. A higher provision of parking than other schemes of this density creatively integrated into the site in a way to prioritise the pedestrian and street scene.

Built: 2021

Architect: Pollard Thomas Edwards and

Alison Brooks Architects

Density: 92dph Land Uses:

Residential

• Community (School and Market Square)

Retail

Housing Mix:

0.5% 6-bed house

20% 4-bed houses

- 17% 3-bed houses
- 4% 1- and 2-bed maisonettes
- 32% 2-bed flats
- 4% 1- and 3-bed flats
- 5% studio flats

Typologies:

- Multi-aspect mews houses
- Coach houses/FOG straddling garage parking
- 10-unit blocks of flats

Tenure Type: 100% Private Owned

Height:

- Flat blocks up to 6 storeys
- Houses up to 3 storeys

Parking:

- 1.3 spaces per unit
- Below-ground car store covering the majority of the site area
- Some units have an allocated parking space directly underneath the home
- Integrated garages and courtyard parking for larger units
- Relocated away from the heart of the development

Amenity Space:

- High level of provision, but not all at ground level
- Private gardens for larger homes
- Flat blocks share a podium garden
- Terraces at varying levels
- · Multiple types of amenity space per unit

Placemaking Impact:

- The fine grain and higher density of the urban grid is designed to encourage walking and social connections.
- Variety of setback distances between buildings create view corridors

Street Level Treatment:

- Houses intentionally designed with ground-level home offices overlooking the street to create activity
- Front gardens with no boundary treatment to create openness and continuity
- Verges and green spaces planted with native, seasonal flowers and shrubs

- Gyms and store rooms occupying lower level of homes alongside undercroft parking
- Building With Nature Winner
- Zero-carbon neighbourhood for emissions.
- Designed as a walkable '15-minute city'.
- Versatile typologies intended to be longterm, flexible 'lifetime homes'.







Example house types, displaying integrated parking and private amenity space



Design Principals

- Activity at street level created though large windows and open gardens, despite undercroft parking and integrated garages
- Creative offering of amenity space at multiple levels to use space efficiently
- Over-provision of parking through a large undercroft space, courtyards within mews blocks and integrated garage spaces

100-120dph - Paintworks Phase III, Bristol

A mixed-use residential and commercial scheme on a riverside, brownfield location. A wide mix of house types and tenures creates a vibrant and flexible community which supports 24-hour activity. The development is built entirely on a podium to allow for a totally pedestrianised environment while still providing adequate parking and essential services.

Built: 2018

Architect: Stride Treglown

Density: 110dph
Land Uses:

Residential (inc. live/work)

Commercial

Housing Mix:

27% 1-bed flats

• 35% 2-bed flats

• 3% 2-bed houses

- 20% 3-bed houses (inc. live/work)
- 14% 4-bed houses

Typologies:

- Live/work units with ground floor workshops and maisonettes on upper levels
- Large 7 storey street- and riverside apartment blocks
- · Terraced houses in streets

Tenure Type: 95% Private, 5% Affordable Rent

Height:

- Up to 7 storeys at corner plots and 5 storeys fronting the river
- Houses 2-3 storeys

Parking:

- 1.6 spaces/unit
- Entire development is constructed on a podium so all parking can be served underground
- Includes parking for retail units

Amenity Space:

- A public plaza and wide walking route has been provided linking the main road with the riverside.
- Private space is provided to the rear of residential blocks, with some private garden space on the 1st floor
- Increase in density and narrowness of blocks has seen a reduction in private amenity space compared to other case studies.

Placemaking Impact:

- The scheme does not use a uniform architectural style or material palette resulting in a visually pleasing and quirky townscape of new and old
- Small businesses woven into the residential areas of the scheme to create a sense of community and activity.

Street Level Treatment:

- Pedestrianised streets and pathways to private front doors
- As the entire development sits on the podium, there is not the issue with dead frontages that can sometimes be associated with undercroft parking

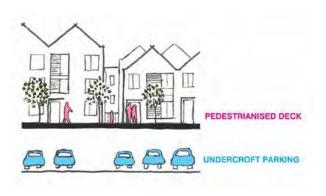
- Entire development constructed on a podium so parking, servicing and infrastructure can be hidden, allowing for pedestrianised, narrow, vibrant streets on the ground level.
- The high density of the scheme justified the creation of the complex podium





Overview of Paintworks, highlighting pedestrian routes and public space





Sketch showing the podium concept, with all parking under the ground level

Design Principals

- Eliminate vehicles from the street level to enhance placemaking and allow for higher densities
- Integrate small retail units into the street scene for activity and vibrance
- Use an eye-catching colour and materials palette for memorable placemaking
- Creation of new desire lines framed by taller buildings aids local waymarking

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120+dph - South Gardens, London

An urban scheme offering high densities and compact living, while delivering attractive and usable amenity space, high quality public realm and a broad housing mix. Landscaping has been used to achieve a positive sense of place, and creative typology blends ensure active frontages even on the larger apartment blocks.

Built: 2019

Architect: MaccreanorLavington

Density: 180dph

Land Uses:

Residential

Commercial

Housing Mix:

- 41% 1-bed flats
- 42% 2-bed flats
- 17% 3-bed flats

Typologies:

- Townhouse unit containing maisonette and flat over 3 storeys
- · Tall mansion block of flats
- Duplexes on ground level of large blocks
- 'Skyplex' townhouses on top floor of tall blocks, with front door onto roof garden

Tenure Type:

- 25% Affordable Housing
- 75% Market Sale

Height:

- Maximum 8 storeys
- Townhouses 3 storeys

Parking:

- 0.19 spaces per unit
- Underground basement parking under townhouse terraces

Amenity Space:

 Private communal gardens in the block interiors, with children's play area

- Back gardens and deck spaces for ground floor units, with terraces for townhouse flats
- Flats in the larger block benefit from private balconies
- Local 'pocket' communal food growing space for the use of residents and the public

Placemaking Impact:

- Retained 30+ mature trees to give a green context and aid green infrastructure
- Pocket parks and mini areas of public realm break up the area and give a sense of place
- New desire lines and key active travel routes created

Street Level Treatment:

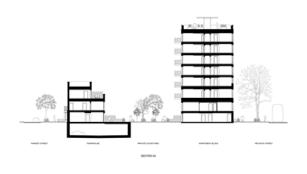
- 3-bed duplex units sit under the mansion blocks to create activity on the ground floor level, with private front door and windows to the street
- Small front gardens, hedges and low fences create an attractive street environment
- Recessed porches and large bay windows into living rooms overlook the street creating an active interaction
- Abundant, lush planting in verges and front gardens

- Blind tenure
- · Major urban redevelopment scheme
- CCHP communal power system powers new scheme and existing residential buildings





Masterplan showing the traditional block layouts with generous landscapes areas



Sections of South Gardens detailing the blend of housetypes within typologies



Design Principals

- Traditional local typologies, such as the Georgian Terrace House, can been replicated in an efficient and modern way
- Combine typologies to create attractive, efficient solutions. Duplexes on the ground floor of large blocks can create an active frontage.
- High densities and a sustainable context can reduced the parking offering on this scheme
- Landscaping should be used to generate a positive streetscape

Summary of Density Case Studies

The density case studies have shown a range of successful schemes from a mid-level option of 43dph to a high density scheme of 180dph.

The study has highlighted that at all densities, good placemaking, generous amenity space and an attractive environment is possible.

In these examples, the additional density is achieved without sacrificing positive, community-focussed elements of the scheme. Instead, increased housing numbers are created through increased heights, differing proportions of houses vs flats and maisonettes, use of terracing, and a reduction in private or on-plot parking solutions.



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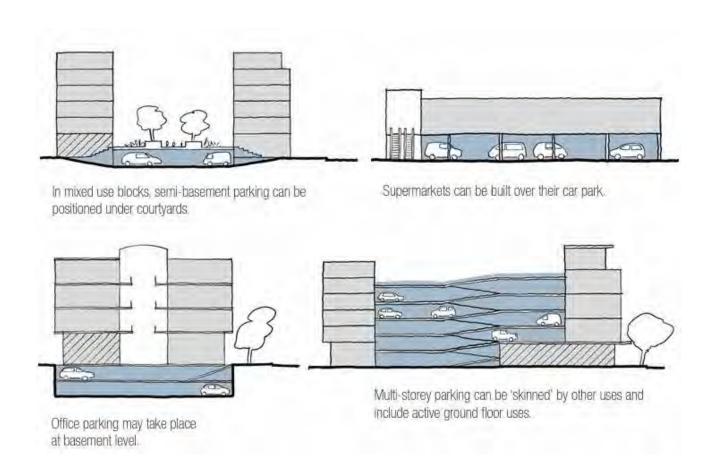
CASE STUDY	Density	Primary House Type	Primary Typology	Parking	Amenity Spaces	Additional Uses
Marmalade Lane, Cambridge	43dph	2-bed flats and 4-bed houses	Terraced townhouses	1.2 spaces, on street	Blended boundaries between public and private open spaces with gardens that open into community space	'Common House' community space for sole use of co-op residents
Port Loop, Birmingham	60dph	2-6 bed houses	Configurable townhouses in terraces	1.1 spaces	Terraces around on a garden square, no private gardens	New public park, moorings and a slipway
Goldsmith Street, Norwich	80dph	1-bed flats and 2-bed houses	Terraced houses and 3-storey corner blocks of flats	0.73 spaces, on street	Every home has private amenity space, either a garden or balcony. A shared street with public open space runs between the backs of the terrace block	Shared linear 'street garden'
Knights Park, Cambridge	92dph	3- and 4-bed houses and 2-bed flats	Multi-aspect mews houses, coach houses and 10-unit blocks of flats	1.3 spaces per unit, below- ground car park and integrated garages	Shared podium garden for flats, roof terraces and gardens for larger units	Rain gardens and SUDS for water management. Extension of houses into underground with gyms and storerooms
Paintworks Phase III, Bristol	110dph	1- and 2-bed flats and 3-bed houses	7-storey blocks of flats, live-work maisonettes and terraced houses	1.6 spaces in large underground podium	Large public plaza, and some private gardens for houses	Pedestrianised streets with small retail spaces and live/ work workshops
South Gardens, London	180dph	1-, 2- and 3-bed flats	8-storey mansion blocks of flats and 'townhouse' style flats	0.19 units in basement car park	Balconies and terraces with large shared garden in block interior	Pocket public growspace on street scape

Precedent Examples - Multi-Storey Car Parking

As the parking often takes a landmark spot within the development, efforts must be made to ensure a positive, active frontage and attractive facade to ensure a positive contribution to the streetscene and local waymarking.

This could be done in a number of ways, whilst maximising land and parking efficiency, such as:

- Mixed use ground floor uses
- Vibrant entrances and façades
- Material and colour palette in keeping with the local vernacular
- Shielding by planting and street trees



High Street East: Density | 29









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Precedent Examples - Flexible Parking Concept

The multi-storey car park proposal in Option 4A is designed to a flexible space that works much harder than a typical car park, as well as adding to the quiet, green character of the area. In addition to providing much needed car parking spaces. it could also:

- Contain a basement parking level that could be used as storm water storage during storm events, alleviating the impact of flooding on the pool and wider local area
- Offer a flexible rooftop space which benefits from attractive views to the park and Castle, that when not being used for parking offer a new public realm area that could be used for markets, cafés, yoga or public events
- Greening of the facade could upgrade and improve the area from the existing tarmacked, car-dominated surface space







Precedent Examples - Outdoor Fitness and Wellbeing Area

- Integrate a wellbeing ethos surrounding the new and old leisure centre facility.
- Create an outdoor activity fitness trail / gym
- Link with water sports
- · Create a new leisure centre that provides indoor-outdoor feel to boost energy and healthy living.
- Take advantage of natural shading from trees during summer months and decrease air conditioning dependence.



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Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 1

on behalf of

Mace Developments

O Costs current at Q1 2023

Issue Date: 29 June 2023

Revision: 3

Project Nr:

Prepared by: Lawrence Evans

Reviewed: Shaun Walshe

Signed: Isaac Bankah

Mace Consult LIMITED

155 Moorgate London EC2M 6XB

Tel: 020 3522 3000





Order of Cost Estimate Summary - Overall

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Public Realm and Community Landscaping incl 15 - thickness varies 38 Brick slips Excluded 59 Hard landscaping 16 Metal decking form work Excluded 39 Banding to façade Excluded 60 Soft landscaping 17 CLT Excluded 40 Corbe to façade Excluded 61 Attenuation 17 OLQ 2023 Included 18 Angle supports ✓ 41 Faceted window Excluded 62 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 62 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 63 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 64 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 65 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area Excluded 19 Play equipment 19 - every floor ✓ 42 Brick slips at curved area 19 - every floor ✓ 42 Brick slips at curved area 19 - every floor ✓ 42 Brick slips at curved area 19 - every floor ✓ 42 Brick slips at curved area 19 - every floor ✓ 42 Brick slips at curved area 19 - every floor № 42 Brick slips at curved area 19 - every floor № 42 Brick slips at curved																		
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21 To 1Q 2023 Included 18 Angle supports 41 Faceted window Excluded 62 Play equipment 22 To start-on-site Excluded 19 -every floor 42 Brick slips at curved area Excluded		1.0.0									17	CLT	Excluded			61	Attenuation	
22 To start-on-site Excluded 19 -every floor 🗸 42 Brick slips at curved area Excluded		Intiation														-		
				Included							18	Angle supports	✓ ·	41		62	Play equipment	Evo
20 - every second floor Excluded 45 Framing to shaining the sha	21	To 1Q 2023														62	Play equipment	Exc
	21 22	To 1Q 2023 To start-on-site		Excluded							19	- every floor	✓	42	Brick slips at curved area Excluded	62		Excl
21 - every third floor Excluded 44 Header course Excluded 63 Diversions 24 Gross Construction Forecast Outturn	21 22	To 1Q 2023 To start-on-site		Excluded							19 20	- every floor - every second floor	✓ Excluded	42 43	Brick slips at curved area Excluded Framing to sliding doors ✓		Utilities	Excl

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 1



Basis / Assumptions

1	All Rates are based on 1Q 2023.
2	Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency
	at 5%
3	No allowance has been made for inflation.
4	Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.
5	Tenure: It is assumed building J is 100% BTR, the rest of the units are assumed 31% Private,
	43% Affordable, 26% Shared Ownership
6	Medium specification considered in line with the respective tenures
7	1nr wardrobe to main bedroom of all units excluding social rent where there are none.
8	All lifts are 8-person
9	External Wall through wall construction Build up as brick
10	Curtain walling is assumed to 60% of external wall to ground floor retail areas.
11	External Wall area calculation for residential is based on W:F ratio of 0.65
12	Residential - Floor to ceiling height of 2.5m
13	MVHR to all units excluding any Nox filter requirements
14	Metal balustrade to balconies and terraces.
15	External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.
16	Aluminium Composite windows assumed at £600/m2.
17	Landscaping assumes 70:30 ratio for hard and soft
18	Extra-over allowance of £1k/unit for Balcony access doors
19	Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.
20	Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information
21	Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991
22	Facilitating works is based on the site area (overleaf) minus existing buildings to be retained.
23	The office External Wall has been assumed as traditional brick built façade
24	External works is based on site area minus building footprints.
25	We have assumed lift overruns for each core
26	Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces
27	Assumed works to surface car park includes minimal soft landscaping only.
	Retail has been allowed to shell and core only
	No basement has been allowed to all houses and the multi-storey Car Park
	No allowance has been made for PV across the site
31	No additional allowances have been made for flood defences or protection

32	No allowance has been made for phasing requirements
33	No allowance has been made for any 'wet side' facilities to the Leisure Centre
34	No allowance has been made for a café to the Leisure centre
35	This estimate is based on 355 residential units and 70 Hotel Units
36	No allowance has been made for balconies to the hotel
37	It has been assumed there are 500 spaces in the surface car park
88	Allowance has been made for reception desk to hotel
9	Basements have been allowed to at the full footprint of all flats, the Hotel and office block only
10	No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25%
	uplift would need to be made to allow for Passivhaus Classic.
11	A provisional Allowance of £200k has been made for tidying up the River Medway Banks.

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 1



Exclusions

1	Professional and development management fees.
	Inflation.
_	Land acquisition costs.
	Legal costs.
	Planning costs.
	Financing costs.
	Clients own costs.
-	Marketing.
	CIL / S106 / S38 , works and/or contributions. S278 Systra quote included
	Commuted sums.
	Non recoverable VAT.
	Wayleaves and Easements.
	•
	Site Survey costs.
	Capital allowances or other incentives / grants. Unexpected ground conditions.
	, ,
	Home automation systems.
	Marketing Suite Costs.
	Under / over sail license or other statutory fees.
	Comfort cooling to residential units.
	Substation(s)
	Cornice to internal of apartments.
	BREEAM.
	Connection to district heating.
	Loose Furniture.
	Employer Insurances.
	Legislation Changes.
	Party Wall Awards.
	Rights of Light.
	Blackout Blinds.
30	Out of hours working.
31	Latent Defects Insurance.

32	Wireless Internet Routers
33	All Brexit related impact.
34	Curtains & Blinds to apartments.
35	Artwork across the scheme.
36	No allowance for Fire strategy accommodating 2 staircases.
37	No allowance for NOx filters.
38	Development Contingency
39	FFE to car park area (such as ticket machines)
40	Upcoming safety Bill including fire regulations
41	Works to rooftop terraces
42	Green / Eco roofs
43	Ground Contamination and disposal
44	Abestos found in existing buildings
45	Reinforcement of existing services
46	Comfort Cooling
47	No allowance for works to Petrol stations



Plot A - Residential: 26 Houses

	OF COST		Total	£ / GIA ft	2 £	/ NIA ft2	£/ı	unit	%	Effici	encies		Image	e				
										1	Site usage	75%					1	Name of the last o
0	Facilitating Works	£	-	£ -	£	-			0.0%	2	GEA : GIA	N/A	13974	R R				
										3	NIA : GIA	100%	1				Mark In	4 /
1	Substructure	£	484,875	£ 2	21 £	21	£ 1	18,649	10.6%	4	NIA : GIA (exc. Non-resi)	0%						*
										5	Average unit NIA	N/A						
2	Superstructure	£	1,168,895		0 £	50		44,958	25.5%	6	External wall : GIA ratio	0.65	ASS	naws				-
2.1	Frame	£	-		£		£	-	0.0%	7	Typical glazing ratio	30%				10		
2.2	Upper floors	£	107,750		5 £	5		4,144	2.4%				W m	- The II	D	- 1	Programme And Andrews	74.4
2.3	Roof	£	269,375		2 £	12		10,361		Key D			<u> </u>	The second of the second	ode septicions	-		1
2.4	Stairs and Ramps	£	145,600		6 £	6		5,600	3.2%	1	Site area	17,072 ft2	Sec.	A A	/=		BORDET	/ 🙈
2.5	External Walls	£	344,671		5 £	15		13,257	7.5%	2	Gross external area	N/A	987					4000
2.6	Windows and External Doors	£	115,562		5 £	5		4,445	2.5%	3	GF footprint	12,885 ft2				NEGO: No		100
2.7	Internal Walls and Partitions	£	185,938		8 £	8		7,151	4.1%	4	Overall GIA	23,196 ft2	190	The state of the state of				
2.8	Internal Doors	£	-	£ -	£	-	£	-	0.0%	5	Net internal area	23,196 ft2	1//	CI.		*, E		
				_						6	Residential NIA	0 ft2	Line	Andrews A				
3	Internal Finishes	£	43,100		2 £	2		1,658	0.9%	7	Non-residential NIA	0 ft2	K	Ca Z				4
3.1	Wall Finishes	£	10,775		0 £		£	414	0.2%	8	Basement	0 ft2				7		0
3.2	Floor Finishes	£	16,163		1 £		£	622	0.4%	9	Apartments total	26 nr				V 30	6	Also.
3.3	Ceiling Finishes	£	16,163	£	1 £	1	Ł	622	0.4%	10	Houses - 2 Bed	10 nr			AND	HK		6
									0.00/	11	Houses - 3 Bed	13 nr			V // 6	1	-	100
4	Fittings, Furnishings and Equipment	£	-	t -	£	-	£	-	0.0%	12	Houses - 4 Bed	3 nr				W.		
										13	Flats (1-Bed)	0 nr					Marian.	-
5	Services	£	140,400		6 £			5,400	3.1%	14	Flats (2-Bed)	0 nr	-	7.7		- 1		20.00
5.1	Sanitary Installation	£	-		£		£	-	0.0%	15		0 nr		Service Control of the Control of th		1000	- No.	OW.
	MEPH	£	140,400		6 £	6		5,400	3.1%	16	Highest storeys (incl. GF)	3 nr						
5.10	Lifts	£	-		£	-	£	-	0.0%	17	Cores	0 nr						
5.14	BWIC with services		inc							18	External Wall	1,401 m2						
_										19	Bolt-On Balconies	26 nr						
6	Prefabricated Buildings and Units			- 1	n/a													
_							_											
7	Utilities connection + External Services		£91,000	£	4 £	4	£	3,500	2.0%									
	Desidential Fit Out		C4 400 000					FF 400	24 20/									
8	Residential Fit-Out		£1,432,832	£	62 £	62	£ 5	55,109	31.3%	Durata								
					62 £					Proje	ct Summary			Poof			Closing	
8	Residential Fit-Out Sub-Total 1	£	£1,432,832 3,361,102		62 £	62 145		55,109 29,273			Facilitating	Evoluded	22	Roof Cingle plu		45	Glazing	Evolud
9	Sub-Total 1	£		£ 14	15 £	145	£ 12		73.5%	1	Facilitating Contamination	Excluded	22	Single ply	√ Evoluded		UPVC Double glazed	Exclud
		£			62 £ 15 £	145				1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclud
9	Sub-Total 1 Basement	£		£ 14	15 £	145	£ 12	29,273	73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud
9	Sub-Total 1	£		£ 14	15 £	145	£ 12		73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclud
9 10 11	Sub-Total 1 Basement External works	£	3,361,102	£ 14	15 £	145	£ 12	29,273	73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclud Exclud
9	Sub-Total 1 Basement	£		£ 14	15 £	145	£ 12	29,273	73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclud
9 10 11	Sub-Total 1 Basement External works	£	3,361,102 3,361,102	£ 14	£ £	145	£ 12	29,273	73.5% 0.0% - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclud
9 10 11	Sub-Total 1 Basement External works	£	3,361,102	£ 14	15 £	145	£ 12	29,273	73.5% 0.0%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclud
9 10 11	Sub-Total 1 Basement External works Sub-Total 2	£	3,361,102 3,361,102	£ 14	£ £	145	£ 12	29,273 - - £	73.5% 0.0% - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclud
9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	3,361,102 3,361,102	£ 14	£ £	145	£ 12	29,273 - - £	73.5% 0.0% - 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclud
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs		3,361,102 3,361,102 3,361,102	£ 14 £ - £ - £ 14	£ £ £	145 - - 145 145	£ 12 £	29,273 - £ 29,273	73.5% 0.0% - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclud
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	3,361,102 3,361,102 3,361,102 554,582	£ 14 £ - £ - £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145	£ 12 £ £	29,273 - - £ 29,273	73.5% 0.0% - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	3,361,102 3,361,102 3,361,102 554,582 156,627	£ 14 £ - £ - £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145	£ 12 £ £	29,273 - £ 29,273 - 21,330 6,024	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded / Excluded / Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclud
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	££	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062	£ 14 £ - £ 14 £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7	£ 12 £ £ £ £ 12	29,273 - £ 29,273 21,330 6,024 10,964	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded / Excluded / Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclud
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	££	3,361,102 3,361,102 3,361,102 554,582 156,627	£ 14 £ - £ 14 £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145	£ 12 £ £ £ £ 12	29,273 - £ 29,273 - 21,330 6,024	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclui Exclui
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	££	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062	£ 14 £ - £ 14 £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7	£ 12 £ £ £ £ 12	29,273 - £ 29,273 21,330 6,024 10,964	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Bilue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	££	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062	£ 14 £ - £ 14 £ 14 £ 14	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - 145 145 24 7 12 9	£ 12 £ £ £ £ 12	29,273 - £ 29,273 21,330 6,024 10,964 8,380	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Y Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869 1,214,140 4,575,241	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclui Exclui Exclui Exclui
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869 1,214,140 4,575,241	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Bilue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclud
9 10 11 12 13 14 15 16 17 18 19	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869 1,214,140 4,575,241 Included Excluded	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Y Excluded Y Varies Excluded Excluded Excluded Y	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclud
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869 1,214,140 4,575,241	£ 14 £ - £ 14 £ 14 £ 15 £ 16 £ 16 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling: OFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclud Exclud Exclud Exclud Exclud
9 10 11 12 13 14 15 16 17 18 19	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	3,361,102 3,361,102 3,361,102 554,582 156,627 285,062 217,869 1,214,140 4,575,241 Included Excluded	£ 14 £ - £ 14 £ 14 £ 14 £ 14 £ 14 £ 15 £ 17 £ 17 £ 17 £ 17 £ 17 £ 17 £ 17 £ 17	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 - - 145 145 24 7 12 9	£ 12 £ £ £ 12 £ 2 £ £ 1	29,273 - £ 29,273 21,330 6,024 10,964 8,380 46,698	73.5% 0.0% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Y Excluded Y Varies Excluded Excluded Excluded Y	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclud



Plot B - Residential: 72 Flats

OPE	EP O	FCOST		Total	C t	CIA #2	C / NILA	ft?	£ / wait	0/	- 66	ionciae		lmee					
ORL	EKO	6031		Total	2./	GIA ft2	£/NIA	11/4	£ / unit	%	1 3 iii	iencies Site usage	53%	Imag	U				
	0	Facilitating Works	£		£	_	f	- 1		0.0%	2		N/A	-suff	A R				
	U	I acilitating Works	_		_		L		-	0.078	3		100%	W					W /
	1	Substructure	£	2,418,125	f	35	f	35 £	33,585	10.7%	4	NIA : GIA (exc. Non-resi)	71%	W.				400	
	•		_	2,110,120	-		_			1011 70	5		682 ft2					///	-
	2	Superstructure	£	7,649,800	£	110	£	110 £	E 106,247	33.8%	6		0.69	400	naw.			The state of the s	
		Frame	£	807,375		12		12 £			7		30%	100					A Comment
		Upper floors	£	912,800		13		13 £			•	Typical glazing ratio	30,0		/F 7/	D	- 1	100 A	100
		Roof	£	928,550		13		13 £			Key	Data				sale argalicians		1	
		Stairs and Ramps	£	100,000		1		1 £			1	Site area	25,834 ft2			//		PERSON	/ 4
		External Walls	£	3,219,306		46		46 £			2		N/A	S 100	03/	M. 1/=			
	6	Windows and External Doors	£	583,739		8		8 £			3	GF footprint	13,649 ft2	F-44	The section of				
	7	Internal Walls and Partitions	£	968,850		14		14 £			4	Overall GIA	69,535 ft2	1	/	4	editor te		
	8	Internal Doors	£	129,180		2		2 f			5	Net internal area	69,535 ft2		CI CI		· . E	No.	
	0	internal Boors		123,100	~	_	~	2 1	1,754	0.070	6	Residential NIA	49,138 ft2	11		1 1 1	* E	Н	
	3	Internal Finishes	£	293,570	•	4	£	4 £	£ 4.077	1.3%	7	Non-residential NIA	9,828 ft2	2	The state of the s	A Comment		96	
		Wall Finishes	£	28,410		0		0 £			8	Basement	N/A		C2 🖎				1
		Floor Finishes	£	151,520		2		2 f			9	Units total	72 nr			F			A
		Ceiling Finishes	£	113,640		2		2 f			10		0 nr			Marine and	на	air.	
		Coming i midilico	_	110,040	_	2	~		1,570	0.570	11		0 nr			100	9		
	4	Fittings, Furnishings and Equipment	£	35,000	£	1	£	1 £	E 486	0.2%	12		0 nr						1
	-	i ittings, i uriiisiiiigs anu Equipment	L	35,000	L				486	0.2%	13		22 nr				7		
	5	Services	£	2,307,173		33	r	33 £	£ 32,044	10.2%	14		38 nr		A to	No.	1		1
		Sanitary Installation	£	3,000		0		0 f			15		12 nr	96kac	1/4				Part
		MEPH	£	2,034,173		29		29 f			16		5 nr			- 60			
		Lifts	£	270,000		4		4 f			17		1 nr						
		BWIC with services	L	270,000 inc		4	L	4 1	5,750	1.270	18		4,483 m2						
3	. 14	BWIC WILLI SELVICES		IIIC	•							Bolt-On Balconies	4,463 III2 36 nr						
	6	Prefabricated Buildings and Units				n/a					18	Boil-Off Balcoffies	30 111						
	7	Utilities connection + External Services	£	252,000	f	4	£	4 £	£ 3,500	1.1%									
j	8	Residential Fit-Out	£	3,655,453	£	53	£	53 £	£ 50,770	16.2%									
											Proj	ect Summary							
	9	Sub-Total 1	£	16,611,121	£	239	£	239	£ 230,710	73.5%		Facilitating			Roof			Glazing	
											1	Contamination	Excluded	22		✓			Excluded
	10	Basement			£	-	£	- £	ε -	0.0%	2		✓	23		Excluded		Triple glazed	Excluded
											3	Specialist groundworks	Excluded	24		Excluded		Composite	✓
	11	External works			£	-	£	- £	ε -	0.0%					Green	Excluded	48	Aluminium	Excluded
												Foundations			Blue	Excluded			
	12	Sub-Total 2	£	16,611,121	£	238.89	£ 23	8.89 £	£ 230,710	73.5%	4	Strip and pad	Excluded	27	Landscaped	Excluded		Bathrooms	
											5	Piling; CFA	✓				49		✓
	13	Net Construction	£	16,611,121	£	239	£	239	230,710	73.5%	6	Raft	Excluded		Stairs		50	 sanitaryware budget 	
	· _	Hot Goneti dotton	~	10,011,121	~	200	~	-00	200,110	1 0.0 / 0	7	Ground slab	✓	28		Excluded	51		Excluded
											8	Basement	Excluded	29		Excluded	52		
		Main Contractor On-Costs												30		✓	53		✓
		Preliminaries 16.5%		2,740,835		39		39 £				Frame			Precast concrete	✓	54	- sanitaryware budget	
		Design and Build Fees 4.0%	£	774,078		11		11 £			9	Steel frame	Excluded	32	Metal	Excluded			
	-	OH&P 7.0%	£	1,408,822		20		20 £			10		Excluded					MEPH	
	17	Contingency 5.0%	£	1,076,743	£	15	£	15 £	14,955	4.8%	11		✓		External Walls				✓
											12		Excluded	33		✓	56	Underfloor heating	Excluded
											13	Traditional	Excluded	34		Excluded	57	MVHR	✓
	18	On-Costs Sub-Total	£	6,000,478	£	86	£	86	E 83,340	26.5%				35		Excluded	58	Cooling (to hotel)	Excluded
												Upper Floors		36	Brickwork; hand laid	✓			
	19	Gross Construction to 1Q 2023	£	22,611,599	£	325	£	325 £	£ 314,050	100.0%	14	Concrete floors	✓	37	Alum PPC	Excluded		Landscaping	
											15	- thickness	varies	38	Brick slips	Excluded	50	Hard landscaping	1
											16				Banding to façade	Excluded	60	Soft landscaping	
		I									16		Excluded						· ·
	04	Inflation		Included									Excluded ✓		Corbel to façade	Excluded		Attenuation	Excluded
		To 1Q 2023		Excluded Excluded							18		✓		Faceted window	Excluded	62	Play equipment	Excluded
		To start-on-site									19		Excluded	42		Excluded ✓		Utilities	
-	23	To mid-point		Excluded								every second floor every third floor			Framing to sliding doors	Excluded	62		Excluded
	24	Gross Construction Forecast Outturn		22,611,599		325	_	325 £	£ 314,050	100.0%	21	- every trill a 11001	Excluded	44	Header course	Excluded		Diversions Incoming supplies	Excluded

£ 3,500.25



Plot C1 - Hotel and Retail

	OF COST		Total	£ / GIA ft2	£/NIA	t2	£ / unit	%		encies		Image				
									1	Site usage	N/A			- 0	1 400 1	4 // 01
0	Facilitating Works	£	-	£ -	£	- £	-	0.0%	2	GEA : GIA	N/A		(P			
									3	NIA : GIA	61%				MAR.	~ /
1	Substructure	£	300,375	£ 8	£	14 £	4,291	3.4%	4	NIA : GIA (exc. Non-resi)	85%				- College	7
					•			00.00/	5	Average hotel room NIA	209 ft2					
2	Superstructure	£	2,521,098			117 £	36,016	28.2%	6	External wall : GIA ratio	0.51 45%		1			
2.1	Frame Upper floors	£	300,375 320,400		£	14 £ 15 £	4,291 4,577	3.4% 3.6%	7	Typical glazing ratio	45%	AND I	No.	A	25 - H.M.	
2.2	Roof	£	392,490			18 £	5,607		Key I	lata		THE REPORT OF THE PARTY OF THE	D scale reporters		THE STATE OF	1500
2.4	Stairs and Ramps	£	90,000		£	4 £	1,286	1.0%	1	Site area	9,580 ft2	I win-			The state of the s	17
2.5	External Walls	£	935,931			43 £	13,370	10.5%	2	Gross external area	N/A		/-			
2.6	Windows and External Doors	£	209.562		£	10 £	2.994	2.3%	3	GF footprint	9.580 ft2	A STATE OF THE STA				
2.7	Internal Walls and Partitions	£	240,300		£	11 £	3,433	2.7%	4	Overall GIA (Incl Basement)	35,446 ft2			editor-to		
2.8	Internal Doors	£	32,040		£	1 £	458	0.4%	5	Residential GIA	17,244 ft2	The second		*** E	***	
									6	Net internal area	21,560 ft2	A Comment of the Comm	politica,	7.8	Н	
3	Internal Finishes	£	31,200	£ 1	£	1 £	446	0.3%	7	Residential NIA	14,661 ft2	10.00		-	Jr	
3.1	Wall Finishes	£	2,400		£	0 £	34	0.0%	8	Non-residential NIA	6,900 ft2	C2		7		1
3.2	Floor Finishes	£	12,800		£	1 £	183	0.1%	9	Basement	9,580 ft2		E E			
3.3	Ceiling Finishes	£	16,000	£ 0	£	1 £	229	0.2%	10	Hotel rooms	70 nr		E/ Maneson /	100		
									11	Highest storeys (incl. GF)	3 nr			1		100
4	Fittings, Furnishings and Equipment	£	150,000	£ 4	£	7 £	2,143	1.7%	12	Cores	2 nr			-		
_			4 400 5				4	40.001	13	External Wall	1,682 m2			100	Annual Control	1
5	Services	£	1,100,858			51 £	15,727	12.3%	14	Balconies	0.0%	4 M M		- 1		
5.1	Sanitary Installation MEPH	£	10,000 1,000,858		£	0 £ 46 £	143 14,298	0.1% 11.2%	15 16	Bolt-On Balconies	0 nr	THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAM		-		VIII and the same
2-5.13 5.10	Lifts	£	90,000		£	40 £	1,286	1.0%	17							
5.14	BWIC with services	L	90,000 inc	L 3	L	4 L	1,200	1.076	18							
). I T	BVVIO WILL SCI VICES		1110						19							
6	Prefabricated Buildings and Units			n/a					20							
									21							
7	Utilities connection + External Services	£	245,000	£ 7	£	11 £	3,500	2.7%								
8	Hotel Room Fit-Out	£	2,215,782	£ 63	£	151 £	31,654	24.8%								
		£							Proje	ct Summary						
	Hotel Room Fit-Out Sub-Total 1	£	2,215,782 6,564,312			151 £	31,654 93,776	24.8% 73.5%		Facilitating		Roof			Glazing	
9	Sub-Total 1	£	6,564,312	£ 185					1	Facilitating Contamination	Excluded	22 Single ply	Y		UPVC Double glazed	
9		£		£ 185					1 2	Facilitating Contamination Major demolition	Excluded	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclud
9	Sub-Total 1 Basement	£	6,564,312	£ 185	£	304 £	93,776	73.5%	1	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud
9	Sub-Total 1	£	6,564,312	£ 185			93,776		1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclude
9 10 11	Sub-Total 1 Basement External works	£	6,564,312 incl	£ 185	£	304 £	93,776	73.5% £ -	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
9 10 11	Sub-Total 1 Basement	£	6,564,312	£ 185	£	304 £	93,776	73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude Exclude
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	6,564,312 incl 6,564,312	£ 185	£ 304	304 £	93,776	73.5% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
9	Sub-Total 1 Basement External works	£	6,564,312 incl	£ 185	£ 304	304 £	93,776	73.5% £ -	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	6,564,312 incl 6,564,312	£ 185	£ 304	304 £	93,776	73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded Excluded	Single ply Pitched Town Frown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	6,564,312 incl 6,564,312	£ 185	£ 304	304 £	93,776	73.5% £ - 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded ✓ Excluded	Single ply Pitched Town Frown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclud
9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	6,564,312 incl 6,564,312	£ 185 £ 185 £ 185	£ 304	304 £	93,776	73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclud
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	6,564,312 6,564,312 6,564,312	£ 185 £ - £ 185 £ 185	£ 304	- £	93,776 - 93,776 93,776	73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Fxcluded Excluded	Single ply Pitched Town Index of the pitched Index of the pitched Stairs Stairs Stone Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclud
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	6,564,312 6,564,312 6,564,312	£ 185 £ - £ 185 £ 185 £ 31 £ 9	£ 304 £ 5	- £ .46 £ 50 £	93,776 93,776 93,776	73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Fxcluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclud
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	6,564,312 incl 6,564,312 6,564,312 1,083,112 305,897	£ 185 £ 185 £ 185 £ 31 £ 9 £ 16	£ 304 £ 5	.46 £ .50 £ .14 £	93,776 93,776 93,776 15,473 4,370	73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclud Exclud
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732	£ 185 £ 185 £ 185 £ 31 £ 9 £ 16	£ :	.46 £ 50 £ 14 £ 26 £	93,776 93,776 93,776 15,473 4,370 7,953	73.5% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensultes - sanitaryware budget Underfloor heating	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503	£ 185 £ 185 £ 185 £ 31 £ 9 £ 16	£ : 304 £ : £ : £ £ £ £ £	50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732	£ 185 £ 185 £ 185 £ 31 £ 9 £ 16	£ : 304 £ : £ : £ £ £ £ £	50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953	73.5% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Stairs 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers S SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503	£ 185 £ 185 £ 185 £ 31 £ 9 £ 16	£ : 304 £ : £ : £ £ £ £ £	50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Stairs 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers S SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 8 9 10 11 12 13 13 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclud Exclud Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brick work; hand laid 37 Alum PPC 38 Banding to façade	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclud
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244 8,935,556	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Y Excluded Y Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Aktenuation Aktenuation	Exclude Exclud
9 10 11 12 18 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244 8,935,556	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Stinip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded y Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclud Exclud
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	6,564,312 6,564,312 6,564,312 1,083,112 305,887 556,732 425,503 2,371,244 8,935,556	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded y Excluded y Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclud Exclud Exclud
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,564,312 6,564,312 6,564,312 1,083,112 305,897 556,732 425,503 2,371,244 8,935,556	£ 185 £ - £ 185 £ 185 £ 185 £ 185 £ 181 £ 9 £ 16 £ 12	£ 304 £ 5	304 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Stinip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded y Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Aktenuation Aktenuation	Exclud



Plot C2 - Offices and Retail

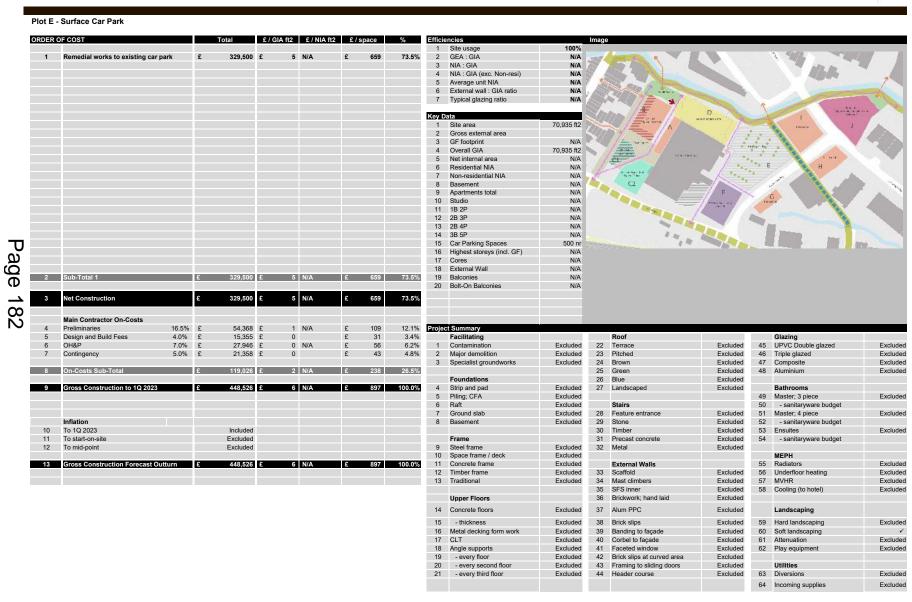
UKDEK	OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Effici	encies		Image				
							1	Site usage	N/A		AL AL			//
0	Facilitating Works	£ -	£ -	£ -	N/A	0.0%	2	GEA : GIA	N/A	THE RESERVE AND ADDRESS OF THE PARTY OF THE				
							3	NIA : GIA	84%				A PARTY OF	S/ //
1	Substructure	£ 4,039,875	£ 5	4 £ 64	N/A	22.3%	4	NIA : GIA (exc. Non-resi)	#DIV/0!				ALCOHOL:	-
		,,,,,,					5	Office NIA	40,688 ft2					
2	Superstructure	£ 4,961,355	£ 6	6 £ 78	N/A	27.4%		External wall : GIA ratio	0.58				Carried States	
2.1	Frame	£ 637,875			N/A	3.5%		Typical glazing ratio	45%					ALC: U
2.2	Upper floors	£ 680,400		9 £ 11	N/A	3.8%		71 3 3		A THE TANK	D	7	The He Spring shift do Spring	100
2.3	Roof	£ 833,490			N/A	4.6%	Key D	Data		THE RESIDENCE OF THE PARTY OF T	California -		Nicosana 1	
2.4	Stairs and Ramps	£ 75,000			N/A	0.4%	1	Site area	20,344 ft2	/ = "" / A / A	(A)			/ 4
2.5	External Walls	£ 2,030,376			N/A	11.2%	2	Gross external area	N/A		Ha /			N. Committee
2.6	Windows and External Doors	£ 704,214			N/A	3.9%	3	GF footprint	20,344 ft2		- /			
2.7	Internal Walls and Partitions	£ -		£ -		0.0%	4	Overall GIA (Incl Basement)	75,273 ft2			Market Sta		
2.8	Internal Doors	£ -		£ -		0.0%	5	Residential GIA	0 ft2	hast een		*** E	200.4	
2.0	miorial Boord	~	~	~	1071	0.070	6	Net internal area	63.325 ft2	and the second		e E	н	
3	Internal Finishes	£ -	£ -	£ -	N/A	0.0%	7	Residential NIA	0 ft2	5 5 5 4 4 4 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1	A A	
3.1	Wall Finishes	£ -	£ -	f -	N/A	0.0%	8	Non-residential NIA	43,939 ft2	C2 \			A CONTRACTOR OF THE PARTY OF TH	1
3.2	Floor Finishes	£ -	£ -	£ -	N/A	0.0%	9	Basement	20,344 ft2		F F	9		*4
3.3	Ceiling Finishes			£ -	N/A	0.0%	10		0 nr		#/	100		
0.0	Coming : Allorico	-	~			0.070	11		3 nr		Total Control	(1)		
4	Fittings, Furnishings and Equipment	£ 75,000	£	1 £ 1	N/A	0.4%		Cores	2 nr	45-1	1/1/	All I		
4	Fittings, Furnishings and Equipment	15,000	ž.	1 £	N/A	0.4%	13	External Wall	4,082 m2			9		
_	Comiceo	6 4 440 000			N/A	7.00/	14		4,082 m2 0.0%			100	- Children	
5	Services	£ 1,413,698			N/A	7.8%				" N. D.		- 6		
5.1	Sanitary Installation	£ 10,000				0.1%	15	Bolt-On Balconies	0 nr	NOTE TO SECURE A SECUR A SECURE A SECURE A SECURE A SECURE A SECURE A SECURE A SECUR		- 10	A STATE OF THE PARTY OF THE PAR	Marian
	MEPH	£ 1,322,698			N/A	7.3%	16							
5.10	Lifts	£ 81,000		1 £ 1	N/A	0.4%	17							
5.14	BWIC with services	inc					18							
							19							
6	Prefabricated Buildings and Units		n	/a			20							
							21							
7	Utilities connection + External Services	£ -	£ -	£ -	N/A	0.0%	21							
							21							
7	Utilities connection + External Services CAT A Office Fit-Out	£ -			N/A N/A	0.0% 15.6%								
8	CAT A Office Fit-Out	£ 2,835,000	£ 3	B £ 65	N/A	15.6%		ct Summary						
			£ 3	B £ 65				Facilitating		Roof			Glazing	
8	CAT A Office Fit-Out Sub-Total 1	£ 2,835,000	£ 3	B £ 65	N/A	15.6%	Proje	Facilitating Contamination	Excluded	22 Single ply	✓		UPVC Double glazed	
8	CAT A Office Fit-Out	£ 2,835,000	£ 3	B £ 65	N/A	15.6%	Proje	Facilitating Contamination Major demolition	Excluded	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
9	CAT A Office Fit-Out Sub-Total 1 Basement	£ 2,835,000	£ 3	8 £ 65	N/A	15.6% 73.5%	Proje	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
8	CAT A Office Fit-Out Sub-Total 1	£ 2,835,000	£ 3	8 £ 65	N/A	15.6%	Proje	Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded ✓
9	CAT A Office Fit-Out Sub-Total 1 Basement	£ 2,835,000	£ 3	8 £ 65	N/A	15.6% 73.5% £ -	Proje	Facilitating Contamination Major demolition	Excluded	22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
9	CAT A Office Fit-Out Sub-Total 1 Basement External works	£ 2,835,000	£ 3	8 £ 65	N/A N/A	15.6% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
8 9 10	CAT A Office Fit-Out Sub-Total 1 Basement External works	£ 2,835,000	£ 3	8 £ 65 7 £ 210	N/A N/A	15.6% 73.5% £ -	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Excluded ✓
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 2,835,000 £ 13,324,928 inc	£ 3 £ 17 £ -	£ - 7 £ 210.42	N/A N/A N/A	15.6% 73.5% £ - 73.5%	Proje 1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
8 9 10	CAT A Office Fit-Out Sub-Total 1 Basement External works	£ 2,835,000	£ 3 £ 17 £ -	£ - 7 £ 210.42	N/A N/A	15.6% 73.5% £ -	Proje 1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 2,835,000 £ 13,324,928 inc	£ 3 £ 17 £ -	£ - 7 £ 210.42	N/A N/A N/A	15.6% 73.5% £ - 73.5%	Proje 1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 2,835,000 £ 13,324,928 inc	£ 3 £ 17 £ -	£ - 7 £ 210.42	N/A N/A N/A	15.6% 73.5% £ - 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green Blue Landscaped 27 Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928	£ 3 £ 17 £ 17 £ 17	£ -7 £ 210.42	N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
8 9 10 11 12	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928	£ 3 £ 17 £ 17 £ 17 £ 17	£ - 210.42 7 £ 210.42 7 £ 210.42	N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Fxcluded Excluded	Single ply Single ply Pitched Brown Green Blue Landscaped Stairs Store Store Store Store Store Store	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluder Excluder
8 9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942	£ 3 £ 17 £ 17 £ 17 £ 17	8 £ 65 7 £ 210 £ - 7 £ 210.42 7 £ 210.43 8 £ 38 8 £ 11	N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	Proje 1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Y Excluded Y Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluder Excluder
8 9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17	£ - 210.42 £ - 210.42 7 £ 210.42 7 £ 210.42 6 5 £ 33 8 £ 10 6 5 £ 18	N/A	15.6% 73.5% £ - 73.5% 73.5% 3.4% 6.2%	Proje 1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Fxcluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded
8 9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17	£ - 210.42 £ - 210.42 7 £ 210.42 7 £ 210.42 6 5 £ 33 8 £ 10 6 5 £ 18	N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	Proje 1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded V Excluded V Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluder
10 11 12 13 14 15 16	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17	£ - 210.42 £ - 210.42 7 £ 210.42 7 £ 210.42 6 5 £ 33 8 £ 10 6 5 £ 18	N/A	15.6% 73.5% £ - 73.5% 73.5% 3.4% 6.2%	Project 1 2 3 3 4 5 6 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Imber frame	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COntingency 5.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 1	£ - 7 £ 210.42 7 £ 210.42 7 £ 210.42 9 £ 38 8 £ 10 5 £ 11	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 4.8%	Proje 1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Imber frame	Excluded Excluded Excluded Excluded V Excluded V Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114	£ 3 17 1	£ - 7 £ 210.42 7 £ 210.42 7 £ 210.42 9 £ 38 8 £ 10 5 £ 11	N/A	15.6% 73.5% £ - 73.5% 73.5% 3.4% 6.2%	Project 1 2 3 3 4 5 6 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 4 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluder Excluder Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 18 1 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 73.5% 4.8%	Proje 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 31 Timber 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluder Excluder Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COntingency 5.0%	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 18 1 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 4.8%	Proje 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 4 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 18 1 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 73.5% 4.8%	Proje 1 2 3 4 5 6 7 8 9 10 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 18 1 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 73.5% 4.8%	Project 1 1 2 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Y Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730	£ 3 17 18 1 17 18 17 18 17 18 17 18 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Project 1 2 2 3 4 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green Blue 27 27 Landscaped Stairs 28 Feature entrance Stone 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude
10 11 12 13 14 15 16 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730 £ 4,813,398 £ 18,138,326	£ 3	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1 1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18 19	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730 £ 4,813,398 £ 18,138,326	£ 3 £ 17 £ 17 £ 17 £ 17 £ 22 £ 1 £ 1	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	9 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 17	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730 £ 4,813,398 £ 18,138,326 includec Excludec	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17 £ 2 £ 1 1 £ 1 1	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Y Excluded Y Varies Excluded Excluded Y Varies Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18 19	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730 £ 4,813,398 £ 18,138,326	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17 £ 2 £ 1 1 £ 1 1	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	9 9 10 11 12 13 14 15 16 17 18 19 20 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 13 14 15 16 17 18 19	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 2,835,000 £ 13,324,928 inc £ 13,324,928 £ 13,324,928 £ 2,198,613 £ 620,942 £ 1,130,114 £ 863,730 £ 4,813,398 £ 18,138,326 includec Excludec	£ 3 £ 17 £ 17 £ 17 £ 17 £ 17 £ 2 £ 1 1 £ 1 1	\$\begin{array}{cccccccccccccccccccccccccccccccccccc	N/A N/A N/A N/A N/A N/A N/A N/A	15.6% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Y Excluded Y Varies Excluded Excluded Y Varies Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot D - Angel Leisure Centre Rebuild

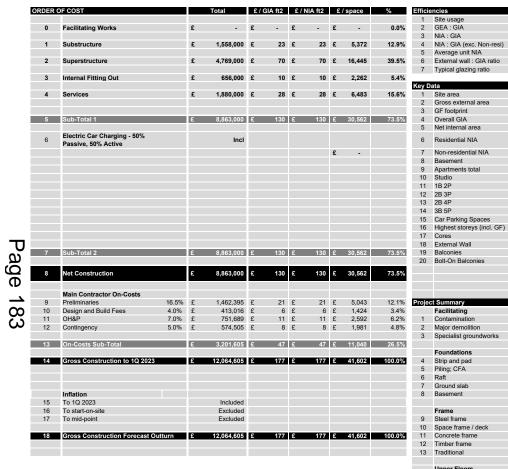
	OF COST		Total	£ / GIA ft2	£/	NIA ft2	£ / unit	%		iencies		Image					
									1		76%					. 4949	
0	Facilitating Works	£	1,530,000	£ 4	4 £	44	N/A	11.0%	2		N/A	100/4		7			
									3		100%	W /				All Like	* //
1	Substructure	£	973,200	£ 2	8 £	28	N/A	7.0%	5		0%	100					*
2	Superstructure	£	4,814,472	. 40	8 £	400	N/A	34.5%	6	Average unit NIA External wall : GIA ratio	#DIV/0! #VALUE!	Affilia				The second second	(F. 1)
2.1	Frame	£	811,000		8 £		N/A N/A	34.5% 5.8%	7		#VALUE!	ARRES		1			-
2.1	Upper floors	£	62,580		3 £ 2 £		N/A N/A	0.4%	- /	Typical glazing ratio	30%				作		
2.2	Roof	£	1,364,620		2 £ 9 £		N/A N/A	9.8%	Key	Data		S. Ann	/ <u>F</u> //	D	1	The state of the s	
2.3	Stairs and Ramps	£	20,000		9 £ 1 £		N/A	0.1%	Key 1	Site area	37,513 ft2	-		k seal(194		HAVE	100
2.5	External Walls	£	1,330,040		8 £		N/A	9.5%	2		37,513112 N/A	A Patricia		a idea	The state of	HAMI	
2.6	Windows and External Doors	£	486,600		0 £		N/A	3.5%	3	GF footprint	28,428 ft2	P ZELA					
2.7	Internal Walls and Partitions	£	616,360		8 £		N/A	4.4%	4	Overall GIA	34,918 ft2		1/4/		Milyri Ne		
2.7	Internal Doors	£	123,272		0 £		N/A	0.9%	5	Net internal area	34,918 ft2	100			-	-	
2.0	internal boors	L	123,212	L	4 L	4	IN/A	0.9%	6	Residential NIA	0 ft2	11		1	*, E	Н	
3	Internal Finishes	£	759.096		2 £	22	N/A	5.4%	7	Non-residential NIA	34,918 ft2	Jan .	de rather a silicon the mother				
3.1	Wall Finishes	£	240,056		2 £		N/A	1.7%	8	Basement NIA	34,916112 N/A		C2 🛴 🗠			20.	1
3.1	Floor Finishes	£	285,472		8 £		N/A	2.0%	9	Apartments total	0 nr			F/ F			
3.3	Ceiling Finishes	£	233,568		7 £		N/A	1.7%	10		N/A			A second	Y		
0.0	Ocining i misries	_	255,500	_		- '	11//	1.770		1B 2P	N/A			A STATE OF THE PARTY OF THE PAR	1		
4	Fittings, Furnishings and Equipment	£	210,860	c	6 £		N/A	1.5%		2B 3P	N/A			1/6			
4	ritungs, runnsnings and Equipment	L	210,860	£	U L	6	N/A	1.5%	13		N/A N/A				W.	III	1
5	Services	£	1,965,620		6 £		N/A	14.1%	14		N/A N/A		1 2		-	Ministra III	1
5 .1	Sanitary Installation	£	3,000		0 £		N/A N/A	0.0%	15		2 nr	9000	- 10		- 7		
5.2-5.13		£	1,962,620		0 £		N/A	14.1%	16		2 nr			- 80			
5.10	Lifts	£	1,902,020		£		N/A	0.0%	17		N/A						
5.10	BWIC with services	L	inc	L -	L	-	IN/A	0.076	18		N/A						
5.14	BWIC WILLI SELVICES		IIIC						19		N/A						
6	Prefabricated Buildings and Units			n	/a				13	Doit-Off Dalcottles	IN/A						
7	Utilities connection + External Services	£	-	e -	£	-	N/A	0.0%									
		_															
8	Sub-Total 1	£	10,253,248	£ 29	4 £	294	N/A	73.5%	Proi	ect Summary							
9	Basement			£ -	£	-	N/A	0.0%		Facilitating			Roof			Glazing	
9	Dasement			-	L		N/A	0.078									
10									1	Contamination	Evoluded	22		Evoluded	45	LIPVC Double diszed	Evolude
				£ _	£	_	N/A	0.0%	1		Excluded	22	Single ply	Excluded		UPVC Double glazed	
10	External works			£ -	£	-	N/A	0.0%	2	Major demolition	✓	23	Pitched	Excluded	46	Triple glazed	Exclude
		£	10 253 248							Major demolition		23 24	Pitched Brown	Excluded Excluded	46 47	Triple glazed Composite	Exclude Exclude
11	Sub-Total 2	£	10,253,248	£ -		- 293.63		0.0% 73.5%	2	Major demolition Specialist groundworks	✓	23 24 25	Pitched Brown Green	Excluded Excluded Excluded	46 47	Triple glazed	Exclude Exclude
11	Sub-Total 2	£		£ 29	4 £	293.63	N/A	73.5%	3	Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	Triple glazed Composite Aluminium	Exclude Exclude
		£	10,253,248	£ 29		293.63			3	Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25	Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	Triple glazed Composite Aluminium Bathrooms	Exclude Exclude Exclude
11	Sub-Total 2	£		£ 29	4 £	293.63	N/A	73.5%	2 3 4 5	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude Exclude
11	Sub-Total 2 Net Construction	£		£ 29	4 £	293.63	N/A	73.5%	2 3 4 5 6	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude Exclude Exclude
11	Sub-Total 2 Net Construction Main Contractor On-Costs	~	10,253,248	£ 29	4 £	293.63 294	N/A N/A	73.5%	2 3 4 5 6 7	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude Exclude
11 12	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	10,253,248 1,691,786	£ 29	4 £ 4 £ 8 £	293.63 294 48	N/A N/A	73.5% 73.5%	2 3 4 5 6	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude Exclude
11 12 13 14	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	10,253,248 1,691,786 477,801	£ 29 £ 4 £ 1	4 £ 4 £ 8 £ 4 £	293.63 294 48 14	N/A N/A N/A	73.5% 73.5% 12.1% 3.4%	2 3 4 5 6 7	Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
11 12 13 14 15	Net Construction	£££	10,253,248 1,691,786 477,801 869,598	£ 29 £ 29 £ 4 £ 1 £ 2	4 £ 8 £ 4 £ 5 £	293.63 294 48 14 25	N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude Exclude
11 12 13 14	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	10,253,248 1,691,786 477,801	£ 29 £ 29 £ 4 £ 1 £ 2	4 £ 4 £ 8 £ 4 £	293.63 294 48 14 25	N/A N/A N/A	73.5% 73.5% 12.1% 3.4%	2 3 4 5 6 7 8	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude Exclude
11 12 13 14 15	Net Construction	£££	10,253,248 1,691,786 477,801 869,598	£ 29 £ 29 £ 4 £ 1 £ 2	4 £ 8 £ 4 £ 5 £	293.63 294 48 14 25	N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget - sanitaryware budget sanitaryware budget - sanitaryware budget MEPH	Exclude Exclude Exclude
11 12 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,691,786 477,801 869,598 664,622	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude Exclude
11 12 13 14 15	Net Construction	£££	10,253,248 1,691,786 477,801 869,598	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8 9 10 11 12	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude
11 12 13 14 15 16	Net Construction	£££	1,691,786 477,801 869,598 664,622	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclude Exclude Exclude
11 12 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,691,786 477,801 869,598 664,622	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude Exclude
11 12 13 14 15 16	Net Construction	£££	1,691,786 477,801 869,598 664,622	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitanyware budget Master; 4 piece - sanitanyware budget Ensuites - sanitanyware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude Exclude Exclude Exclude
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£££	1,691,786 477,801 869,598 664,622	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 4 5 6 6 7 8 8 9 100 111 122 133 144 155 6 6 7 7 8 8 9 100 111 122 133 144 155 145 145 145 145 145 145 145 145	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18	Sub-Total 2	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 4 5 6 6 7 8 8 9 100 111 122 133 144 155 166 166 17 166 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 3 4 4 5 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17 17 18 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickworfs; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18	Sub-Total 2	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ 29 £ 29 £ 4 £ 1 £ 2 £ 1	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude
11 12 13 14 15 16 17 18	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	10,253,248 1,691,786 477,801 866,598 664,622 3,703,807 13,957,055 Included Excluded Excluded	£ 29 £ 29 £ 40 £ 10 £ 10 £ 40	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19 106 400	N/A N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathroms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Find the sanitaryware budget Find the sanitaryware budget Find the sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ 29 £ 29 £ 40 £ 10 £ 10 £ 40	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19 106 400	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 100 111 122 13 14 15 16 17 18 18 19 20 20 20 20 20 20 20 20 20 20 20 20 20	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Timber frame Timber frame Timber frame Tiradtional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	10,253,248 1,691,786 477,801 866,598 664,622 3,703,807 13,957,055 Included Excluded Excluded	£ 29 £ 29 £ 40 £ 10 £ 10 £ 40	4 £ 8 £ 4 £ 5 £ 9 £	293.63 294 48 14 25 19 106 400	N/A N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	2 3 4 5 6 7 8 9 100 111 122 13 14 15 16 17 18 18 19 20 20 20 20 20 20 20 20 20 20 20 20 20	Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathroms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Find the sanitaryware budget Find the sanitaryware budget Find the sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude







Plot F -	Multi-Storey Car Park
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% 1 % 2 3 % 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	E E
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% 1 3 3 % 4 5 6 6 7 8 8 9 9 1 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Masteri 4 piece	E E E
% 1 3 3 3 5 6 6 5 8 8 9 9 1 1 7 % 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Siteel frame Siteel frame Spece frame / deck	Excluded Excluded V Excluded V Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	E
% 1% 2% 3 3 3 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: GFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	E E E
% 14 4 5 6 6 8 8 9 9 11 6 1 1 6 6 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: GFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Timber frame	Excluded Excluded V Excluded V Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	E E E E E E
% 1 3 3 3 4 5 5 6 6 7 7 8 8 11 11 11 11 11 11 11 11 11 11 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Timber frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	E E E E E E
% 1% 2% 37% 4% 55 66 77 88 11 11 11 11 11 11 11 11 11 11 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame 1 Concrete frame Timber frame Timber frame Traditional Upper Floors	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	E E E E E E
% 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame 1 Concrete frame Timber frame Traditional Upper Floors 4 Concrete floors	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	E E E E
66 16 22 37 37 37 38 38 38 38 38 38 38 38 38 38 38 38 38	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame 1 Concrete frame Timber frame Traditional Upper Floors 4 Concrete floors	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	E E E E E E
66 16 2 3 3 4 6 6 6 5 6 6 6 7 7 8 8 11 11 11 11 11 11 11 11 11 11 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame O Space frame / deck 1 Concrete frame 2 Timber frame 1 Traditional Upper Floors 4 Concrete floors 5 - thickness	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	E E E E E E
66 16 2 3 3 4 5 6 6 6 7 7 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Timber frame Timber frame Timber frame Toncrete froms Concrete floors Concrete floors Timber floors Concrete floors Thickness Metal decking form work	Excluded V Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	E E E E E E E E E E E E E E E E E E E
96	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame O space frame / deck 1 Concrete frame 2 Timber frame 3 Traditional Upper Floors 4 Concrete floors 5 - thickness Metal decking form work 7 CLT	Excluded Excluded Fixely Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Landscaping Soft landscaping	E E E E E E E E E E E E E E E E E E E
1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame O Space frame / deck Concrete frame Traditional Upper Floors Control floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded / Excluded Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	E E E E E E E E E E E E E E E E E E E
11: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1: 1:	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Traditional Upper Floors Upper Floors Metal decking form work CLT Angle supports Angle supports Angle supports Agency floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	E E E E E E E E E E E E E E E E E E E
\$ \cup \cup \cup \cup \cup \cup \cup \cup	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame O Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Y Excluded Y Excluded Y Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underloor beating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	E E E E E E E E E E E E E E E E E E E



Plot G - Residential: 9 Houses

	OF COST	Total	£ / GIA f	t2 £	/ NIA ft2	£ / unit	%	Effic	iencies		Image				
								1		30%		- 100		5 8040 Species	
0	Facilitating Works	£ -	£ .	£	-	£ -	0.0%			#DIV/0!	STATE OF THE STATE				
								3		67%				ARE IN	4- 1
1	Substructure	£ 111,000	£	9 £	14	£ 12,33	3 6.5%		NIA : GIA (exc. Non-resi)	67%				A STATE OF THE STA	4
								5	Average unit NIA	885 ft2				The state of the s	
2	Superstructure	£ 551,366		46 £	69					0.00		-			and a
2.1	Frame	£ -		£	-		0.0%	7	Typical glazing ratio	30%			-	And a second	
2.2	Upper floors	£ 74,000		6 £	9						M = 7/	D	1	Mary at the List	
2.3	Roof	£ 104,000		9 £	13							41,711		TO AND	
2.4	Stairs and Ramps	£ 50,400		4 £	6			1	Site area	15,005 ft2	ME* "7/A			nden J	
2.5	External Walls	£ 177,484		15 £	22					0 ft2					
2.6	Windows and External Doors	£ 62,183		5 £	8				GF footprint	4,478 ft2	- 1 mm	1			
2.7	Internal Walls and Partitions	£ 83,300		7 £	10				Overall GIA	11,948 ft2	V / - / / / / / / / / / / / / / / / / /				
2.8	Internal Doors	£ -	£ .	£	-	£ -	0.0%	5	Net internal area	7,965 ft2	CI			biom.	
								6	Residential NIA	7,965 ft2		1 / 1		Н	
3	Internal Finishes - Shell & Core	£ 14,800		1 £	2				Non-residential NIA	0 ft2	15 -9 Us did from 70	A			
3.1	Wall Finishes	£ 3,700		0 £	0			8	Basement	0 ft2	C2 / A	- //		A CONTRACTOR OF THE PARTY OF TH	1
3.2	Floor Finishes	£ 5,550		0 £	1			9	Apartments total	9 nr		F			
3.3	Ceiling Finishes	£ 5,550	£	0 £	1	£ 61	7 0.3%			0 nr		America A		G A	
								11		4 nr	No.		() P		
4	Fittings, Furnishings and Equipment	£ -	£	£	-	£ -	0.0%			4 nr		1.6			100
								13		1 nr			w.,	1	
5	Services	£ 48,600	£	4 £	6	£ 5,40	0 2.9%	14						Statement 1	1
5.1	Sanitary Installation - Incl in	£ -	£ -	£		£ -	0.0%	15	Highest storeys (incl. GF)	3 nr	100		- 8		
	residential Fit Out								, , ,		KS2002000000000000000000000000000000000		Marie Contract		Electric Control
5.2-5.13		£ 48,600		4 £	6			16		N/A					
5.10	Lifts	£ -		£	-	£ -	0.0%			0 m2					
5.14	BWIC with services	inc						18		N/A					
								19	Bolt-On Balconies	N/A					
6	Prefabricated Buildings and Units			n/a											
7	Utilities connection + External Services	£ 31,500	£	3 £	4	£ 3,50	0 1.9%								
8	Residential Fit-Out	£ 492,032	£	41 £	62	£ 54,67	0 28.9%	_							
		4 0 4 0 0 0 0		05 £		0 400.04	4 70 504		ect Summary		n (.	
9	Sub-Total 1	£ 1,249,298	£ 1	05 £	157	£ 138,81	1 73.5%		Facilitating Contamination	Excluded	Roof	✓	45	Glazing UPVC Double glazed	Excluded
10				•		_	0.00/	1		Excluded ✓	22 Single ply 23 Pitched	Excluded		Triple glazed	Excluded
10	Basement		£ .	£	-	£ -	0.0%		Specialist groundworks	Excluded	24 Brown	Excluded			Excluded ✓
44	Post-mark market		£ .	_		•	0.00/	3	Specialist groundworks	Excluded					
11	External works		t ·	£	-	£ -	0.0%		Fd-4:			Excluded	48	Aluminium	Excluded
12	Sub-Total 2	4 0 4 0 0 0 0	101		156.84	£ 138.81	. 		Foundations	Excluded	26 Blue	Excluded			
12	Sub-Total 2	£ 1,249,298	£ 104.	.56 £	156.84	£ 138,81	1 73.5%	5	Strip and pad		27 Landscaped			Bathrooms	
												Excluded	40		
										✓		Excluded		Master; 3 piece	✓
13	Net Construction	£ 1,249,298	£ 1	05 £	157	£ 138,81	1 73.5%	6	Raft	✓ Excluded	Stairs		50	- sanitaryware budget	
13	Net Construction	£ 1,249,298	£ 1	05 £	157	£ 138,81	1 73.5%	6 7	Raft Ground slab	Excluded	Stairs 28 Feature entrance	Excluded	50 51	- sanitaryware budget Master; 4 piece	✓ Excluded
13		£ 1,249,298	£ 1	05 £	157	£ 138,81	1 73.5%	6	Raft	✓ Excluded	Stairs 28 Feature entrance 29 Stone	Excluded Excluded	50 51 52	- sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
	Main Contractor On-Costs							6 7 8	Raft Ground slab Basement	Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded	50 51 52 53	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
14	Main Contractor On-Costs Preliminaries 16.5%	£ 206,134	£	17 £	26	£ 22,90	4 12.1%	6 7 8	Raft Ground slab Basement Frame	Excluded Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded	50 51 52	- sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 206,134 £ 58,217	£	17 £ 5 £	26 7	£ 22,90 £ 6,46	4 12.1% 9 3.4%	6 7 8	Raft Ground slab Basement Frame Steel frame	Excluded Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded	50 51 52 53	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded
14 15 16	Main Contractor On-Costs 16.5% Preliminaries 16.0% Design and Build Fees 4.0% OH&P 7.0%	£ 206,134 £ 58,217 £ 105,955	£££	17 £ 5 £ 9 £	26 7 13	£ 22,90 £ 6,46 £ 11,77	4 12.1% 9 3.4% 3 6.2%	6 7 8 9 10	Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded	50 51 52 53 54	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 206,134 £ 58,217	£££	17 £ 5 £	26 7	£ 22,90 £ 6,46 £ 11,77	4 12.1% 9 3.4% 3 6.2%	6 7 8 9 10	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded Excluded Excluded ✓ Excluded	50 51 52 53 54	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded ✓
14 15 16	Main Contractor On-Costs 16.5% Preliminaries 16.0% Design and Build Fees 4.0% OH&P 7.0%	£ 206,134 £ 58,217 £ 105,955	£££	17 £ 5 £ 9 £	26 7 13	£ 22,90 £ 6,46 £ 11,77	4 12.1% 9 3.4% 3 6.2%	6 7 8 9 10 11 12	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	Stairs	Excluded Excluded Excluded Fxcluded	50 51 52 53 54 55 56	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded	Stairs	Excluded Excluded Excluded ✓ Excluded	50 51 52 53 54 55 56 57	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded ✓ Excluded
14 15 16 17	Main Contractor On-Costs 16.5% Preliminaries 16.0% Design and Build Fees 4.0% OH&P 7.0%	£ 206,134 £ 58,217 £ 105,955	£ £ £	17 £ 5 £ 9 £	26 7 13	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	Stairs	Excluded Excluded Excluded ✓ Excluded ✓ Excluded	50 51 52 53 54 55 56 57	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded ✓
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	Stairs	Excluded Excluded Excluded ✓ Excluded	50 51 52 53 54 55 56 57	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded ✓ Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded	50 51 52 53 54 55 56 57	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Rediators Underfloor heating MVHR Cooling (to hotel)	Excluded ✓ Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	Stairs	Excluded Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded / Excluded	50 51 52 53 54 55 56 57 58	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	Stairs	Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded V Excluded V Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 206,134 £ 58,217 £ 105,955 £ 80,980	£	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	Stairs	Excluded Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded V Excluded V Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 206,134 £ 58,217 £ 105,955 £ 80,980 £ 451,287 £ 1,700,585	£ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation	Excluded V Excluded V Excluded
14 15 16 17 18	Main Contractor On-Costs	£ 206,134 £ 58,217 £ 105,955 £ 80,980 £ 451,287 £ 1,700,585	£ £ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16 17 18	Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded V Excluded V Excluded
14 15 16 17 18 19	Main Contractor On-Costs	£ 206,134 £ 58,217 £ 105,955 £ 80,980 £ 451,297 £ 1,700,585	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16 17 18 19	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Timce frame Timce frame Timder	Excluded V	Stairs	Excluded Excluded Excluded Excluded / Excluded / Excluded	50 51 52 53 54 55 56 57 58 59 60 61	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded V Excluded V Excluded
14 15 16 17 18	Main Contractor On-Costs	£ 206,134 £ 58,217 £ 105,955 £ 80,980 £ 451,287 £ 1,700,585	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16 17 18 19 20	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Excluded Excluded	Stairs	Excluded Exoluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded V Excluded V Excluded
14 15 16 17 18 19	Main Contractor On-Costs	£ 206,134 £ 58,217 £ 105,955 £ 80,980 £ 451,287 £ 1,700,585	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 22,90 £ 6,46 £ 11,77 £ 8,99	4 12.1% 9 3.4% 3 6.2% 8 4.8% 3 26.5%	9 10 11 12 13 14 15 16 17 18 19	Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded V	Stairs	Excluded Excluded Excluded Excluded / Excluded / Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62	- sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded V Excluded V Excluded



Plot H - Residential: 15 Flats, 4 Houses

ORD	ER OF COST		Total	£ / GIA ft	2 f	/ NIA ft2	£ / unit	%	Effici	iencies		Image				
CIND	1000		Total	L/ OIA II			z, / dilic	/0	1		30%	mage				
(Facilitating Works	£	-	£ -	£	- :	£ -	0.0%	2		N/A					7 - 2
									3	NIA : GIA	59%				All his law	W /
1	Substructure	£	406,425	£	16 £	27	£ 21,3	7.8%			59%					4
									5		779 ft2					
2		£	1,719,602		69 £	116					0.00					
2.		£	157,125		6 £	11			7	Typical glazing ratio	30%				and the second	
2.		£	232,200		9 £	16						Stratus / E /	D	1	71.11	-
2.		£	164,220		7 £	11 :					45.004.60	~ / / / / / / · · ·	drianderum.	_		Aug.
2.		£	72,400		3 £	5 :				Site area	15,694 ft2				мани	
2.		£	868,195 185,782		35 £	59 13				Gross external area	N/A 4.715 ft2					
2.		£	20,825		1 £	13			3	GF footprint Overall GIA (Incl Basement)	24,983 ft2		y (MAK STU-THE		
2.		£	18,855		1 £	1					14,801 ft2		1 1 1 1 m	1	201	
۷.	6 Internal Doors	L	10,000	L	I L	1 :	L 9	0.470	6		14,801 ft2			** [Н	
3	Internal Finishes	£	61,535	c	2 £	4	£ 3,2	39 1.2%		Non-residential NIA	0 ft2	A salam of the sal				
3.		£	20.705		1 £	1					2,454 ft2	(a) (a)				5.
3.		£	22,935		1 £	2					19 nr		7/ F			100
3.		£	17,895		1 £	1				Studio	0 nr			-		
0.	o coming i monec	~	11,000	~	. ~		- 0	0.070		1B 2P	5 nr				4.4	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	2	£ 1.8	12 0.7%		2B 3P	10 nr					- 1
	go, r armonnigo una Equipment	_	55,550	_			1,0	0.76		2B 4P	2 nr					
	Services	£	573,414	£	23 £	39	£ 30,1	30 11.0%		3B 5P	2 nr	12			The second second	1
5.		£	20,000		1 £	1				Highest storeys (incl. GF)	5 nr	General I M			A Section 1	Der
	5.13 MEPH	£	428,414		17 £	29					2 nr		7 000			
	0 Lifts	£	125,000		5 £	8				External Wall	0 m2					
5.	4 BWIC with services		inc						18	Balconies	39.5%					
									19	Bolt-On Balconies	8 nr					
•	Prefabricated Buildings and Units			1	n/a											
7	Utilities connection + External Services	£	66,500	c	3 £	4	£ 3,5	00 1.3%								
	Offices Confection + External Services		00,300	L	J L	-	L 3,3	1.570								
8	Residential Fit-Out	£	980,478	£	39 £	66	£ 51,6	18.7%								
										ct Summary						
9	Sub-Total 1	£	3,842,955	£ 1	54 £	260	£ 202,2	73.5%		Facilitating		Roof			Glazing	
									1		Excluded	22 Single ply	✓		UPVC Double glazed	Excluded
1	Basement			£ -	£	- :	£ -	0.0%		Major demolition	✓	23 Pitched	Excluded		Triple glazed	Excluded
									3	Specialist groundworks	Excluded	24 Brown	Excluded	47		✓
1	1 External works			£ -	£	- :	£ -	0.0%				25 Green	Excluded	48	Aluminium	Excluded
										Foundations		26 Blue	Excluded			
1	Sub-Total 2	£	3,842,955	£ 153.	82 £	259.65	£ 202,2	73.5%			Excluded	27 Landscaped	Excluded		Bathrooms	
									5					49	7 - 1	✓
1	Net Construction	£	3,842,955	£ 1	54 £	260	£ 202,2	73.5%	6	Raft	Excluded	Stairs		50	- sanitaryware budget	
									/	Ground slab	· · · ·	28 Feature entrance	Excluded	51	Master; 4 piece	Excluded
	Main Contractor On-Costs								8	Basement	Excluded	29 Stone 30 Timber	Excluded	52	- sanitaryware budget	
1		£	634,088	٠ ,	25 £	43	£ 33,3	73 12.1%		Frame		30 Timber 31 Precast concrete	Excluded ✓	53 54		•
1			179,082		25 £ 7 £	12			9	Steel frame	Excluded	31 Precast concrete 32 Metal	Excluded	54	- sanitaryware budget	
1			325,929		7 £	22					Excluded	JZ IVIELAI	Excluded		MEPH	
1			249,103		10 £	17				Concrete frame	✓	External Walls		55		_
	5.0%	-	243,103	~	.0 L	17	~ 10,1	4.070		Timber frame	Excluded	33 Scaffold	_	56	Underfloor heating	Excluded
										Traditional	Excluded	34 Mast climbers	Excluded	57	MVHR	
- 1	On-Costs Sub-Total	e e	1.388.201	£	56 £	94	£ 73,0	3 26.5%		Traditional	LXGIGGGG	35 SFS inner	Excluded	58		Excluded
	S S S S S S S S S S S S S S S S S S S		1,000,201	~		- 54	. 73,0	20.5/8		Upper Floors		36 Brickwork; hand laid	∠xciaaca ✓	- 55	g (to 110.01)	Litorado
1	Gross Construction to 1Q 2023	£	5,231,156	£ 20	09 £	353	£ 275,3	24 100.0%	14		√	37 Alum PPC	Excluded		Landscaping	
			.,,						15		varies	38 Brick slips	Excluded	50	Hard landscaping	_
									16		Excluded	39 Banding to façade	Excluded	60	Soft landscaping	
	Inflation									CLT	Excluded	40 Corbel to façade	Excluded	61	Attenuation	· · ·
2			Included						18		Excluded ✓	41 Faceted window	Excluded	62		Excluded
2			Excluded						19		· ·	42 Brick slips at curved area	Excluded	02	riay equipment	LAGIGUE
2			Excluded						20		Excluded	43 Framing to sliding doors	Excluded ✓		Utilities	
	. o ma-point		LAGIGGEG													
									21	- every third floor	Excluded	44 Header course	Excluded	63	Diversions	Excluded
2	4 Gross Construction Forecast Outturn	£	5,231,156		09 £	353	£ 275,3	24 100.0%	21	- every third floor	Excluded	44 Header course	Excluded		Diversions Incoming supplies	Excluded



Plot I - Residential: 72 Flats, 7 Houses

ORDE	R OF COST		Total	£ / GIA	ft2	£ / NIA ft2	£/ı	unit	%	Efficie	encies		Image				
										1	Site usage	53%	5-				
0	Facilitating Works	£	-	£	- £	-	£	-	0.0%	2	GEA : GIA	N/A	The Revenue of the Re				7 - 7
											NIA : GIA	63%					W
1	Substructure	£	1,719,800	£	18 £	29	£ 2	21,770	7.6%		NIA : GIA (exc. Non-resi)	63%					
			.,,	_				.,	,.	5		755 ft2					7
2	Superstructure	£	7,549,740	£	80 £	127	t c	95,566	33.2%	6		0.56				The state of the s	
2.		£	762,000		8 £			9,646	3.4%		Typical glazing ratio	30%		-4			4
		£								- /	Typical glazing ratio	30%			ft.		
2.2			1,078,800		11 £			13,656	4.8%	_			Markey / #	D	- 4	Provident Art	a.e
2.3		£	576,340		6 £			7,295		Key D			The state of the s	ok stylctore			
2.4		£	99,200		1 £			1,256	0.4%	1		28,525 ft2		7/4	-	PERSON L	A Section 1
2.5		£	2,952,655		31 £			37,375	13.0%	2	Gross external area	N/A		1			A SOL
2.6	Windows and External Doors	£	981,951	£	10 £	16	£ 1	12,430	4.3%	3	GF footprint	14,994 ft2	Destruct /	100	est protect		
2.7	Internal Walls and Partitions	£	976,875	£	10 £	16	£ 1	12,366	4.3%	4	Overall GIA (Incl Basement)	94,863 ft2	- College	46			
2.8	Internal Doors	£	121,920	£	1 £	2	£	1,543	0.5%	5	Net internal area	59,665 ft2	// CI	10/			-
										6	Residential NIA	59,665 ft2			" E	H	
3	Internal Finishes	£	884.360	£	9 £	15	£ 1	11,194	3.9%	7	Non-residential NIA	0 ft2	Andrew Co.				
3.		£	94.580		1 £			1,197	0.4%	8	Basement	11,130 ft2	C2 ===				30
3.2		£	492.390		5 £			6.233	2.2%	9	Units total	79 nr		=// . \\		A CONTRACTOR OF THE PARTY OF TH	17%
															V 3	G) (4)	Alba,
3.0	Ceiling Finishes	£	297,390	Ł	3 £	. 5	£	3,764	1.3%		Houses - 2 Bed	3 nr		ATTACAN -	HIS		
											Houses - 3 Bed	3 nr		E Hill	1		
4	Fittings, Furnishings and Equipment	£	35,000	£	0 £	. 1	£	443	0.2%	12	Houses - 4 Bed	1 nr			-		
										13	Flats (1-Bed)	22 nr					
5	Services	£	2,176,683	£	23 £	36	£ 2	27,553	9.6%	14	Flats (2-Bed)	38 nr	A h		- 17		-
5.		£	20,000		0 £			253	0.1%		Flats (3-Bed)	12 nr	Section 1 M			The second second	
	13 MEPH	£	2,006,683		21 £			25,401	8.8%		Highest storeys (incl. GF)	5 nr		7.00			The same of the sa
5.1		£	150,000		2 £	3	L	1,899	0.7%		Cores	2 nr					
5.1	BWIC with services		inc								External Wall	4,978 m2					
											Balconies	45.6%					
6	Prefabricated Buildings and Units				n/a					20	Bolt-On Balconies	36 nr					
7	Utilities connection + External Services	£	276.500	£	3 £	5	£	3,500	1.2%								
			.,														
8	Residential Fit-Out	£	4,040,004	£	43 £	68	f F	51,139	17.8%								
_			.,,	_				.,		Proje	ct Summary						
9	Sub-Total 1	2	16.682.088	2	176 £	280	£ 24	11,166	73.5%	TTOJO	Facilitating		Roof			Glazing	
9	Sub-Total I	L.	10,002,000	L	1/0 2	. 200	£ 2	11,100	13.5%	- 1		Foot deal		✓	45		Excluded
											Contamination	Excluded	22 Single ply			UPVC Double glazed	
10	Basement			£	- £	-	£	-	0.0%		Major demolition	✓	23 Pitched	Excluded		Triple glazed	Excluded
										3	Specialist groundworks	Excluded	24 Brown	Excluded		Composite	✓
11	External works			£	- £	-	£	-	0.0%				25 Green	Excluded	48	Aluminium	Excluded
											Foundations		26 Blue	Excluded			
12	Sub-Total 2	£	16,682,088	£ 175	5.85 £	279.60	£ 21	11,166	73.5%	4	Strip and pad	Excluded	27 Landscaped	Excluded		Bathrooms	
										5	Piling; CFA	✓			49	Master; 3 piece	✓
										6	Raft	Excluded	Stairs		50	- sanitaryware budget	
13	Net Construction	£	16,682,088	£	176 £	280	£ 21	11,166	73.5%	7	Ground slab		28 Feature entrance	Excluded	51	Master; 4 piece	Excluded
											Basement	Excluded	29 Stone	Excluded			LAGIGUEG
	Main Combraton C. C. 1									8	Dasement	Excluded			52	- sanitaryware budget	_
	Main Contractor On-Costs										_		30 Timber	Excluded	53	Ensuites	
14			2,752,544		29 £			34,842	12.1%		Frame		31 Precast concrete	✓	54	- sanitaryware budget	
15			777,385		8 £			9,840	3.4%	9	Steel frame	Excluded	32 Metal	Excluded			
16			1,414,841		15 £			17,909	6.2%	10		Excluded				MEPH	
17	Contingency 5.0%	£	1,081,343	£	11 £	18	£ 1	13,688	4.8%	- 11	Concrete frame	✓	External Walls		55	Radiators	✓
										12	Timber frame	Excluded	33 Scaffold	✓	56	Underfloor heating	Excluded
											Traditional	Excluded	34 Mast climbers	Excluded		MVHR	/
4.0	On-Costs Sub-Total	C	6,026,114	C	64 £	101	£ 7	76 290	26.5%		Traditional	Excidede	35 SFS inner	Z.X.O.G.G.G.G.		Cooling (to hotel)	Excluded
10	On-Costs Sub-Total	L.	0,020,114	L.	04 Z	. 101	L I	0,200	26.5%				36 Brickwork: hand laid	Excluded	30	Cooling (to noter)	LXGIUGEG
											Upper Floors		36 Brickwork; nand laid	Excluded			
19	Gross Construction to 1Q 2023	£	22,708,202	£	239 £	381	£ 28	37,446	100.0%	14	Concrete floors	✓	37 Alum PPC	Excluded		Landscaping	
										15	- thickness	varies	38 Brick slips	✓		Hard landscaping	✓
										16	Metal decking form work	Excluded	39 Banding to façade	✓	60	Soft landscaping	✓
	Inflation									17	CLT	Excluded	40 Corbel to façade	Excluded	61	Attenuation	✓
			Included							18		✓	41 Faceted window	Excluded		Play equipment	Excluded
21	To 1Q 2023															, Jankana	
21										19	- every floor	✓	42 Brick slips at curved area				
22	To start-on-site		Excluded							19	- every floor	Fycluded	42 Brick slips at curved area 43 Framing to sliding doors	Excluded		Hilitios	
	To start-on-site									20	- every second floor	Excluded	43 Framing to sliding doors	✓	62	Utilities Diversions	Evoluded
22	To start-on-site To mid-point		Excluded		239 £	381		37,446	100.0%		- every second floor					Utilities Diversions Incoming supplies	Excluded



Plot J - Residential: 150 Build To Rent Flats

OB	DEB O	OF COST		Total	C / CIA	642	£ / NIA ft2	£ / unit	9/	-7 79	ciencies		lmag					
UK	J-KC	F COST		TOTAL	£ / GIA	IIZ	£/NIA ILZ	£/ unit	76		I Site usage	41%	IIIIag	e				
	0	Facilitating Works	£		£	- :	£ -	£ _	0.0%			N/A	- Marie	August 1	A VA		1 4 /	
	•	r delitating Works	~		~		-	-	0.070	3		61%	39					
	1	Substructure	£	2,058,950	£	14	£ 22	£ 13,72	6 5.5%		NIA : GIA (exc. Non-resi)	61%	87					
				,,								619 ft2						2
	2	Superstructure	£	11,943,702	£	79	£ 129	£ 79,62	5 32.2%	6	External wall : GIA ratio	0.50	- 400	naw				and the same of th
	2.1	Frame	£	1,347,500	£	9 :	£ 15	£ 8,98	3.6%	7	7 Typical glazing ratio	30%	A886					
	2.2	Upper floors	£	1,839,800		12 :	£ 20							- //E	D	- 4	Driver (do of de	TOTAL STREET
	2.3	Roof	£	774,690		5					/ Data			MANTENA // H	conceptions		1	
	2.4	Stairs and Ramps	£	160,000		1 :						44,886 ft2	/ 1	- 1 - 1 / A	//		\$1000FF	/ 🔈
	2.5	External Walls	£	4,630,405		31					2 Gross external area	N/A	1					
	2.6	Windows and External Doors	£	1,358,708		9 :						18,622 ft2	6	James J. J.	1	AND TO BE		
	2.7	Internal Walls and Partitions	£	1,617,000		11 :						151,676 ft2	90	The second of the second or	*			
	2.8	Internal Doors	£	215,600	£	1 :	£ 2	£ 1,43	7 0.6%			92,840 ft2	11/2		AV .	'*, E		
										6		92,840 ft2	12	The same of			H	
	3	Internal Finishes	£	1,541,600		10					Non-residential NIA	0 ft2	K	C C				
	3.1	Wall Finishes	£	161,700		1 :						18,622 ft2				7		1
	3.2	Floor Finishes	£	862,400		6 :						150 nr				4	6	AL.
	3.3	Ceiling Finishes	£	517,500	ž.	3	£ 6	£ 3,45	0 1.4%		0 Studio	0 nr			1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	HE		
		Fishing Francishings and Family		25.000	•				2 0.40/		1 1B 2P 2 2B 3P	75 nr		- Na - /		V		100
	4	Fittings, Furnishings and Equipment	£	35,000	£	0 :	£ 0	£ 23	3 0.1%			75 nr				W.		
	_				•							0 nr 0 nr					Marian.	
	5 5.1	Services Sanitary Installation	£	4,024,176 20,000		27 :						6 nr	00000	"", "				-
		MEPH	£	3,604,176		24					6 Cores	2 nr		Signature W		Section 1	-	DIK.
		Lifts	£	400,000		3						7,007 m2						
		BWIC with services		400,000 inc	L	3	_ 4	L 2,00	1.170	1		100.0%						
•	J. 14	DANIC MILIT SETVICES		IIIC							9 Bolt-On Balconies	75 nr						
	6	Prefabricated Buildings and Units				n/a					5 Boil-Off Balconics	70111						
	7	Utilities connection + External Services	£	525,000	£	3 :	£ 6	£ 3,50	0 1.4%									
	8	Residential Fit-Out	£	7,137,405	C	47 :	£ 77	£ 47,58	3 19.2%									
	٥	Residential Fit-Out		7,137,403	L	4/	_ //	L 47,50	15.270		ject Summary							
	9	Sub-Total 1	£	27,265,833	£	180	£ 294	£ 181,77	2 73.5%		Facilitating			Roof			Glazing	
	Ť	000 1000 1	i i	21,200,000	~				_ 10.070	1		Excluded	22		✓	45	UPVC Double glazed	Excluded
	10	Basement		Incl							2 Major demolition	✓	23		Excluded		Triple glazed	Excluded
										3	,	Excluded	24		Excluded		Composite	✓
	11	External works			£	- :	£ -	£ -	0.0%		, ,		25	Green	Excluded		Aluminium	Excluded
											Foundations		26	Blue	Excluded			
	12	Sub-Total 2	£	27,265,833	£ 17	9.76	£ 293.69	£ 181,77	2 73.5%	4	1 Strip and pad	Excluded	27	Landscaped	Excluded		Bathrooms	
											Piling; CFA	✓				49	Master; 3 piece	✓
	13	Net Construction	£	27,265,833	c	180	£ 294	£ 181,77	2 73.5%	6	Raft	Excluded		Stairs		50	 sanitaryware budget 	
	13	Net Construction	L	21,200,000	£.	100	L 254	£ 101,71	2 13.376	7	7 Ground slab	✓	28		Excluded	51	Master; 4 piece	Excluded
										8	B Basement	✓	29		Excluded	52		
		Main Contractor On-Costs											30		Excluded	53		✓
	14	Preliminaries 16.5%		4,498,862		30					Frame		31		✓	54	 sanitaryware budget 	
	15	Design and Build Fees 4.0%		1,270,588		8						Excluded	32	Metal	Excluded			
		OH&P 7.0%		2,312,470		15						Excluded					MEPH	
	17	Contingency 5.0%	£	1,767,388	£	12	£ 19	£ 11,78	3 4.8%			✓		External Walls			Radiators	✓
											2 Timber frame	Excluded	33			56	Underfloor heating	Excluded
											3 Traditional	Excluded	34		Excluded	57	MVHR	
	18	On-Costs Sub-Total	£	9,849,308	£	65	£ 106	£ 65,66	26.5%				35		Excluded	58	Cooling (to hotel)	Excluded
											Upper Floors		36	Brickwork; hand laid	✓			
	19	Gross Construction to 2Q 2023	£	37,115,141	£	245	£ 400	£ 247,43	100.0%	1-	4 Concrete floors	✓	37	Alum PPC	Excluded		Landscaping	
										1	5 - thickness	varies	38	Brick slips	Excluded	59	Hard landscaping	✓
										1	6 Metal decking form work	Excluded	39	Banding to façade	Excluded	60	Soft landscaping	✓
		Inflation								1	7 CLT	Excluded	40	Corbel to façade	Excluded	61	Attenuation	✓
		To 1Q 2023		Included						1		✓	41	Faceted window	Excluded	62	Play equipment	Excluded
		To start-on-site		Excluded						1		✓	42		Excluded			
	23	To mid-point		Excluded						2		Excluded	43		✓		Utilities	
										2	every third floor	Excluded	44	Header course	Excluded	63	Diversions	Excluded
	24	Gross Construction Forecast Outturn	£	37,115,141	£	245	£ 400	£ 247,43	4 100.0%							64	Incoming supplies	✓

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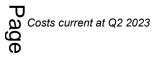


Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2

on behalf of

Mace Developments



Issue Date: 13 July 2023

O Revision: 4

Project Nr:

Prepared by: Lawrence Evans

Reviewed: Shaun Walshe

Signed: Isaac Bankah

Mace Consult LIMITED

155 Moorgate London EC2M 6XB

Tel: 020 3522 3000





Order of Cost Estimate Summary - Overall

O.F	DER O	FCOST	Total	£ / GIA ft2	f/b	IIA ft2	£ / unit	%	Effici	encies		Image				
<u>-</u>			rotui	E / G/A ILE		dit	e. cont	70		Site usage	52%	mago				
	0	Facilitating Works	£ 187,900							GEA : GIA	N/A				497.00	4.74
			. ,222							NIA : GIA	44%				- Alle	
	1	Substructure	£ 5,710,600	£ 10	£	15 £	13,928	4.7%		NIA: GIA (exc. Non-resi)	77%		0			
									5	Average unit NIA	590 ft2		William .			a stops stop of
	2	Superstructure	£ 31,894,334	£ 59	£	82 £	77,791	26.4%	6	External wall : GIA ratio	0.65	A LAKE OF THE PARTY OF THE PART	Afriches	-	0.000	
	2.1	Frame	£ 3,084,750	£ 6	£	£ 8	7,524	2.6%	7	Typical glazing ratio	40%		P2	00		
	2.2	Upper floors	£ 4,549,500	£ 8	£	12 £	11,096	3.8%				No. of Concession, Name of			O R OF	P3
	2.3	Roof	£ 3,195,060	£ 6	£	3 £	7,793	2.6%	Key [)ata		Madam 3				
	2.4	Stairs and Ramps	£ 857,000		£	2 £	2,090	0.7%	1	Site area	290,144 ft2		Ballutations Anger Corres			0
	2.5	External Walls	£ 11,646,619		£	30 £	28,406	9.7%	2	Gross external area	N/A		D	1	Committee of the commit	
	2.6	Windows and External Doors	£ 3,523,489	£ 6	£	9 £	8,594	2.9%	3	GF footprint	152,074 ft2	В				1 -
	2.7	Internal Walls and Partitions	£ 4,463,758		£	11 £	10,887	3.7%	4	Overall GIA	544,949 ft2	P4		1	The same of the sa	
	2.8	Internal Doors	£ 574,159	£ 1	£	1 £	1,400	0.5%	5	Net internal area	389,958 ft2	- I - Charles The State of the		6		
									6		241,813 ft2	() ()	· ·	E		cores (C
	3	Internal Finishes	£ 3,217,987		£	8 £	7,849	2.7%	7	Non-residential	148,145 ft2		(a)		Н	
		Wall Finishes	£ 551,382		£	1 £	1,345	0.5%	8	Basement	56,812 m2			***		/ L
		Floor Finishes	£ 1,595,247		£	4 £	3,891	1.3%	9	Apartments total	410 nr				Du Por	
	3.3	Ceiling Finishes	£ 1,071,359	£ 2	£	3 £	2,613	0.9%		Studio	0 nr				To Samuel 1	
										1B 2P	101 nr	The second second		1 4	G	
	4	Fittings, Furnishings and Equipment	£ 494,270	£ 1	£	1 £	1,206	0.4%		2B 4P	147 nr	Pard	/ Common	A STATE OF	Contraction of the Contraction o	W. 7
										3B 5P	46 nr		The state of the s	1	To The same	W. Committee
		Services	£ 11,992,628		£	31 £	29,250	9.9%		4B 6P	11 nr					
		Sanitary Installation	£ 79,000		£	0 £	193	0.1%		Hotel Rooms	105 nr					
	2-5.13		£ 10,858,628		£	28 £	26,484	9.0%		Highest storeys (incl. GF)	6 nr	0 0 II II				
		Lifts	£ 1,055,000	£ 2	£	3 £	2,573	0.9%		Car Parking spaces	290 nr					Mary Mary
5	5.14	BWIC with services	incl							External Wall	N/A				# 800 ALIPO, no n	
=										Balconies	74.4%					
D 🔠	6	Utilities connection + External Services	£ 1,435,000	£ 3	£	4 £	3,500	1.2%	20	Bolt-On Balconies	305 nr					
_																
	7	Residential/Hotel Fitout	£ 19,594,908	£ 36	£	50 £	47,792	16.2%								
<u> </u>	7		£ 19,594,908	£ 36	£	50 £	47,792	16.2%								
2	Ω	External works (Surface Car Park +	£ 19,594,908 £ 5,274,020		£	50 £	47,792 12,863	16.2% 4.4%								
190	Ω								O:							
190	8	External works (Surface Car Park + Public Realm)	£ 5,274,020	£ 10	£	14 £	12,863	4.4%	Proje	ct Summary		Part .			Clarica	
200	8	External works (Surface Car Park +		£ 10						Facilitating		Roof		45	Glazing	English
190	8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£ 5,274,020 £ 8,817,000	£ 10	£	14 £	12,863 30,403	4.4% 7.3%	1	Facilitating Contamination	Excluded	22 Single ply	- Freinded		UPVC Double glazed	
100	8	External works (Surface Car Park + Public Realm)	£ 5,274,020	£ 10	£	14 £	12,863	4.4%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
195	8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£ 5,274,020 £ 8,817,000	£ 10	£	14 £	12,863 30,403	4.4% 7.3%	1 2	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
195	8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction	£ 5,274,020 £ 8,817,000	£ 10	£	14 £	12,863 30,403	4.4% 7.3%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
	8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs	£ 5,274,020 £ 8,817,000 £ 88,618,647	£ 163	£	14 £ 23 £ 227 £	12,863 30,403 216,143	4.4% 7.3% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded ✓
	8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077	£ 10 £ 163 £ 27	£	14 £ 23 £ 227 £	12,863 30,403 216,143 35,664	4.4% 7.3% 73.5% 12.1%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
	8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629	£ 10 £ 163 £ 27 £ 27	£	14 £ 23 £ 227 £ 38 £ 11 £	12,863 30,403 216,143 35,664 10,072	4.4% 7.3% 73.5% 12.1% 3.4%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
	8 9 10 11 12 13	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14	£ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £	12,863 30,403 216,143 35,664 10,072 18,332	4.4% 7.3% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
	8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14	£	14 £ 23 £ 227 £ 38 £ 11 £	12,863 30,403 216,143 35,664 10,072	4.4% 7.3% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
	9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314	£ 163 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
	8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm)	£ 5,274,020 £ 8,817,000 £ 83,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Triple glazed Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
	9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314	£ 163 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
	9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONSTRUCTION CONSTRUCTI	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Y Excluded Y Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
	8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% C0H&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£ 5,274,020 £ 8,817,000 £ 85,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Master; 4 piece	Excluded Excluded Excluded
	9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONSTRUCTION CONSTRUCTI	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH MEPH Radiators	Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£ 5,274,020 £ 8,817,000 £ 85,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	14 £ 23 £ 227 £ 38 £ 11 £ 19 £ 15 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling, CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% C0H&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£ 5,274,020 £ 8,817,000 £ 83,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MWHR	Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£ 5,274,020 £ 8,817,000 £ 83,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilinq; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONBP 7.0% CONSTRUCTION 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls 3 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works	£ 5,274,020 £ 8,817,000 £ 83,613,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded Excluded Excluded Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONBP 7.0% CONSTRUCTION 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£ 5,274,020 £ 8,817,000 £ 88,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Landscaping Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONSTRUCTION On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping	£ 5,274,020 £ 8,817,000 £ 83,613,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded Excluded Excluded Excluded	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal External Walls 3 33 Scaffold 34 Mast climbers 3FS inner 3FS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 14 15 16 17 18 19 20	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation	£ 5,274,020 £ 8,817,000 £ 83,613,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded Excluded £ -	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 15 16 17 18 19 20 21	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023	£ 5,274,020 £ 8,817,000 £ 89,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded Excluded £ Excluded incl	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CM&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Sub-station Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	£ 5,274,020 £ 8,817,000 £ 83,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded Excluded Excluded fincl	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 9 10 11 12 13 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fixely Varies Excluded Excluded V	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023	£ 5,274,020 £ 8,817,000 £ 89,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 32,011,944 £ 120,630,591 Excluded Excluded £ Excluded incl	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 11 12 13 13 14 15 16 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Y Excluded Facilities	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget UMEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CM&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Sub-station Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	£ 5,274,020 £ 8,817,000 £ 83,618,647 £ 14,622,077 £ 4,129,629 £ 7,515,925 £ 5,744,314 £ 120,630,591 Excluded Excluded Excluded fincl	£ 10 £ 163 £ 27 £ 27 £ 8 £ 14 £ 11	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	23 £ 227 £ 38 £ 11 £ 19 £ 15 £ 309 £	12,863 30,403 216,143 35,664 10,072 18,332 14,011 78,078	4.4% 7.3% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 11 12 13 13 14 15 16 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fixely Varies Excluded Excluded V	22 Single ply	Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Y Excluded Y Excluded Y Excluded Y Excluded Y Excluded Excluded

30 It is assumed that the cinema screens will be provided by others31 No additional allowances have been made for flood defences or protection



Basis / Assumptions

- 1 All Rates are based on 1Q 2023. 2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5% 3 No allowance has been made for inflation. 4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi. 5 Tenure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private, 49% Affordable, 30% Shared Ownership 6 Medium specification considered in line with the respective tenures 7 1nr wardrobe to main bedroom of all units excluding social rent where there are none. 8 All lifts are 8-person 9 External Wall through wall construction Build up as brick 10 Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas. 11 External Wall area calculation for residential is based on W:F ratio of 0.65 12 Residential - Floor to ceiling height of 2.5m 13 MVHR to all units excluding any Nox filter requirements 14 Metal balustrade to balconies and terraces. 15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel. 16 Aluminium Composite windows assumed at £600/m2. 17 Landscaping assumes 70:30 ratio for hard and soft 18 Extra-over allowance of £1k/unit for Balcony access doors 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information 21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991 22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained 23 The office External Wall has been assumed as 100% traditional brick built façade. 24 External works is based on site area minus building footprints. 25 We have assumed lift overruns for each core 26 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces 27 Assumed works to surface car park includes minimal soft landscaping only. 28 Retail has been allowed to shell and core only 29 No basement has been allowed to all houses and the multi-storey Car Park
- 33 No allowance has been made for any 'wet side' facilities to the Leisure Centre

 34 No allowance has been made for a café to the Leisure centre

 35 This estimate is based on 305 residential units and 105 Hotel Units

 36 No allowance has been made for balconies to the hotel

 37 It has been assumed there are 500 spaces in the surface car park

 38 Allowance has been made for reception desk to hotel

 39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only

 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift would need to be made to allow for Passivhaus Classic.

 41 A provisional Allowance of £200k has been made for tidying up the River Medway Banks.

32 No allowance has been made for phasing requirements

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 2



Exclusions

1	Professional and development management fees.
2	Inflation.
3	Land acquisition costs.
4	Legal costs.
5	Planning costs.
6	Financing costs.
7	Clients own costs.
8	Marketing.
9	CIL / S106 / S38 , works and/or contributions. S278 Systra quote included
10	Commuted sums.
11	Non recoverable VAT.
12	Wayleaves and Easements.
13	Site Survey costs.
14	Capital allowances or other incentives / grants.
15	Unexpected ground conditions.
16	Home automation systems.
17	Marketing Suite Costs.
18	Under / over sail license or other statutory fees.
19	Comfort cooling to residential units.
20	Substation(s)
21	Cornice to internal of apartments.
	BREEAM.
	Connection to district heating.
24	Loose Furniture.
25	Employer Insurances.
26	Legislation Changes.
27	Party Wall Awards.
28	Rights of Light.
29	Blackout Blinds.
30	Out of hours working.
31	Latent Defects Insurance.

32	Wireless Internet Routers
33	All Brexit related impact.
34	Curtains & Blinds to apartments.
35	Artwork across the scheme.
36	No allowance for Fire strategy accommodating 2 staircases.
37	No allowance for NOx filters.
38	Development Contingency
39	FFE to car park area (such as ticket machines)
40	Upcoming safety Bill including fire regulations
41	Works to rooftop terraces
42	Green / Eco roofs
43	Ground Contamination and disposal
44	Abestos found in existing buildings
45	Reinforcement of existing services
46	Comfort Cooling



Plot A - Hotel, Offices and Retail

	OF COST	Tota	al	£ / GIA 1	ft2	£ / NIA ft2		£ / unit	%	Effici	iencies		Image	•				
										1	Site usage	90%						
0	Facilitating Works	£	-	£	- 1	£-	£	-	0.0%		GEA: GIA	N/A						
											NIA : GIA	71%	JEN.				70	STEP /
1	Substructure	£	704,250	£	9 :	£ 1:	£	6,707	3.9%		NIA : GIA (exc. Non-resi)	72%	257				Mark In	
										5		233 ft2	F 6				ALC: NO.	7
2	Superstructure		,488,106		71		£	52,268	30.1%	6		0.57	7 🚜		Thomas .		0.0000	-
2.1	Frame		704,250		9 1		3 £	6,707	3.9%	7	Typical glazing ratio	45%	All		P2	0	400	
2.2	Upper floors		847,200		11 3		£	8,069	4.6%				687.	The state of the s	· ·	- 5		103
2.3	Roof Stairs and Ramps		685,020		9 !		3 £	6,524	3.8%	Key		40.740.60	S 0	A A	the most law			
2.4			125,000		2 1		2 £	1,190	0.7%	1	Site area	16,716 ft2		19 = -	(D) /		A Comment of the contract of t	
2.5	External Walls		,887,083		10		5 £	17,972	10.4%	2		N/A	S40	(0)			1	
2.6 2.7	Windows and External Doors Internal Walls and Partitions		757,094 425,700		6		4 £	7,210 4,054	4.2% 2.3%	3	GF footprint Overall GIA (Incl Basement)	15,048 ft2 77,361 ft2	4	794		To-Marcie Face		
2.8	Internal Doors	£	56,760		1 1		1 £	541	0.3%	5	Residential GIA	33,939 ft2	-/	Description of Descriptions			95	
2.0	internal Doors	L	30,760	L		L	I L	341	0.3%	6		54,617 ft2	//	(C)			H m	S .
3	Internal Finishes	£	110.565	c	1 :		2 £	1.053	0.6%	7	Residential NIA	24,445 ft2	411			**		
3.1	Wall Finishes	£	8,505		0 :		£	81	0.0%	8	Non-residential NIA	24,068 ft2	W.	/		70	2012 P.13	
3.2	Floor Finishes	£	45,360		1 :		1 £	432	0.2%	9	Basement	16,716 ft2	100		6	DON'T		
3.3	Ceiling Finishes	£	56,700		1 3		1 £	540	0.2%	10		105 nr		44.	Acceptant 6	100	6	
0.0	Coming 1 microco	-	00,700	~		-	. ~	0.0	0.070		Highest storeys (incl. GF)	5 nr			Character and		- ala	
4	Fittings, Furnishings and Equipment	£	75,000	£	1 :	ę .	1 £	714	0.4%		Cores	2 nr			6 6		2	
	r tungo, r urmoningo una Equipmont	-	. 0,000	_		_	. ~		0.170		External Wall	4,082 m2						
5	Services	£ 2	,154,833	£	28	£ 3	£	20,522	11.8%		Balconies	0.0%	0	" " "	-	4	The same of the sa	
5.1	Sanitary Installation	£	10,000		0 :		£	95	0.1%	15		0 nr						William
5.2-5.13			.009.833		26		7 £	19,141	11.0%	16								
5.10	Lifts		135,000		2 :		2 £	1,286	0.7%	17								
	BWIC with services		inc							18								
										19								
6	Prefabricated Buildings and Units				n/a					20								
										21								
7	Utilities connection + External Services	£	367,500	£	5	£ '	7 £	3,500	2.0%									
	Hotel Room Fit-Out			2	43	£ 13	£	31.654	18.2%									
8	notei Room Fit-Out	£ 3	,323,673	L	45				10.2 /0									
9	CAT A Office Fit-Out		,164,750		15		B N/		6.4%									
9	CAT A Office Fit-Out	£ 1	,164,750	£	15	£ 4	B N/	A	6.4%	Proje	ect Summary			Dest			Olaska	
9		£ 1		£		£ 4	B N/				Facilitating	Evoluded	22	Roof Single ply		4F	Glazing	Evelude
9	CAT A Office Fit-Out Sub-Total 1	£ 1	,164,750 ,388,677	£	15	£ 4	B N/	A	6.4%	1	Facilitating Contamination	Excluded	22	Single ply	- Cyclyddd		UPVC Double glazed	
9	CAT A Office Fit-Out	£ 1	,164,750	£	15	£ 4	B N/	A	6.4%	1 2	Facilitating Contamination Major demolition	Excluded	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement	£ 1	,164,750 ,388,677	£	15 ±	£ 4	8 N/	A 127,511	6.4% 73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude Exclude
9	CAT A Office Fit-Out Sub-Total 1	£ 1	,164,750 ,388,677	£	15	£ 4	8 N/	A 127,511	6.4%	1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclude
9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works	£ 1	,164,750 ,388,677 incl	£	15	£ 44 £ 24	8 N/2	127,511	6.4% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement	£ 1	,164,750 ,388,677	£	15 ±	£ 4	8 N/2	A 127,511	6.4% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude
9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 13	,164,750 ,388,677 incl	£	15 : 173 : - :	£ 4: £ 24: £ -	3 N/A 5 £ £	127,511 - 127,511	6.4% 73.5% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works	£ 13	,164,750 ,388,677 incl	£	15	£ 4: £ 24: £ -	8 N/2	127,511	6.4% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude
9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 13	,164,750 ,388,677 incl	£	15 : 173 : - :	£ 4: £ 24: £ -	3 N/A 5 £ £	127,511 - 127,511	6.4% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude
9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 13	,164,750 ,388,677 incl	£	15 : 173 : - :	£ 4: £ 24: £ -	3 N/A 5 £ £	127,511 - 127,511	6.4% 73.5% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded Excluded ✓ Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude
9 10 11 12 13	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677	£	15 ± 173 ± 173 ±	£ 44 £ 24 £ - £ 245.1. £ 24.	8 N/A 5 £ £	127,511 - 127,511 127,511	6.4% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensultes	Exclude
9 10 11 12 13 14	CAT A Office Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677	£ £ £	15 ± 173 ± 173 ± 173 ± 29 ±	£ 41 £ 24 £ - £ 245.1 £ 245.2	8 N/A 5 £ £ 4 £	127,511 - 127,511 127,511 21,039	6.4% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Pilling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Fixed the second secon	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensultes	Exclude
9 10 11 12 13 14	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 13 £ 13 £ 13 £ 2 £	,164,750 ,388,677 incl ,388,677 ,388,677	£ £ £	15 ± 173 ± 173 ± 173 ± 29 ± 8 ± 1	£ 4i £ 24i £ - £ 245.1: £ 245.1: £ 4i £ 4i	8 N/A 5 £ £ 4 £	127,511 127,511 127,511 21,039 5,942	6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude
9 10 11 12 13 14	CAT A Office Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520	£ £ £ £ £ £	15 ± 173 ± 173 ± 173 ± 173 ± 15 ± 15 ± 15	Ε 4: Ε 24: Ε 24: Ε 24: Ε 24: Ε 4: Ε 4: Ε 1: Ε 2:	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 127,511 127,511 21,039 5,942 10,814	6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded ✓ Excluded ✓ Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude
9 10 11 12 13 14	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677	£ £ £ £ £ £	15 ± 173 ± 173 ± 173 ± 29 ± 8 ± 1	Ε 4: Ε 24: Ε 24: Ε 24: Ε 24: Ε 4: Ε 4: Ε 1: Ε 2:	8 N/A 5 £ £ 4 £	127,511 127,511 127,511 21,039 5,942	6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude
9 10 11 12 13 14	CAT A Office Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520	£ £ £ £ £ £	15 ± 173 ± 173 ± 173 ± 173 ± 15 ± 15 ± 15	Ε 4: Ε 24: Ε 24: Ε 24: Ε 24: Ε 4: Ε 4: Ε 1: Ε 2:	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 127,511 127,511 21,039 5,942 10,814	6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensultes - sanitaryware budget MEPH Radiators Underfloor heating	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16,5% Design and Build Fees 4,0% OH&P 7,0% Contingency 5,0%	£ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £	15 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 174 ; 175 ; 1	£ 4: £ 24: £ 245.1: £ 245.1: £ 24: £ 1: £ 1:	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 127,511 127,511 127,511 21,039 5,942 10,814 8,265	6.4% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR MYHR	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520	£ £ £ £ £ £ £	15 ± 173 ± 173 ± 173 ± 173 ± 15 ± 15 ± 15	£ 4: £ 24: £ 245.1: £ 245.1: £ 24: £ 1: £ 1:	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 127,511 127,511 127,511 21,039 5,942 10,814 8,265	6.4% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensultes - sanitaryware budget MEPH Radiators Underfloor heating	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast dimbers SFS imer Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel)	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16,5% Design and Build Fees 4,0% OH&P 7,0% Contingency 5,0%	£ 13 £ 13 £ 13 £ 14	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 173 ; 174 ; 175 ; 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast dimbers SFS imer Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel)	Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fixeluded Excluded Fixeluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 100 111 122 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded V Excluded V Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brinker Brick slips Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping	Exclude Exclude
9 10 11 12 13 14 15 16 17 18	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 13 £ 13 £ 13 £ 13 £ 13	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,209,132 ,623,912 ,135,520 ,867,862	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 8 8 9 100 111 122 13 13 14 15 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Tiradtional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping	Exclude Exclude Exclude
9 10 11 12 13 14 15 16 17 18 19 20	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 13 £ 13 £ 13 £ 13 £ 14 £ 2 £ 1 £ 1 £ 1 £ 1 £ 1	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 ,623,912 ,135,520 ,867,862 ,836,427 ,225,104	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 4 5 6 6 7 8 9 9 100 111 122 13 13 14 15 16 16 16 17 16 16 16 16 16 16 16 16 16 16 16 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Exclude Exclude Exclude
9 10 11 12 13 14 15 16 17 18 19 20	CAT A Office Fit-Out SUb-Total 1 Basement External works SUb-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 13 £ 13 £ 13 £ 13 £ 13 £ 2 £ 2 £ 1 £ 18	,164,750 ,388,677 incl ,388,677 ,388,677 ,209,132 623,912 ,135,520 867,862 ,836,427 ,225,104	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window Brick slips at curved area Framing to Silding doors	Excluded	49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude Exclude
9 10 11 12 13 14 15 16 17 18 19 20	CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 13 £ 13 £ 13 £ 13 £ 13 £ 2 £ 2 £ 1 £ 18	,164,750 ,338,677 incl ,338,677 ,338,677 ,338,677 ,209,132 ,623,912 ,135,520 ,836,427 ,225,104	£ £ £ £ £ £ £ £ £	15 : 1173 : 1173 : 129 : 15 : 11 : 163 : 1	£ 445.11 £ 245.11 £ 245.12 £ 245.12 £ 245.11 £ 31 £ 32 £ 31	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	127,511 - 127,511 127,511 21,039 5,942 10,814 8,265 46,061	6.4% 73.5% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 9 10 11 12 13 14 15 16 16 17 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame T	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded Y Varies Excluded Excluded Y Varies Excluded Y Varies Excluded Y Varies Excluded Y Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick silps Banding to façade Corbel to façade Faceted window Frick slips dayde Faceted window Frick slips dayde Faceted window Frick slips dayde Faceted window Frick slips at curved area	Excluded	49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Exclude



Plot B - Residential: 20 Flats, 16 Houses

^	OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Effici	encies		Image					
							1	Site usage	71%						
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	2		N/A						
							3	NIA: GIA	66%	27					
1	Substructure	£ 461,375	£ 9	£ 14	£ 12,816	5.0%	4	NIA: GIA (exc. Non-resi)	59%	87 .	A 100 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			All halls	2/
							5	Average unit NIA	798 ft2			None :		-000000000	6000 e
2	Superstructure	£ 3,396,935				36.6%	6	External wall : GIA ratio	0.56		Pl	The same of the sa		9 manufactures	
2.1	Frame	£ 261,875		£ 8		2.8%	7	Typical glazing ratio	30%			192		A STATE OF THE PARTY OF THE PAR	(P3
2.2	Upper floors	£ 468,200	£ 10	£ 14	£ 13,006	5.0%			6		The second second	~	o_ \{	Transition of the same	
2.3	Roof	£ 391,930		£ 12		4.2%	Key I				A	186 Kindael Keyer Kalifu	-	0	
2.4	Stairs and Ramps	£ 139,600	£ 3	£ 4	£ 3,878	1.5%	1	Site area	17,222 ft2	The same		(D)		Carrier Strictson	
2.5	External Walls	£ 1,303,750	£ 27	£ 40	£ 36,215	14.0%	2	Gross external area	N/A	~ //	B			0	
2.6	Windows and External Doors	£ 319,243		£ 10		3.4%	3	GF footprint	12,153 ft2				CONTRACTOR.		
2.7	Internal Walls and Partitions	£ 470,438	£ 10	£ 15	£ 13,068	5.1%	4	Overall GIA	48,944 ft2	~/	/ Charlesoff to the plane	1000		PS	
2.8	Internal Doors	£ 41,900	£ 1	£ 1	£ 1,164	0.5%	5	Net internal area	32,346 ft2	1/	C	(E)	***	(P)	
							6	Residential NIA	28,740 ft2	111	7 4		**		
3	Internal Finishes	£ 91,700	£ 2	£ 3	£ 2,547	1.0%	7	Non-residential NIA	3,606 m2		/ (C) A			Surea.	
3.1	Wall Finishes	£ 12,950	£ 0	£ 0	£ 360	0.1%	8	Basement	4,919 m2	-			O Breed to		P
3.2	Floor Finishes	£ 43,575	£ 1	£ 1	£ 1,210	0.5%	9	Units total	36 nr		Nav S	6	- 20	G	
3.3	Ceiling Finishes	£ 35,175	£ 1	£ 1	£ 977	0.4%	10	Houses - 2 Bed	6 nr		The second second	The little of th			-
							- 11	Houses - 3 Bed	8 nr			6		2000	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 972	0.4%	12	Houses - 4 Bed	2 nr			200			
	3.7						13	Flats (1-Bed)	6 nr	00 0	H III		- 1		-
5	Services	£ 867,424	£ 18	£ 27	£ 24,095	9.3%	14		11 nr		19				No. of Lot, House, etc., in case, and the case, are the case, and the case, and the case, and the case, and the ca
5.1	Sanitary Installation	£ 3,000		£ 0		0.0%		Flats (3-Bed)	3 nr				2000		THE PERSON NAMED IN
	3 MEPH	£ 729,424		£ 23		7.9%	16	Highest storeys (incl. GF)	5 nr						
5.10		£ 135,000		£ 4		1.5%	17		1 nr						
5.14	BWIC with services	inc					18		2,549 m2						
							19		10 nr						
6	Prefabricated Buildings and Units		n/a												
7	Utilities connection + External Services	£ 126,000	£ 3	£ 4	£ 3,500	1.4%									
8	Residential Fit-Out	£ 1,842,523	£ 38	£ 57	£ 51,181	19.8%									
							Proje	ct Summary	~						
9	Sub-Total 1	£ 6,820,957	£ 139	£ 211	£ 189,471	73.5%		Facilitating			Roof			Glazing	
							1	Contamination	Excluded	22	Single ply	✓	45	UPVC Double glazed	Excluded
10	Basement		£ -	£ -	£ -	0.0%	2	Major demolition	✓	23	Pitched	Excluded	46	Triple glazed	Excluded
							3	Specialist groundworks	Excluded	24	Brown	Excluded	47	Composite	✓
11	External works		£ -	£ -	£ -	0.0%				25	Green	Excluded	48	Aluminium	Excluded
- 11								Foundations			Blue				LACIDUE
- 11										26		Excluded			LXCIUGE
11	Sub-Total 2	£ 6,820,957	£ 139.36	£ 210.88	£ 189,471	73.5%	4	Strip and pad	Excluded	26 27	Landscaped	Excluded Excluded		Bathrooms	Exclude
	Sub-Total 2	£ 6,820,957	£ 139.36	£ 210.88	£ 189,471	73.5%	4 5		Excluded				49	Bathrooms Master; 3 piece	
12				210.00				Strip and pad							
	Sub-Total 2 Net Construction	£ 6,820,957		210.00		73.5% 73.5%	5	Strip and pad Piling; CFA	✓	27	Landscaped		49	Master; 3 piece - sanitaryware budget	✓
12				210.00			5 6	Strip and pad Piling; CFA Raft	✓ Excluded	27	Landscaped Stairs	Excluded	49 50	Master; 3 piece - sanitaryware budget	√
12				210.00			5 6 7	Strip and pad Piling; CFA Raft Ground slab	Excluded	27	Stairs Feature entrance	Excluded Excluded	49 50 51	Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude
12	Net Construction	£ 6,820,957	£ 139	£ 211	£ 189,471		5 6 7	Strip and pad Piling; CFA Raft Ground slab	Excluded	27 28 29	Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded	49 50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude
12	Net Construction Main Contractor On-Costs	£ 6,820,957	£ 139	£ 211	£ 189,471 £ 31,263	73.5%	5 6 7	Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded	28 29 30	Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded	49 50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude
12 13	Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 6,820,957 £ 1,125,458 £ 317,857	£ 139 £ 23 £ 6	£ 211 £ 35 £ 10	£ 189,471 £ 31,263 £ 8,829	73.5%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded	28 29 30 31	Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded	49 50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude
13 13 14 15	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499	£ 139 £ 23 £ 6 £ 12	£ 211 £ 35 £ 10	£ 189,471 £ 31,263 £ 8,829 £ 16,069	73.5% 12.1% 3.4%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded	28 29 30 31	Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded	49 50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude
13 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499	£ 139 £ 23 £ 6 £ 12	£ 211 £ 35 £ 10 £ 18	£ 189,471 £ 31,263 £ 8,829 £ 16,069	73.5% 12.1% 3.4% 6.2%	5 6 7 8 9 10	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded	28 29 30 31 32	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded ✓ Excluded	49 50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude
13 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499	£ 139 £ 23 £ 6 £ 12	£ 211 £ 35 £ 10 £ 18	£ 189,471 £ 31,263 £ 8,829 £ 16,069	73.5% 12.1% 3.4% 6.2%	5 6 7 8 9	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded	28 29 30 31	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded	49 50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude
12 13 14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude V Exclude
13 13 14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282	73.5% 12.1% 3.4% 6.2%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Y Excluded	49 50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
13 13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Fixed to the control of the	49 50 51 52 53 54 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude:
12 13 14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
13 13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Fixed to the control of the	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude V Exclude
13 13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36 37	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Y Excluded Y Excluded Factured Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude V Exclude Exclude
13 13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36 37 38 39	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude
12 13 14 15 16 17 18	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139 £ 2,463,952 £ 9,284,909	£ 139 £ 23 £ 6 £ 12 £ 9 £ 50	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick silps Banding to façade Corbel to façade	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude
12 13 14 15 16 17 18	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139 £ 2,463,952 £ 9,284,909	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 14 15 16 17 18	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40 41	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude:
12 13 14 15 16 17 18 19	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,459 £ 442,139 £ 2,463,952 £ 9,284,909	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 14 15 16 17 18	Strip and pad Piling; CFA Raft Ground slab Basement Frame State I frame Space frame / deck Concrete frame Tirnber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded V Varies Excluded Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded
12 13 14 15 16 17 18	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 6,820,957 £ 1,125,458 £ 317,857 £ 578,499 £ 442,139 £ 2,463,952 £ 9,284,909	£ 139 £ 23 £ 6 £ 12 £ 9	£ 211 £ 35 £ 10 £ 18 £ 14	£ 189,471 £ 31,263 £ 8,829 £ 16,069 £ 12,282 £ 68,443	73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	



Plot C - Residential: 20 Flats, 16 Houses

0	OF COST	Total	£ / GIA fi	2 £	/ NIA ft2	£/ı	ınit	%	Effici	encies		Image				
									1		63%					
1	Facilitating Works	£ -	£ -	£	-			0.0%	2	GEA: GIA	N/A					
1									3	NIA : GIA	69%				All	-
	Substructure	£ 461,375	£	9 £	14	£ 1	2,816	5.0%	4	NIA : GIA (exc. Non-resi)	59%		W.		-000 0 0°000	6000 of
									5		N/A	PI	Market Comment		9 manufactures	
2	Superstructure	£ 3,396,935	£	69 £	100	£ 9	4,359	36.5%	6	External wall : GIA ratio	0.00		192		A CONTRACTOR OF THE PARTY OF TH	(02)
2.1	Frame	£ 261,875	£	5 £	8	£	7,274	2.8%	7	Typical glazing ratio	30%	A CONTRACTOR OF THE PARTY OF TH	*	0 1	-	
2.2	Upper floors	£ 468,200	£	10 £	14	£ 1	3,006	5.0%				A	MA CHEAT		The state of the s	
2.3	Roof	£ 391,930	£	8 £	12	£ 1	0,887	4.2%	Key D	ata			D /		Common State Common Com	
2.4	Stairs and Ramps	£ 139,600	£	3 £	4	£	3,878	1.5%	1	Site area	19,160 ft2	B)			0	
2.5	External Walls	£ 1,303,750	£	27 £	39	£ 3	6,215	14.0%	2	Gross external area	N/A	/P4		Section 1 man		
2.6	Windows and External Doors	£ 319,243	£	7 £	9	£	8,868	3.4%	3	GF footprint	12,153 ft2	The state of the s	- 17		PR	
2.7	Internal Walls and Partitions	£ 470,438	£	10 £	14	£ 1	3,068	5.1%	4	Overall GIA	48,944 ft2	c (@//~(E)		H H	
2.8	Internal Doors	£ 41,900	£	1 £	1	£	1,164	0.5%	5	Net internal area	33,831 ft2					
									6	Residential NIA	28,740 ft2				Sures .	
3	Internal Finishes	£ 91,700	£	2 £	3	£	2,547	1.0%	7	Non-residential NIA	3,606 ft2			O Well		1
3.1	Wall Finishes	£ 12,950	£	0 £	0	£	360	0.1%	8	Basement	4,919 ft2	No.	=// 6		G /	
3.2	Floor Finishes	£ 43,575	£	1 £	1	£	1,210	0.5%	9	Apartments total	36 nr	and the second	municipant of	PAGE		
3.3	Ceiling Finishes	£ 35,175		1 £		£	977	0.4%	10		6 nr		6 /		6	
									11		8 nr		B 40 8 1			
4	Fittings, Furnishings and Equipment	£ 35,000	£	1 £	1	£	972	0.4%	12	Houses - 4 Bed	2 nr	-0 0 H M				1
	3,7								13		6 nr	14				The same of the sa
5	Services	£ 875,424	£	18 £	26	£ 2	4,317	9.4%		Flats (2-Bed)	11 nr					
5.1	Sanitary Installation	£ 3,000		0 £		£	83	0.0%		Flats (3-Bed)	3 nr					
	3 MEPH	£ 737,424		15 £	22		0,484	7.9%	16	Highest storeys (incl. GF)	5 nr					
5.10	Lifts	£ 135,000		3 £			3,750	1.5%	17		1 m2					
5.14	BWIC with services	inc					.,		18		2,350 m2					
									19		10 nr					
6	Prefabricated Buildings and Units			n/a												
7	Utilities connection + External Services	£126,000) f	3 £	4	£	3,500	1.4%								
8	Residential Fit-Out	£1,842,523	3 £	38 £	54	£ 5	1,181	19.8%	Draia	ct Summary						
9	Sub-Total 1	£ 6.828.957	C 4	40 0	202	C 40	9.693	73.5%	FIOE	Facilitating		Roof			Glazing	
9	Sub-1 otal 1	£ 6,828,95/	£ 1	40 £	202	£ 10	9,693	73.5%			Footoded		✓	45		Fredrika
10	Basement		£ -	£		£	-	0.0%	1 2	Contamination Major demolition	Excluded ✓	22 Single ply 23 Pitched	Excluded	45 46	UPVC Double glazed Triple glazed	Excluded Excluded
10	Basement		ž -	£	•	ž.	-	0.0%		Specialist groundworks	Excluded	24 Brown	Excluded			Excluded
11	External works		£ -	£		£	- £	-	3	Specialist groundworks	Excluded	25 Green	Excluded	48	Composite Aluminium	Excluded
- 11	External works		t -	£	-	L	- t	-		F				48	Aluminium	Excluded
										Foundations		26 Blue	Excluded			
12	Sub-Total 2	£ 6,828,957	£ 1	40 £	201.85			73.5%	4		Excluded	27 Landscaped	Excluded		Bathrooms	
									5			a		49	Master; 3 piece	√
13	Net Construction	£ 6,828,957	£ 1	40 £	202	£ 18	9,693	73.5%	6	Raft	Excluded	Stairs		50	- sanitaryware budget	
							_ سد		7	Ground slab		28 Feature entrance	Excluded	51	Master; 4 piece	Excluded
									8	Basement	Excluded	29 Stone	Excluded	52	- sanitaryware budget	
	Main Contractor On-Costs											30 Timber	✓	53	Ensuites	✓
	Preliminaries 16.5%			23 £	33		1,299	12.1%		Frame		31 Precast concrete		54	- sanitaryware budget	
14	Design and Build Fees 4.0%	£ 318,229		7 £	9			3.4%	9	Steel frame	Excluded	32 Metal	Excluded			
15						£ 1	6,088	6.2%	10	Space frame / deck	Excluded				MEPH	
15 16	OH&P 7.0%	£ 579,178		12 £	17				11						Radiators	
15	OH&P 7.0% Contingency 5.0%	£ 579,178		12 £	17			4.8%			✓	External Walls		55		✓
15 16		£ 579,178						4.8%	12	Timber frame	Excluded	33 Scaffold	✓	56	Underfloor heating	Excluded
15 16 17	Contingency 5.0%	£ 579,178 £ 442,657	£	9 £	13							33 Scaffold 34 Mast climbers	Excluded	56 57	Underfloor heating MVHR	Excluded
15 16 17		£ 579,178	£				8,523	26.5%	12	Timber frame Traditional	Excluded	33 Scaffold 34 Mast climbers 35 SFS inner	Excluded Excluded	56	Underfloor heating	Excluded
15 16 17	Contingency 5.0%	£ 579,178 £ 442,657	£	9 £	13		8,523		12	Timber frame	Excluded	33 Scaffold 34 Mast climbers	Excluded	56 57	Underfloor heating MVHR	
15 16 17	Contingency 5.0%	£ 579,178 £ 442,657	£	9 £	13	£ 6	8,523		12	Timber frame Traditional Upper Floors	Excluded	33 Scaffold 34 Mast climbers 35 SFS inner	Excluded Excluded	56 57	Underfloor heating MVHR	Excluded
15 16 17	Contingency 5.0% On-Costs Sub-Total	£ 579,178 £ 442,657 £ 2,466,842	£	9 £	73	£ 6		26.5%	12 13	Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded Excluded	56 57 58	Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded
15 16 17	Contingency 5.0% On-Costs Sub-Total	£ 579,178 £ 442,657 £ 2,466,842	£	9 £	73	£ 6		26.5%	12 13 14 15	Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded	56 57 58 59	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded
15 16 17	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 579,178 £ 442,657 £ 2,466,842	£	9 £	73	£ 6		26.5%	12 13 14 15 16	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluder
15 16 17 18	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ 579,178 £ 442,657 £ 2,466,842 £ 9,295,799	£ £	9 £	73	£ 6		26.5%	12 13 14 15 16 17	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded varies Excluded Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60 61	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluder Excluder
15 16 17 18 18	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 579,178 £ 442,657 £ 2,466,842 £ 9,295,799	£ £	9 £	73	£ 6		26.5%	12 13 14 15 16 17 18	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluder Excluder
15 16 17 18 18 19	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 579,178 £ 442,657 £ 2,466,842 £ 9,295,799 Included Excluded	£	9 £	73	£ 6		26.5%	12 13 14 15 16 17 18	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded varies Excluded Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to facade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60 61	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded
15 16 17 18 18	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 579,178 £ 442,657 £ 2,466,842 £ 9,295,799	£	9 £	73	£ 6		26.5%	12 13 14 15 16 17 18 19 20	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded / varies Excluded Excluded / / Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60 61 62	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded
15 16 17 18 19	Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 579,178 £ 442,657 £ 2,466,842 £ 9,295,799 Included Excluded	£ £	9 £	73	£ 25		26.5%	12 13 14 15 16 17 18	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded varies Excluded Excluded Excluded	33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to facade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	56 57 58 59 60 61 62	Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded



Plot D - Angel Leisure Centre Refurbishment

_	OF COST	Total		£ / GIA ft2	£	/ NIA ft2	£ / unit	%	Effici	encies		Image	e				
									1	Site usage	100%						
0	Facilitating Works	£ 187	900	£	5 £	5	N/A	3.0%	2	GEA : GIA	N/A	29					
									3	NIA : GIA	85%	8	All All Brown			All halls	-
1	Substructure	£	- :	£-	£	-	N/A	0.0%	4	NIA : GIA (exc. Non-resi)	0%		and the same of th	and the same of th		-000 0 0Po co 1	Pop of
									5	Average unit NIA	#DIV/0!	/ A	PI	ALL PARTY		9. Santana and Santana	The second second
2	Superstructure	£ 876	,824	£ 2	2 £	26	N/A	14.1%	6	External wall : GIA ratio	#VALUE!	ASS		PZ C		A STATE OF THE PARTY OF THE PAR	(PR
2.1	Frame	£	- :	£ -	£	-	N/A	0.0%	7	Typical glazing ratio	30%	97.	A CONTRACTOR OF THE PARTY OF TH	*	a N	Translation of the Principle of the Prin	
2.2	Upper floors	£	- :	£ -	£	-	N/A	0.0%					A	M. K. dwilley		0 %	
2.3	Roof	£	-	£ -	£	-	N/A	0.0%	Key E	Data		7		(D)		Commence of the control of the contr	
2.4	Stairs and Ramps	£ 20	,000	£	0 £	1	N/A	0.3%	1	Site area	36,598 ft2	~	(F)			0	/20/20
2.5	External Walls	£	- 3	£ -	£	-	N/A	0.0%	2	Gross external area	N/A		/P4				
2.6	Windows and External Doors	£	- 3	£ -	£	-	N/A	0.0%	3	GF footprint	36,598 ft2	-	- Contract of the land	7	-	PS	
2.7	Internal Walls and Partitions	£ 714	,020	£ 1	3 £	21	N/A	11.5%	4	Overall GIA	40,451 ft2	11	C	(E)		e e	
2.8	Internal Doors	£ 142	,804	£	4 £	4	N/A	2.3%	5	Net internal area	34,283 ft2	111					
									6	Residential NIA	0 ft2	126	/8 4			Sure.	
3	Internal Finishes	£ 879	372	£ 2	2 £	26	N/A	14.2%	7	Non-residential NIA	34,283 ft2	-			O West		
3.1	Wall Finishes	£ 278	092	£	7 £	8	N/A	4.5%	8	Basement	N/A		Name of the last o			G	
3.2	Floor Finishes	£ 330	704	£	8 £	10	N/A	5.3%	9	Apartments total	0 nr			STATE OF THE PARTY	De Comme		
3.3	Ceiling Finishes		576		7 £		N/A	4.4%	10		N/A			A 10 10		2 4 4 5 5	
	,									1B 2P	N/A			1000	1		
4	Fittings, Furnishings and Equipment	£ 244	270	£	6 £	7	N/A	3.9%	12	2B 3P	N/A	00 0	1 11		9		-
								2.2 70	13	2B 4P	N/A		14	7-7-	5		Warm.
5	Services	£ 2.376	,590	f 5	9 £	69	N/A	38.2%	14		N/A				200 - A.		armin
5.1	Sanitary Installation		.000		0 £		N/A	0.0%	15		2 nr						
5.2-5.13			,590		6 £		N/A	36.6%	16	Cores	3 nr						
5.10	Lifts		.000		2 £		N/A	1.6%	17	External Wall	N/A						
5.14	BWIC with services		inc						18	Balconies	N/A						
0.11	Billo mar corridos								19		N/A						
6	Prefabricated Buildings and Units			n	/a					Box on Balcomos	1071						
	g- mar - mar																
7	Utilities connection + External Services	£	- 1	f -	£		N/A	0.0%									
- 8	Sub-Total 1	£ 4.564	956	£ 11	3 £	133	N/A	73.5%									
									Proie	ct Summary							
9	Basement			£ -	£		N/A	0.0%		Facilitating			Roof			Glazing	
							14/24	0.070	1		Excluded	22		Excluded	45		Excluded
10	External works			£ -	£		N/A		1 2	Contamination Major demolition	Excluded	22 23	Single ply	Excluded Excluded		UPVC Double glazed Triple glazed	
10	External works			£ -	£	-		0.0%	2	Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
10		£ 4.564	.956				N/A	0.0%		Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded Excluded
		£ 4,564			£	133.15	N/A		2	Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
11	Sub-Total 2		,956	£ 11	3 £	133.15	N/A	0.0% 73.5%	2	Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded Excluded
				£ 11		133.15	N/A	0.0%	3	Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
11	Sub-Total 2		,956	£ 11	3 £	133.15	N/A	0.0% 73.5%	2 3 4 5	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
11	Sub-Total 2 Net Construction		,956	£ 11	3 £	133.15	N/A	0.0% 73.5%	2 3 4 5 6	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
11	Sub-Total 2	£ 4,564	,956 ,956	£ 11	3 £	133.15	N/A	0.0% 73.5%	2 3 4 5	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
11 12	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 4,564	,956 ,956	£ 11	3 £ 3 £	133.15 133	N/A N/A N/A	0.0% 73.5% 73.5%	2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded Excluded
11 12 13 14	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 4,564 £ 753 £ 212	,956 : ,956 :	£ 11 £ 11 £	3 £ 9 £ 5 £	133.15 133 22 6	N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4%	2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded Excluded
11 12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 4,564 £ 753 £ 212 £ 387	,956 : ,956 : ,218 : ,727 : ,163 :	£ 11 £ 11 £ 1 £ 1	3 £ 3 £ 9 £ 5 £ 0 £	133.15 133 22 6 11	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded Excluded
11 12 13 14	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 4,564 £ 753 £ 212 £ 387	,956 : ,956 :	£ 11 £ 11 £ 1 £ 1	3 £ 9 £ 5 £	133.15 133 22 6 11	N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
11 12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 4,564 £ 753 £ 212 £ 387	,956 : ,956 : ,218 : ,727 : ,163 :	£ 11 £ 11 £ 1 £ 1	3 £ 3 £ 9 £ 5 £ 0 £	133.15 133 22 6 11	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded
11 12 13 14 15 16	Net Construction Main Contractor On-Costs	£ 4,562 £ 753 £ 212 £ 387 £ 295	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 1 12 £ 1 12 £ 13	3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Raties - sanitaryware budget Raties - sanitaryware budget Raties - sanitaryware budget	Excluded Excluded Excluded Excluded
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 4,564 £ 753 £ 212 £ 387	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 1 12 £ 1 12 £ 13	3 £ 3 £ 9 £ 5 £ 0 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8 9 10 11	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	Excluded Excluded Excluded Excluded
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ 4,564 £ 755 £ 212 £ 387 £ 298	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded
11 12 13 14 15 16	Net Construction Main Contractor On-Costs	£ 4,562 £ 753 £ 212 £ 387 £ 295	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 1 12 £ 1 12 £ 13	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ 4,564 £ 755 £ 212 £ 387 £ 298	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ 4,564 £ 755 £ 212 £ 387 £ 298	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded
11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 4,564 £ 755 £ 212 £ 387 £ 298	.956 : .956 : .218 : .727 : .163 : .903 :	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded
11 12 13 14 15 16	Net Construction	£ 4,564 £ 753 £ 212 £ 387 £ 296 £ 1,648 £ 6,213	.956 :	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder
11 12 13 14 15 16 17 18	Sub-Total 2	£ 4,564 £ 758 £ 212 £ 388 £ 298 £ 1,648 £ 6,213	.956	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 4,564 £ 755; £ 212 £ 387; £ 298 £ 1,648 £ 6,213	.956	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder
11 12 13 14 15 16 17 18	Sub-Total 2	£ 4,564 £ 755; £ 212 £ 387; £ 298 £ 1,648 £ 6,213	.956	£ 11 £ 11 £ 12 £ 15 £ 15 £ 14	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 22 6 11 9	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inmer Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 4,564 £ 755; £ 212 £ 367; £ 295 £ 1,645 £ 6,213	.956	£ 11 £ 11 £ 11 £ 15 £ 1 5 £ 1 5	3 £ 3 £ 9 £ 5 £ 0 0 £ 7 £	133.15 133 222 6 111 9 48	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips Faceted window Frick slips Faceted window Fac	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 4,564 £ 755; £ 212 £ 387; £ 298 £ 1,648 £ 6,213	.956	£ 11 £ 11 £ 11 £ 15 £ 1 5 £ 1 5	3 £ 3 £ 9 £ 5 £ 0 £ 7 £	133.15 133 222 6 111 9 48	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 11 12 13 13 14 15 16 17 18 19 19 20 20 20 20 20 20 20 20 20 20 20 20 20	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to facade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 4,564 £ 755; £ 212 £ 367; £ 295 £ 1,645 £ 6,213	.956	£ 11 £ 11 £ 11 £ 15 £ 1 5 £ 1 5	3 £ 3 £ 9 £ 5 £ 1 £ 4 £	133.15 133 222 6 111 9 48	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips Faceted window Frick slips Faceted window Fac	Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder Excluder



Excluded

59 Hard landscaping

61 Attenuation

62 Play equipment

Utilities

64 Incoming supplies

60

63 Diversions

Soft landscaping

Plot E - Surface Car Park ORDER OF COST 100% GEA : GIA N/A NIA: GIA NIA: GIA (exc. Non-resi) N/A 5 Average unit NIA N/A 6 External wall : GIA ratio N/A 7 Typical glazing ratio N/A Key Data 1 Site area 70,935 ft2 2 Gross external area GF footprint Overall GIA 70,935 ft2 Net internal area N/A Residential NIA N/A Non-residential NIA N/A Basement N/A 9 Apartments total N/A 10 Studio N/A 11 1B 2P N/A 12 2B 3P N/A 13 2B 4P N/A 14 3B 5P N/A 15 Car Parking Spaces 500 nr 16 Highest storeys (incl. GF) 17 Cores N/A 18 External Wall N/A 19 Balconies N/A J 20 Bolt-On Balconies N/A 'age 329,500 73.5% Main Contractor On-Costs Preliminaries 16.5% £ 54 368 £ 109 12.1% 5 Design and Build Fees 4.0% £ 15,355 £ 31 3.4% OH&P 7.0% £ 27,946 £ 0 N/A 56 6.2% Contamination Excluded 22 Terrace Excluded 45 UPVC Double glazed Excluded 9 21,358 £ 43 4.8% Excluded 23 Pitched Excluded 46 Triple glazed Excluded Contingency Excluded 24 Brown Excluded 47 Composite Excluded 25 Green Excluded 48 Aluminium Excluded 26 Blue Excluded Strip and pad Excluded 27 Landscaped Excluded Bathrooms Piling; CFA Excluded Excluded 49 Master: 3 piece 6 Raft Excluded Stairs 50 - sanitaryware budget 28 Feature entrance 7 Ground slab Excluded Excluded Excluded 51 Master: 4 piece Excluded 52 - sanitaryware budget Inflation 8 Basement Excluded 29 Stone 10 To 1Q 2023 Included 30 Timber Excluded 53 Ensuites Excluded To start-on-site Excluded 31 Precast concrete Excluded 54 - sanitaryware budget Excluded Steel frame Excluded 32 Metal Excluded Space frame / deck Excluded MEPH Concrete frame Excluded External Walls 55 Radiators Excluded 12 Timber frame Excluded 33 Scaffold Excluded 56 Underfloor heating Excluded 13 Traditional Excluded Mast climbers Excluded 57 MVHR Excluded 35 SFS inner Excluded 58 Cooling (to hotel) Excluded Upper Floors 36 Brickwork: hand laid Excluded 37 Alum PPC 14 Concrete floors Excluded Excluded Landscaping

Mace Consult Limited: CONFIDENTIAL

15 - thickness

18 Angle supports

19 - every floor

21 - every third floor

17 CLT

16 Metal decking form work

- every second floor

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

38 Brick slips

39 Banding to facade

42 Brick slips at curved area

43 Framing to sliding doors

40 Corbel to facade

41 Faceted window

44 Header course



Plot F - Multi-Storey Car Park

RDER (OF COST		Total	£ / GIA f	t2	£ / NIA 1	ft2	:/space	%	Effici	encies		Image				
										1		100%	·				
0	Facilitating Works	£	-	£ .	£		- £		0.0%	2	GEA: GIA	#DIV/0!	257				9
										3		100%				MILE	
1	Substructure	£	1,558,000	£	20 £		20 £	5,37	13.0%			N/A		And the second		All the	2
_		_	. =							5		N/A	7	The state of the s		0000	
2	Superstructure	£	4,765,000	£	63 £		63 £	16,43	39.7%			#VALUE! 0%		P22	0	400	
,	Internal Fitting Out	£	656,000	c	9 £		9 £	2,26	5.5%	/	Typical glazing ratio	0%	of all the same	*	1		2
3	internal Fitting Out	L	656,000	L	9 I		9 L	2,20	5.5%	Key D	lata	_	A A	No workings	س	0	
4	Services	£	1,838,000	£	24 £		24 £	6,33	15.3%			25,403 ft2		(D) /=		A Comment of the Comm	
	00111000	_	1,000,000	_				0,00	10.070	2		20,100 142	(a)			0	1/2000
										3	GF footprint	25,403 ft2	\P4		To-Maria Fac		1
5	Sub-Total 1	£	8,817,000	£ 1	16 £	. 1	116 £	30,40	73.5%	4	Overall GIA	76,209 ft2	Trends	- 17 Gr		95	
										5	Net internal area	76,209 ft2	//~ 0	6/		B	>
6	Electric Car Charging - 50%		Incl							6	Residential NIA	0 ft2	4/70		**	and a second	
•	Passive, 50% Active														7.0	a Go	
							£	•		7	Non-residential NIA	76,209 ft2		// 9	- Par		-
										8	Basement	N/A	And the second second	/ Almanus /	2000		4
										9	Apartments total Studio	N/A N/A	The same of the sa	Character and	V	nelss	
											1B 2P	N/A N/A		6/	-	20	
										12		N/A	00.0			No.	
										13		N/A	- 1		4		Non-
										14		N/A				20 ma	Man .
										15	Car Parking Spaces	290 nr					
										16	Highest storeys (incl. GF)	4 nr					
										17		2 nr					
											External Wall	N/A					
7	Sub-Total 2	£	8,817,000	£ 1	16 £	1	116 £	30,40	73.5%		Balconies	N/A					
										20	Bolt-On Balconies	N/A					
		_															
8	Net Construction	£	8,817,000	£ 1	16 £		116 £	30,40	73.5%								
8	Net Construction	£	8,817,000	£ 1	16 £	1	116 £	30,40	73.5%								
8		£	8,817,000	£ 1	16 £		116 £	30,40	73.5%								
	Net Construction Main Contractor On-Costs Preliminaries 16.5%		8,817,000 1,454,805		16 £		19 £	30,40 : 5,01		Proie							
)	Main Contractor On-Costs	£		£		1			12.1%	Proje	ct Summary Facilitating		Roof			Glazing	
)	Main Contractor On-Costs Preliminaries 16.5%	£	1,454,805	£	19 £		19 £	5,01	7 12.1% 7 3.4%	Proje	ct Summary	Excluded	Roof 22 Terrace	Excluded	45	Glazing UPVC Double glazed	Exclu
) 0 1	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	1,454,805 410,872	£ £	19 £		19 £ 5 £	5,01° 1,41°	7 12.1% 7 3.4% 9 6.2%	1 2	et Summary Facilitating Contamination Major demolition	Excluded	22 Terrace 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclu
9 0 1	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,454,805 410,872 747,787	£ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £	5,01 ¹ 1,41 ¹ 2,57 ⁹	7 12.1% 7 3.4% 9 6.2%	1	et Summary Facilitating Contamination Major demolition	Excluded	22 Terrace 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu Exclu
9 0 1 2	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,454,805 410,872 747,787	£ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8%	1 2 3	ct Summary Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclu
9 0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	1,454,805 410,872 747,787 571,523 3,184,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluc Excluc Excluc
9 0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,454,805 410,872 747,787 571,523	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclud Exclud
9 0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	1,454,805 410,872 747,787 571,523 3,184,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclud
9 0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	1,454,805 410,872 747,787 571,523 3,184,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu Exclu Exclu
9 0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	1,454,805 410,872 747,787 571,523 3,184,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Y	22 Terrace 23 Pitched 24 Brown 25 Green Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece	Exclu Exclu Exclu
9 0 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanityware budget	Exclui Exclui Exclui Exclui
9 0 1 2 3	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Y	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu Exclu Exclu Exclu
9 0 1 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6 7	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Y Excluded Y Excluded	22 Terrace	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanityware budget	Exclu Exclu Exclu Exclu
9 0 1 1 2 3	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 4.8% 3 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Y	22 Terrace	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu Exclu Exclu Exclu
9 10 11 12 13	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclu Exclu Exclu Exclu Exclu
9 10 111 112 13	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CPA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded y Excluded Excluded Excluded	22 Terrace	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR MVHR	Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 0 1 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu Exclu Exclu Exclu Exclu Exclu Exclu
0 0 1 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR MVHR	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 0 1 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 0 1 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclu
9 0 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame / irraditional Upper Floors Concrete floors - thickness	Excluded y Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exclu
9 0 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded Y Excluded Y Varies Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu
9 0 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	resummary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CPA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Y Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal Metal External Walls Scaffold 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbet to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Exclu
9 0 1 2 3	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 14 15 16 16 17 17 18 18 18 18 18 18 18 18 18 18 18 18 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Terrace	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu
9 10 111 112 13	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Y Excluded Y Varies Excluded Y Varies Excluded Y Varies Excluded	22	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclui Exclui Exclui
9 110 111 112 113 114	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 7 8 8 9 10 11 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	22	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Main Contractor On-Costs	£	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£ £ £	19 £ 5 £ 10 £		19 £ 5 £ 10 £ 8 £	5,01 1,41 2,57 1,97 10,98	7 12.1% 7 3.4% 9 6.2% 1 4.8% 3 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Y Excluded Y Varies Excluded Y Varies Excluded Y Varies Excluded	22	Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu



Plot G - Residential: 9 Houses

ORDER (DE COST		Total	£ / GIA	ft2	£ / NIA ft2		£ / unit	%	Effic	iencies		Image			
OKBEK	3 3301		rotar	L / OIA	11.2	2/11/21/12		c / time	70	1		30%	mage			
0	Facilitating Works	£	-	£	- 1	£ -	£	- 1	0.0%	2		#DIV/0!				1000
										3		67%	STATE OF THE STATE		MALE	100
1	Substructure	£	111,000	£	9 1	£ 14	£	12,333	6.5%	4	NIA: GIA (exc. Non-resi)	100%			-	soon of
										5		1,328 ft2	The state of the s		9 00000	
2	Superstructure	£	564,393		47 1		£	62,710	32.8%	6		0.00	P2		AND DESCRIPTION OF THE PERSON	(02)
2.1	Frame	£	-		- 1		£	-	0.0%	7	Typical glazing ratio	30%	V.	- 1	Transition of the Principle of the Princ	. 9/9
2.2	Upper floors	£	74,000		6 1		£	8,222	4.3%	_		_	A SALESMAN		0	
2.3	Roof	£	104,000		9 1		£	11,556	6.1%		Data		D /	-1	Statement of the later of the l	
2.4	Stairs and Ramps	£	50,400		4 1		£	5,600	2.9%	1		15,005 ft2	B / -		0	
2.5 2.6	External Walls Windows and External Doors	£	190,511 62,183		16 1		£	21,168 6,909	11.1%	3		0 ft2 4,478 ft2				
2.6	Internal Walls and Partitions	£	83,300		5 f		£	9,256	3.6% 4.8%	4		11,948 ft2	(C) (E)	. *	P3	
2.7	Internal Doors	£	-		- 1			9,230	0.0%	5		7,965 ft2		**	θ	
2.0	internal Boors	~	_	~		-	~	-	0.070	6	Residential NIA	11,948 ft2		*	er peri	
3	Internal Finishes - Shell & Core	£	14,800	f	1 1	F 2	£	1.644	0.9%	7		0 ft2		1	was Carlotte and C	
3.1	Wall Finishes	£	3,700		0 1		£	411	0.2%	8		0 ft2	(F)		(a)	
3.2	Floor Finishes	£	5,550		0 1		£	617	0.3%	9		9 nr	The state of the s	D. Provi		
3.3	Ceiling Finishes	£	5,550		0 1		£	617	0.3%	10		0 nr		1	The same of the sa	
										11		4 nr				
4	Fittings, Furnishings and Equipment	£	-	£	- 1	ε -	£	- 1	0.0%	12		4 nr	000			-
										13		1 nr		5		Marine .
5	Services	£	48,600	£	4 1	£ 6	£	5,400	2.8%	14				100 A.		Part District
5.1	Sanitary Installation	£	-		- 1		£	-	0.0%	15		3 nr				
5.2-5.13		£	48,600		4 1		£	5,400	2.8%	16		N/A				
5.10		£	-		- 1	£ -	£	-	0.0%	17		0 m2				
5.14	BWIC with services		inc							18		N/A				
6	Prefabricated Buildings and Units				n/a					19	Bolt-On Balconies	N/A				
7	Utilities connection + External Services	£	31,500	£	3 1	£ 4	£	3,500	1.8%							
8	Residential Fit-Out	£	492,032	£	41 1	£ 62	£	54,670	28.6%							
										Proj	ect Summary					
9	Sub-Total 1	£	1,262,325	£	106	£ 158	£	140,258	73.5%		Facilitating		Roof		Glazing	
40				•					2 22/	1		Excluded	22 Single ply		UPVC Double glazed	Excluded
10	Basement			£	- 1	£ -	Ł	-	0.0%	2			23 Pitched Excluded		Triple glazed	Excluded
11	External works			£	- 1	^	£		0.0%	3	Specialist groundworks	Excluded	24 Brown Excluded 25 Green Excluded		Composite Aluminium	Excluded
- 11	External works			L	- 1		£		0.0%		Foundations		26 Blue Excluded	48	Aluminium	Excluded
12	Sub-Total 2	e e	1.262.325	£ 10	5.65	£ 158.48	e	140.258	73.5%	4		Excluded	27 Landscaped Excluded		Bathrooms	
12	Sub-10tal 2	L.	1,262,323	£ 10	5.05	150.40	L	140,256	73.5%	5		✓	21 Lanuscapeu Excludeu	40	Master; 3 piece	_
										6	Raft	Excluded	Stairs	50	- sanitaryware budget	
13	Net Construction	£	1,262,325	£	106	£ 158	£	140,258	73.5%	7	Ground slab	∠xciaaca ✓	28 Feature entrance Excluded	51	Master; 4 piece	Excluded
										8		Excluded	29 Stone Excluded	52	- sanitaryware budget	
	Main Contractor On-Costs												30 Timber Excluded		Ensuites	✓
14	Preliminaries 16.5%	£	208,284	£	17 1	£ 26	£	23,143	12.1%		Frame		31 Precast concrete ✓	54	- sanitaryware budget	
15	Design and Build Fees 4.0%	£	58,824	£	5 1	£ 7	£	6,536	3.4%	9	Steel frame	Excluded	32 Metal Excluded			
16	OH&P 7.0%	£	107,060	£	9 1	£ 13	£	11,896	6.2%	10	Space frame / deck	Excluded			MEPH	
17	Contingency 5.0%	£	81,825	£	7 1	£ 10	£	9,092	4.8%	11	Concrete frame	✓	External Walls	55	Radiators	✓
										12	Timber frame	Excluded	33 Scaffold ✓	56	Underfloor heating	Excluded
										13	Traditional	Excluded	34 Mast climbers Excluded		MVHR	✓
18	On-Costs Sub-Total	£	455,993	£	38	£ 57	£	50,666	26.5%				35 SFS inner Excluded	58	Cooling (to hotel)	Excluded
											Upper Floors		36 Brickwork; hand laid ✓			
19	Gross Construction to 1Q 2023	£	1,718,318	£	144	£ 216	£	190,924	100.0%	14	Concrete floors	✓	37 Alum PPC Excluded		Landscaping	
										15	- thickness	varies	38 Brick slips Excluded	59	Hard landscaping	✓
										16	Metal decking form work	Excluded	39 Banding to façade Excluded	60	Soft landscaping	✓
	Inflation									17		Excluded	40 Corbel to façade Excluded		Attenuation	✓
21	To 1Q 2023		Included							18		✓	41 Faceted window Excluded	62	Play equipment	Excluded
22	To start-on-site		Excluded							19		✓	42 Brick slips at curved area Excluded			
23	To mid-point		Excluded							20		Excluded	43 Framing to sliding doors ✓		Utilities	
										21	- every third floor	Excluded	44 Header course Excluded	63	Diversions	Excluded
24	Gross Construction Forecast Outturn	£	1,718,318	£	144	£ 216	£	190,924	100.0%					64	Incoming supplies	✓
24	Orosa Sonstruction Forecast Sutturn	L	1,7 10,5 10	-	144	Z10	L	130,324	100.0%					04	mooning supplies	



Plot H - Residential: 15 Flats, 4 Houses

ORDER	OF COST	Total	£ / GIA ft	2 £/	NIA ft2	£/u	unit	%	Efficie	encies		Image				
									1	Site usage	36%	<u> </u>				
0	Facilitating Works	£ -	£ -	£	-	£	-	0.0%	2		N/A	59	(I) (I)			9 7
									3	NIA : GIA	57%	State of the state			MAR	1
1	Substructure	£ 406,42	5 £	16 £	27	£ 2	21,391	7.8%	4	NIA: GIA (exc. Non-resi)	57%		O Gran		4000	diam of
									5	Average unit NIA	779 ft2	The state of the s	The state of the s		0.00000	
2	Superstructure	£ 1,735,08	£	67 £	117	£ 9	91,320	33.3%	6	External wall : GIA ratio	0.00		PZ			
2.1	Frame	£ 157,125	£	6 £	11	£	8,270	3.0%	7	Typical glazing ratio	30%	A STATE OF THE PARTY OF THE PAR		- 6	- C	(P3
2.2	Upper floors	£ 232,200		9 £	16		12,221	4.5%		,, ,		A A	100 page and the	0	0 0	
2.3	Roof	£ 190,190	£	7 £	13	£ 1	10,010	3.7%	Key D	ata			Contract Con		The same of the sa	113/
2.4	Stairs and Ramps	£ 72,400		3 £	5		3,811	1.4%	1	Site area	15,694 ft2	A Townson	D /		Commission of the last	
2.5	External Walls	£ 857,70		33 £	58		15,142	16.5%	2	Gross external area	N/A	P4 B				
2.6	Windows and External Doors	£ 185,782		7 £	13		9,778	3.6%	3	GF footprint	5,619 ft2	//=	40	ALTERNATIVE STREET		
2.7	Internal Walls and Partitions	£ 20,82		1 £	1		1,096	0.4%	4		25,887 ft2	c //	6 / E		29	
2.8	Internal Doors	£ 18,85		1 £	1		992	0.4%	5		14,801 ft2		(A)		н	-
		,							6	Residential NIA	14,801 ft2				and	
3	Internal Finishes	£ 61,53	5 f	2 £	4	£	3,239	1.2%	7	Non-residential NIA	0 ft2			- 4	A CONTRACTOR OF THE PARTY OF TH	
3.1	Wall Finishes	£ 20,70		1 £			1,090	0.4%	8	Basement	3,358 ft2		// E		(a)	
3.2	Floor Finishes	£ 22,93		1 £	2		1,207	0.4%	9	Apartments total	19 nr	Nata Charles	Allen Market	10 Pm		
3.3	Ceiling Finishes	£ 17,89		1 £	1		942	0.3%	10		0 nr	and the same	The same of the same of		ne son	
0.0	Coming I Illianos	~ 17,09		. L	- '	~	U-12	0.070		1B 2P	5 nr		10/8/	-	0.0	
4	Fittings, Furnishings and Equipment	£ 35,000) f	1 £	2	£	1,842	0.7%	12		10 nr	90 0				-
-	r mings, r urmanings and Equipment	2 35,000				~	1,042	0.7 /6		2B 4P	2 nr			an I		THE R. L.
5	Services	£ 573,414		22 £	39		30,180	11.0%		3B 5P	2 nr	No. of the last of			20 mm	William
	Sanitary Installation	£ 573,414														
5.1 5.2-5.13		£ 20,000		1 £ 17 £	1 29		1,053 22,548	0.4%		Highest storeys (incl. GF)	5 nr 2 nr					
	Lifts							8.2%	16	Cores						
5.10		£ 125,000		5 £	8	£	6,579	2.4%	17	External Wall	0 m2					
5.14	BWIC with services	in	0						18	Balconies	42.1%					
									19	Bolt-On Balconies	8 nr					
6	Prefabricated Buildings and Units			n/a												
7	Utilities connection + External Services	£ 66,50	£	3 £	4	£	3,500	1.3%								
7																
	Utilities connection + External Services Residential Fit-Out	£ 66,500		3 £	4 64		3,500 49,777	18.2%								
7	Residential Fit-Out	£ 945,75	£	37 £	64	£ 4	19,777	18.2%	Projec	t Summary						
7			£			£ 4		18.2%		Facilitating		Roof			Glazing	
7 8 9	Residential Fit-Out	£ 945,75	7 £ 1	37 £	64 258	£ 4	19,777	18.2% 73.5%	1	Facilitating Contamination	Excluded	22 Single ply	✓		UPVC Double glazed	
7	Residential Fit-Out	£ 945,75	7 £ 1	37 £	64 258	£ 4	19,777	18.2%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	
7 8 9	Residential Fit-Out Sub-Total 1 Basement	£ 945,75	£ 1	37 £	64 258 -	£ 4	19,777	18.2% 73.5% 0.0%	1	Facilitating Contamination Major demolition		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
7 8 9	Residential Fit-Out	£ 945,75	£ 1	37 £	64 258	£ 4	19,777	18.2% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded ✓
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement	£ 945,75	£ 1	37 £	64 258 -	£ 4	19,777	18.2% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
7 8 9	Residential Fit-Out Sub-Total 1 Basement	£ 945,75	£ -	37 £	64 258 -	£ 4	19,777	18.2% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement External works	£ 945,75	£ -	37 £ 18 £ £	64 258 -	£ 4 £ 20 £	19,777	18.2% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded ✓
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 945,75	£ - 1 £ 147.	87 £ 88 £ £ £	258	£ 4 £ 20 £ £	01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement External works	£ 945,75	£ - 1 £ 147.	37 £ 18 £ £	258	£ 4 £ 20 £	01,248	18.2% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 945,75	£ - 1 £ 147.	87 £ 88 £ £ £	258	£ 4 £ 20 £ £	01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 945,75	£ - 1 £ 147.	87 £ 88 £ £ £	258	£ 4 £ 20 £ £	01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 945,75° £ 3,823,71° £ 3,823,71°	7 £ 1 £ 1 £ - £ - 1 £ 147.	87 £ 88 £ £ £	258	£ 4 £ 20 £ £ 20	01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
7 8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,912	7 £ 1 £ 1 £ - £ - £ 147.	87 £ £ £ £	64 258 - - 258.35	£ 4 £ 20 £ £ 20 £ 20	19,777 01,248 - - 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites	Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91 £ 178,18	7 £ 1 £ 1. £ - £ - 1. £ 1. £ 1. £ 1. £ 1.	87 £ £ £ £ £ 18 £ £	258 - - 258.35 258.35	£ 4 £ 20 £ £ 20 £ 20	49,777 01,248 - - 01,248 01,248 33,206 9,378	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green Blue Landscaped Stairs Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 945,75' £ 3,823,71' £ 3,823,71' £ 3,823,71' £ 630,91; £ 178,18; £ 324,29'	7 £ 1 £ 1. £ - 1. £ - 1. £ 1. £ 1. £ 1. £	87 £ £ £ £ £ 48 £ £	258 - - 258.35 258 43 12 22	£ 4 £ 20 £ £ 20 £ 20 £ 1	19,777 01,248 01,248 01,248 01,248 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Master is piece	Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 945,75' £ 3,823,71' £ 3,823,71' £ 3,823,71' £ 630,91; £ 178,18; £ 324,29'	7 £ 1 £ 1. £ - 1. £ - 1. £ 1. £ 1. £ 1. £	87 £ £ £ £ £ 18 £ £	258 - - 258.35 258.35	£ 4 £ 20 £ £ 20 £ 20 £ 1	49,777 01,248 - - 01,248 01,248 33,206 9,378	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Rediators	Excluded Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 945,75' £ 3,823,71' £ 3,823,71' £ 3,823,71' £ 630,91; £ 178,18; £ 324,29'	7 £ 1 £ 1. £ - 1. £ - 1. £ 1. £ 1. £ 1. £	87 £ £ £ £ £ 48 £ £	258 - - 258.35 258 43 12 22	£ 4 £ 20 £ £ 20 £ 20 £ 1	19,777 01,248 01,248 01,248 01,248 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating	Excluded Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0%	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91 £ 178,18 £ 324,29 £ 247,856	7 £ 1 £ 1 47.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 1	19,777 01,248 01,248 01,248 01,248 01,248 01,248 17,068 17,068 13,045	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 945,75' £ 3,823,71' £ 3,823,71' £ 3,823,71' £ 630,91; £ 178,18; £ 324,29'	7 £ 1 £ 1 47.	87 £ £ £ £ £ 48 £ £	258 - - 258.35 258 43 12 22	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 1	19,777 01,248 01,248 01,248 01,248 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,911 £ 178,18 £ 324,29 £ 247,85	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0%	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91 £ 178,18 £ 324,29 £ 247,856	7 £ 1 £ 1	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,911 £ 178,18 £ 324,29 £ 247,85	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,911 £ 178,18 £ 324,29 £ 247,85	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,911 £ 178,18 £ 324,29 £ 247,85	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded	22 Single ply	Excluded Fixel Section Sec	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COntingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91; £ 178,18; £ 324,29 £ 247,85; £ 1,381,24; £ 5,204,96;	7 £ 1 £ 1 1 £ 1 1 £ 1 1 £ 1 1 £ 1 1 £ 1 1 £ 1 1 £	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbet to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluder Excluder Excluder Excluder Excluder Excluder
7 8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91: £ 178,18: £ 324,29 £ 247,85: £ 1,381,24: £ 5,204,96	7 £ 1 £ 1 1 £ 1 1 £ 1 1 1 1 1 1 1 1 1 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluder Excluder Excluder Excluder Excluder Excluder
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 945,75° £ 3,823,71° £ 3,823,71° £ 3,823,71° £ 630,91° £ 178,18; £ 324,29° £ 247,85° £ 1,381,24° £ 5,204,96°	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded V Varies Excluded V V Varies Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal 32 Metal 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 945,75 £ 3,823,71 £ 3,823,71 £ 3,823,71 £ 630,91: £ 178,18: £ 324,29 £ 247,85: £ 1,381,24: £ 5,204,96	7 £ 1 £ 1	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 111 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded Excluded Excluded	22 Single ply	Excluded	49 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 945,75° £ 3,823,71° £ 3,823,71° £ 3,823,71° £ 630,91° £ 178,18; £ 324,29° £ 247,85° £ 1,381,24° £ 5,204,96°	7 £ 1 £ 1 47. £ - 1 £ 147. £ 1 6 £ 6 £ 6 £ 6 £ 6 £ 6 £ 6 £ 6 £ 6 £	\$37 £ \$18 £ \$£ \$£ \$18 £ \$24 £ \$7 £ \$13 £ \$10 £	64 258 - - 258.35 258 43 12 22 17	£ 4 £ 20 £ £ 20 £ 20 £ 1 £ 3 £ 1 £ 1	19,777 11,248 - 1,248 11,248 11,248 11,248 11,068 13,045 17,068 13,045 17,068 13,045	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded V Varies Excluded V V Varies Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal 32 Metal 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	49 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot I - Residential: 150 Build To Rent Flats

ORDER (OF COST	Total	£ / GIA ft2	£/NI	A ft2	£ / unit	%	Efficie	encies		Image					
								1	Site usage	77%	Ť					
0	Facilitating Works	£ -	£ -	£	- £		0.0%	2	GEA : GIA	N/A	557	Committee of the last of the l				9 9
								3	NIA : GIA	63%	37	Show -			MALE	100
1	Substructure	£ 2,507,550	£ 1	£	27 £	16,717	6.7%	4	NIA: GIA (exc. Non-resi)	63%	B *		West Control of the C		400	som of
								5	Average unit NIA	619 ft2	7 1	The state of the s	The state of the s		0 0000	
2	Superstructure	£ 11,874,585	£ 8	£	128 £	79,164	31.7%	6	External wall : GIA ratio	0.51			IPZ T			
2.1	Frame	£ 1,347,750	£	£	15 £	8,985	3.6%	7	Typical glazing ratio	30%	257	A PARTIE OF THE		- 6	A STATE OF THE PARTY OF THE PAR	(P3
2.2	Upper floors	£ 1,798,800	£ 1:	£	19 £		4.8%		,, ,		30	A A	100 page and	0	0 8 0	" /
2.3	Roof	£ 876,120	£	£	9 £	5,841	2.3%	Key D	ata				Call's		and the same of th	
2.4	Stairs and Ramps	£ 120,000		£	1 £		0.3%	1	Site area	28,525 ft2	400	A THE MANAGEMENT AND A SECOND	0 /		Charles of the Control of the Contro	
2.5	External Walls	£ 4,540,044		£	49 £		12.1%	2	Gross external area	N/A	-	P4				
2.6	Windows and External Doors	£ 1,358,932		£	15 £		3.6%	3	GF footprint	21,948 ft2			90	on the server	1 0 0 0 0	
2.7	Internal Walls and Partitions	£ 1,617,300		£	17 £		4.3%	4	Overall GIA	147,564 ft2	/	C	(E)		29	
2.8	Internal Doors	£ 215,640		£	2 £		0.6%	5		92,840 ft2	1//				(H)	3)
						.,		6	Residential NIA	92,840 ft2	-54	1-0	100		gai	
3	Internal Finishes	£ 1,541,790	£ 1	£	17 £	10,279	4.1%	7	Non-residential NIA	0 ft2	. 44			- 10	A CONTRACTOR OF THE PARTY OF TH	2
3.1	Wall Finishes	£ 161,730		£	2 £		0.4%	8	Basement	21,948 ft2		14720	7/ 0		(a)	
3.2	Floor Finishes	£ 862,560		£	9 £		2.3%	9	Apartments total	150 nr		WASH COME	All Marie Control	B. Free	and I	
3.3	Ceiling Finishes	£ 517,500		ı £	6 £		1.4%	10	Studio	0 nr		4 6 00	STREET, STREET	-	7 00 0 m	
0.0	Coming . milanos	2 317,300	~		0 1	5,450	1.470	11		75 nr					0.0	
4	Fittings, Furnishings and Equipment	£ 35,000	£	£	0 £	233	0.1%	12		75 nr	100	11 -		=		
-	i itango, i umiomigo ana Equipment	2 35,000	~		U	. 233	0.176	13		0 nr	-			e l		THE REAL PROPERTY.
5	Services	£ 3,924,694		7 £	42 £	26.165	10.5%		3B 5P	0 nr		-			20	William
5.1	Sanitary Installation	£ 3,924,694		£	0 £		0.1%	15	Highest storeys (incl. GF)	6 nr						
5.2-5.13		£ 3,604,694		l £	39 £		9.6%	16	Cores	2 nr						
5.10	Lifts	£ 3,004,094		2 £	39 £		0.8%	17	External Wall	7,008 m2						
	BWIC with services	inc		L.	3 I	2,000	0.070	18	Balconies	0.0%						
5.14	BVVIC With services	inc						19	Bolt-On Balconies	75 nr						
	5 (1) (15)							19	Boil-On Balconies	75 Hr						
6	Prefabricated Buildings and Units		n	a												
-	Utilities connection + External Consises	C 525 000	C		6 (2 500	1 40/									
7	Utilities connection + External Services	£ 525,000	£	£	6 £	3,500	1.4%									
7	Utilities connection + External Services Residential Fit-Out	£ 525,000 £ 7,137,405		£	6 £		1.4%	Project	Summary							
	Residential Fit-Out	£ 7,137,405	£ 4	£	77 £	47,583	19.0%	Proje	et Summary			Doof			Glazina	
			£ 4			47,583			Facilitating	Evoluded	22	Roof Single ply	V	45	Glazing	Evolude
9	Residential Fit-Out Sub-Total 1	£ 7,137,405	£ 4	£	77 £	47,583	19.0%	1	Facilitating Contamination	Excluded	22 23	Single ply	Excluded		UPVC Double glazed	
	Residential Fit-Out	£ 7,137,405	£ 4	£	77 £	47,583	19.0%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude Exclude
9	Residential Fit-Out Sub-Total 1 Basement	£ 7,137,405	£ 4	3 £	77 £	2 47,583 2 183,640	19.0% 73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
9	Residential Fit-Out Sub-Total 1	£ 7,137,405	£ 4	£	77 £	2 47,583 2 183,640	19.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
9 10	Residential Fit-Out Sub-Total 1 Basement External works	£ 7,137,405 £ 27,546,025	£ 4	£	77 £	47,583 183,640	19.0% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
9	Residential Fit-Out Sub-Total 1 Basement External works	£ 7,137,405	£ 4	£	77 £	47,583 183,640	19.0% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluder Excluder
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 7,137,405 £ 27,546,025 Inc	£ 4 £ 18 £ - £ 186.6	£ 2:	77 £	2 47,583 2 183,640 2 - 2 183,640	19.0% 73.5% 0.0% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
9 10	Residential Fit-Out Sub-Total 1 Basement External works	£ 7,137,405 £ 27,546,025	£ 4 £ 18 £ - £ 186.6	£ 2:	77 £	47,583 183,640	19.0% 73.5% 0.0%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude Exclude
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 7,137,405 £ 27,546,025 Inc	£ 4 £ 18 £ - £ 186.6	£ 2:	77 £	2 47,583 2 183,640 2 - 2 183,640	19.0% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude Exclude
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 7,137,405 £ 27,546,025 Inc	£ 4 £ 18 £ - £ 186.6	£ 2:	77 £	2 47,583 2 183,640 2 - 2 183,640	19.0% 73.5% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget	Exclude Exclude
8 9 10 11 12 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025	£ 4 £ 18 £ - £ 186.6	£ £ 27	77 £ 297 £ - £ 96.71 £ 297 £	47,583 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094	£ 4 £ 18 £ - £ 186.6 £ 18	\$\frac{\xi}{\xi}\$\$ \frac{\xi}{\xi}\$\$ \frac{\xi}{	77 £ 297 £ - £ 96.71 £ 297 £	47,583 183,640 2 - 2 183,640 2 183,640 2 30,301	19.0% 73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded ✓	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645	£ 4	£ £ £ 77 £ 2	77 £ 297 £ - £ 96.71 £ 297 £	47,583 183,640 183,640 183,640 2 183,640	19.0% 73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233	£ 4 £ 18 £ - £ 186.6 £ 18	£ £ 27 £ 27 £ 28 £ 28 £ 28 £	77 £ 297 £ - £ 297 £ 297 £ 49 £ 14 £ 25 £	183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH MEPH	Exclude Exclude
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233	£ 4 £ 18 £ - £ 186.6 £ 18	£ £ £ 77 £ 2	77 £ 297 £ - £ 96.71 £ 297 £	183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude Exclude
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233	£ 4 £ 18 £ - £ 186.6 £ 18	£ £ 27 £ 27 £ 28 £ 28 £ 28 £	77 £ 297 £ - £ 297 £ 297 £ 49 £ 14 £ 25 £	183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233 £ 1,785,550	£ 4 E 18 E - E 186.6 E 18 E 3 E E 1 E 1	£ £ £ 2° £ 2° £	77 f 297 f - f 96.71 f 297 f 49 f 14 f 25 f 19 f	183,640 183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Exclude Exclude Exclude Exclude
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233	£ 4 E 18 E - E 186.6 E 18 E 3 E E 1 E 1	£ £ 27 £ 27 £ 28 £ 28 £ 29 £ 5 £	77 f 297 f - f 96.71 f 297 f 49 f 14 f 25 f 19 f	183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522	£ 4 E 18 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out SUb-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233 £ 1,785,550	£ 4 E 18 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	183,640 183,640 183,640 183,640 183,640 183,640 183,640	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Exclude Exclude Exclude
10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522	£ 4 E 18 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded V Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude Exclude Exclude
10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522	£ 4 E 18 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS liner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude
10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522	£ 4 E 18 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brick work; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522 £ 37,496,547	£ 4 £ 18 £ - £ 186.6 £ 18 £ 1 £ 1 £ 1	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 4 5 6 7 8 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Fixely Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickworfs, hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522 £ 37,496,547 Included	£ 4 E 188 E - E 186.6 E 18 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E 1 E	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 10 2023 To start-on-site	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522 £ 37,496,547 Included Excluded	£ 4 £ 18 £ - £ 186.6 £ 18 £ 1 £ 3 £ 1 £ 1 £ 5	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Trimber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to facade Corbel to façade Faceted window Frick slips at curved area	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 4,545,094 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522 £ 37,496,547 Included	£ 4 £ 18 £ - £ 186.6 £ 18 £ 1 £ 3 £ 1 £ 1 £ 5	£ £ 2:	77 £ 297 £ - £ 996.71 £ 297 £ 49 £ 14 £ 19 £ 107 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to facade Corbet to façade Faceted window Brick slips at curved area Framing to Silding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude:
8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 10 2023 To start-on-site	£ 7,137,405 £ 27,546,025 Inc £ 27,546,025 £ 27,546,025 £ 1,283,645 £ 1,283,645 £ 2,336,233 £ 1,785,550 £ 9,950,522 £ 37,496,547 Included Excluded	£ 4 E 18	6 £ £ 27 £ 26 £ 6 £ 6 £ 7 £	77 £ 297 £ 297 £ - £ 297 £ 49 £ 41 £ 1107 £ 404 £	2 47,583 2 183,640 2 - 2 183,640 2 183,640 2 30,301 2 8,558 2 15,575 2 11,904	19.0% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to facade Corbel to façade Faceted window Frick slips at curved area	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	E:



Plot J - Residential: 30 Flats, 25 Houses

ORDER	OF COST	Total	£ / GIA fi	t2 £/	NIA ft2	£/ı	unit	%	Efficie	encies		Image					
									1	Site usage	38%	Ť					
0	Facilitating Works	£ -	£ -	£	-	£	-	0.0%	2	GEA : GIA	N/A	-537					9 7 - 1
									3	NIA : GIA	63%	3	Brea -			MALE	100
1	Substructure	£ 1,058,625	£	15 £	24	£ 1	19,248	7.6%	4	NIA: GIA (exc. Non-resi)	63%	F 6		He .		700	diam of
									5	Average unit NIA	805 ft2	7.8		The state of the s		0 00000	
2	Superstructure	£ 4,561,475	£	65 £	103	£ 8	82,936	32.6%	6	External wall : GIA ratio	0.28			PZ		400	
2.1	Frame	£ 351,875	£	5 £	8	£	6,398	2.5%	7	Typical glazing ratio	30%	100	A CONTRACTOR OF THE PARTY OF TH	W.	- 6	A STATE OF THE PARTY OF THE PAR	IP3
2.2	Upper floors	£ 660,900	£	9 £	15	£ 1	12,016	4.7%					A A	and the second	0	9 0	
2.3	Roof	£ 555,870	£	8 £	13	£ 1	10,107	4.0%	Key D	ata				D)		The same of the sa	
2.4	Stairs and Ramps	£ 190,000	£	3 £	4	£	3,455	1.4%	1	Site area	44,886 ft2	4	(B)	, D		Commence of the last	
2.5	External Walls	£ 1,563,780	£	22 £	35	£ 2	28,432	11.2%	2	Gross external area	N/A	-	P4			The second second	
2.6	Windows and External Doors	£ 521.013	£	7 £	12	£	9,473	3.7%	3	GF footprint	17,007 ft2	1			-		
2.7	Internal Walls and Partitions	£ 661,738	£	9 £	15		12,032	4.7%	4	Overall GIA	70,321 ft2		C	6 / E		The same of the sa	
2.8	Internal Doors	£ 56,300		1 £			1,024	0.4%	5		44,294 ft2	1///	~ ~ /	A AV		· ·	3
									6	Residential NIA	44,294 ft2	84		1		Pati .	
3	Internal Finishes	£ 426.525	£	6 £	10	£	7.755	3.0%	7	Non-residential NIA	0 ft2	. 44			- 10	H. C.	2
3.1	Wall Finishes	£ 52,750		1 £		£	959	0.4%	8	Basement	0 ft2	1		// 9		(a)	
3.2	Floor Finishes	£ 240.988		3 £			4,382	1.7%	9	Apartments total	55 nr	2	Value tions	Allen Britain	to Pres		
3.3	Ceiling Finishes	£ 132,788		2 £			2,414	0.9%	10		0 nr		The same of the same of	The state of the s		7000a	
0.0			_	- ~	Ü	_	_,	0.078		1B 2P	9 nr					9.0	
4	Fittings, Furnishings and Equipment	£ 35,000	f	1 £	1	£	636	0.2%		2B 4P	24 nr	100	1 -				
-	ramge, runneninge and Equipment	2 35,000	_			-	030	0.2 /0	13		18 nr	-			e l		THE R. L.
5	Services	£ 1,171,648		17 £	26		21,303	8.4%		4B 6P	4 nr					20 100	William
5.1	Services Sanitary Installation	£ 1,1/1,648		1/ £	26		21,303 364	0.1%	15		4 nr 5 nr						
		£ 20,000		15 £	23												
	B MEPH Lifts						18,666	7.3%	16	Cores	2 nr						
5.10				2 £	3	£	2,273	0.9%	17	External Wall	1,830 m2						
5.14	BWIC with services	inc	;						18	Balconies	27.3%						
_									19	Bolt-On Balconies	15 nr						
6	Prefabricated Buildings and Units			n/a													
_																	
7	Utilities connection + External Services	£ 192,500	£	3 £	4	£	3,500	1.4%									
_																	
8	Residential Fit-Out	£ 2,846,245	£	40 £	64	£ 5	51,750	20.3%									
									Proje	ct Summary							
9	Residential Fit-Out Sub-Total 1	£ 2,846,245		40 £	64 232		51,750 87,128	20.3% 73.5%		Facilitating		00	Roof	í	45	Glazing	
9	Sub-Total 1		£ 1	46 £	232	£ 18	87,128	73.5%	1	Facilitating Contamination	Excluded	22	Single ply	V		UPVC Double glazed	
			£ 1						1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
9	Sub-Total 1 Basement		£ 1	46 £	232	£ 18	87,128	73.5%	1	Facilitating Contamination Major demolition		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
9	Sub-Total 1		£ 1	46 £	232	£ 18	87,128	73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded ✓
9 10 11	Sub-Total 1 Basement External works	£ 10,292,018	£ -	46 £	232	£ 18	87,128	73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded ✓
9	Sub-Total 1 Basement		£ -	46 £	232	£ 18	87,128	73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded ✓
9 10 11	Sub-Total 1 Basement External works	£ 10,292,018	£ -	46 £	232	£ 18	87,128	73.5% 0.0% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£ 10,292,018	£ 1. £	46 £ £ . £ £	232	£ 18 £ £	87,128 87,128	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
9 10 11	Sub-Total 1 Basement External works	£ 10,292,018	£ 1. £	46 £	232	£ 18 £ £	87,128 87,128	73.5% 0.0% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 10,292,018	£ 1. £	46 £ £ . £ £	232	£ 18 £ £	87,128 87,128	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget	Excluded Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 10,292,018 £ 10,292,018 £ 10,292,018	£ - 146.	46 £ £ . £ £ £	232 - - 232.36	£ 18 £ £ 18	87,128 - - 87,128	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183	£ 1 £ - £ - £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232	£ 18 £ £ 18	87,128 - - 87,128 87,128	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Fxcluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget	Excluded Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608	£ 1 £ - £ - £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232	£ 18 £ £ 18 £ 18	87,128 87,128 87,128 87,128	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887	£ - £ - £ - £ 146.	46 £ . £ . £ . £ . 46 £ £ £ £	232 - - 232.36 232 38 11 20	£ 18 £ £ 18 £ 18	87,128 	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CPA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887	£ - £ - £ - £ 146.	46 £ . £ . £ £ 46 £	232 - - 232.36 232	£ 18 £ £ 18 £ 18	87,128 87,128 87,128 87,128	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887	£ - £ - £ - £ 146.	46 £ . £ . £ . £ . 46 £ £ £ £	232 - - 232.36 232 38 11 20	£ 18 £ £ 18 £ 18	87,128 	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame	Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887	£ - £ - £ - £ 146.	46 £ . £ . £ . £ . 46 £ £ £ £	232 - - 232.36 232 38 11 20	£ 18 £ £ 18 £ 18	87,128 	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Rastites - sanitaryware budget Rastites - sanitaryware budget Rastites - sanitaryware budget	Excluded ✓
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887	£ 1 £ - £ - £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ . £ . 46 £ £ £ £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18	87,128 87,128 87,128 87,128 87,128 87,128 15,87,128	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 10,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ £ £ £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 18	87,128 87,128 87,128 87,128 87,128 87,128 15,87,128	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - 1 £ 146. £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 112,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Y Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0%	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 10,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - 1 £ 146. £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ £ £ £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 15,87,128	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Imper frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - 1 £ 146. £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Y Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - 1 £ 146. £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude:
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135	£ 1 £ - £ - 1 £ 146. £ 1 £ 1 £ 1 £ 1 £ 1 £ 1 £ 1	46 £ . £ . £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135 £ 3,717,813 £ 14,009,831	£ 1. £	46 £ . £ . £ £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: OFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Not Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH-RP 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135 £ 3,717,813 £ 14,009,831	£ 1. £ - £ - £ 1. £ 1. £ 1. £ 1. £ 1. £	46 £ . £ . £ £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Couling (In the sanitaryware budget UPVC Or Sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4,0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135 £ 3,717,813 £ 14,009,831	£ 1. £	46 £ . £ . £ £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Figure 1	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Y Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Not Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH-RP 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135 £ 3,717,813 £ 14,009,831	£ 1. £	46 £ . £ . £ £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 87,128 87,128 87,128 87,128 87,128 87,128 87,120 11,130 87,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 11 12 13 14 15 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4,0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 10,292,018 £ 10,292,018 £ 10,292,018 £ 1,698,183 £ 479,608 £ 872,887 £ 667,135 £ 3,717,813 £ 14,009,831	£ 1. £ 1. £ 1. £ 1. £ 1. £ 1. £ 1. £ 1.	46 £ . £ . £ £ £ 46 £	232 - - 232.36 232 38 11 20 15	£ 18 £ £ 18 £ 18 £ 1 18	87,128 - - 87,128 87,128 87,128 30,876 8,720 15,871 12,130 67,597	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Figure 1	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Y Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded



Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3

on behalf of

Mace Developments

Costs current at Q1 2023

Solssue Date:

29 June 2023

Revision:

Project Nr:

Prepared by: Lawrence Evans

Reviewed: Shaun Walshe

Signed: Isaac Bankah

Mace Consult LIMITED

155 Moorgate London EC2M 6XB

Tel: 020 3522 3000





Order of Cost Estimate Summary - Overall

ORDER	OF COST		Total	£ / GIA	ft2	£ / NIA	ft2	£	/ unit	%	Effici	encies		Image				
											1	Site usage	66%					
0	Facilitating Works	£	1,595,900								2	GEA : GIA	N/A					
			,,									NIA : GIA	50%	, A		-7		
1	Substructure	£	16,300,000	£	24	£	30	£	36,465	8.8%		NIA : GIA (exc. Non-resi)	77%			- 1	19/12	
			.,,									Average unit NIA	754 ft2	150				
2	Superstructure	£	51,101,548	£	75	£	95	£	114,321	27.6%		External wall : GIA ratio	0.65				MLB	
2.1	Frame	£	5,589,750		8		10		12,505	3.0%		Typical glazing ratio	40%				4000	4
2.2	Upper floors	£	6,683,140		10		12		14,951	3.6%	•	Typical glazing ratio	1070		en la			
2.3	Roof	£	5,679,520			£	11		12.706	3.1%	Key I)ata		Part I				
2.4	Stairs and Ramps	£	1,057,200		2		2		2,365	0.6%	1	Site area	269,434 ft2	670				
2.5	External Walls	£	19,599,244		29		36		43,846	10.6%		Gross external area	N/A	7 10 7		A		
2.6	Windows and External Doors	£	5,400,940			£	10		12,083	2.9%		GF footprint	177,111 ft2	Buch	State Man		Senate .	
2.7	Internal Walls and Partitions	£	6,267,068		9		12		14,020	3.4%	4	Overall GIA	680,468 ft2		/= D			
2.8	Internal Doors	£	824,687			£	2		1,845	0.4%	5	Net internal area	540,493 ft2		Harris Harris Annual Control of the	Marie 1	Name of Street, Street	
2.0	Internal Books	-	024,007	~	- '	~		~	1,040	0.470	6	Residential NIA	337,150 ft2				anning.	
3	Internal Finishes	£	3,876,722	2	6	£	7	c	8,673	2.1%	7	Non-residential	203,343 ft2		В			
3.1	Wall Finishes	£	595,048			£	1		1,331	0.3%	8	Basement	N/A			· No	unit di	
3.2	Floor Finishes	£	1,976,461			£	4		4,422	1.1%	9	Apartments total	447 nr	/-	Second food process process		E2	
3.3	Ceiling Finishes	£	1,305,213		2		2		2,920	0.7%		Studio Studio	447 nr 0 nr		C facilities (not	Atken	H	
3.3	Centrig i illisties	L	1,303,213	L		L	2	L	2,920	0.7%		1B 2P				-	"	
	Fittings Franciskings and Family 1		F00 000			£			4.404	0.004		1B 2P 2B 4P	115 nr			L.		
4	Fittings, Furnishings and Equipment	£	520,360	ž.	1	ž.	1	Ł	1,164	0.3%			165 nr			1) II A
			40						00.551		13		50 nr	15	F F	1		
5	Services	£	16,521,564		24		31		36,961	8.9%	14		11 nr	A V		G		
5.1	Sanitary Installation	£	142,000		0		0		318	0.1%	15		106 nr		Carter	All of		
	MEPH	£	14,661,564		22		27		32,800	7.9%	16		6 nr					
5.10		£	1,718,000		3	£	3	£	3,843	0.9%	17		290 nr			line .	-	
5.14	BWIC with services		incl								18		N/A					
												Balconies	85.9%		II In	- 100		
6	Utilities connection + External Services	£	1,869,225	£	3	£	3	£	4,182	1.0%	20	Bolt-On Balconies	384 nr		14	- 60		220
7	Residential/Hotel Fitout	£	26,242,706	t	39	£	49	£	58,709	14.2%						- Albi II		STATE OF THE PARTY
		L			00													THE REAL PROPERTY.
	Toolania Toolania Toolania		,_,_,	~	00	_			00,700	14.270								
	External works (Surface Car Park +																	
8		£	6,490,430		10		12		14,520	3.5%								
	External works (Surface Car Park +										Proje	ct Summary						
	External works (Surface Car Park +			£		£		£			Proje	ct Summary Facilitating			Roof		Glazing	
8	External works (Surface Car Park + Public Realm)	£	6,490,430	£	10	£	12	£	14,520	3.5%			Excluded	22	Roof Single ply ✓	45	Glazing UPVC Double glazed	Exc
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£	6,490,430	£	10	£	12 21	£	14,520	3.5%	1	Facilitating	Excluded	22 23				
8	External works (Surface Car Park + Public Realm)	£	6,490,430 11,344,000	£	10	£	12 21	£	14,520 39,117	3.5% 6.1%	1	Facilitating Contamination Major demolition	✓	23	Single ply ✓ Pitched Excluded	46	UPVC Double glazed Triple glazed	
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£	6,490,430 11,344,000	£	10	£	12 21	£	14,520 39,117	3.5% 6.1%	1 2	Facilitating Contamination		23 24	Single ply Pitched Excluded Brown Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exc Exc
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction	£	6,490,430 11,344,000	£	10	£	12 21	£	14,520 39,117	3.5% 6.1%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Excluded Brown Excluded Green Excluded	46	UPVC Double glazed Triple glazed	Exc
8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs	£	6,490,430 11,344,000 135,862,456	£	10 17 200	£	12 21 251	£	14,520 39,117 303,943	3.5% 6.1% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exc
8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	6,490,430 11,344,000 135,862,456 22,417,305	£	10 17 200	£	12 21 251	£	14,520 39,117 303,943 50,151	3.5% 6.1% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25 26	Single ply Pitched Excluded Brown Excluded Green Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exc
8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190	£ £ £	10 17 200 33 9	£	12 21 251 41 12	£££	14,520 39,117 303,943 50,151 14,164	3.5% 6.1% 73.5% 12.1% 3.4%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply V Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece	Exc
8 9 10 11 12 13	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767	£ £ £ £	10 17 200 33 9 17	£ £	12 21 251 41 12 21	£ £ £ £	14,520 39,117 303,943 50,151 14,164 25,778	3.5% 6.1% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exc
8 9 10 11 12 13	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190	£ £ £ £	10 17 200 33 9	£ £	12 21 251 41 12	£ £ £ £	14,520 39,117 303,943 50,151 14,164	3.5% 6.1% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27	Single ply / Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exc
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £	12 21 251 41 12 21 16	£ £ £ £ £	14,520 39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply V Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Stone Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exc
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply J Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exc
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	14,520 39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded ✓	23 24 25 26 27 28 29 30 31	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete ✓	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exc
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Fxcluded Fxcluded	23 24 25 26 27 28 29 30	Single ply J Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exc
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete ✓ Metal Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Ex
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Spec frame / deck Concrete frame	Excluded Excluded Excluded Fixed the second of the seco	23 24 25 26 27 28 29 30 31 32	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Ex
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded ' Excluded ' Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply / Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete / Metal Excluded External Walls Scaffold /	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Ex
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Spec frame / deck Concrete frame	Excluded Excluded Excluded Fixed the second of the seco	23 24 25 26 27 28 29 30 31 32	Single ply / Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete / Metal Excluded External Walls Scaffold Scaffold / Mast climbers Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exi
9 10 11 12 13 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded ' Excluded ' Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Ex
8 9 10 11 12 13 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,76 8,806,686 49,077,948 184,940,404 Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded ' Excluded ' Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply / Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete / Metal Excluded External Walls Scaffold Scaffold / Mast climbers Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Ex
8 9 10 11 12 13 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Trimber frame Traditional Upper Floors	Excluded Excluded ' Excluded ' Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Ex
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Chl&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,76 8,806,686 49,077,948 184,940,404 Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Trimber frame Traditional Upper Floors	Excluded Excluded ' Excluded ' Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Stone Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid ✓	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	E) E)
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404 Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded ' Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded Brickwork; hand laid ✓ Alum PPC Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	E)
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% C018P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404 Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded 'Y Excluded 'Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply ✓ Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Feature entrance Excluded Imper Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid ✓ Alum PPC Excluded Brick slips Excluded Branding to façade Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	E) E)
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404 Excluded Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded ' Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	E)
8 9 10 11 12 13 14 15 16 17 18 19 20 21	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,64 49,077,948 184,940,404 Excluded Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded ' Excluded ' Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Ex
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404 Excluded Excluded incl	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 3 4 4 5 6 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Trimber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Varies Excluded Excluded Y	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete Wetal Excluded Stairs Feature entrance Excluded Stone Excluded Precast concrete Wetal Excluded Precast concrete Wast climbers Excluded SrS inner Excluded Crobel For Excluded SrS inner Excluded Corbel For Excluded Brick slips Excluded Brick slips Excluded Brick slips Excluded Fraceted window Excluded Braceted window Excluded Brick slips at curved area	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Exc
8 9 10 11 12 13 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023	£ £ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,64 49,077,948 184,940,404 Excluded Excluded	£ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16	£ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor - every second floor	Excluded Excluded Excluded Y Excluded Y Varies Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply	49 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment Utilities	Exc
8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	6,490,430 11,344,000 135,862,456 22,417,305 6,331,190 11,522,767 8,806,686 49,077,948 184,940,404 Excluded Excluded incl	£ £ £ £ £ £ £ £	10 17 200 33 9 17 13	£ £ £ £ £ £	12 21 251 41 12 21 16 91 342	£ £ £ £	39,117 303,943 50,151 14,164 25,778 19,702	3.5% 6.1% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Trimber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Varies Excluded Excluded Y	23 24 25 26 27 28 29 30 31 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete Wetal Excluded Stairs Feature entrance Excluded Stone Excluded Precast concrete Wetal Excluded Precast concrete Wast climbers Excluded SrS inner Excluded Crobel For Excluded SrS inner Excluded Corbel For Excluded Brick slips Excluded Brick slips Excluded Brick slips Excluded Fraceted window Excluded Braceted window Excluded Brick slips at curved area	49 49 50 51 52 53 54 55 56 57 58 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Exc



Basis / Assumptions

1 All Rates are based on 1Q 2023.	31 No allowance has been made for phasing requirements
2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency	32 No allowance has been made for any 'wet side' facilities to
at 5%	33 No allowance has been made for a café to the Leisure ce
3 No allowance has been made for inflation.	34 This estimate is based on 341 residential units and 106 H
4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.	35 No allowance has been made for balconies to the hotel
5 Tenure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private,	36 It has been assumed there are 500 spaces in the surface
49% Affordable, 30% Shared Ownership	37 Office Fit out has been allowed for to CAT A only
6 Medium specification considered in line with the respective tenures	38 Assumed GP fit out is excluded - Shell and Core only allo
7 1nr wardrobe to main bedroom of all units excluding social rent where there are none.	39 No allowance has been made to uplift specification to obta
8 All lifts are 8-person	uplift would need to be made to allow for Passivhaus Cla
9 External Wall through wall construction Build up as brick	40 A provisional Allowance of £200k has been made for tidyi
10 Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas.	
11 External Wall area calculation for residential is based on W:F ratio of 0.65	
12 Residential - Floor to ceiling height of 2.5m	
13 MVHR to all units excluding any Nox filter requirements	
14 Metal balustrade to balconies and terraces.	
15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.	
16 Aluminium Composite windows assumed at £600/m2.	
17 Landscaping assumes 70:30 ratio for hard and soft	
18 Extra-over allowance of £1k/unit for Balcony access doors	
19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.	
20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information	
21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991	
Facilitating works is based on the site area (overleaf) minus existing buildings to be retained plus	
allowances for removing pub and single storey building next to clinic.	
23 External works is based on site area minus building footprints.	
24 We have assumed lift overruns for each core	
25 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces	
Assumed works to surface car park includes minimal soft landscaping only.	
27 Retail has been allowed to shell and core only	
28 No basement has been allowed to all houses and the multi-storey Car Park	
29 It is assumed that the cinema screens will be provided by others	
30 No additional allowances have been made for flood defences or protection	

- llowance has been made for any 'wet side' facilities to the Leisure Centre llowance has been made for a café to the Leisure centre estimate is based on 341 residential units and 106 Hotel Units llowance has been made for balconies to the hotel s been assumed there are 500 spaces in the surface car park e Fit out has been allowed for to CAT A only imed GP fit out is excluded - Shell and Core only allowed
- llowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% t would need to be made to allow for Passivhaus Classic. ovisional Allowance of £200k has been made for tidying up the River Medway Banks.

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 3



Exclusions

1	Professional and development management fees.
2	Inflation.
	Land acquisition costs.
4	Legal costs.
5	Planning costs.
6	Financing costs.
7	Clients own costs.
8	Marketing.
9	CIL / S106 / S38 , works and/or contributions. S278 Systra quote included
10	Commuted sums.
11	Non recoverable VAT.
12	Wayleaves and Easements.
13	Site Survey costs.
14	Capital allowances or other incentives / grants.
15	Unexpected ground conditions.
16	Home automation systems.
17	Marketing Suite Costs.
18	Under / over sail license or other statutory fees.
19	Comfort cooling to residential units.
20	Substation(s)
21	Cornice to internal of apartments.
22	BREEAM.
23	Connection to district heating.
24	Loose Furniture.
25	Employer Insurances.
26	Legislation Changes.
27	Party Wall Awards.
28	Rights of Light.
29	Blackout Blinds.
30	Out of hours working.
31	Latent Defects Insurance.

32	Wireless Internet Routers
33	All Brexit related impact.
34	Curtains & Blinds to apartments.
35	Artwork across the scheme.
36	No allowance for Fire strategy accommodating 2 staircases.
37	No allowance for NOx filters.
38	Development Contingency
39	FFE to car park area (such as ticket machines)
40	Upcoming safety Bill including fire regulations
41	Works to rooftop terraces
42	Green / Eco roofs
43	Ground Contamination and disposal
44	Abestos found in existing buildings
45	Reinforcement of existing services
46	Comfort Cooling
47	Fit out to GP Clinic



Plot A - Hotel, Retail and Office Space

	F COST	Total		£ / GIA ft2	£	/ NIA ft2		£ / unit	%		encies		lmage	9				
										1	Site usage	N/A						
0	Facilitating Works	£	-	£-	£	-	£	-	0.0%	2	GEA : GIA	N/A		and the second s	100			ACCURATION AND ADDRESS OF THE PARTY OF THE P
											NIA : GIA	92%					alle de	
1	Substructure	£ 3,180	000	£ 4	£ 8	52	£	30,000	14.0%	4	NIA: GIA (exc. Non-resi)	80%						
										5		302 ft2						
2	Superstructure		433		2 £		£	57,863	27.0%	6	External wall : GIA ratio	0.71	100					
2.1	Frame		750		2 £		£	7,300	3.4%	7	Typical glazing ratio	45%	200	14:41			The second second	
2.2	Upper floors	£ 990	400	£ 1	5 £	16	£	9,343	4.4%				64			de		
2.3	Roof	£ 673	750	£ 1	0 £	11	£	6,356	3.0%	Key I	Data		100	and the second				
2.4	Stairs and Ramps	£ 150	,000	£	2 £	2	£	1,415	0.7%	1	Site area	N/A			D	-	1	ALC:
2.5	External Walls	£ 2,029	680	£ 3	£ 0	33	£	19,148	8.9%	2	Gross external area	N/A	-	and an	(10.5(3))		A CONTRACTOR OF THE PARTY OF TH	L A
2.6	Windows and External Doors	£ 884	474	£ 1	3 £	14	£	8,344	3.9%	3	GF footprint	13,326 ft2				****	March 1981	1 4.3
2.7	Internal Walls and Partitions	£ 557	100	£	8 £	g	£	5,256	2.5%	4	Overall GIA	66,629 ft2	1	R				Alberta Control
2.8	Internal Doors	£ 74	280	£	1 £	1	£	701	0.3%	5	Residential GIA	39,977 ft2	- 6	Evans				4
										6	Net internal area	61,290 ft2		No. Common	112		F2	
3	Internal Finishes	£ 144	846	£	2 £	2	£	1,366	0.6%	7	Residential NIA	31,982 ft2		C	f the	DESMINE.	H	
3.1	Wall Finishes	£ 11	142	£	0 £	C	£	105	0.0%	8	Non-residential NIA	21,313 ft2		4		F		S Barrier
3.2	Floor Finishes	£ 59	424	£	1 £	1	£	561	0.3%	9	Basement	14,801 ft2			15	THE .	And the second	
3.3	Ceiling Finishes		280		1 £		£	701	0.3%	10	Hotel rooms	106 nr	8					17
										11		4 nr	1			N.		/ /
4	Fittings, Furnishings and Equipment	£ 75	,000	£	1 £	1	£	708	0.3%		Cores	2 nr			/ ACCEPTABLE /	1	*1	
											External Wall	4,395 m2						
5	Services	£ 2,487	948	£ 3	7 £	41	£	23,471	11.0%		Balconies	0.0%			9/3/3			
5.1	Sanitary Installation		000		0 £		£	94	0.0%	15		0 nr				W	IIII	The same of the sa
5.2-5.13			948		2 £		£	20,320	9.5%	16				H to				
	Lifts		,000		5 £		£	3,057	1.4%	17				1.00				etter.
	BWIC with services		inc					-,		18				Silbishaco				All larger .
										19			9	AND DESCRIPTION OF THE PARTY OF	One-	100		ACTIVITY I
6	Prefabricated Buildings and Units			n	ı/a					20					GREEKSWALL.			
	g									21								
7	Utilities connection + External Services	£ 367	500	£	6 £	6	£	3,467	1.6%									
•																		
8	Hotel Room Fit-Out	£ 3,355	327	£ 5	£ 0i	105	£	31,654	14.8%									
8		.,			60 £													
8	Hotel Room Fit-Out Office Fit-Out	.,	327		0 £		£ N/A		14.8% 4.1%									
8	Office Fit-Out	£ 928	500	£ 1	4 £	44	N/A	A	4.1%	Proje	ect Summary							
8		.,	500	£ 1	4 £	44	N/A				Facilitating			Roof			Glazing	
8 9 10	Office Fit-Out Sub-Total 1	£ 928	554	£ 1	4 £	44	N/A	A	4.1%	1	Facilitating Contamination	Excluded	22	Single ply	, Santada		UPVC Double glazed	
8	Office Fit-Out	£ 928	500	£ 1	4 £	44	N/A	A	4.1%	1 2	Facilitating Contamination Major demolition	Excluded	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
8 9 10 11	Office Fit-Out Sub-Total 1 Basement	£ 928	500 554 incl	£ 1	4 £	44 272	₩ N/#	A 157,288	4.1% 73.5%	1	Facilitating Contamination Major demolition		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
8 9 10	Office Fit-Out Sub-Total 1	£ 928	500 554 incl	£ 1	4 £	44	₩ N/#	A	4.1%	1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
8 9 10 11	Office Fit-Out Sub-Total 1 Basement External works	£ 928	.554 incl	£ 1	4 £	272	£	157,288	4.1% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded
8 9 10	Office Fit-Out Sub-Total 1 Basement External works	£ 928	.554 incl	£ 1	4 £	44 272	£	A 157,288	4.1% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
8 9 10 11	Office Fit-Out Sub-Total 1 Basement External works	£ 928	.554 incl	£ 1	4 £	272	£	157,288	4.1% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
8 9 10 11 12	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£ 928	.500 .554 incl	£ 1 £ 25 £ -	4 £ 50 £ £ 50 £	272 - 272.03	£ £	157,288 - 157,288	4.1% 73.5% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
8 9 10 11	Office Fit-Out Sub-Total 1 Basement External works	£ 928	.500 .554 incl	£ 1 £ 25 £ -	4 £ 50 £ £ 50 £	272 - 272.03	£ £	157,288	4.1% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
8 9 10 11 12	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 928	.500 .554 incl	£ 1 £ 25 £ -	4 £ 50 £ £ 50 £	272 - 272.03	£ £	157,288 - 157,288	4.1% 73.5% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded ✓ Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanityware budget	Excluded Excluded
8 9 10 11 12 13	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 928	.500 554 incl .554	£ 1 25 £ - 25 £ 25	4 £ 50 £ 50 £	272 - 272.03	£ £	157,288 - 157,288	4.1% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,75(.500 .554 incl .554 .554	£ 1 £ 25 £ - £ 25 £ 25 £ 4	4 £ 60 £ 60 £	272 - 272.03 272	£ £ £	157,288 - 157,288 157,288	4.1% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,75(.500 554 incl .554	£ 1 £ 25 £ - £ 25 £ 25 £ 4	4 £ 50 £ 50 £	272 - 272.03 272	£ £	157,288 - 157,288 157,288 25,953 7,330	4.1% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement	Excluded Excluded Excluded Z Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13 14	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,750 £ 776	.500 .554 incl .554 .554	£ 1 £ 25 £ - £ 25 £ 25 £ 4 £ 1	4 £ 60 £ 60 £	272 - 272.03 272 45	£ £ £	157,288 - 157,288 157,288	4.1% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling: CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13 14	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,750 £ 776 £ 1,414	.500 .554 incl .554 .554	£ 1 £ 25 £ - £ 25 £ 4 £ 1 £ 1 £ 25	£ 50 £ 50 £ 51 £ 52 £	272 272.03 272.03 272 45 133 23	£ £ £	157,288 - 157,288 157,288 25,953 7,330	4.1% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Sted if rame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,750 £ 776 £ 1,414	.500 .554 incl .554 .554 .971 .941 .033	£ 1 £ 25 £ - £ 25 £ 4 £ 1 £ 1 £ 25	£ 50 £ 50 £ 51 £ 51 £ 51 £ 51 £ 51 £ 51	272 272.03 272.03 272 45 133 23	NIA NIA E	157,288 157,288 157,288 25,953 7,330 13,340	4.1% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Master is piece	Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16 17	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,750 £ 776 £ 1,414	.500 .554 incl .554 .554 .971 .941 .033	£ 1 £ 25 £ - £ 25 £ 4 £ 1 £ 1 £ 25	£ 50 £ 50 £ 51 £ 51 £ 51 £ 51 £ 51 £ 51	272 272.03 272.03 272 45 133 23	NIA NIA E	157,288 157,288 157,288 25,953 7,330 13,340	4.1% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame	Excluded Excluded Excluded Excluded Facilities Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluder Excluder Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 928 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,086	.500 .554 incl .554 .554 .971 .941 .033	£ 1 25 £ 25 £ 25 £ 4 £ 1 £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £	£ 50 £ 50 £ 51 £ 51 £ 51 £ 51 £ 51 £ 51	444 272 - 272.03 272 45 13 23 18	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	157,288 157,288 157,288 25,953 7,330 13,340	4.1% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 928 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,086	554 incl 554 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 4 £ 1 £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £ £ £ 1 £	£ £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £ 60	444 272 - 272.03 272 45 13 23 18	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	157,288 157,288 157,288 25,953 7,330 13,340 10,196	4.1% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MWHR	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,080	554 incl 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 928 £ 16,672 £ 16,672 £ 2,75(£ 776 £ 1,414 £ 1,080	554 incl 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 157,288 157,288 25,953 7,330 13,340 10,196	4.1% 73.5% £ - 73.5% 73.5% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MWHR	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,080	554 incl 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame State frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,080	554 incl 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded / Excluded / Excluded / Excluded / Excluded / Excluded / Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,756 £ 776 £ 1,414 £ 1,080	554 incl 554 971 941 033 725	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 3 4 4 5 6 6 7 8 8 9 100 111 122 13 13 14 15 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MVHR Cooling (to hotel) Landscaping Landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 16,672 £ 16,672 £ 16,672 £ 16,672 £ 1,672 £ 2,756 £ 777 £ 1,414 £ 1,080 £ 6,022	554 incl 554 554 554 656 670 224	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 4 5 6 7 8 9 100 111 122 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Timber frame Timber frame Timber frame Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded / Excluded / Excluded / Excluded / Excluded / Excluded / Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,75(£ 776 £ 1,414 £ 1,080 £ 6,022 £ 22,698	554 incl 554 554 971 941 972 670 224	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 2 3 4 5 6 6 7 8 9 10 11 11 12 13 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MVHR Cooling (to hotel) Landscaping Landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 1,672 £ 2,756 £ 776 £ 1,414 £ 1,080 £ 22,698	554 incl 554 971 941 033 725 670 224	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 1 2 3 3 4 4 5 6 6 7 7 8 8 9 10 11 11 12 13 13 14 15 16 17 17 18 8 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Y Varies Excluded Excluded Excluded Excluded Excluded Excluded Y Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 2,75(£ 776 £ 1,414 £ 1,080 £ 6,022 £ 22,698	554 incl 554 971 941 033 725 670 224	£ 1 25 £ 25 £ 25 £ 25 £ 25 £ 25 £ 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272 - 272.03 272.03 272 45 13 23 18	£ £ £	157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 1 2 3 3 4 4 5 5 6 6 7 8 8 9 9 100 111 122 133 144 155 166 177 18 8 19 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame deck Concrete frame / Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceled window Brick slips at curved area Framing to sliding doors	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 16 17 18	Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 928 £ 16,672 £ 16,672 £ 16,672 £ 1,672 £ 2,756 £ 776 £ 1,414 £ 1,080 £ 22,698	554 incl 554 springer incl 555 springer incl 555	£ 1 1 25	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	272.03 272.03 272.03 272.03 272.03 272.03 272.03 272.03 272.03		157,288 - 157,288 157,288 25,953 7,330 13,340 10,196 56,818	4.1% 73.5% 73.5% 73.5% 73.5% 26.5%	1 1 2 3 3 4 4 5 6 6 7 7 8 8 9 10 11 11 12 13 13 14 15 16 17 17 18 8 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Y Varies Excluded Excluded Excluded Excluded Excluded Excluded Y Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded ✓



Plot B - Residential: 64 Flats, 11 Houses

ORDER	OF COST	Tota		£ / GIA ft	2 £/	NIA ft2	£/u	nit	%	Efficie	encies		Image
											Site usage	56%	
0	Facilitating Works	£	-	£ -	£	-	£	-	0.0%	2	GEA : GIA	N/A	
	i i									3	NIA : GIA	78%	
1	Substructure	£ 1,	10,425	£	16 £	21	£ 17	7,472	6.5%	4	NIA: GIA (exc. Non-resi)	66%	
			.,							5		715 ft2	
2	Superstructure	£ 7,	47,425	£ 9	91 £	117	£ 9	7,966	36.3%		External wall : GIA ratio	0.62	
2.1	Frame		95,375		9 £	11		9,272	3.4%		Typical glazing ratio	30%	1100
2.2	Upper floors		89,600		12 £	16		3,195	4.9%	-	.,,,		
2.3	Roof		32.450		9 f	12		9,766		Key D	ata		
2.4	Stairs and Ramps		61,600		2 £	3		2,155	0.8%	1	Site area	32,852 ft2	D hinz
2.5	External Walls		22,426		37 £	48		0,299	14.9%	2	Gross external area	N/A	Tours 1
2.6	Windows and External Doors		44,076		8 £	10		8,588	3.2%	3	GF footprint	18,406 ft2	Maries (aprillations)
2.7	Internal Walls and Partitions		90.638		12 £	16		3,209	4.9%	4	Overall GIA	80,891 ft2	R
2.8	Internal Doors		11,260		1 £	2		1,483	0.6%	5	Net internal area	62,808 ft2	
0	Internal Books	~	,200	~	. ~	_	~	1,100	0.070	6	Residential NIA	53,594 ft2	WARREN TO SELECT THE S
3	Internal Finishes	£	79,115	£	1 £	1	f .	1,055	0.4%	7	Non-residential NIA	9,214 m2	C Name of EZ
3.1	Wall Finishes	£	10,445		0 £	0		139	0.4%	8	Basement	16,168 m2	H H
3.2	Floor Finishes	£	38,265		0 £	1		510	0.1%	9	Units total	75 nr	
3.3	Ceiling Finishes		30,405		0 £	0		405	0.2%	10	Houses - 2 Bed	4 nr	
0.0	Coming , Interior	~	50,700	~	U	U	-	.00	0.270	11	Houses - 3 Bed	6 nr	
4	Fittings, Furnishings and Equipment	£	35,000	c	0 £	1	£	467	0.2%	12		1 nr	
-	i ittings, i uriisiiniys and Equipment	-	55,000	~	v .		~	707	0.2 /6	13	Flats (1-Bed)	20 nr	
5	Services	£ 2,	94,330		26 £	33	c 2	7,924	10.4%		Flats (2-Bed)	34 nr	
5.1	Sanitary Installation	£ Z,	3,000		26 £	0		40	0.0%		Flats (3-Bed)	10 nr	
	3 MEPH		3,000		0 £ 23 £	29		4,284	9.0%	16		5 nr	
2-5. IV 5.10	Lifts		270,000		23 £	4		3,600	1.3%	17	Cores	2 nr	
5.14	BWIC with services		inc		JL	4	L .	3,000	1.370	18	External Wall	4,664 m2	
5.14	BWIC With services		inc								Bolt-On Balconies	4,004 m2 32 nr	
6	Prefabricated Buildings and Units				n/a					19	Boil-On Balconies	32 Nr	
7	Utilities connection + External Services	£	262.500	f	3 £	4	f :	3.500	1.3%				
			,					,					
8	Residential Fit-Out	£ 3,	31,963	Ł ź	46 £	59	± 49	9,760	18.4%	Deale	of Cummons		
		I				0.00				Proje	t Summary		
9	Sub-Total 1	14,	60,758	£ 18	84 £	237	£ 198	8,143	73.5%		Facilitating	.	Roof Glazing
40									0.00/	1	Contamination	Excluded	
10	Basement			£ -	£	-	£	-	0.0%	2		· · · · ·	
										3	Specialist groundworks	Excluded	
11	External works			£ -	£	-	£	-	0.0%		_		25 Green Excluded 48 Aluminium
											Foundations		26 Blue Excluded
12	Sub-Total 2	£ 14,	60,758	£ 183.7	71 £	236.61	£ 198	8,143	73.5%		Strip and pad	Excluded	
										5		✓	49 Master; 3 piece
13	Net Construction	£ 14.	60,758	£ 19	84 £	237	£ 19	8,143	73.5%	6	Raft	Excluded	
	- Jones de la constitución	~ 14,	,	<u> </u>		1.07		.,	- 0.070	7	Ground slab	✓	
										8	Basement	Excluded	
	Main Contractor On-Costs												30 Timber ✓ 53 Ensuites
	Preliminaries 16.5%		52,025		30 £	39		2,694	12.1%		Frame		31 Precast concrete √ 54 - sanitaryware budget
14			92,511		9 £	11		9,233	3.4%	9	Steel frame	Excluded	
15	Design and Build Fees 4.0%							6,805	6.2%	10	Space frame / deck	Excluded	
	OH&P 7.0%	£ 1,	260,371		16 £	20					0 1 1		
15		£ 1,	260,371 963,283		16 £ 12 £	20 15		2,844	4.8%	11	Concrete frame	✓	External Walls 55 Radiators
15 16	OH&P 7.0%	£ 1,							4.8%	11		✓ Excluded	
15 16	OH&P 7.0%	£ 1,							4.8%	12			33 Scaffold ✓ 56 Underfloor heating
15 16 17	OH&P 7.0% Contingency 5.0%	£ 1,:		£			£ 12		4.8%	12	Timber frame	Excluded	33 Scaffold ✓ 56 Underfloor heating
15 16 17	OH&P 7.0% Contingency 5.0%	£ 1,:	63,283	£	12 £	15	£ 12	2,844		12	Timber frame	Excluded	33 Scaffold √ 56 Underfloor heating 34 Mast climbers Excluded 57 MVHR
15 16 17	OH&P 7.0% Contingency 5.0%	£ 1,;	63,283	£	12 £	15	£ 7	2,844		12 13	Timber frame Traditional	Excluded	33 Scaffold √ 56 Underfloor heating 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel)
15 16 17	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,;	63,283	£	12 £	15 85	£ 7	1,576	26.5%	12 13	Timber frame Traditional Upper Floors	Excluded Excluded	33 Scaffold 34 Mast climbers
15 16 17	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,;	63,283	£	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15	Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded	33 Scaffold 34 Mast climbers
15 16 17	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 1,;	63,283	£	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15 16	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded varies Excluded	33 Scaffold ✓ 56 Underfloor heating 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel) 36 Brickwork; hand laid ✓ 37 Alum PPC Excluded Landscaping 38 Brick slips Excluded 59 Hard landscaping 39 Banding to façade Excluded 60 Soft landscaping
15 16 17 18	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ 1,£ !! £ 5,	963,283 868,190 228,948	£ 25	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15 16 17	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded	33 Scaffold 34 Mast climbers
15 16 17 18 19	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 1, £ 5,	963,283 968,190 9228,948	£ 25	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15 16 17 18	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded varies Excluded	33 Scaffold 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel) 36 Brickwork; hand laid 37 Alum PPC Excluded Landscaping 38 Brick slips Excluded 59 Hard landscaping 39 Banding to façade Excluded 60 Soft landscaping 40 Corbel to façade Excluded 61 Attenuation 41 Faceted window Excluded 62 Play equipment
15 16 17 18 19	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 1,, £ 5,	963,283 968,190 928,948 ncluded xcluded	£ 25	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15 16 17 18 19	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded	33 Scaffold ✓ 56 Underfloor heating 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel) 36 Brickwork; hand laid ✓ 37 Alum PPC Excluded Landscaping 38 Brick slips Excluded 59 Hard landscaping 39 Banding to façade Excluded 60 Soft landscaping 40 Corbet to façade Excluded 61 Attenuation 41 Faceted window Excluded 62 Play equipment 42 Brick slips at curved area Excluded
15 16 17 18 19	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 1,, £ 5,	963,283 968,190 9228,948	£ 25	12 £	15 85	£ 7	1,576	26.5%	12 13 14 15 16 17 18 19 20	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded / varies Excluded Excluded Excluded Excluded / Excluded	33 Scaffold 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel) 36 Brickwork; hand laid 37 Alum PPC Excluded 59 Hard landscaping 38 Brick slips Excluded 59 Hard landscaping 39 Banding to façade Excluded 60 Soft landscaping 40 Corbel to façade Excluded 61 Attenuation 41 Faceted window Excluded 62 Play equipment 42 Brick slips at curved area Excluded 43 Framing to sliding doors Utilities
15 16 17 18 19	OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 1,, £ £ £ £ £ £ £ £ 20,,	963,283 968,190 928,948 ncluded xcluded	£ 25	12 £	15 85 322	£ 7	1,576	26.5%	12 13 14 15 16 17 18 19	Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded	33 Scaffold 34 Mast climbers Excluded 57 MVHR 35 SFS inner Excluded 58 Cooling (to hotel) 36 Brickwork; hand laid 37 Alum PPC Excluded 59 Hard landscaping 38 Brick slips Excluded 59 Hard landscaping 39 Banding to façade Excluded 60 Soft landscaping 40 Corbel to façade Excluded 61 Attenuation 41 Faceted window Excluded 62 Play equipment 42 Brick slips at curved area Excluded 43 Framing to sliding doors Utilities



Plot C - Residential: 20 Flats, 16 Houses

ORD	ER OF COST	Total	£/	GIA ft2	£ / NIA ft	2	£ / unit	%		iencies		Image					
									1		64%						
(Facilitating Works	£ -	£	-	£ -			0.0%	2	GEA : GIA	N/A			W.			
									3	NIA : GIA	74%	7.5		A STATE OF THE PARTY OF THE PAR		A Alla In	55/2
1	Substructure	£ 469,50	00 £	11	£	14 £	13,042	4.9%	4		65%						
									5		N/A						1
2		£ 3,515,09		79		07 £		36.8%	6		0.68						
2.	1 Frame	£ 270,00	00 £	6	£	8 £	7,500	2.8%	7	Typical glazing ratio	30%	1.5	MAKEUN .			The second second second	
2.	2 Upper floors	£ 478,60	00 £	11	£	15 £		5.0%				60			15		
2.	3 Roof	£ 377,93	80 £	8	£	11 £	10,498	4.0%	Key I			.05	Moper Services			Ser	a 2
2.	4 Stairs and Ramps	£ 139,60		3		4 £		1.5%	1		19,375 ft2			D	-		at t
2.	5 External Walls	£ 1,406,74	17 £	31	£	43 £	39,076	14.7%	2	Gross external area	N/A	100	* A14.	Tokeril	24 15 1	appears to see a	1 6
2.	6 Windows and External Doors	£ 325,07	73 £	7	£	10 £	9,030	3.4%	3	GF footprint	12,325 ft2	100			2012	400000	
2.	7 Internal Walls and Partitions	£ 473,94	£ 04	11	£	14 £	13,165	5.0%	4	Overall GIA	44,724 ft2		R				The second
2.	8 Internal Doors	£ 43,20	£ 00	1	£	1 £	1,200	0.5%	5	Net internal area	32,916 ft2			25/		V/A+V	
									6	Residential NIA	29,192 ft2		Bet 200 Mills Service of the Contract of the C	127		EZ	
3	Internal Finishes	£ 93,25	0 £	2	£	3 £	2,590	1.0%	7	Non-residential NIA	3,724 ft2		C	Market Street	10.00	H	
3.	1 Wall Finishes	£ 13,10	00 £	0	£	0 £	364	0.1%	8	Basement	5,167 ft2				E		100
3.	2 Floor Finishes	£ 44,37	5 £	1	£	1 £	1,233	0.5%	9	Apartments total	36 nr				E.	1	
3.	3 Ceiling Finishes	£ 35,77	5 £	1	£	1 £	994	0.4%	10	Houses - 2 Bed	5 nr		<u> </u>				7
									11	Houses - 3 Bed	8 nr			// F			1 3
4	Fittings, Furnishings and Equipment	£ 35,00	00 £	1	£	1 £	972	0.4%	12	Houses - 4 Bed	3 nr			/ Surveyor	1		
	•								13	Flats (1-Bed)	6 nr		Na.	arms /	1		400
Ę	Services	£ 892,27	2 £	20	£	27 £	24,785	9.3%	14		11 nr		1		-		
5.			00 £	0		0 £		0.0%	15		3 nr				1	_	
5.2-	5.13 MEPH .	£ 754,27	2 £	17	£	23 £	20,952	7.9%	16	Highest storeys (incl. GF)	5 nr			Aller .			
5.	10 Lifts	£ 135,00	00 £	3	£	4 £	3,750	1.4%	17	Cores	1 nr		44		- 7		
5.			nc						18	External Wall	2.820 m2	Ne	1 11		1		AND LOCAL DESIGNATION OF THE PERSON OF THE P
									19	Bolt-On Balconies	10 nr	13	NAME OF TAXABLE PARTY.				DESCRIPTION AS
														No.		AND REAL PROPERTY AND REAL PRO	THE PERSON NAMED IN
	Prefabricated Buildings and Units			n/a										SAN ESTATE DE LA CONTRACTION D	and a		-
														AND STATEMENT			
7		£126,0	00 £	n/a 3	£	4 £	3,500	1.3%									
	7 Utilities connection + External Services			3		4 £								ASC SSM PROPERTY.			
7		£126,0				4 £		1.3% 19.7%									
7	7 Utilities connection + External Services	£1,886,5	68 £	3 42	£	57 £	52,405	19.7%	Proje	ect Summary							
7	7 Utilities connection + External Services		68 £	3	£		52,405		Proje	Facilitating			Roof	9923311 P. Barrera		Glazing	
7 8	Utilities connection + External Services Residential Fit-Out Sub-Total 1	£1,886,5	68 £	3 42 157	£ 2	57 £	52,405	19.7% 73.5%	1	Facilitating Contamination	Excluded		Single ply	·		UPVC Double glazed	
7 8	Utilities connection + External Services Residential Fit-Out	£1,886,5	68 £	3 42 157	£	57 £	52,405	19.7%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
7 8 9	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement	£1,886,5	68 £	3 42 157	£ 2	57 £	52,405	19.7% 73.5% 0.0%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
7 8	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement	£1,886,5	68 £	3 42 157	£ 2	57 £	52,405	19.7% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclude
7 8 9	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement	£1,886,5	68 £	3 42 157	£ 2	57 £	52,405	19.7% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition	✓	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude Exclude V Exclude
7 8 9	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works	£1,886,5	68 £ 80 £ £	3 42 157	£ 2	57 £	52,405	19.7% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
7 8 9 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works	£1,886,5	68 £ 80 £ £	3 42 157	£ 2 £ -	57 £	52,405	19.7% 73.5% 0.0% £ -	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
7 8 9 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£1,886,5	68 £ £ £ £	3 42 157 - - 157	£ 2 £ - £ -	57 £	52,405	19.7% 73.5% 0.0% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude Exclude
7 8 9 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works	£1,886,5	68 £ £ £ £	3 42 157	£ 2 £ - £ -	57 £	52,405	19.7% 73.5% 0.0% £ -	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded / Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
7 8 9 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£1,886,5	68 £ £ £ £	3 42 157 - - 157	£ 2 £ - £ -	57 £	52,405	19.7% 73.5% 0.0% £ - 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude Exclude
7 8 9 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£1,886,5 £ 7,017,68 £ 7,017,68	68 £ 60 £ £ £ 60 £	3 42 157 - - 157	£ 2 £ - £ -	57 £	52,405	19.7% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded / Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude • • • • • • • • • • • • • •
7 8 9 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£1,886,5 £ 7,017,68 £ 7,017,68	68 £ 60 £ £ £ 60 £	3 42 157 - - 157	£ 2 £ - £ - £ 213.	57 £	52,405	19.7% 73.5% 0.0% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded / Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude Exclude
1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68	68 £ 60 £ £ 60 £	3 42 157 - - 157	£ 2 £ - £ 213.	57 £ 13 £ £ 20	52,405	19.7% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirjo and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded / Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
7 8 9 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,91 £ 327,02	68 £ 60 £ £ 60 £ 60 £ 60 £	3 42 157 - - 157 157	£ 2 £ - £ 213. £ 2	57 £ 13 £ £ 20	52,405 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude • • • • • • • • • • • • • •
7 8 9 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£1,886,5 £ 7,017,66 £ 7,017,66 £ 7,017,66 £ 1,157,9; £ 327,02 £ 595,18	68 £ 60 £ £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7	£ 2 £ - £ 213. £ 2	57 £ 13 £ £ 20 13 £	52,405 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded V Excluded V Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude
7 8 9 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Peliminaries 4.0% OH&P 7.0%	£1,886,5 £ 7,017,66 £ 7,017,66 £ 7,017,66 £ 1,157,9; £ 327,02 £ 595,18	68 £ 60 £ £ 60 £ 60 £ 60 £ 60 £	3 42 157 157 157 26 7 13	£ 2 £ - £ 213. £ 2	57 £ £ £ £ £ £ £ £ 13 £ £ 10 18 £ £	52,405 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude
7 8 9 1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Peliminaries 4.0% OH&P 7.0%	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9; £ 327,02 £ 595,18	68 £ 60 £ £ 60 £ 60 £ 60 £ 60 £	3 42 157 157 157 26 7 13	£ 2 £ - £ 213. £ 2	57 £ £ £ £ £ £ £ £ 13 £ £ 10 18 £ £	52,405 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude
7 8 9 1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Peliminaries 4.0% OH&P 7.0%	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9; £ 327,02 £ 595,18	68 £ £ £ 60 £ 17 £ 24 £ 33 £	3 42 157 157 157 26 7 13	£ 2 2 £ - £ 213. £ 2 £ £ £ £ £ £ £	57 £ £ £ £ £ £ £ £ 13 £ £ 10 18 £ £	194,936 194,936 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded y Excluded y Excluded f Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude
1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 1,157,9 £ 1,157,9 £ 327,0 £ 595,1 £ 454,86	68 £ £ £ 60 £ 17 £ 24 £ 33 £	3 42 157 - - 157 157 26 7 13	£ 2 2 £ - £ 213. £ 2 £ £ £ £ £ £ £	57 £ £ £ £ £ £ £ 13 £ £ 10 18 £ 10 18 £	194,936 194,936 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded y Excluded y Excluded f Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Exclude Exclude Exclude Exclude
77	Utilities connection + External Services	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9 £ 327,0 £ 595,18 £ 454,88	68 £ £ £ £ 60 £ £ 60 £ £ 60 £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirj and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude
7 8 9 1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,157,9 £ 1,157,9 £ 327,0 £ 595,1 £ 454,86	68 £ £ £ £ 60 £ £ 60 £ £ 60 £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7 13	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirj and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded y Excluded y Excluded f Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Exclude Exclude Exclude Exclude
77 8 8 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Utilities connection + External Services	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9 £ 327,0 £ 595,18 £ 454,88	68 £ £ £ £ 60 £ £ 60 £ £ 60 £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude Exclude Exclude Exclude
77	Utilities connection + External Services	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9 £ 327,0 £ 595,18 £ 454,88	68 £ £ £ £ 60 £ £ 60 £ £ 60 £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Facilities Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded Y Excluded Excluded Y Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude
7 8 9 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,9 £ 327,0 £ 595,18 £ 454,88	68 £ £ £ £ 60 £ £ 60 £ £ 60 £ £ 60 £ 60 £ 60 £ 60 £ 60 £ 60 £	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirja and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Fixely Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£1,886,5 £ 7,017,68 £ 7,017,68 £ 7,017,68 £ 1,157,91 £ 327,01 £ 595,18 £ 454,88 £ 2,535,01	£ £ £ 600 £	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 8 8 9 100 111 12 13 13 14 15 16 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Y Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Finsuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude
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1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023 To start-on-site	£1,886,5 £ 7,017,66 £ 7,017,66 £ 7,017,66 £ 1,157,9 £ 327,02 £ 595,18 £ 454,83 £ 2,535,00 £ 9,552,66	688 £ £ £ £ £ 600	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 9 9 10 11 12 13 14 15 16 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirja and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded y Excluded y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude
1 1 1 1 1 1 1 1 1 1 1 2 2 2 2 2 2 2 2 2	Utilities connection + External Services Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023 To start-on-site	£ 1,157,9 £ 327,00 £ 595,16 £ 2,535,00 £ 9,552,66	688 £ £ £ £ £ 600	3 42 157 - - 157 157 26 7 13 10	£ 2 £ - £ 213. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Varies Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Master, 4 piece - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude Exclude
7 8 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		£ 1,157,9 £ 327,00 £ 595,16 £ 2,535,00 £ 9,552,66 Include Exclude	688 £ £ £ £ 600 £ £ 600	3 42 157 - - 157 157 157 26 7 13 10	£ 2 2 £ - £ 213. £ 2 £ £ £ £ £ £ £	57 £ £ £ £ £ £ 13 £ £ £ 10 10 18 £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 4.8% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 9 9 10 11 12 13 14 15 16 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded y Excluded y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Y Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities Diversions	Excli Excli Excli Excli Excli Excli
1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		£1,886,5 £ 7,017,66 £ 7,017,66 £ 7,017,66 £ 1,157,9 £ 327,02 £ 595,18 £ 454,83 £ 2,535,00 £ 9,552,66	688 £ £ £ £ 600 £ £ 600	3 42 157 - - 157 157 26 7 13 10	£ 2 2 £ - £ 213. £ 2 £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	194,936 194,936 194,936 194,936 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Stirp and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Varies Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Master, 4 piece - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excl Excl



Plot D - Residential: 70 Flats, 6 Houses

ORDE	R OF COST	Total		£ / GIA ft2	£ / NIA ft2	£	E / unit	%	Efficie	encies		Image			
									1		70%				
0	Facilitating Works	£	-	£ -	£ -	£	-	0.0%		GEA : GIA	N/A				
									3	NIA : GIA	61%			MLA.	
1	Substructure	£ 2,37	9,900	£ 28	£ 46	£	31,314	11.8%		NIA : GIA (exc. Non-resi)	61%			4044	4
							04 = 40	00.00/		Average unit NIA	683 ft2				
2			7,692				81,549	30.8%		External wall : GIA ratio	0.51	San Nas.			-
2.1			5,000 1,600				8,882 12,034	3.4% 4.5%	/	Typical glazing ratio	30%			and the second	
2.2			2,450			£	7,795	2.9%	Key D	Nata		The state of the s			
2.4			3.600			£	1,758	0.7%	1	Site area	26,910 ft2	D			
2.5			3,453			£	29,256	11.1%	2	Gross external area	0 ft2	But and held had had a		American J.	1/1/2
2.6			7.609				9.442	3.6%	3	GF footprint	18.891 ft2		Pality Ball	Charles and the Control of the Contr	/ ///
2.7			9,980			£	11,316	4.3%	4	Overall GIA	85,660 ft2	R			
2.8			1,000			£	1,066	0.4%	5		51,936 ft2				
		-	,				.,		6	Residential NIA	51,936 ft2	C SOUTHWAY SHIPS AND A STATE OF THE STATE OF		E2	
3	Internal Finishes - Shell & Core	£ 17	7,520	£ 2	£ 3	£	2.336	0.9%	7	Non-residential NIA	0 ft2	C	math and Lancas Lancas	Li Hones	100
3.1			3.730		£ 0	£	246	0.1%	8	Basement	16,168 ft2		-		
3.2	Floor Finishes	£ 9),195	£ 1	£ 2	£	1,187	0.4%	9	Units total	76 nr		E		
3.3	Ceiling Finishes	£ 6	3,595	£ 1	£ 1	£	903	0.3%	10	Houses - 2 Bed	2 nr				
									11	Houses - 3 Bed	3 nr	/ F	-		/a
4	Fittings, Furnishings and Equipment	£ 2	0,000	£ 0	£ 0	£	263	0.1%	12	Houses - 4 Bed	1 nr		1		
									13	Flats (1-Bed)	22 nr	Dig. Called			
5	Services	£ 2,04	5,080	£ 24	£ 39	£	26,909	10.2%	14	Flats (2-Bed)	37 nr				1
5.1			3,000			£	39	0.0%		Flats (3-Bed)	11 nr		-		
	13 MEPH		2,080			£	23,448	8.9%		Highest storeys (incl. GF)	5 nr				
5.1		£ 26	0,000	£ 3	£ 5	£	3,421	1.3%		Cores	2 nr	4 11 11 11 11 11			
5.1	BWIC with services		inc							External Wall	4,058 m2		1		1911
										Balconies	46.1%				
6	Prefabricated Buildings and Units			n/a					20	Bolt-On Balconies	35 nr				
7	Utilities connection + External Services	£ 26	5,000	£ 3	£ 5	£	3,500	1.3%							
8	Residential Fit-Out	£ 3.68	7,670	£ 43	£ 71	£	48,522	18.3%							
	Trootaontiai i it out	2 0,00	,0.0			-	-10,022	10.070	Proje	ct Summary					
9	Sub-Total 1	£ 14.77	3.862	£ 172	£ 284	£	194.393	73.5%		Facilitating		Roof		Glazing	
									1	Contamination	Excluded	22 Single ply	45	UPVC Double glazed	Excluded
10	Basement			£ -	£ -	£	-	0.0%		Major demolition	✓	23 Pitched Exclude		Triple glazed	Excluded
									3	Specialist groundworks	Excluded	24 Brown Exclude	d 47	Composite	✓
11	External works			£ -	£ -	£	-	0.0%				25 Green Exclude	d 48	Aluminium	Excluded
										Foundations		26 Blue Exclude	d		
12	Sub-Total 2	£ 14,77	3,862	£ 172.47	£ 284.46	£	194,393	73.5%	4	Strip and pad	Excluded	27 Landscaped Exclude	d	Bathrooms	
									5	Piling; CFA	✓		49	Master; 3 piece	✓
13	Net Construction	£ 14,77	8.862	£ 172	£ 284	£	194,393	73.5%	6	Raft	Excluded	Stairs	50		
13	Not Constituction	. 14,//	7,002	L 172	£ 264	~	194,393	73.5%	7	Ground slab	✓	28 Feature entrance Exclude			Excluded
									8	Basement	Excluded	29 Stone Exclude			
	Main Contractor On-Costs											30 Timber Exclude		Ensuites	✓
14			7,687				32,075	12.1%		Frame			54	- sanitaryware budget	
15			3,462			£	9,059	3.4%	9	Steel frame	Excluded	32 Metal Exclude	d		
16			3,001			£	16,487	6.2%	10	Space frame / deck	Excluded			MEPH	
17	Contingency 5.0%	£ 95	7,651	£ 11	£ 18	£	12,601	4.8%		Concrete frame	✓	External Walls		Radiators	✓
										Timber frame	Excluded	33 Scaffold	- 00		Excluded
									13	Traditional	Excluded	34 Mast climbers Exclude			
18	On-Costs Sub-Total	£ 5,33	6,800	£ 62	£ 103	£	70,221	26.5%				35 SFS inner Exclude		Cooling (to hotel)	Excluded
										Upper Floors					
19	Gross Construction to 1Q 2023	£ 20,11),662	£ 235	£ 387	£	264,614	100.0%	14 15	Concrete floors - thickness	varies	37 Alum PPC Exclude 38 Brick slips Exclude		Landscaping	
														Hard landscaping	· ·
									16		Excluded	39 Banding to façade Exclude			✓ ✓
04	Inflation To 1Q 2023		luded						18	CLT Angle cupports	Excluded ✓	40 Corbel to façade Exclude 41 Faceted window Exclude		Attenuation Play equipment	Excluded
21			uded						19	Angle supports - every floor	· · ·	41 Faceted window Exclude 42 Brick slips at curved area Exclude		r iay equipment	Excluded
23			uded						20	- every noor - every second floor	Excluded			Utilities	
	10 miu-point	EXC	uueu												
23									21	- every third floor	Evoluded	AA Header course Evolude	4 E3	Diversions	
24	Gross Construction Forecast Outturn	£ 20,11	0.662	£ 235	£ 387	£	264,614	100.0%	21	- every third floor	Excluded	44 Header course Exclude		Diversions Incoming supplies	Excluded



Plot E1 - Angel Leisure Centre New Build and GP Clinic

	OF COST		Total	£ / GIA ft2	£/NIA	ft2	£ / unit	%		encies		Image					
									1		70%			-			
0	Facilitating Works	£	1,595,900	£ 25	£	25	N/A	5.7%	2		N/A					pile to	4
									3		100%						
1	Substructure	£	4,310,400	£ 69	£	69	N/A	15.4%	4		0%						
2	Superstructure	£	6,687,176	£ 106	c	106	N/A	23.9%	5 6		N/A N/A	199					
2.1	Frame	£	1,032,000		£	16		3.7%		Typical glazing ratio	30%	All	Tanay A				1,80
2.1	Upper floors	£	250.740		£		N/A	0.9%	- 1	i ypicai giazing ratio	30 %				P.		
2.3	Roof	£	1.478.850		£		N/A		Key I	lata	_	18/30	an are fine like	D	-	falore	4
2.4	Stairs and Ramps	£	40,000		£		N/A	0.1%	1		44,994 ft2		Traverti e	-044			7
2.5	External Walls	£	2,484,024		£	40		8.9%	2		N/A					State of the state	7 /
2.6	Windows and External Doors	£	471,600		£		N/A	1.7%	3	GF footprint	31,539 ft2		R			Control of the contro	
2.7	Internal Walls and Partitions	£	751,710		£		N/A	2.7%	4	Overall GIA	62,819 ft2	11		200			
2.8	Internal Doors	£	178,252		£		N/A	0.6%	5	Net internal area	62,819 ft2	/-	DECEMBER 1	597		21400	
			,						6		0 ft2		C	Debug	Se can-	EZ nakes	
3	Internal Finishes	£	1.030.896	£ 16	£	16	N/A	3.7%	7		62,819 ft2				7	H	
3.1	Wall Finishes	£	272.016		£		N/A	1.0%	8	Basement	N/A			C.A.	E	gh	
3.2	Floor Finishes	£	434,112	£ 7	£	7	N/A	1.6%	9	Apartments total	0 nr						
3.3	Ceiling Finishes	£	324,768		£	5	N/A	1.2%	10		N/A	7		F/ F			
									11	1B 2P	N/A				1	G	
4	Fittings, Furnishings and Equipment	£	215,360	£ 3	£	3	N/A	0.8%	12		N/A			A SING Y	(This		
			.,,==						13		N/A			× //-/-			
5	Services	£	2,715,824	£ 43	£	43	N/A	9.7%	14	3B 5P	N/A			1000	-		
5.1	Sanitary Installation	£	43,000		£	1	N/A	0.2%	15	Highest storeys (incl. GF)	2 nr						
.2-5.13	MEPH	£	2,618,824	£ 42	£	42	N/A	9.4%	16	Cores	3 nr		44 . 4				
5.10	Lifts	£	54,000	£ 1	£	1	N/A	0.2%	17	External Wall	N/A	1000	14				TO THE REAL PROPERTY.
5.14	BWIC with services		inc						18	Balconies	N/A	231					NUMBER OF
									19	Bolt-On Balconies	N/A			A PROPERTY OF THE PARTY OF THE			
6	GP Fit out	£	2,908,704	£ 46	£	46	N/A	10.4%									
7	Utilities connection + External Services	£	25,725	£ 0	£	0	N/A	0.1%									
	Utilities connection + External Services Sub-Total 1	£	25,725 19,489,985			310		0.1%									
8	Sub-Total 1	£		£ 310	£	310	N/A	69.8%	Proje	ct Summary							
		£				310			Proje	Facilitating			Roof			Glazing	
8	Sub-Total 1 Basement	£	19,489,985	£ 310	£	310	N/A N/A	69.8%	Proje		Excluded	22	Roof Single ply	Excluded	45	UPVC Double glazed	
8	Sub-Total 1	£		£ 310	£	310	N/A N/A	69.8%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
9	Sub-Total 1 Basement External works	£	19,489,985	£ 310 £ - £ 16.28	£ £	310 - 6.28	N/A N/A	69.8% 0.0% 3.7%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude Exclude
8	Sub-Total 1 Basement	£	19,489,985	£ 310 £ - £ 16.28	£ £	310	N/A N/A	69.8%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclude: Exclude:
8 9 10	Sub-Total 1 Basement External works	£	19,489,985	£ 310 £ - £ 16.28	£ £	310 - 6.28	N/A N/A	69.8% 0.0% 3.7%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded Excluded
9 10 11	Sub-Total 1 Basement External works Sub-Total 2	£	19,489,985 1,022,400.00 20,512,385	£ 310 £ - £ 16.28 £ 327	£ £ 1 £ 32	310 - 6.28	N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
9	Sub-Total 1 Basement External works	£	19,489,985	£ 310 £ - £ 16.28 £ 327	£ £ 1 £ 32	310 - 6.28	N/A N/A N/A	69.8% 0.0% 3.7%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	19,489,985 1,022,400.00 20,512,385	£ 310 £ - £ 16.28 £ 327	£ £ 1 £ 32	310 - 6.28	N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluder Excluder
8 9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	19,489,985 1,022,400.00 20,512,385 20,512,385	£ 310 £ - £ 16.28 £ 327	£ £ 1 £ 32	310 - 6.28 6.53	N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluder Excluder
8 9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544	£ 310 £ - £ 16.28 £ 327 £ 327	£ £ 1 £ 32 £	310 - 6.28 6.53 327	N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877	£ 310 £ - £ 16.28 £ 327 £ 327	£ 1 £ 32 £	310 - 6.28 86.53 327	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluder Excluder Excluder
9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28	£ £ 1 £ 32 £ £ £ £ £	310 - 6.28 86.53 327 54 15 28	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluder Excluder Excluder
8 9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28	£ 1 £ 32 £	310 - 6.28 86.53 327	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathroons Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude
9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28	£ £ 1 £ 32 £ £ £ £ £	310 - 6.28 86.53 327 54 15 28	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluder Excluder Excluder
10 11 12 13 14 15 16	Sub-Total 1	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - 66.28 327 54 15 28 21	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluder Excluder Excluder
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - 6.28 86.53 327 54 15 28	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluder Excluder Excluder
10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluder Excluder Excluder
9 10 11 12 13 14 15 16	Sub-Total 1	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluder Excluder Excluder
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluder Excluder Excluder
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluder Excluder Excluder V Excluder V Excluder Excluder Excluder Excluder
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excludes
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 6 7 8 8 9 100 111 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude V Exclude V Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS liner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluder
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 155 £ 28 £ 21	£ £ 1 £ 32 £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluder
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28 £ 21	£ 1 £ 32 £ £ £ £ £ £ £	310 - - 66.28 327 54 15 28 21	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 100 111 12 13 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Fxcluded
8 9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023 To start-on-site To mid-point	£ £ £ £ £ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127 Included Excluded Excluded Excluded	£ 310 £ - £ 16.28 £ 327 £ 327 £ 54 £ 15 £ 28 £ 21	£ 1 £ 32 £ £ £ £ £ £ £	310 - 6.28 66.53 327 54 15 28 21	N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling, CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded

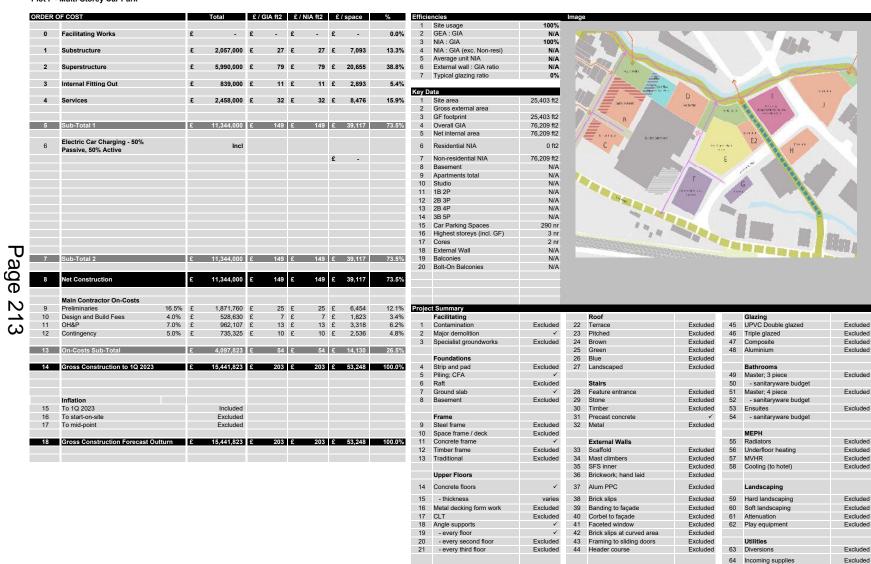


Plot E2 - Residential: 35 Flats

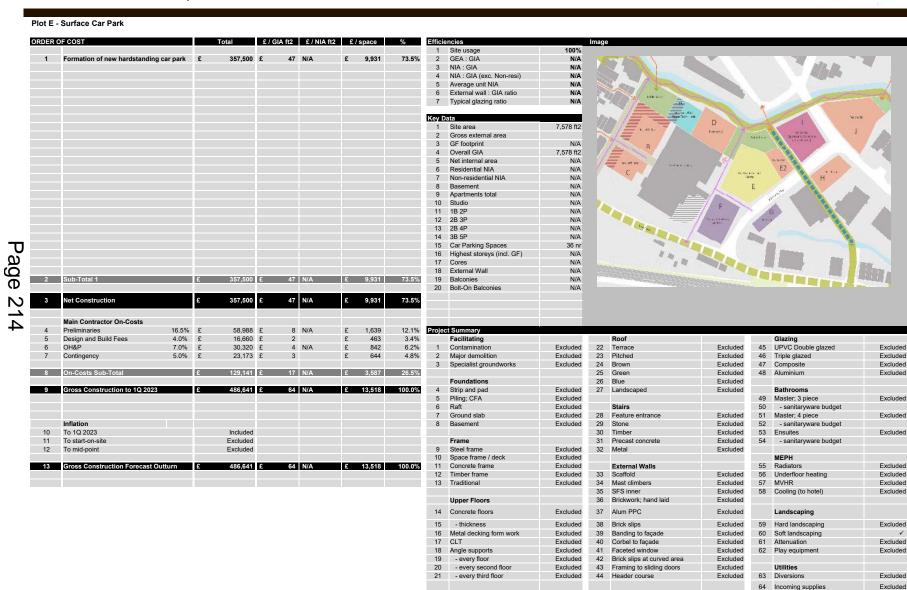
ORD	ER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£/u	nit %		iencies		Image				
								1	Site usage	52%	Committee of the Commit	THE REAL PROPERTY.			
0	Facilitating Works	£	-	£ -	£ -	£	- 0.09		GEA : GIA	N/A					
								3		62%					
1	Substructure	£	677,025	£ 2	3 £ 37	£ 1	9,344 7.69		NIA : GIA (exc. Non-resi)	62%		400			
								5		529 ft2					
2		£	2,804,399				0,126 31.39			0.54	12k Will				
2.		£	286,875				3,196		Typical glazing ratio	30%			-	The state of the s	
2.		£	367,200				0,491 4.19				The state of the s		10	Server	. 7
2.		£	224,910				6,426 2.59					D		HIERO	
2.		£	50,000				1,429 0.69		Site area	10,549 ft2	E NAME TO	Tokeri I	_	man I	7 6
2.		£	1,192,938				4,084 13.39			N/A		- / /	Maren	Optional blocks	15/00
2.		£	292,327				3.352			5,490 ft2	R			N. C.	
2.		£	344,250				9,836 3.89			29,644 ft2	TOTAL CONTRACTOR OF THE PROPERTY OF THE PROPER				
2.	8 Internal Doors	£	45,900	£	2 £ 2	£	1,311 0.59			18,525 ft2	H 27 KU	100		57	
								6		18,525 ft2	CM	No. to a	4 44	E2	
3		£	321,225				9,178 3.69			0 ft2		/ / Jee	•	Н	
3.		£	34,425			£	984 0.49			5,490 ft2		- Ann	E	ar A	
3.		£	183,600				5,246 2.09			35 nr	<u> </u>	9/	0	return to the second se	
3.	3 Ceiling Finishes	£	103,200	£	3 £ 6	£	2,949 1.29			0 nr		F	-		6 20
								11		11 nr		Annual V	1		
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £ 2	£	1,000 0.49		2B 3P	0 nr		210	China		
									2B 4P	19 nr	1	- 1/2/2	1		1
5		£	928,864				6,539 10.49		3B 5P	5 nr			1		
5.		£	20,000			£	571 0.29			5 nr		lton.	-		
	5.13 MEPH	£	783,864				2,396 8.79			1 nr	4 4 4				
5.1	10 Lifts	£	125,000	£	4 £ 7	£	3,571 1.49	6 17	External Wall	1,492 m2	1 4				Mary .
5.1	14 BWIC with services		inc					18	Balconies	51.4%	Control of the Contro				STATE OF THE PARTY OF
								19	Bolt-On Balconies	18 nr		ORNAL PROPERTY.			
6	Prefabricated Buildings and Units			n	/a										
7	Utilities connection + External Services	£	122,500	£	4 £ 7	£	3,500 1.49	6							
8	Residential Fit-Out	£	1,695,259	£ 5	7 £ 92	£ 4	8,436 18.99								
									ect Summary						
9	Sub-Total 1	£	6,584,272	£ 22	2 £ 355	£ 18	8,122 73.5°	6	Facilitating		Roof			Glazing	
								1		Excluded	22 Single ply	✓		UPVC Double glazed	Exclude
10	0 Basement		Incl					2		✓	23 Pitched	Excluded		Triple glazed	Exclude
								3	Specialist groundworks	Excluded	24 Brown	Excluded	47	Composite	✓
1	1 External works			£ -	£ -	£	- 0.09	6			25 Green	Excluded	48	Aluminium	Exclude
									Foundations		26 Blue	Excluded			
1:	2 Sub-Total 2	£	6,584,272	£ 222.1	1 £ 355.43	£ 18	8,122 73.5°			Excluded	27 Landscaped	Excluded		Bathrooms	
								5		✓					✓
1	Net Construction	£	6,584,272	£ 22	2 £ 355	£ 18	8,122 73.5	6		Excluded	Stairs		50	 sanitaryware budget 	
	Net Constituction	£.	0,304,272	£ 22.	Z E 333	£ 10	5,122 75.5	7	Ground slab	✓	28 Feature entrance	Excluded	51	Master; 4 piece	Exclude
								8	Basement	✓	29 Stone	Excluded	52	 sanitaryware budget 	
	Main Contractor On-Costs										30 Timber	Excluded	53		✓
1-		5% £	1,086,405				1,040 12.19		Frame		31 Precast concrete	✓	54	 sanitaryware budget 	
1		% £	306,827				3.49		Steel frame	Excluded	32 Metal	Excluded			
10			558,425				5,955 6.29			Excluded				MEPH	
1	7 Contingency 5.0	% £	426,796	£ 1	4 £ 23	£ 1	2,194 4.89			✓	External Walls		55	Radiators	✓
									Timber frame	Excluded	33 Scaffold	✓	56	Underfloor heating	Exclude
								13	Traditional	Excluded	34 Mast climbers	Excluded	57	MVHR	✓
1	8 On-Costs Sub-Total	£	2,378,454	£ 8	0 £ 128	£ 6	7,956 26.5	6			35 SFS inner	Excluded	58	Cooling (to hotel)	Exclude
									Upper Floors		36 Brickwork; hand laid	✓			
1	9 Gross Construction to 2Q 2023	£	8,962,726	£ 30	2 £ 484	£ 25	6,078 100.0	6 14	Concrete floors	√	37 Alum PPC	Excluded		Landscaping	
	Oross Construction to 20 2023	~	0,302,120	2 30	L L 404	L 23	5,010								
								15		varies	38 Brick slips	Excluded	59	Hard landscaping	✓
								16	Metal decking form work	Excluded	39 Banding to façade	Excluded	60	Soft landscaping	✓
	Inflation							17	CLT	Excluded	40 Corbel to façade	Excluded	61	Attenuation	✓
2	1 To 1Q 2023		Included					18	Angle supports	✓	41 Faceted window	Excluded	62	Play equipment	Exclude
2:	2 To start-on-site		Excluded					19	- every floor	✓	42 Brick slips at curved area	Excluded			
	3 To mid-point		Excluded					20	- every second floor	Excluded	43 Framing to sliding doors	✓		Utilities	
2															Exclude
								21	- every third floor	Excluded	44 Header course	Excluded	63	Diversions	Exclude
	4 Gross Construction Forecast Outturn	£	8,962,726	£ _30	2 £ 484	£ 25	6,078 100.0	_	- every third floor	Excluded	44 Header course	Excluded		Diversions Incoming supplies	_xciudei



Plot F - Multi-Storey Car Park









Plot H - Residential: 15 Flats, 4 Houses

	R OF COST	Total		£ / GIA ft2	£ / NIA f	t2	£ / unit	%	Efficie			Image					
									1		28%						
0	Facilitating Works	£	- £	-	£ -	£	-	0.0%	2	GEA : GIA	N/A						
									3	NIA : GIA	66%						
1	Substructure	£ 406	425 £	18	£	27 £	21,391	7.8%	4	NIA : GIA (exc. Non-resi)	66%						
									5	Average unit NIA	779 ft2						
2	Superstructure	£ 1,733	239 £	77	£ 1	17 £	91,223	33.3%	6	External wall : GIA ratio	1.68	100					
2.1	Frame	£ 157	125 £	7	£	11 £	8,270	3.0%	7	Typical glazing ratio	30%	All					-
2.2	Upper floors	£ 232	200 £	10	£	16 £	12,221	4.5%		,, ,					1		
2.3			940 £			12 £		3.5%	Key D	ata		14/20	- Apper Tory and	A STATE OF THE STA	-	Serve	rde
2.4			400 £			5 £		1.4%	1	Site area	15,715 ft2		77==	D	- Alina		
2.5			945 £			58 £		16.6%	2	Gross external area	N/A	200	1	Toker(il	140531	ara-ra	
2.6			782 £			13 £		3.6%	3	GF footprint	4.446 ft2	100				110211	
2.7	Internal Walls and Partitions		992 £			1 £		0.4%	4	Overall GIA	22,529 ft2	1/1	R				
								0.4%			14,801 ft2					3/419	
2.8	Internal Doors	£ 18	855 £	1	L	1 £	992	0.4%	5	Net internal area		20	MI NO RE PORTO DE LA COMPONIO	197		F7 6	
_				_	_				6	Residential NIA	14,801 ft2		C	n. tu	• 14 • •	H	
3	Internal Finishes		535 £			4 £		1.2%	7	Non-residential NIA	0 ft2					П	
3.1			705 £			1 £		0.4%	8	Basement	2,454 ft2			A-	E	an and a second	
3.2			935 £			2 £		0.4%	9	Apartments total	19 nr		- P-E				19
3.3	Ceiling Finishes	£ 17.	895 £	1	£	1 £	942	0.3%	10		0 nr	7		F		A VIII	1. A.
									11	1B 2P	5 nr				- 1	G	
4	Fittings, Furnishings and Equipment	£ 35	000 £	2	£	2 £	1,842	0.7%	12	2B 3P	10 nr			STATE NAME OF STREET	Chill		-/-
									13	2B 4P	2 nr		//	A NAME OF THE PARTY OF THE PART	V		1
5	Services	£ 573	414 £	25	£	39 £	30,180	11.0%	14	3B 5P	2 nr			1/1/6		-	
5.1			000 £			1 £		0.4%	15	Highest storeys (incl. GF)	5 nr				4		
	13 MEPH		414 £			29 £		8.2%	16	Cores	2 nr		11 -		10	To delicate the second	
	Lifts		000 £			8 £		2.4%	17	External Wall	3.510 m2				- 2		Market Co.
	BWIC with services	L 125	inc	U	L	0 L	0,579	2.4 /0	18	Balconies	42.1%	1000	District of the last of the la		1		Millions .
5.14	BWIC With services		inc									453	NAME OF TAXABLE PARTY.				DESCRIPTION AS
_									19	Bolt-On Balconies	8 nr	100		NAME OF THE PARTY			A STATE OF THE PARTY OF THE PAR
6	Prefabricated Buildings and Units			n/a													
7	Utilities connection + External Services	£ 66	500 £	3	£	4 £	3,500	1.3%									
8	Residential Fit-Out	£ 949	308 £	42	t	64 £	49,964	18.2%									
		L 343	300 L		~	O-T		10.270									
		L 343	300 L		~	04 2	10,001	10.270	Projec	ct Summary							
	Sub-Total 1	£ 3,825		170			201,338	73.5%	Projec	ct Summary Facilitating			Roof			Glazing	
										Facilitating	Excluded	22		✓	45		Excluded
9	Sub-Total 1			170	£ 2	:58 £	201,338	73.5%	1	Facilitating Contamination	Excluded ✓		Single ply			UPVC Double glazed	Excluded
	Sub-Total 1		422 £	170	£ 2		201,338		1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded Excluded
9	Sub-Total 1 Basement		422 £	170	£ 2	:58 £	201,338	73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
9	Sub-Total 1		422 £	170	£ 2	:58 £	201,338	73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
9 10 11	Sub-Total 1 Basement External works	£ 3,825	422 £	170 - -	£ -	£ £	201,338	73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded
9	Sub-Total 1 Basement External works		422 £	170 - -	£ -	£ £	201,338	73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded
9 10 11	Sub-Total 1 Basement External works	£ 3,825	422 £	170 - -	£ -	£ £	201,338	73.5% 0.0% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£ 3,825	422 £ £ 422 £	170	£ 2 £ - £ 258.	258 £ - £ - £	201,338	73.5% 0.0% 0.0% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
9 10 11	Sub-Total 1 Basement External works	£ 3,825	422 £ £ 422 £	170 - -	£ 2 £ - £ 258.	258 £ - £ - £	201,338	73.5% 0.0% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 3,825	422 £ £ 422 £	170	£ 2 £ - £ 258.	258 £ - £ - £	201,338	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluder Excluder
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 3,825	£ £ 422 £	170 - - 169.80	£ 2 £ - £ 258.	258 £ - £ - £	201,338	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluder Excluder
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£ 3,825	422 £ £ 422 £	170 - - 169.80	£ 2 £ - £ 258.	258 £ - £ - £	201,338	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 3,825 £ 3,825 £ 3,825 £ 631	£ £ 422 £	170 - - 169.80 170	£ 2 £ - £ 258. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 - - 201,338 201,338	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178	£ £ 422 £ 195 £	170 - - 169.80 170	£ 2 £ - £ 258. £ 2	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 - 201,338 201,338 33,221 9,382	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluder Excluder
9 10 11 12 13 14 15 16	Sub-Total 1	£ 3,825 £ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 178	422 £ 422 £ 422 £ 195 £ 265 £ 442 £	170 - - 169.80 170 28 8 14	£ 2 £ - £ 258. £ 258.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 - - 201,338 201,338 33,221 9,382 17,076	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3,825 £ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 178	422 £ £ 422 £ 422 £	170 - - 169.80 170 28 8 14	£ 2 £ - £ 258. £ 258.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 - - 201,338 201,338 33,221 9,382 17,076	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1	£ 3,825 £ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 178	422 £ 422 £ 422 £ 195 £ 265 £ 442 £	170 - - 169.80 170 28 8 14	£ 2 £ - £ 258. £ 258.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 - - 201,338 201,338 33,221 9,382 17,076	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247	422 £ £ 422 £ 422 £ 422 £	170 - - 169.80 170 28 8 8 14	£ 2 £ - £ 258. £ 258.	258 £ - £ - £ - 47 £ - 43 £ - 12 £ - 22 £ - 17 £	201,338 201,338 201,338 201,338 33,221 9,382 17,076 13,051	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COntingency 5.0%	£ 3,825 £ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 178	422 £ £ 422 £ 422 £ 422 £	170 - - 169.80 170 28 8 14	£ 2 £ - £ 258. £ 258.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 33,221 9,382 17,076 13,051	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247	422 £ £ 422 £ 422 £ 422 £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	258 £ - £ - £ - 47 £ - 43 £ - 12 £ - 22 £ - 17 £	201,338 201,338 201,338 201,338 33,221 9,382 17,076 13,051	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 324 £ 247	422 £ £ 422 £ 422 £ 422 £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 33,221 9,382 17,076 13,051	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 324 £ 247	422 £ £ 422 £ 422 £ 195 £ 265 £ 442 £ 966 £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 324 £ 247	422 £ £ 422 £ 422 £ 195 £ 265 £ 442 £ 966 £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame / traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 324 £ 247	422 £ £ 422 £ 422 £ 195 £ 265 £ 442 £ 966 £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Y Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COntingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 324 £ 247 £ 1,331	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Y Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247 £ 1,381 £ 5,207	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluder Excluder Excluder Excluder Excluder Excluder V Excluder V Excluder V Excluder
9 10 11 12 13 14 15 16 17 18 19	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247 £ 1,381 £ 5,207	£ £ £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4442 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluder Excluder Excluder Excluder Excluder Excluder V Excluder V Excluder V Excluder
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247 £ 1,381 £ 5,207	£ £ £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4442 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17 18 19	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247 £ 1,381 £ 5,207	£ £ £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4422 £ £ 4442 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ £ 4444 £ £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £ 4444 £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ 258. £ 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded
9 10 11 12 13 14 15 16 17 18 19	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% CONLINGENCY 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 3,825 £ 3,825 £ 3,825 £ 631 £ 178 £ 247 £ 1,381 £ 5,207	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	170 - - 169.80 170 28 8 14 11	£ 2 £ - £ - £ 258. £ 2 £ £ £ £	. £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	201,338 201,338 201,338 201,338 201,338 201,338 72,730	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot I - Residential: 150 Build To Rent Flats

ORDER	R OF COST	Total	£ / GIA	ft2	£ / NIA ft2	£/ı	ınit %	Effic	iencies		Image				
								1	Site usage	77%					
0	Facilitating Works	£ -	£	- £		£	- 0.	1% 2	GEA : GIA	N/A		The second			A
								3	NIA : GIA	80%		400		MED	
1	Substructure	£ 2,507,5	50 £	22 £	27	£ 1	6,717 6.	'% 4	NIA : GIA (exc. Non-resi)	80%					
								5	Average unit NIA	619 ft2					1
2	Superstructure	£ 11,874,5	85 £	102 £	128	£ 7	9,164 31.	'% 6	External wall : GIA ratio	0.65				The second secon	The second second
2.1	Frame	£ 1,347,7	50 £	12 £	15	£	8,985 3.	% 7	Typical glazing ratio	30%	A SO SO SECTION AND ADDRESS OF THE PARTY OF			and the second second	-
2.2	Upper floors	£ 1,798,8	00 £	16 £	19	£ 1	1,992 4.						1		
2.3	Roof	£ 876,1	20 £	8 £	9	£	5,841 2.	% Key	Data		Allen Services		1	Since	
2.4	Stairs and Ramps	£ 120,0	3 OC	1 £	1	£	800 0.	% 1	Site area	28,525 ft2		D	and the same		
2.5		£ 4,540,0		39 £			0,267 12.			N/A		Toket I	Marra	promisi - demonstrativos ana	/
2.6		£ 1,358,9		12 £				% 3	GF footprint	21,948 ft2				STREET, STREET	1
2.7		£ 1,617,3		14 £				% 4		116,057 ft2					
2.8	Internal Doors	£ 215,6		2 £	2			% 5	Net internal area	92,840 ft2	WATER AND	Cor.		9/849	
								6		92,840 ft2	total	74/		E2	
3	Internal Finishes	£ 1,541,7	90 £	13 £	17	£ 1	0,279 4.	% 7		0 ft2		10.10.4		Н	
3.1			30 £	1 £				.% 8		21,948 ft2		6-18-11	F		
3.2			30 £	7 £				% 9		150 nr	- 4		_	Mark.	
3.3		£ 517,5		4 £					Studio	0 nr			1		1/4
2.5		_ 077,0					.,		1B 2P	75 nr			4		- 1
4	Fittings, Furnishings and Equipment	£ 35,0	00 £	0 £	. 0	£	233 0.		2B 3P	75 nr		- Newson	All		
-		. 35,0		J	. 0	~	100 0.	13		0 nr	A STATE OF THE STA	340	1		100
5	Services	£ 3,924,6	94 £	34 £	42		6,165 10.		3B 5P	0 nr					
5.1			00 £	0 £					Highest storeys (incl. GF)	6 nr			- ·		-
	13 MEPH	£ 3,604,6		31 £				% 16		2 nr			- 8	Million III	
5.10		£ 3,004,0		3 £				1% 17		7,008 m2	14.		175		
				3 £	_ 3	Ł	2,000 0.	18		7,008 m2 50.0%	Section 1 mg		and the		All and
5.14	BWIC With services		nc						Bolt-On Balconies						FEDERAL PROPERTY.
6	Prefabricated Buildings and Units			n/a				18	Boil-On Balconies	75 nr		A Property and the second			
7	Utilities connection + External Services	£ 525.0	00 £	5 £	2 6	t	3.500 1.	.%							
							.,								
8	Residential Fit-Out	£ 7,137,4	05 £	62 £	2 77	£ 4	7,583 19.		ect Summary						
9	Sub-Total 1	£ 27,546.0	25 £	237 £	297	£ 19	3,640 73.		Facilitating		Roof			Glazing	
- 3	Sub-rotal I	27,546,0	LU L	20/ £		£ 18	73.	1		Excluded	22 Single ply	✓	4F	UPVC Double glazed	Exclu
10	Basement		ncl					-	Major demolition	Excluded ✓	23 Pitched	Excluded		Triple glazed	Exclu
10	Dasement		iici					3		Excluded	24 Brown	Excluded		Composite	Exclu
11	External works		£	- £	· -	c	- 0.		Specialist groundworks	Excluded	25 Green	Excluded		Aluminium	Exclu
- 11	External works		ž.	- t	-	£	- 0.	176	Foundations		26 Blue	Excluded	48	Aluminium	Exclu
- 10		07.540.0			200 =4	0 40		10/						2.4	
12	Sub-Total 2	£ 27,546,0	25 £ 23	7.35 £	296.71	£ 18	3,640 73.		Strip and pad	Excluded	27 Landscaped	Excluded		Bathrooms	
								_	Piling; CFA					Master; 3 piece	
13	Net Construction	£ 27,546,0	25 £	237 £	297	£ 18	3,640 73.	6		Excluded ✓	Stairs		50	- sanitaryware budget	
								- 7	Ground slab		28 Feature entrance		51	Master; 4 piece	Exclu
_												Excluded			
								8	Basement	· ·	29 Stone	Excluded	52	- sanitaryware budget	
	Main Contractor On-Costs										29 Stone 30 Timber	Excluded Excluded	52 53	Ensuites	
14	Preliminaries 16.5%			39 £			0,301 12.	%	Frame	√	29 Stone 30 Timber 31 Precast concrete	Excluded Excluded	52		
15	Preliminaries 16.5% Design and Build Fees 4.0%	£ 1,283,6	45 £	11 £	14	£	8,558 3.	% % 9	Frame Steel frame	✓	29 Stone 30 Timber	Excluded Excluded	52 53	Ensuites - sanitaryware budget	
15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 1,283,6 £ 2,336,2	45 £ 33 £	11 £	14	£ £ 1	8,558 3. 5,575 6.	% % 9	Frame Steel frame Space frame / deck	Excluded Excluded	29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded	52 53 54	Ensuites - sanitaryware budget MEPH	
15	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 1,283,6 £ 2,336,2	45 £ 33 £	11 £	14 25	£ £ 1	8,558 3. 5,575 6.	% % 9 % 10 % 11	Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded	Stone Timber Precast concrete Metal External Walls	Excluded Excluded Fxcluded	52 53 54 55	Ensuites - sanitaryware budget MEPH Radiators	
15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 1,283,6 £ 2,336,2	45 £ 33 £	11 £	14	£ £ 1	8,558 3. 5,575 6.	% 9 % 10 % 11	Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Fxcluded	Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded ✓ Excluded	52 53 54 55 55	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	14 2 25 2 19	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 % 10 % 11 12	Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded	52 53 54 55 56 57	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 1,283,6 £ 2,336,2	45 £ 33 £ 50 £	11 £	2 14 2 25 2 19	£ 1 £ 1	8,558 3. 5,575 6.	% 9 % 10 % 11 12	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Fxcluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SS SFS inner	Excluded Excluded Excluded Excluded	52 53 54 55 56 57	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 % 10 % 11 12 13	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Fxcluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SF inner Brickwork; hand laid	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	52 53 54 55 56 57	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	2 14 2 25 2 19	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 % 9 % 10 11 12 13	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Y Excluded Excluded Excluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	52 53 54 55 56 57 58	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 10 11 12 13 13 14 15 14 15 15 15 16 16 16 16 16 16 16 16 16 16 16 16 16	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Y Excluded Excluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SF inner Brickwork; hand laid	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	52 53 54 55 56 57 58	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 % 9 % 10 11 12 13	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Y Excluded Excluded Excluded	Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	52 53 54 55 56 57 58	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 10 11 12 13 13 14 15 16 16 16 17 16 17 17 17 17 17 17 17 17 17 17 17 17 17	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Y Excluded Excluded	29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	52 53 54 55 56 57 58 59 60	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	
15 16 17	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation	£ 1,283,6 £ 2,336,2 £ 1,785,5	45 £ 33 £ 50 £ 22 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 10 11 12 13 13 14 15 16 17	Frame Steel frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded V varies Excluded	29	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded	52 53 54 55 56 57 58 59 60 61	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclu
15 16 17 18 19	Preliminaries	£ 1,283,6 £ 2,336,2 £ 1,785,5 £ 9,950,5	45 £ 33 £ 50 £ 222 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 100 11 12 13 13 14 15 16 17 18	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Y Excluded Excluded Y varies Excluded Excluded	29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded	52 53 54 55 56 57 58 59 60 61	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu
15 16 17 18 19	Preliminaries	£ 1,283,6 £ 2,396,2 £ 1,785,5 £ 9,950,5 £ 37,496,5	45 £ 33 £ 50 £ 222 £ 47 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 10 11 12 13 13 15 16 16 17 18 19	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded	29	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	52 53 54 55 56 57 58 59 60 61	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclu
15 16 17 18 19	Preliminaries	£ 1,283,6 £ 2,336,2 £ 1,785,5 £ 9,950,5 £ 37,496,5	45 £ 33 £ 50 £ 222 £ 47 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4.	% 9 9 100 11 12 13 13 14 15 16 17 18	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Y Excluded Excluded	52 53 54 55 56 57 58 59 60 61	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluc Excluc
15 16 17 18 19	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 1,283,6 £ 2,396,2 £ 1,785,5 £ 9,950,5 £ 37,496,5	45 £ 33 £ 50 £ 47 £	11 £ 20 £ 15 £	2 14 2 25 2 19 2 107 2 404	£ 1 £ 1	8,558 3. 5,575 6. 1,904 4. 66,337 26.	% 9 10 10 11 13 13 13 14 15 15 16 15 15 16 15 15 16 15 15 16 15 16 16 17 18 15 15 16 16 17 18 15 15 16 16 17 18 15 15 16 16 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded	29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbet to façade 41 Faceted window 42 Brick slips st curved area 43 Framing to sliding doors	Excluded Excluded Y Excluded Y Excluded	52 53 54 55 56 57 58 59 60 61 62	Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclud



Plot J - Residential: 30 Flats, 25 Houses

ORDE	R OF COST		Total	£ / GIA ft	2 £/N	NIA ft2	£ / unit	%	Effici	encies		Image				
		1						7.	1	Site usage	38%	g-				
0	Facilitating Works	£	-	£ -	£	- 1	E -	0.0%	2	GEA : GIA	N/A		A			- J
									3	NIA : GIA	63%					
1	Substructure	£	1,058,775	£ 1	15 £	24 1	£ 19,250	7.7%	4	NIA : GIA (exc. Non-resi)	63%					
									5	Average unit NIA	805 ft2					
2		£	4,808,508		£ 86	109			6	External wall : GIA ratio	0.59	128-011				
2.1		£	351,875		5 £	8 1			7	Typical glazing ratio	30%					
2.2		£	661,000		9 £	15 1						Table Or	100	10	Sore	
2.3		£	539,120		8 £	12 1							D	-	MING	
2.4		£	190,000		3 £	4 1			1	Site area	42,733 ft2	E EALE	Toker I	-	esea J	/ /
2.5		£	1,836,989		26 £	41 1			2	Gross external area	N/A		. //	44155	Springer Colonial	
2.6		£	521,066		7 £	12 1			3	GF footprint	16,286 ft2	R				
2.7		£	652,158		9 £	15 1			4	Overall GIA	70,321 ft2 44,294 ft2				N/ANK	
2.8	Internal Doors	£	56,300	L	1 £	1 1	£ 1,024	0.4%	5	Net internal area Residential NIA	44,294 ft2	/ = WHOME HE SHOP IN THE RESIDENT	197		E7	
3	Internal Finishes	£	426,545	c	6 £	10 1	£ 7,755	3.1%	6 7	Non-residential NIA	44,294 ft2 0 ft2	CAN	In the s	20	H HA	
3.1		£	52,755		1 f	10 1			8	Basement	4,951 ft2					
3.1		£	240,995		3 £	5 1			9	Apartments total	4,951 IL2 55 nr		1		parties and the second	
3.3		£	132,795		2 £	3 1				Studio	0 nr			1		7
3.0	Ceiling I misnes		132,733	L	Z L	3 ,	L 2,414	1.070		1B 2P	9 nr		A F By	A		
4	Fittings, Furnishings and Equipment	£	35,000	c	1 £	1 :	E 636	0.3%		2B 4P	24 nr		National Manager	1		
-	rittings, rumisimigs and Equipment	-	33,000		1 2	- ' '	. 030	0.5 /6		3B 5P	18 nr	ts/g	240			100
5	Services	£	859,138	£ 1	12 £	19 1	£ 15,621	6.2%		4B 6P	4 nr		1 / 61			
5.1		£	20,000		0 £	0 1				Highest storeys (incl. GF)	5 nr			- N		
	13 MEPH	£	714,138		10 £	16 1			16		2 nr	1 -		- 0.0	- Allerton	
) Lifts	£	125.000		2 £	3 1				External Wall	3.883 m2			- 4		trans.
5.14			inc	~			2,270	0.070		Balconies	27.3%	The state of the s				Contract .
0.1	DIVIO WAI COLVIDOS									Bolt-On Balconies	15 nr	THE REAL PROPERTY AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSONS AND ADDRESS OF THE PERSON NAMED IN COLUMN TWO PERSON NAMED IN COLUMN TRANSPORT NAMED IN COLUMN TWO PERSON NAMED				Marin S
6	Prefabricated Buildings and Units			r	n/a							In the second second	CONFIDENCE.			
7	Utilities connection + External Services	£	107,500	£	2 £	2 1	£ 1,955	0.8%								
8	Residential Fit-Out	£	2,870,706	£ 4	41 £	65 4	£ 52,195	20.7%								
									Proje	ct Summary						
9	Sub-Total 1	£	10,166,173	£ 14	45 £	230	£ 184,840	73.5%		Facilitating		Roof			Glazing	
									1	Contamination	Excluded	22 Single ply	✓		UPVC Double glazed	Excluded
10	Basement			£ -	£	- 1	£ -	0.0%	2	Major demolition	✓	23 Pitched	Excluded		Triple glazed	Excluded
				_					3	Specialist groundworks	Excluded	24 Brown	Excluded	47	Composite	✓
11	External works			£ -	£	- 1	ε -	0.0%				25 Green	Excluded	48	Aluminium	Excluded
										Foundations		26 Blue	Excluded			
12	Sub-Total 2	£	10,166,173	£ 144.5	57 £	229.52	£ 184,840	73.5%	4	Strip and pad	Excluded	27 Landscaped	Excluded		Bathrooms	
									5	Piling; CFA				49	/ -	~
13	Net Construction	£	10,166,173	£ 14	45 £	230	£ 184,840	73.5%	6	Raft	Excluded	Stairs		50	- sanitaryware budget	
									/	Ground slab		28 Feature entrance	Excluded	51	Master; 4 piece	Excluded
									8	Basement	Excluded	29 Stone	Excluded	52	- sanitaryware budget	
- 44	Main Contractor On-Costs Preliminaries 16.5%	_	4 077 440		24 6	20 (0 00 400	12.1%		F		30 Timber	Excluded	53		V
14			1,677,418		24 £ 7 £	38 1			9	Frame Stool frame	Evaluate d	31 Precast concrete 32 Metal	√ Evaluded	54	- sanitaryware budget	
15 16			473,744 862,213		7 £ 12 £	11 ±			10	Steel frame Space frame / deck	Excluded Excluded	32 Metal	Excluded		MEPH	
17			658,977		9 £	15 1			-	Concrete frame	Excluded	Eutarnal Walla		55	Radiators	·
17	5.0%	L	030,917	_	J	10 1	. 11,981	4.0%		Timber frame	Excluded	External Walls 33 Scaffold	✓	56	Underfloor heating	Excluded
										Traditional	Excluded	34 Mast climbers	Excluded	57	MVHR	Excluded
18	On-Costs Sub-Total		3,672,353	c c	52 £	83 1	£ 66,770	00.59/	13	Taditional	Excluded	35 SFS inner	Excluded ✓	58	Cooling (to hotel)	Excluded
10	Oll-Costs Sub-Total	I.	3,672,353	Σ	02 L	00 1	2 60,770	26.5%		Upper Floors		36 Brickwork; hand laid	Excluded	30	Cooling (to noter)	Lxciuded
19	Gross Construction to 1Q 2023	£	13,838,526	£ 10	97 £	312	£ 251,610	100.0%	14		_	37 Alum PPC	Excluded		Landscaping	
13	STORE CONSTRUCTION TO THE EDES	~	10,000,020	- 18		VIE /	201,010	100.076	15	- thickness	varies	38 Brick slips	✓	59	Hard landscaping	✓
									16		Excluded	39 Banding to façade	·	60	Soft landscaping	· ·
	la finalina									CLT	Excluded	40 Corbel to façade	Excluded	61	Attenuation	,
			Included						18	Angle supports	✓	41 Faceted window	Excluded	62		Excluded
21	Inflation To 1O 2023													02	. ia, oquipinoni	LAGIGGEG
21	To 1Q 2023								10	- every floor	✓ ·	42 Brick slips at curved area	Excluded			
22	To 1Q 2023 To start-on-site		Excluded						19	- every floor - every second floor	✓ Excluded	42 Brick slips at curved area 43 Framing to sliding doors	Excluded ✓		Utilities	
	To 1Q 2023 To start-on-site								20	- every second floor	Excluded	43 Framing to sliding doors	✓	63	Utilities Diversions	Excluded
22	To 1Q 2023 To start-on-site To mid-point	£	Excluded	£ -40	97 £	312	£ 251,610	100.0%		- every second floor					Utilities Diversions Incoming supplies	Excluded

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Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4

on behalf of

Mace Developments

Costs current at Q2 2023

Pag Issue Date:

Project Nr:

31 May 2023

Prepared by:

Lawrence Evans

Reviewed:

Shaun Walshe

Signed:

Isaac Bankah

Mace Consult LIMITED

155 Moorgate London EC2M 6XB

Tel: 020 3522 3000





Order of Cost Estimate Summary - Block by Block Summary ORDER OF COST Bock F3 - PFS £ 468,000 2,998,000 £ 2,530,000 0 Facilitating Works £ Substructure 9,426,250 £ 215,500 £ 784,750 £ 341,875 £ 878,500 £ 216,25 £ 263,000 £ 840,125 £ 996,125 £ 303,375 £ 1,061,000 £ 428,100 £ 111,000 £ 212,625 £ 783,250 £ 1,347,500 £ 837,900 2 Superstructure 67 209 466 £ 1 168 895 £ 7 391 880 £ 2 980 373 £ 6 976 614 £ 308 167 f 2 379 988 f 5 937 946 £ 8 692 918 f 2 019 522 f 2 979 000 f 264 000 £ 517 366 £ 1 738 822 f 6 683 982 f 11 943 699 f 5 226 294 f 2.1 Frame 7.307.425 £ 784.750 £ 341.875 £ 878.500 £ 21.625 £ 263.000 £ 560.000 £ 996.125 £ 303.375 94.300 £ 157.125 £ 698.500 £ 1.347.500 £ 860.750 107,750 £ 386,800 £ 1,065,000 £ 350,600 £ 787,650 £ 1,087,600 £ 74,000 £ 970,900 £ 1,839,800 £ 2.2 8,250,500 £ 985,600 £ 323,600 232,200 £ 39,000 Upper floors 2.3 269.375 £ 661.500 £ 392.490 £ 834.470 £ 171.990 £ 573.595 £ 480.890 £ 307,420 92.500 £ 193.940 £ 568,465 £ 774.690 £ 2.4 Stairs and Ramps 1.416.600 145.600 £ 100,000 150,000 125,000 20,000 120,000 £ 204,000 £ 120,000 30.000 50,400 72,400 £ 99,200 £ 160.000 20,000 2.5 External Walls 24.712.077 £ 344.671 £ 3.179.218 £ 1.127.437 £ 2.518.759 £ 178,312 £ 815.923 £ 2.447.536 £ 3.551.584 £ 783 000 94 300 £ 177.484 £ 857.695 £ 2 594 129 f 4 630 402 f 1 411 630 Windows and External Doors - £ 2.6 6.936.577 £ 115.562 £ 613.552 £ 252.991 £ 939.145 £ 300.795 £ 499.441 £ 1.101.989 £ 272,127 - £ 39.683 £ 185.782 £ 740.353 £ 1.358.708 £ 516.450 941,700 £ 543,300 £ 776,125 £ 1,195,350 £ 2.7 Internal Walls and Partitions 7.400.583 £ 185.938 £ 290.100 £ 315.600 £ 83.300 £ 20.825 £ 900.675 £ 1.617.000 £ 530.670 - £ 2.8 993.549 £ 125.560 £ 38.680 £ 72.440 £ 3.460 £ 42.080 £ 89.600 £ 159.380 £ - £ 18.855 £ 111.760 £ 215.600 £ 116 134 Internal Doors - £ Internal Finishes - Shell & Core 56,745 £ 3 5.205.907 £ 190.650 £ 150.540 £ 72.540 £ 148.800 £ 1.139.555 £ 213.000 £ 14.800 £ 61.535 £ 810.480 £ 1.541.600 £ 805.662 £ 4.365 £ 3.1 Wall Finishes 765 782 18.450 £ 11.580 £ - £ 7.020 £ 14,400 £ 119.535 £ 62 900 £ 3 700 £ 20.705 £ 86.645 £ 161.700 £ 254 782 N/A 23.280 £ 61.760 £ 37.440 £ 637.520 £ 5.550 £ 451.278 £ 3.2 Floor Finishes 2.667.547 £ 98.400 £ - £ 76.800 £ -£ 87.200 £ 22.935 £ 862.400 £ 302.984 3.3 1,772,579 N/A 73,800 £ 29,100 £ 77,200 £ 28,080 £ 382,500 £ 62,900 £ 5,550 £ 17,895 £ 272,558 £ 517,500 £ 247,896 Ceiling Finishes £ - £ 57,600 £ 980.245 £ 35.000 £ 150.000 £ 15.000 £ 10.000 £ 15.000 £ - £ 476.000 £ 37.700 £ 5 Services 22.455.284 £ 140,400 f 2,205,258 f 1,233,512 f 2,186,458 f 47.842 £ 972.357 £ 1.829.216 £ 3.068.128 £ 105.000 £ 1.266.000 £ 705.300 £ 48.600 £ 556.414 £ 1.995.610 £ 4.009.176 £ 2.086.015 £ Sanitary Installation - Cleaner's 3,000 £ 3,000 £ sink: see Resi fit-out 5.2-5.13 MEPH 18.786.284 £ 140.400 £ 1.932.258 £ 1.103.512 £ 2.041.458 £ 44.842 £ 645.357 £ 1.502.216 £ 2.664.128 £ £ 705,300 £ 48.600 £ 428.414 £ 1.842.610 £ 3.604.176 £ 2.083.015 5.10 Lifts 2,337,000 N/A £ 270,000 £ 120,000 £ 135,000 £ - £ 324,000 £ 324,000 £ 384,000 £ 105,000 125,000 £ 150,000 £ 400,000 £ - £ 5.14 Inc 6 Utilities connection + External Services 2,166,500 £ 91,000 £ 228,000 £ 259,000 £ 147,000 £ - £ 80,000 £ 234,500 £ 248,500 £ - £ - £ 31,500 £ 66,500 £ 255,500 £ 525,000 Residential/Hotel/Office/GP Fitout 34.610.015 £ 1.432.832 £ 3.015.945 £ 2.342.398 £ 3.301.612 £ - £ 961.442 £ 3.327.396 £ 4.100.329 £ 3.587.106 492.032 £ 961.110 £ 3.950.408 £ 7.137.405 8 200,000 9 Amenity Fit-out 2.771.730 £2,771,730 External Works - Public Realm + 10 11.915.185 £62.850 £83.800 £135,000 £133,000 £27,100 £147.450 £158.125 £400.350 £669.500 £10.098.010 159,938,582 3,111,477 £ 13,935,282 £ 7,363,903 £ 13,655,724 £ 377,634 £ 4,934,326 £ 12,462,983 £ 21,165,286 £ 6,015,003 £ 5,782,000 £ 2,143,200 £ 1,362,748 3,760,131 £ £ 27,208,880 £ 11,667,416 £ 10,098,010 Net Construction 14.894.580 Main Contractor On-Costs 12 Preliminaries 16.5% £ 26 389 866 £ 513.394 £ 2.299.322 £ 1.215.044 £ 2.253.194 £ 62.310 £ 814.164 £ 2.056.392 £ 3.492.272 £ 992.475 £ 954.030 £ 353 628 £ 224 853 £ 620 422 f 2 457 606 f 4 489 465 f 1 925 124 f 1 666 172 7.453.138 £ 144.995 £ 649.384 £ 343.158 £ 636.357 £ 17.598 £ 229.940 £ 580.775 £ 986.302 £ 280.299 £ 269.441 £ 13 Design & Build Fees 4.0% £ 99.873 £ 63.504 £ 175.222 £ 694.087 £ 1.267.934 £ 543.702 £ 470.567 13,564,711 £ 624,547 £ 1,158,169 £ 32,028 £ 418,490 £ 1,057,011 £ 1,795,070 £ 510,144 £ 490,383 £ 115,577 £ 318,904 £ 1,263,239 £ 2,307,640 £ 14 OH&P 7.0% £ 263,891 £ 1,181,879 £ 181,769 £ 989,537 £ 15 Construction Contingency 201.688 £ 903.293 £ 477.333 £ 885.172 £ 24,478 £ 319,846 £ 807,858 £ 1,371,947 £ 389,896 £ 374,793 £ 138.924 £ 88.334 £ 243.734 £ 965.476 £ 1.763.696 £ 756.289 £ 15 On-Costs Sub-Total £ 57,775,030 £ 1,123,967 £ 5,033,878 £ 2,660,082 £ 4,932,893 £ 136,414 £ 1,782,440 £ 4,502,036 £ 7,645,591 £ 2,172,815 £ 2,088,647 £ 774,194 £ 492,269 £ 1,358,282 £ 5,380,408 £ 9,828,735 £ 4,214,651 £ 3,647,730 Gross Construction to 1Q 2023 £ 18,969,161 £ 10,023,985 £ 18,588,616 514,047 6,716,766 £ 16,965,019 £ 28,810,877 £ 8,187,818 £ 7,870,647 £ 2,917,394 £ Apportioned Cost: -Commercial - Retail / Creche £ 2,315,603 £ 1,508,618 £ 2,755,085 £ 1.016.100 Commercial - Offices £ 4.999.894 Hotel £ 8.515.366 Residential - Houses £ 2.792.402 f 890 627 f 1 352 349 £ 16.653.557 £ 10.833,638 £ 5.700.666 £ 14.172.617 Residential - Apartments £ 4.227.786 £ 18.922.639 Design Information: -Gross Internal Area (GIA) 23.196 ft2 67.921 ft2 29.440 ft2 75.649 ft2 1.862 ft2 22.647 ft2 68.314 ft2 85.778 ft2 26.124 ft2 6.641 ft2 11.948 ft2 19.494 ft2 69.282 ft2 116.047 ft2 37.060 ft2 Net Internal Area (NIA) 54.337 ft2 24.596 ft2 59.999 ft2 1.485 ft2 17.610 ft2 51.290 ft2 68.621 ft2 26.124 ft2 7.965 ft2 14.801 ft2 54.218 ft2 92.840 ft2 37.060 ft2 23.196 ft2 5.307 ft2 GIA - Residential Apartment 55.639 ft2 38,998 ft2 18,869 ft2 48.212 ft2 85,778 ft2 11.948 ft2 13.520 ft2 60,160 ft2 116,047 ft2 GIA - Residential Houses GIA - Hotel 20.818 ft2 GIA - F&B / Retail 12 282 ft2 8,622 ft2 18.331 ft2 3 778 ft2 GIA Creche GIA - Commercial / Offices 18,331 ft2 NIA - Residential Apartment 23.196 ft2 44.509 ft2 30,677 ft2 37.889 ft2 10.818 ft2 48.137 ft2 NIA - Residential Houses 13,401 ft2 7,965 ft2 3,983 ft2 6,082 ft2 Unit / Rooms / Spaces 74 nr 150 nr Unit - Apartment 61 nr 42 nr 20 nr 52 nr 71 nr 15 nr 66 nr 150 nr Unit - Houses 26 nr 15 nr 9 nr 4 nr 7 nr Residential - NIA : GIA 80% 80% 79% 77% 80% 80% 100% 79% 67% 80% Cost/ft2 GIFA - Houses 183 139 155 £ 149 £ 1/18 Cost/ft2 GIFA - Apartments 299 278 302 £ 294 £ 313 £ 315 £ 313 Cost/ft2 GIFA - Commercial 273 £ 269 £ 429 Cost/ft2 GIFA - F&B 189 £ 175 £ 276 £ 150 £ Cost/unit - Residential Apartment £ 273,009 285.033 £ 272.550 £ 281,852 £ 286,707 £ 246,917 Cost/unit - Residential Houses £ 162,902 186.160 £ 206.113 £ 222.657 £ 193.193 Cost/unit - Key (Hotel) £ 115.073 Cost/space - MSCP £ 52,471

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 4



OF COST		Total	Block A -	Resi	Block B - Resi	Block C1 - Hotel + F&B		Block C2 - ffice/Resi	Block C3 Retail (S&	- BI C)	lock D1 - Resi + Creche	Block D2 -	Resi B	lock E - Later Living	Bloc	k F1 - GP	Block F2 - MSCP	Bock	F3 - PFS	Block G - Houses	Bloc	ck H - Resi	Block	I - Resi	Block J - BTR	Block X - Leisure Centre	Public Rear Podium
Flood Mitigation: -																											
GF Parking	£	1,916,750	£	-	£ -	£ -	£	-	£	- £	-	£	- £	-	£	-	£ -	£	-		£	237,150	£	753,100	£ 926,500		
Raised FFL	£	1,805,650	£	-	£ 275,800	£ 175,350	£	-	£	- £	136,500	£ 549	,850 £	333,200	£	-	£ -	£	-				£	85,050	£ 249,900		
Podium	£	12,036,000	£ 1,903	3,200	£ 1,934,400	£ 466,800	£ (2,270,400	£ 230,	100 £	-	£	- £	1,333,200	£	1,078,800	£ 2,818,80	0 £	-	£ -	£	-	£	-	£ -		
Sub-Total of floor mitigation	£	15,758,400	£ 1,903	,200	£ 2,210,200	£ 642,150	£	2,270,400	£ 230,	100 £	136,500	£ 549	,850 £	1,666,400	£	1,078,800	£ 2,818,80	0 £	-	£ -	£	237,150	£	838,150	£ 1,176,400		
Preliminaries	16.5% £	2,600,136	£ 314	,028	£ 364,683	£ 105,955	£	374,616	£ 38,	016 £	22,523	£ 90	,725 £	274,956	£	178,002	£ 465,10	2 £	-	£ -	£	39,130	£	138,295	£ 194,106		
Design & Build Fees	4.0% £	734,341	£ 88	,689	£ 102,995	£ 29,924	£	105,801	£ 10,	737 £	6,361	£ 25	,623 £	77,654	£	50,272	£ 131,35	6 £	-	£ -	£	11,051	£	39,058	£ 54,820		
OH&P	7.0% £	1,336,501	£ 161	,414	£ 187,451	£ 54,462	£	192,557	£ 19,	541 £	11,577	£ 46	,634 £	141,331	£	91,495	£ 239,06	8 £	-	£ -	£	20,113	£	71,085	£ 99,773		
Construction Contingency	5.0% £	1,021,469	£ 123	,367	£ 143,266	£ 41,625	£	147,169	£ 14,	935 £	8,848	£ 35	,642 £	108,017	£	69,928	£ 182,71	6 £	-	£ -	£	15,372	£	54,329	£ 76,255		
Total of floor mitigation	£	21,450,848	£ 2,590	,698	£ 3,008,596	£ 874,116	£	3,090,542	£ 313,	528 £	185,808	£ 748	,474 £	2,268,358	£	1,468,498	£ 3,837,04	2 £	-	£ -	£	322,816	£ 1	,140,917	£ 1,601,354		



Order of Cost Estimate Summary - Overall

	OF COST		Total	£ / GIA f	t2	£ / NIA ft2		£ / unit	%	Effici	encies		Image			
						_				1	Site usage	83%	- 60			
0	Facilitating Works	£	2,998,000	£	4 1	£	5 £	4,907	1.3%	3	GEA : GIA NIA : GIA	N/A 53%				
1	Substructure	£	8,365,250	£	11 4	£ 1.	4 £	13,691	3.5%	4	NIA : GIA (exc. Non-resi)	77%			14/2	/ 7 7
			.,,					- ,		5	Average unit NIA	688 ft2			* / 4	
2	Superstructure	£	64,230,466		82 1		7 £	105,124	27.1%	6	External wall : GIA ratio	0.65			· Market	
2.1	Frame	£	7,307,425		9 1		2 £	11,960	3.1%	7	Typical glazing ratio	40%	3/			
2.2	Upper floors	£	8,250,500		10 1		4 £	13,503	3.5%	_		_				00000 0000 Om
2.3	Roof	£	7,213,155		9 1		2 £	11,805		Key D		0.40 500 60		Part and		1000 000000 000000
2.4	Stairs and Ramps External Walls	£	1,416,600 24,712,077		2 ± 31 ±		2 £ 1 £	2,318 40,445	0.6%	2	Site area Gross external area	319,508 ft2 N/A		Playgound		The same of the sa
2.6	Windows and External Doors	£	6,936,577		9 1		2 £	11,353	2.9%	3	GF footprint	264,450 ft2		Lap crimanti Flats		Residential full To Rent Flots
2.7	Internal Walls and Partitions	£	7,400,583		9 1		2 £	12,112	3.1%	4	Overall GIA	788,108 ft2		GF - Retail		9 411
2.8	Internal Doors	£	993,549		1 1		2 £	1,626	0.4%	5	Net internal area	598,952 ft2	0	Popule - Desi Flats A Residential Jerrace Landin	ark Hals	Jary L
			000,010	~		~		1,020	01170	6	Residential NIA	420,399 ft2	1/7	Residential Tender House of Major Jettin	Residential Mixed	Residential
3	Internal Finishes	£	5,205,907	£	7 1	£	9 £	8,520	2.2%	7	Non-residential	178,553 ft2	1		La La Caraciana de la Caracian	Built To Itent Hats
3.1	Wall Finishes	£	765,782	£	1 1	£	1 £	1,253	0.3%	8	Basement	81,182 m2				
3.2	Floor Finishes	£	2,667,547	£	3 4		4 £	4,366	1.1%	9	Apartments total	611 nr	-	Oper-Hotel o	Lhing	H
3.3	Ceiling Finishes	£	1,772,579	£	2 1	£	3 £	2,901	0.7%		Studio	0 nr	. 7	Existing Samphurps / Future Decyclopment	Residential	Il Mixed
											1B 2P	156 nr		Acto Acto	To Manifest Series	°6
4	Fittings, Furnishings and Equipment	£	504,245	£	1 :	£	1 £	825	0.2%		2B 4P	239 nr	1.	Market Baff/Craft Retail/Mailerspace with Usage Office	F1	
	Daniel de la constante de la c		04 400 00	•	c=	•	- ^	0.4.000	0.00		3B 5P	69 nr	1	Squee and Flats	F2 Lander	
5	Services	£	21,189,284		27 5		5 £	34,680	9.0%		4B 6P	9 nr	0	2.5torey	Multistorey	
5.1	Sanitary Installation	£	66,000		0 1		0 £	108	0.0%		Hotel Rooms	74 nr	1		Mesidential Terrace	
	B MEPH Lifts	£	18,786,284		24 £		1 £	30,747 3,825	7.9% 1.0%		Highest storeys (incl. GF) Car Parking spaces	7 nr	/ Key D	Sopmont Mot	Houses	
5.10		£	2,337,000 incl	£	3 1	t. '	4 £	3,825	1.0%		External Wall	150 nr N/A	/	Nesidential Flats		180
5.14	BVVIC WILLI SELVICES		IIICI							19	Balconies	77.9%				
6	Utilities connection + External Services	£	2,166,500	£	3 1	£ .	4 £	3,546	0.9%	20	Bolt-On Balconies	476 nr	lea.			
	Othities Connection - External Dervices	~	2,100,500	_	3 ,	~	7 2	3,340	0.570		Podium Area	134,466 ft2				
7	Residential/Hotel/Office Fitout	£	37,581,745	£	48 9	£ 6:	3 £	61,509	15.9%		1 Galain 7 (Ga	104,400 112				
•	Rootaontiam Totom of Moot Picot		01,001,140	~		~ 0	U 2	01,000	10.070							
_	External works (Incl. Surface Car Park +			_												
8	Public Realm)	£	8,400,385	£	11 1	£ 1	4 £	13,749	3.5%							
										Proje	ct Summary					
9	Multi-Storey Car Park	£	5,782,000	£	7 1	£ 1	0 £	38,547	2.4%	Proje	ct Summary Facilitating			Roof	Glazing	
9	Multi-Storey Car Park	£	5,782,000	£	7 1	£ 1	2 0	38,547		Proje	-	Excluded	22	Roof Single ply ✓	45 UPVC Double glazed	Ex
9	Multi-Storey Car Park	£	5,782,000	£	7 1	£ 1	£ 0	38,547		1 2	Facilitating Contamination Major demolition	✓	23	Single ply ✓ Pitched Excluded	45 UPVC Double glazed 46 Triple glazed	
9		£							2.4%	1	Facilitating Contamination	Excluded Excluded	23 24	Single ply Pitched Excluded Brown Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite	Ex
9	Multi-Storey Car Park Podium	£	5,782,000 3,514,800		7 4		0 £	38,547 23,432		1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Excluded Brown Excluded Green Excluded	45 UPVC Double glazed 46 Triple glazed	Ex Ex
	Podium	£	3,514,800	£	4 4	£	6 £	23,432	1.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium	Ex
10		£		£		£			2.4%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Excluded Brown Excluded Green Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms	E
	Podium	£	3,514,800	£	4 4	£	6 £	23,432	1.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece	Ex
	Podium Net Construction	£	3,514,800	£	4 4	£	6 £	23,432	1.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget	E)
11	Podium Net Construction Main Contractor On-Costs	£	3,514,800 159,938,582	£	4 £	£ 26	6 £	23,432 261,765	2.4% 1.5% 67.6%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded	23 24 25 26 27	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece	E)
12	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5%	_	3,514,800 159,938,582 26,389,866	£	203	£ 26	6 £ 7 £	23,432 261,765 43,191	2.4% 1.5% 67.6%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget	E)
11 12 13	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	3,514,800 159,938,582 26,389,866 7,453,138	£	4 £ 203 £ 33 £ 9 £	£ 26 £ 4 £ 1:	6 £ 7 £ 4 £ 2 £	23,432 261,765 43,191 12,198	2.4% 1.5% 67.6% 11.1% 3.1%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites	E)
11 12 13 14	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	£	3,514,800 159,938,532 26,389,866 7,453,138 13,564,711	£ £ £	33 £ 17 £	£ 26 £ 4. £ 1. £ 2.	6 £ 7 £ 4 £ 2 £ 3 £	23,432 261,765 43,191 12,198 22,201	2.4% 1.5% 67.6% 11.1% 3.1% 5.7%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded ✓ Excluded ✓ Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded ✓	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget	E:
11 12 13	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	3,514,800 159,938,582 26,389,866 7,453,138	£ £ £	4 £ 203 £ 33 £ 9 £	£ 26 £ 4. £ 1. £ 2.	6 £ 7 £ 4 £ 2 £	23,432 261,765 43,191 12,198	2.4% 1.5% 67.6% 11.1% 3.1%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites	E)
12 13 14 15	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	£	3,514,800 159,938,532 26,389,866 7,453,138 13,564,711	£ £ £ £	33 £ 17 £	£ 26 £ 1: £ 1: £ 2: £ 1:	6 £ 7 £ 4 £ 2 £ 3 £	23,432 261,765 43,191 12,198 22,201	2.4% 1.5% 67.6% 11.1% 3.1% 5.7%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded ✓ Excluded ✓ Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded ✓	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget	E:
11 12 13 14 15	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315	£	33 ± 3 1 1 1 3 ± 1 1 3 ± 1	£ 26 £ 4. £ 1: £ 2. £ 1:	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete Metal Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH	E)
11 12 13 14 15	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030	£	33 £ 39 £ 17 £ 13 £ 73 £	£ 26 £ 4. £ 1: £ 2. £ 1:	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Stone Excluded Timber Excluded Precast concrete Metal Excluded External Walls	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators	E)
12 13 14 15	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded	£	33 £ 39 £ 17 £ 13 £ 73 £	£ 26 £ 4. £ 1: £ 2. £ 1:	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating	E)
12 13 14 15	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612	£	33 £ 39 £ 17 £ 13 £ 73 £	£ 26 £ 4. £ 1: £ 2. £ 1:	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel)	E:
12 13 14 15 15 16	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel)	E
11 12 13 14 15 15 16	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded	£ £ £ £ £	33 £ 39 £ 17 £ 13 £ 73 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete ✓ Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel)	E:
11 12 13 14 15 15 16 17 18	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded Excluded Excluded Excluded Excluded Fixer Excluded Fix	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping	E:
12 13 14 15 15 16	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel)	E
12 13 14 15 16 17 18	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded Banding to façade Excluded Excluded Excluded Excluded Brick slips Excluded Banding to façade Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping	E:
11 12 13 14 15 16 17 18 19 20	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium (includes On-cost) Inflation	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded Banding to façade Excluded Corbel to façade Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping 60 Soft landscaping 61 Attenuation	E:
11 12 13 14 15 16 17 18 19 20	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium (includes On-cost) Inflation	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded Banding to façade Excluded Corbel to façade Excluded Faceted window Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping 60 Soft landscaping	E)
11 12 13 14 15 16 17 18 19 20	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium (includes On-cost) Inflation To 1Q 2023 To start-on-site	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid Alum PPC Excluded Banding to façade Excluded Corbel to façade Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping 60 Soft landscaping 61 Attenuation	Ex
11 12 13 14 15 16 17 18 19 20 21 22	Podium Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Flood mitigation - Basement + Podium (includes On-cost) Inflation To 1Q 2023	£	3,514,800 159,938,582 26,389,866 7,453,138 13,564,711 10,367,315 57,775,030 217,713,612 Excluded Excluded	£ £ £ £ £	33 £ 33 £ 33 £ 33 £ 34 £ 34 £ 34 £ 34 £	£ 26 £ 4.£ 1: £ 2.£ 1: £ 36.	6 £ 7 £ 4 £ 2 £ 3 £ 7 £	23,432 261,765 43,191 12,198 22,201 16,968 94,558 356,323	2.4% 1.5% 67.6% 11.1% 3.1% 5.7% 4.4% 24.4% 92.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Excluded Brown Excluded Green Excluded Blue Excluded Landscaped Excluded Stairs Feature entrance Excluded Timber Excluded Precast concrete Metal Excluded External Walls Scaffold ✓ Mast climbers Excluded SFS inner Excluded Brickwork; hand laid ✓ Alum PPC Excluded Brackled Banding to façade Excluded Corbel to façade Excluded Brick slips at curved area Excluded Brown Excluded Brick slips at curved area	45 UPVC Double glazed 46 Triple glazed 47 Composite 48 Aluminium Bathrooms 49 Master; 3 piece 50 - sanitaryware budget 51 Master; 4 piece 52 - sanitaryware budget 53 Ensuites 54 - sanitaryware budget MEPH 55 Radiators 56 Underfloor heating 57 MVHR 58 Cooling (to hotel) Landscaping 59 Hard landscaping 60 Soft landscaping 61 Attenuation 62 Play equipment	E)



Basis / Assumptions

1	All Rates are based on 1Q 2023.
2	Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency
	at 5%
3	No allowance has been made for inflation.
4	Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.
5	Tenure: It is assumed building J is 100% BTR, the rest of the units are assumed 31% Private,
	43% Affordable, 26% Shared Ownership
6	Medium specification considered in line with the respective tenures
7	1nr wardrobe to main bedroom of all units excluding social rent where there are none.
8	All lifts are 8-person, with the exception of the later living block which is assumed to be 13 person lifts
9	External Wall through wall construction Build up as brick
10	Curtain walling is assumed to 60% of external wall to ground floor retail areas.
11	External Wall area calculation for residential is based on W:F ratio of 0.65
12	Residential - Floor to ceiling height of 2.5m
13	MVHR to all units excluding any Nox filter requirements
14	Metal balustrade to balconies and terraces.
15	External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.
16	Aluminium Composite windows assumed at £600/m2.
17	Landscaping assumes 70:30 ratio for hard and soft
18	Extra-over allowance of £1k/unit for Balcony access doors

19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.

20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information

21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991

22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained.

26 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces

23 The office External Wall has been assumed as 100% curtain walling.

27 Assumed works to surface car park includes minimal soft landscaping only.

29 No basement has been allowed to all houses and the multi-storey Car Park

31 No additional allowances have been made for flood defences or protection

24 External works is based on site area minus building footprints.

25 We have assumed lift overruns for each core

28 Retail has been allowed to shell and core only

30 No allowance has been made for PV across the site

No allowance has been made for any 'wet side' facilities to the Leisure Centre
No allowance has been made for a café to the Leisure centre
This estimate is based on 537 residential units and 74 Hotel Units

32 No allowance has been made for phasing requirements

- 36 No allowance has been made for balconies to the hotel37 It has been assumed there are 500 spaces in the surface car park
- 38 Allowance has been made for reception desk to hotel
- 39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only
- 40 Later living block includes panic alarms within every unit, illumination to entrance door architraves and a 1030m2 amenity space. Hoist tracks have been allowed within each unit, however the actual hoists have been excluded
- 41 For the relocation of the model railway a £500k provisional sum has been allowed for removal and reinstatement of the train line including ancillary buildings
- 42 A provisional allowance of £500k has been made for flood defences to the new Leisure Centre site. Scope of this has not yet been defined
- 43 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift would need to be made to allow for Passivhaus Classic.
- 44 Please note the podium has been allowed for under blocks A, B (partially), C1 (Partially), C2, E (Partially), F1 and F2. No podium has been allowed for under the Relocated petrol station in block F3.
- 45 A provisional Allowance of £200k has been made for tidying up the River Medway Banks.
- 46 No steel frame has been allowed for the Office elements It is assumed this is all RC Concrete
- 47 A 650m2 walkway has been included to the leisure centre. This has been included within the GIA
- 48 Garden spaces to houses allow for turf plus close boarded fences
- 49 Garden spaces to apartment blocks generally include allowance for green space plus play areas and garden furniture.
- 50 Buildings generally allow for either, GF level raised by 1.5m, GF parking or a podium in conjunction with the flood mitigation strategy. Please read in conjunction with Area Schedule.

Mace Consult Limited: CONFIDENTIAL

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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 4



Exclusions

1 Professional and development management fees.	32 Wireless Internet Routers
2 Inflation.	33 All Brexit related impact.
3 Land acquisition costs.	34 Curtains & Blinds to apartments.
4 Legal costs.	35 Artwork across the scheme.
5 Planning costs.	No allowance for Fire strategy accommodating 2 staircases.
6 Financing costs.	37 No allowance for NOx filters.
7 Clients own costs.	38 Development Contingency
8 Marketing.	39 FFE to car park area (such as ticket machines)
9 CIL / S106 / S38 , works and/or contributions. S278 Systra quote included	40 Upcoming safety Bill including fire regulations
10 Commuted sums.	41 Works to rooftop terraces
11 Non recoverable VAT.	42 Green / Eco roofs
12 Wayleaves and Easements.	43 Ground Contamination and disposal
13 Site Survey costs.	44 Asbestos found in existing buildings
14 Capital allowances or other incentives / grants.	45 Reinforcement of existing services
15 Unexpected ground conditions.	46 Comfort Cooling
16 Home automation systems.	47 Allowance for amenity spaces to BTR
17 Marketing Suite Costs.	48 Podium below petrol station
18 Under / over sail license or other statutory fees.	
19 Comfort cooling to residential units.	
20 Substation(s)	
21 Cornice to internal of apartments.	
22 BREEAM.	
23 Connection to district heating.	
24 Loose Furniture.	
25 Employer Insurances.	
26 Legislation Changes.	
27 Party Wall Awards.	
28 Rights of Light.	
29 Blackout Blinds.	
Out of hours working.	
31 Latent Defects Insurance.	



Plot A - Residential: 26 Houses

ANDER O	F COST	Total		£ / GIA	t2 £	E / NIA ft2		£ / unit	%	Effici	encies		lmage	9				
										1	Site usage	74%	Dr. D					7 2
0	Facilitating Works	£	-	£	. £	-			0.0%	2	GEA : GIA	N/A	VE					
										3	NIA : GIA	100%	4		A 12	1		
1	Substructure	£ 21	,500	£	9 £		9 £	8,288	5.1%	4	NIA: GIA (exc. Non-resi)	100%	F0.57	James J.			1 47/4 1	
										5	Average unit NIA	N/A						
2	Superstructure	£ 1,168	,895	£	50 £	5	0 £	44,958	27.6%	6	External wall : GIA ratio	0.65						
	Frame	£	-		- £		£		0.0%	7		30%	Y A	10	00		500 0 50 000 F	100 C
	Upper floors	£ 10	,750	£	5 £		5 £	4,144	2.5%		- , · · · · · ·					1	0 0000000000000000000000000000000000000	PODDON NO.
	Roof		,375		12 £		2 £		6.4%	Key I	Data			Playmund Playmund	-		-	
	Stairs and Ramps		,600		6 £		6 £		3.4%	1	Site area	17,072 ft2		Laptro	exFlats		Residential finish for Sear Plats	10
	External Walls		,671		15 £		5 £		8.1%	2	Gross external area	N/A		A Result	D			
	Windows and External Doors		,562		5 £		5 £			3	GF footprint	12,691 ft2		P. Per Real Parts	lendemal/errace			
	Internal Walls and Partitions		,938		8 £		8 £		4.4%	4	Overall GIA	23,196 ft2	4/7	Register Fill Terrifice Houses Fill Nasconstitutes		°/ E	S Swittenful Mixed Built Took	engld are Bats
	Internal Doors	£	-		- £		£		0.0%	5	Net internal area	23,196 ft2	34			-		
										6		23,196 ft2		COVERED TOWN SQUARE		Residential		
3	Internal Finishes	£	_	£	. £	_	£	-	0.0%	7	Non-residential NIA	0 ft2		To Diportion o	P. Harris	Livin	H	
	Wall Finishes	£	_	£	- f		£	-	0.0%	8	Basement	0 ft2	7 /	Eusting sambarys // Titure Development:			Residential Mixed Nock	
	Floor Finishes	£	_	£	- £	_	£		0.0%	9	Apartments total	26 nr	di.	Native Hall/Craft	GR/IIII	ith Crebe ///		
	Ceiling Finishes	£		£	. f	-			0.0%	_	Houses - 2 Bed	10 nr	-4	with Upper Office Speer and Flats	A 50 F2	F1-1		4
3.0	Coming I miorico	~		~	~				0.070		Houses - 3 Bed	13 nr			7			
4	Fittings, Furnishings and Equipment	£	-	t	. £		£		0.0%		Houses - 4 Bed	3 nr			2 Streey Multistreey Car Park	1	G	
-	i ittings, i urnishings and Equipment	~	-	~			~		0.0 /6		Flats (1-Bed)		Key Deve	elopment Plot		Residen Hk	tial Terrace does	
5	Services	£ 140	,400	c	6 £		6 £	5,400	3.3%		Flats (2-Bed)	0 nr 0 nr	/		Residential Fishs	0	2000	
		£ 140	-		. £			•			Flats (3-Bed)					-		
5.1 2-5.13	Sanitary Installation	~			6 £		£		0.0%		, ,	0 nr			60 0			
		£ 140	,400				6 £		3.3%		Highest storeys (incl. GF)	3 nr	40		1. 1. 18			
5.10		£	-	Ĺ	- £	-	£	-	0.0%		Cores	0 nr						
5.14	BWIC with services		inc								External Wall	1,401 m2						
										19	Bolt-On Balconies	26 nr						
6	External Works	£6	2,850		n/a													
				•														
7	Utilities connection + External Services	£9	1,000	£	4 £		4 £	3,500	2.1%									
	Utilities connection + External Services Residential Fit-Out	£9 £1,43			4 £ 62 £		4 £ 2 £											
8	Residential Fit-Out	£1,43	2,832	£	62 £	6	2 £	55,109	33.8%	Proje	ct Summary							
8			2,832	£		6		55,109	33.8%	Proje	Facilitating			Roof			Glazing	
9	Residential Fit-Out	£1,43	2,832	£	62 £	6 13	2 £	55,109	33.8% 73.5%	Proje	Facilitating Contamination	Excluded	22	Single ply	✓		UPVC Double glazed	
9	Residential Fit-Out	£1,43	2,832	£	62 £	6	2 £	55,109	33.8%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	✓ Excluded	46	UPVC Double glazed Triple glazed	
9	Residential Fit-Out Sub-Total 1 Basement	£1,43	,477	£	62 £	6 13	2 £	55,109 119,672	33.8% 73.5% 0.0%	1 2 3	Facilitating Contamination	Excluded ✓ Excluded	23 24	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
8 9 10	Residential Fit-Out	£1,43	,477	£	62 £	6 13	2 £	55,109	33.8% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium	£1,43	,477	£	62 £	6 13 -	2 £ 4 £ £	55,109 119,672	33.8% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition	✓	23 24	Single ply Pitched Brown Green	Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement	£1,43	,477	£	62 £	6 13	2 £ 4 £ £	55,109 119,672	33.8% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud Exclud
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium	£1,43	,477	£	62 £ 34 £ - £	6 13 -	2 £ 4 £ £	55,109 119,672	33.8% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£1,43 £ 3,11	,477 ,477	£	62 £ 34 £ - £ - £	6 13 - -	2 £ 4 £ £	55,109 119,672 -	33.8% 73.5% 0.0% £ - 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium	£1,43	,477 ,477	£	62 £ 34 £ - £	6 13 - -	2 £ 4 £ £	55,109 119,672 -	33.8% 73.5% 0.0% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£1,43 £ 3,11	,477 ,477	£	62 £ 34 £ - £ - £	6 13 - -	2 £ 4 £ £	55,109 119,672 -	33.8% 73.5% 0.0% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£1,43 £ 3,11	,477 ,477	£	62 £ 34 £ - £ - £	6 13 - -	2 £ 4 £ £	55,109 119,672 -	33.8% 73.5% 0.0% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£1,43 £ 3,11 £ 3,11	,477 ,477	£ £	62 £ 34 £ - £ 34 £ 34 £	6 13 - - 13	2 £ 4 £ £ 4 £	55,109 119,672 - - 119,672	33.8% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£1,43 £ 3,11 £ 3,11 £ 3,11	,477 ,477 ,477	£ £ £	62 £ 34 £ - £ 34 £ 34 £	6 13 - - 13	2 £ 4 £ £ 4 £	55,109 119,672 - - 119,672	33.8% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3,11: £ 3,11: £ 3,11: £ 14:	,477 ,477 ,477	£ £ £ £	62 £ 34 £ - £ 34 £ 34 £	13 - - 13 13	2 £ 4 £ £ 4 £	55,109 119,672 - - 119,672 19,746 5,577	33.8% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclu
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3,11 £ 3,11 £ 3,11 £ 14 £ 263	,477 ,477 ,477 ,477	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 22 £ 6 £ 11 £	13 - - 13 13	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	55,109 119,672 - - 119,672 19,746 5,577 10,150	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3,11 £ 3,11 £ 3,11 £ 14 £ 263	,477 ,477 ,477	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £	13 - - 13 13	2 £ 4 £ £ 4 £	55,109 119,672 - - 119,672 19,746 5,577 10,150	33.8% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclu
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3,11 £ 3,11 £ 3,11 £ 14 £ 263	,477 ,477 ,477 ,477	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 22 £ 6 £ 11 £	13 - - 13 13	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	55,109 119,672 - - 119,672 19,746 5,577 10,150	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 51; £ 14, £ 26; £ 20;	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 22 £ 6 £ 11 £ 9 £	13 - - 13 13	2 £ £ £ £ £ £ 6 £ £ 1 £ £ 9 £	55,109 119,672 - - 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded ✓ Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 51; £ 14, £ 26; £ 20;	,477 ,477 ,477 ,477	£ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 22 £ 6 £ 11 £	13 - - 13 13	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	55,109 119,672 - - 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded ✓ Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 51; £ 144 £ 26; £ 20;	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ £ £ £ 6 £ £ 1 £ £ 9 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12	,477 ,477 ,477 ,394 ,995 ,891 ,688	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu
10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3,111 £ 3,111 £ 3,111 £ 144 £ 263 £ 200 £ 1,123	,477 ,477 ,477 ,394 ,995 ,891 ,688 ,967	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclu Exclu Exclu
10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 3,111 £ 3,111 £ 3,111 £ 3,111 £ 144 £ 263 £ 200 £ 1,123	,477 ,477 ,477 ,394 ,995 ,891 ,688 ,967	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12 £ 4,23 Included Excel	,477 ,477 ,477 ,394 ,995 ,891 ,688 ,967	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12 £ 4,23 Included Excel	,477 ,477 ,477 ,394 ,995 ,891 ,688 ,967	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclu Exclu Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£1,43 £ 3,11 £ 3,11 £ 3,11 £ 3,11 £ 14 £ 26 £ 20 £ 1,12 £ 4,23 Included Excel	,477 ,477 ,477 ,394 ,995 ,891 ,688 ,967	£ £ £ £ £ £ £ £	62 £ 34 £ - £ 34 £ 34 £ 22 £ 6 £ 11 £ 9 £	6 13 - - 13 13 2 1	2 £ £ £ 4 £ £ £ 6 £ £ 11 £ £ 8 £ £ 8 £	55,109 119,672 119,672 19,746 5,577 10,150 7,757	33.8% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu



Plot B - Residential: 61 Flats

N2 = N	DF COST		Total	£/GIA	ft2	: / NIA ft2	£ / un	nit %	耳	fficien			Image	е				
											Site usage	63%	10 5					//
0	Facilitating Works	£	-	£	- £	-	£	- 0.			GEA : GIA	N/A						
											NIA : GIA (Incl. Non-resi)	80%						
1	Substructure	£	784,750	£	12 £	14	£ 12	.,865 4.	1%		NIA : GIA (exc. Non-resi)	66%	-					
_											Average unit NIA	730 ft2	5					
2	Superstructure	£	7,391,880		109 £	136		,178 39.			External wall : GIA ratio	0.68		TO YOUR STREET			000000	200 G
2.1	Frame	£	784,750		12 £	14				7	Typical glazing ratio	30%		Fallard			a distribution of the	P-00000
2.2	Upper floors	£	985,600		15 £	18			2%	av Dat	-			Phygouns	000		100	1
2.3	Roof	£	661,500		10 £	12				ey Dat		05 004 60		Lapdmark	kflim		Health To Day of Heles	
2.4	Stairs and Ramps	£	100,000		1 £ 47 £	2 59		,			Site area	25,834 ft2		piper-Resi-bots	Landmark Hats			
2.5	External Walls Windows and External Doors	£	3,179,218					2,118 16.			Gross external area	N/A	~~	B	esidential Terrace arels. Massociettes	-		
2.7	Internal Walls and Partitions	£	613,552 941,700		9 £	11 17					GF footprint Overall GIA (incl basement)	16,297 ft2 67,921 ft2	\mathcal{Q}_{I}	House's Massfatters		E	Block Duit Toky	tent flats
2.8	Internal Doors	£	125,560		2 £	2					Net internal area	54,337 ft2						
2.0	internal Doors	L	123,300	L	2 L	2	L 2	.,056 0.	70		Residential NIA	44,509 ft2	1	O Upper-Hotel O	6 15	Residential Living	Н	
3	Internal Finishes	c	190,650	c	3 £	4	t 3	,125 1.	0%	_	Non-residential NIA	9,828 ft2	13	6 Estating Sainplaurys / Facture Desployment			Bounder and Mineral	
3.1	Wall Finishes	r.	18,450		0 £	0		•	1%		Basement	16,297 ft2	43	Market Hall/Lost	CPCHia	ntente ///		
3.2	Floor Finishes	£	98,400		1 £	2				-	Units total	61 nr	-1	Retail/Makerquere with Upper Office	F2 F2	F1.	and the second	
3.3	Ceiling Finishes	£	73,800		1 £	1					Houses - 2 Bed	0 nr			T FZ			1
0.0	Coming I morico	_	73,000	_	1 2	'	~ '	,210 0.			Houses - 2 Bed	0 nr	1		Car Park	1	G	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	1	£	574 0.			Houses - 4 Bed	0 nr	Key Develo	dopment Pot	-/F2 /0/	B H	Times .	
_	r tango, r armoningo ana Equipment	-	33,000	-			~	0.			Flats (1-Bed)	19 nr	1		Peridential Plats	0	£	
5	Services	£	2,205,258	£	32 £	41	t 36	,152 11.			Flats (1-Bed)	32 nr	_	/	· · · · · · · · · · · · · · · · · · ·	TI,	00 11	-
5 .1	Sanitary Installation	£	3,000		0 £	0		•			Flats (3-Bed)	10 nr	00		/			
	MEPH	£	1,932,258		28 £	36		,676 10.			Highest storeys (incl. GF)	5 nr		14		•		Title 1
5.10	Lifts	£	270,000		4 £	5					Cores	2 nr						
	BWIC with services		inc		7 2	3	_	,420 1.			External Wall	4,283 m2						
, I T	BWIO WILL SCIVIOCS		1110								Bolt-On Balconies	31 nr						
6	External Works		£83,800							10 .	Bolt Off Balcoffics	01111						
•	External Works		200,000															
7	Utilities connection + External Services	£	228 000	£	3 f	4	£ 3	738 1	2%									
7	Utilities connection + External Services	£	228,000	£	3 £	4	£ 3	,738 1.	2%									
7			·															
7 8	Utilities connection + External Services Residential Fit-Out	£	228,000 3,015,945		3 £ 44 £	56		1,738 1. 1,442 15.	9%	roiect	Summary							
			·	£		56	£ 49	,442 15.	9% Pr		Summary Facilitating			Roof			Glazing	
	Residential Fit-Out		3,015,945	£	44 £	56		1,442 15.	9% Pr	F	Summary Facilitating Contamination	Excluded	22		V	45	Glazing UPVC Double glazed	Excl
7 8 9	Residential Fit-Out		3,015,945	£	44 £	56	£ 49	1,442 15. 1,447 73.	9% Pr 5%	1 (Facilitating	Excluded ✓	22 23		 Excluded 		Glazing UPVC Double glazed Triple glazed	
9	Residential Fit-Out Sub-Total 1		3,015,945	£	44 £	56 256	£ 49	1,442 15. 1,447 73.	9% Pr 5%	1 (2 N	Facilitating Contamination	Excluded ✓ Excluded		Single ply		46	UPVC Double glazed	Excli Excli
9	Residential Fit-Out Sub-Total 1		3,015,945	£	44 £	56 256	£ 49	1,442 15. 1,447 73.	9% Pr 5%	1 (2 N	Facilitating Contamination Major demolition	✓	23	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed	Excl
9	Residential Fit-Out Sub-Total 1 Basement		3,015,945 13,935,282 £0	£	44 £ 205 £	56 256	£ 49 £ 228	1,442 15. 1,447 73.	9% Pr 5%	1 (2 N 3 S	Facilitating Contamination Major demolition	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excl
9	Residential Fit-Out Sub-Total 1 Basement		3,015,945 13,935,282 £0	£	44 £ 205 £ - £	56 256	£ 49 £ 228 £	.,442 15. .,447 73. - 0.	9% Pr 5% 0%	1 (2 M 3 S	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25 26	Single ply Pitched Brown	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excl
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium		3,015,945 13,935,282 £0	£	44 £ 205 £ - £	56 256 -	£ 49 £ 228 £	.,442 15. .,447 73. - 0.	9% Pr 5% 0% 0%	1 0 2 N 3 S	Facilitating Contamination Major demolition Specialist groundworks Foundations	€xcluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Excl
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£	3,015,945 13,935,282 £0 £0 13,935,282	£ £ £ £ 20	44 £ 205 £ - £ 5.17 £	256 - - 256.46	£ 49 £ 228 £ £	1,442 15. 1,447 73. - 0. - 0. 1,447 73.	9% Pr 5% 0%	1 0 2 M 3 S 4 S 5 F	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	€xcluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium		3,015,945 13,935,282 £0	£ £ £ £ 20	44 £ 205 £ - £	256 - - 256.46	£ 49 £ 228 £ £	1,442 15. 1,447 73. - 0. - 0. 1,447 73.	9% Pr 5% 9%	1 0 2 M 3 S 4 S 5 F 6 F	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excl
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£	3,015,945 13,935,282 £0 £0 13,935,282	£ £ £ £ 20	44 £ 205 £ - £ 5.17 £	256 - - 256.46	£ 49 £ 228 £ £	1,442 15. 1,447 73. - 0. - 0. 1,447 73.	Pr 5%	1 0 1 2 1 3 3 5 4 5 F 6 F 7 0 0	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excl
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£	3,015,945 13,935,282 £0 £0 13,935,282	£ £ £ £ 20	44 £ 205 £ - £ 5.17 £	256 - - 256.46	£ 49 £ 228 £ £	1,442 15. 1,447 73. - 0. - 0. 1,447 73.	Pr 5%	1 0 1 2 1 3 3 5 4 5 F 6 F 7 0 0	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excl
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction	£	3,015,945 13,935,282 £0 £0 13,935,282	£ £ £	44 £ 205 £ - £ 5.17 £	256 - - 256.46	£ 49 £ 228 £ £ 228 £ 228	1,442 15. 1,447 73. - 0. - 0. 1,447 73.	9% Pr 5% 9% 9% 5% 5%	1 0 2 M 3 S 5 F 6 F 7 0 8 E	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excl
9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282	£ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £	56 256 - - 256.46	£ 49 £ 228 £ £ 228 £ 228	.,442 15. .,447 73. - 0. - 0. .,447 73. .,447 73.	9% Pr 5% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9%	1 (2 M 3 S 4 S 5 F 6 F 7 (2 8 E	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excl
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282	£ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £	56 256 - - 256.46 256	£ 49 £ 228 £ £ £ 228 £ 228 £ 37 £ 10	.,442 15. .,447 73. - 0. - 0. .,447 73. .,447 73. .,694 12. .,694 3.	Pr 5%	1 (1 (2) 1 (3) (3) (4) (5) (6) (7) (6) (7) (7) (7) (7) (7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excl
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384	£ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £	256 - - 256.46 256 42 12	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19	.,442 15. .,447 73. - 0. - 0. .,447 73. .,447 73. .,694 12. .,646 3. .,375 6.	Pr 5%	1 (1 (2) 1 (3) (3) (4) (5) (6) (7) (6) (7) (7) (7) (7) (7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excl
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879	£ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £	256 - - 256.46 256 42 12 22	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19	.,442 15. .,447 73. - 0. .,447 73. .,447 73. .,694 12. .,694 3. .,375 6.	9% Pr 5% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9% 9%	1 0 1 2 N 3 S 5 F 6 F 7 0 8 E F 9 S 10 S 11 0 S 11 0 S	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excl
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879	£ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £	256 - - 256.46 256 42 12 22	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19	.,442 15. .,447 73. - 0. .,447 73. .,447 73. .,694 12. .,694 3. .,375 6.	Pr 5%	1 0 2 N 3 S 5 F 6 F 7 0 8 E F 9 S 10 S 11 0 12 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excl
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879	£ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £	256 - - 256.46 256 42 12 22	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19 £ 14	.,442 15. .,447 73. - 0. .,447 73. .,447 73. .,694 12. .,694 3. .,375 6.	Pr 5%	1 0 2 N 3 S 5 F 6 F 7 0 8 E F 9 S 10 S 11 0 12 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293	£ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19 £ 14	.,442 15. - 0. - 0. -,447 73. -,447 73. -,694 12. .,646 3. .,375 6. .,808 4.	Pr 5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded ✓ Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1 (2 N 3 S 5 F 6 F 7 (8 E F 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	3,015,945 13,935,282 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ 228 £ 228 £ 37 £ 10 £ 19 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1 (2 M 3 S S S S S S S S S S S S S S S S S S	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excl
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1 (2 M 3 S S S S S S S S S S S S S S S S S S	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excl Excl
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1 (2 M 3 S S S S S S S S S S S S S S S S S S	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Fxcluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1 (2 M 3 S S S S S S S S S S S S S S S S S S	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878 18,969,161	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	Pr 5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exc Exc Exc
9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	3,015,945 13,935,282 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878 18,969,161 Included	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	9% Pr 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excl Excl
9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	3,015,945 13,935,282 £0 £0 13,935,282 13,935,282 2,299,322 649,384 1,181,879 903,293 5,033,878 18,969,161 Included Excluded	£ £ £ £ £ £ £ £ £	44 £ 205 £ - £ 5.17 £ 205 £ 34 £ 10 £ 17 £ 13 £	256 - - 256.46 256 42 12 22 17	£ 49 £ 228 £ £ £ 228 £ £ 228 £ 10 £ 14	1,442 15. 1,447 73. 1,447 73. 1,447 73. 1,447 73. 1,694 12. 1,646 3. 1,375 6. 1,808 4.	9% Pr 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excl Excl



Plot C1 - Hotel and Retail

KDEK U	F COST		Total	£ / GIA	ft2 £	/ NIA ft2	£/u	unit	%	Effici	encies		Image	е				
										1	Site usage	N/A	17 5		50	A 10		// -
0	Facilitating Works	£	-	£	- £	-	£	-	0.0%	2	GEA : GIA	N/A				8		
											NIA : GIA	84%						
1	Substructure	£	341,875	£	12 £	14	£	4,620	3.4%		NIA: GIA (exc. Non-resi)	85%	-					
					101 0				20 =0/		Average hotel room NIA	239 ft2						
2	Superstructure	£	2,980,373		101 £	121		40,275	29.7%		External wall : GIA ratio	0.69	V/A	10 to 00	00-			-
	Frame	£	341,875		12 £	14		4,620	3.4%	1	Typical glazing ratio	45%			100	8	O COUNTY OF STREET	0000m
	Upper floors	£	386,800		13 £	16		5,227	3.9%	Von 5	\-\frac{1}{2}	_		Poyumus Poyumus	-			7/10
2.3	Roof	~	392,490		13 £	16		5,304		Key D		0.500.60		Landren	kFuns		Scratter Hall Buth-To Kent Flats	*
2.4	Stairs and Ramps	£	150,000		5 £	6		2,027	1.5%	1	Site area	9,580 ft2		paper Read A	D Landmarti Hats			
	External Walls Windows and External Doors	£	1,127,437			46		15,236	11.2% 2.5%	2		N/A		B	side musi Terrace metic Manionettes	0		
2.7	Internal Walls and Partitions	£	252,991 290,100		9 £	10 12		3,419 3,920	2.5%	3		9,580 ft2 29,440 ft2	4//	House Muscofettes		E	Book Block	ungsul Perin Flants
	Internal Doors	£	38,680		10 £	2		523	0.4%		Residential GIA	29,440 ft2 20,818 ft2						
2.0	internal Doors	L	30,000	L	I L	2	L	525	0.4 /0		Net internal area	24,596 ft2	1	Cry Can Town Square	1 4 h 1.7	Residential/ Living	H	
3	Internal Finishes	r	56,745	c	2 £	2	c	767	0.6%	7	Residential NIA	17,696 ft2	1	Existing Samulaturys / Fature Development			Tiesidertial Moosi	
-	Wall Finishes	r.	4,365		0 £	0		59	0.0%	8		6,900 ft2	1	New Hall'rate	GR/Her	ith Cerbe.		
	Floor Finishes	£	23,280		1 £	1		315	0.0%	9		9,580 ft2		Retal/Makeripace with Upper Office	50	FL	100	4
	Ceiling Finishes	£	29,100		1 £	1		393	0.2 %		Hotel rooms	9,380 ft2 74 nr		Speciarid Flats	₩ F2	1		
3.3	Coming I mones	~	29,100	~	ı L		~	393	0.570		Highest storeys (incl. GF)	3 nr		THE THE PARTY OF T	2 Stoley Multistorey Car Park	1	G	
4	Fittings, Furnishings and Equipment	£	150,000	c	5 £	6	£	2,027	1.5%		Cores	2 nr	Key Devel	sispment Mot	6	Resident Ho	as Ferrace uses	
-	i itangs, i unnsimigs and Equipment	~	150,000	~	JE	0	~	2,021	1.5%		External Wall	1,898 m2	/		F3 Recidential flats	0	2000	
5	Services	£	1,233,512	c	42 £	50	£ 4	16,669	12.3%		Balconies	0.0%			9	9.		
	Sanitary Installation	£	10,000		42 £	0		135	0.1%		Bolt-On Balconies	0.0% 0 nr	100					
	MEPH	£	1,103,512		37 £	45		14,912	11.0%	16		U III			1			Uma Company
	Lifts	L C	120,000		4 £	5		1,622	1.2%	17								
	BWIC with services	L	120,000 inc	L	4 L	3	L	1,022	1.270	18								
). 14	DIVIC WILL SELVICES		IIIC							19								
6	External Works				n/a					20								
•	External Works				II/a					21								
7	Utilities connection + External Services	c	259 000	c	0 C	11	c	3 500	2 6%	21								
7	Utilities connection + External Services	£	259,000	£	9 £	11	£	3,500	2.6%	21								
			,							21								
7 8	Utilities connection + External Services Hotel Room Fit-Out	£	259,000 2,342,398		9 £ 80 £	11		3,500 31,654	23.4%		ct Summary							
8	Hotel Room Fit-Out		2,342,398	£	80 £	132	£ 3	31,654	23.4%		ct Summary			Roof			Glazing	
8			,	£			£ 3		23.4%		Facilitating	Excluded	22	Roof Single ply	√	45	Glazing	Fycl
9	Hotel Room Fit-Out Sub-Total 1	£	2,342,398 7,363,903	£	80 £	132 299	£ 3	31,654 99,512	23.4% 73.5%	Proje	Facilitating Contamination	Excluded Excluded	22	Single ply	Fxcluded ✓		UPVC Double glazed	
8	Hotel Room Fit-Out		2,342,398	£	80 £	132	£ 3	31,654	23.4% 73.5%	Proje	Facilitating Contamination Major demolition	Excluded	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	
8 9 10	Hotel Room Fit-Out Sub-Total 1 Basement	£	2,342,398 7,363,903	£	80 £ 250 £ - £	132 299	£ 3 £ 9	31,654 99,512 - £	73.5%	Proje	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excl
8 9 10	Hotel Room Fit-Out Sub-Total 1	£	2,342,398 7,363,903	£	80 £	132 299	£ 3	31,654 99,512	23.4% 73.5%	Proje	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excl
8 9 10 11	Hotel Room Fit-Out Sub-Total 1 Basement Podium	£	2,342,398 7,363,903 -	£	80 £ 250 £ - £	132 299 -	£ 3 £ 9 £	31,654 99,512 - £	23.4%	Proje	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excli
8 9 10	Hotel Room Fit-Out Sub-Total 1 Basement	£	2,342,398 7,363,903	£	80 £ 250 £ - £	132 299 -	£ 3 £ 9 £	31,654 99,512 - £	73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excl
8 9 10 11	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£	2,342,398 7,363,903 - - 7,363,903	£££	80 £ 250 £ - £ 250 £	299 - - 299.40	£ 3 £ 9 £	31,654 99,512 - £ - £	23.4% 73.5% - - 73.5%	Proje 1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excli Excli Excli
8 9 10 11	Hotel Room Fit-Out Sub-Total 1 Basement Podium	£	2,342,398 7,363,903 -	£££	80 £ 250 £ - £	299 - - 299.40	£ 3 £ 9 £	31,654 99,512 - £	23.4%	Proje 1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu
8 9 10 11	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£	2,342,398 7,363,903 - - 7,363,903	£££	80 £ 250 £ - £ 250 £	299 - - 299.40	£ 3 £ 9 £	31,654 99,512 - £ - £	23.4% 73.5% - - 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excl
8 9 10 11	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction	£	2,342,398 7,363,903 - - 7,363,903	£££	80 £ 250 £ - £ 250 £	299 - - 299.40	£ 3 £ 9 £	31,654 99,512 - £ - £	23.4% 73.5% - - 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excl
9 10 11 12	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£ £ £ £	2,342,398 7,363,903 - - 7,363,903 7,363,903	£	80 £ 250 £ - £ 250 £ 250 £	299 - - 299.40 299	£ 3 £ 9 £ £	31,654 99,512 - £ 99,512 99,512	23.4% 73.5% - - 73.5%	Proje 1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excl
8 9 10 11 12 13	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £	2,342,398 7,363,903 7,363,903 7,363,903	£	80 £ 250 £ - £ 250 £ 250 £ 250 £	299 - - 299.40 299	£ 3 £ 9 £ £ 9	31,654 99,512 - £ 99,512 99,512	23.4% 73.5% - 73.5% 73.5%	Project 1 2 3 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exc
8 9 10 11 12 13	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158	£ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £	299 - - 299.40 299	£ 3 £ 9 £ £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 99,512 16,420 4,637	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exc
8 9 10 11 12 13	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158 624,547	£ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £	299 - - 299.40 299 49 14 25	£ 3 £ 9 £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excl
8 9 10 11 12 13 14 15 16	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158	£ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £	299 - - 299.40 299	£ 3 £ 9 £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 99,512 16,420 4,637	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4%	Projes 1 2 3 4 5 6 7 8 8 9 10 111	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exc
8 9 10 11 12 13	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158 624,547	£ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £	299 - - 299.40 299 49 14 25	£ 3 £ 9 £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2%	Projes 1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exc
8 9 9 110 111 112 113 113 115 116 117	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333	£ £ £ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £	299 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projes 1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exc
8 9 10 11 12 13 14 15 16 17	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158 624,547	£ £ £ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £	299 - - 299.40 299 49 14 25	£ 3 £ 9 £ 9 £ 9	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2%	Projes 1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exc
9 10 11 12 13 14 15 16 17	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exc
9 10 11 12 13 14 15 16 17	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £	299 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exc
9 10 11 12 13 14 15 16 17	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exc
8 9 9 110 111 112 113 113 115 116 117	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exc
8 9 9 110 111 112 113 114 115 116 117	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc
8 9 110 111 112 113 114 115 116 117	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 - 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082 10,023,985	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Ext
8 9 10 11 12 13 14 15 16 17	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082 10,023,985	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc
8 9 10 11 12 13 14 15 16 17 18 19	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082 10,023,985 Included Excluded	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exc
8 9 10 11 12 13 14 15 16 17 18 19	Hotel Room Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £ £ £ £	2,342,398 7,363,903 7,363,903 7,363,903 1,215,044 343,158 624,547 477,333 2,660,082 10,023,985	£ £ £ £ £	80 £ 250 £ - £ 250 £ 250 £ 41 £ 12 £ 21 £ 16 £	299 - - 299.40 299 49 14 25 19	£ 3 £ 9 £ 9 £ 1 £ 1 £ £	31,654 99,512 - £ 99,512 99,512 16,420 4,637 8,440 6,450 35,947	23.4% 73.5% - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projes 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exc



Plot C2 - Offices, Residential (42 Flats) and Retail

ORDER O	F COST	Tot	al	£ / GI	A ft2	E / NIA ft2	£ / unit	%	Efficie	encies		Image					
									1	Site usage	N/A	D 45		- CO.			7 :
0	Facilitating Works	£	-	£	- £	-	N/A	0.0%	2	GEA : GIA	N/A						J- 1
									3	NIA : GIA	90%	14		A VA	, da	54-7-17	
1	Substructure	£	878,500	£	12 £	13	N/A	4.7%	4	NIA: GIA (exc. Non-resi)	0%	537					
									5	Office NIA	40,731 ft2					MEDI	/ //
2	Superstructure	£ 6	,976,614		92 £	102	N/A	37.5%	6	External wall : GIA ratio	0.72					4367	
2.1	Frame	£	878,500	£	12 £		N/A	4.7%	7	Typical glazing ratio	45%			Section 1		- CD00 G 07000 W	90 6
2.2	Upper floors	£ 1	,065,000	£	14 £		N/A	5.7%					Perkant	000		A STATE OF THE PARTY OF THE PAR	and the same
2.3	Roof	£	834,470	£	11 £		N/A		Key D	ata						Bestead	100
2.4	Stairs and Ramps	£	125,000	£	2 £	2	N/A	0.7%	1	Site area	20,365 ft2		A CONTRACTOR OF THE PARTY OF TH	k Plats		Built To Rent Flats	
2.5	External Walls	£ 2	,518,759	£	33 £	37	N/A	13.6%	2	Gross external area	N/A		Power Box Flats A	Larrimark Fars	9000		
2.6	Windows and External Doors	£	939,145	£	12 £	14	N/A	5.1%	3	GF footprint	20,365 ft2	///	By Hesidental Jerrice Hou	uses) Malsonette:		Residential Moved	
2.7	Internal Walls and Partitions	£	543,300	£	7 £	8	N/A	2.9%	4	Overall GIA (Incl Basement)	75,649 ft2	\	Hamist Mary furne		E	Slock Built lo Rev	ribb
2.8	Internal Doors	£	72,440	£	1 £	1	N/A	0.4%	5	Residential GIA	30,677 ft2						1
									6	Net internal area	68,308 ft2	1	O CONTRACT O CONTRACT O	6 11	render hal /	Н	
3	Internal Finishes	£	150,540	£	2 £		N/A	0.8%	7	Residential NIA	0 ft2	13	Exhints Sensaturys / Panure Desploament			Boscherfall Mixed	
3.1	Wall Finishes	£	11,580	£	0 £	0	N/A	0.1%	8	Non-residential NIA	59,999 ft2	10	he he	38/Hea	th Centra ////		
3.2	Floor Finishes	£	61,760	£	1 £	1	N/A	0.3%	9	Basement	20,365 ft2		Betal-Makenpace with Upper Office	1	F1	- druit	
3.3	Ceiling Finishes	£	77,200	£	1 £	1	N/A	0.4%	10	Residential Units	42 nr		Space and Flats	€ 1 F2 4	1000		The state of the s
									11	Highest storeys (incl. GF)	3 nr	-		2 Storey Mutistorey Car Park		G	
4	Fittings, Furnishings and Equipment	£	15,000	£	0 £	0	N/A	0.1%	12	Cores	2 nr	Key Develo	opment Hot	6	Nesidenti Hor	Il Terrace ses	
									13	External Wall	5,079 m2	/	all tons	F3	10	2000	
5	Services	£ 2	,186,458	£	29 £	32	N/A	11.8%	14	Balconies	0.0%			6 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \			
5.1	Sanitary Installation	£	10,000	£	0 £	0	N/A	0.1%	15	Bolt-On Balconies	0 nr	No.		00 0			
.2-5.13	MEPH	£ 2	,041,458		27 £		N/A	11.0%	16					-1- 8			
5.10	Lifts	£	135,000	£	2 £		N/A	0.7%	17								
	BWIC with services		inc						18								
									19								
_	External Works				n/a				20								
6	External Works																
6	External Works								21								
6 7		£	147,000	£	2 £	2	N/A	0.8%	21								
7		£	147,000	£	2 £	2	N/A	0.8%	21								
7			147,000 ,301,612		2 £		N/A N/A	0.8% 17.8%	21								
7	Utilities connection + External Services		·					17.8%		ct Summary							
7	Utilities connection + External Services	£ 3	·	£			N/A	17.8%		ct Summary Facilitating			Roof			Glazing	
7	Utilities connection + External Services CAT A Office + Resi Fit-Out	£ 3	,301,612	£	44 £	55	N/A	17.8%			Excluded	22	Roof Single ply		45	Glazing UPVC Double glazed	Exclud
7	Utilities connection + External Services CAT A Office + Resi Fit-Out	£ 3	,301,612	£	44 £	55	N/A	17.8%		Facilitating	Excluded Excluded	22 23		✓ Excluded			
7 8 9	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1	£ 3	,301,612 ,655,724	£	44 £	55	N/A	17.8%	Project 1 2	Facilitating Contamination			Single ply	Excluded Excluded	46	UPVC Double glazed	
7 8 9	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1	£ 3	,301,612 ,655,724	£	44 £	55 200	N/A	17.8%	Project 1 2	Facilitating Contamination Major demolition	Excluded	23 24	Single ply Pitched		46 47	UPVC Double glazed Triple glazed	Exclude
7 8 9	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement	£ 3	,301,612 ,655,724 incl	£	44 £	55 200	N/A	17.8% 73.5%	Project 1 2	Facilitating Contamination Major demolition	Excluded	23 24 25	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
7 8 9	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement	£ 13	,301,612 ,655,724 incl	£	44 £	200	N/A N/A	17.8% 73.5%	Project 1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
7 8 9 10	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium	£ 13	,301,612 ,655,724 incl	£	44 £	200	N/A N/A	17.8% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
7 8 9 10 11	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£ 13	,301,612 ,655,724 incl - ,655,724	£	44 £ 181 £ - £ 181 £	55 200 - 199.91	N/A N/A N/A	17.8% 73.5% £ - 73.5%	Project 1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude
7 8 9 10 11	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium	£ 13	,301,612 ,655,724 incl	£	44 £	55 200 - 199.91	N/A N/A	17.8% 73.5%	Project 1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude
7 8 9 10 11	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£ 13	,301,612 ,655,724 incl - ,655,724	£	44 £ 181 £ - £ 181 £	55 200 - 199.91	N/A N/A N/A	17.8% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
7 8 9 10 11	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2	£ 13	,301,612 ,655,724 incl - ,655,724	£	44 £ 181 £ - £ 181 £	55 200 - 199.91	N/A N/A N/A	17.8% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude Exclude Exclude
7 8 9 10 11	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction	£ 13 £ 13 £ 13	,301,612 ,655,724 incl - ,655,724	£	44 £ 181 £ - £ 181 £	55 200 - 199.91 200	N/A N/A N/A	17.8% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£ 13 £ 13 £ 13	,301,612 ,655,724 incl - ,655,724	£	44 £ 181 £ - £ 181 £	- 199.91 200	N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5%	Project 1 2 3 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude Exclude
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 13 £ 13 £ 13 £ 2	,301,612 ,655,724 incl - ,655,724 ,655,724	£	44 £ 181 £ - £ 181 £ 181 £	- 199.91 200 33 9	N/A N/A N/A N/A	17.8% 73.5% £ - 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 13 £ 13 £ 13 £ 2	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169	£ £ £ £	44 £ 181 £ 181 £ 181 £ 30 £ 8 £	- 199.91 200 33 9	N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclud Exclud
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 2	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357	£ £ £ £	44 £ 181 £ - £ 181 £ 181 £ 30 £ 8 £ 15 £	- 199.91 200 33 9	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclud
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 2	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169	£ £ £ £	44 £ 181 £ - £ 181 £ 181 £ 30 £ 8 £ 15 £	- 199.91 200 33 9	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 13 £ 13 £ 13 £ 13 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169	£ £ £ £ £	44 £ 181 £ - £ 181 £ 181 £ 30 £ 8 £ 15 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 12.1% 3.4% 6.2% 4.8%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 13 £ 13 £ 13 £ 13 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 30 £ 8 £ 15 £ 12 £	200 - 199.91 200 33 9 17 13	N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclud
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclud Exclud
7 8 9 10 11 12 13	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 30 £ 8 £ 15 £ 12 £	200 - 199.91 200 33 9 17 13	N/A	17.8% 73.5% £ - 73.5% 12.1% 3.4% 6.2% 4.8%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded ✓ Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclud Exclud
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893	£ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclud Exclud
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 13 £ 13 £ 13 £ 14 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893 ,588,616	£ £ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclud Exclud
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 13 £ 13 £ 13 £ 14 £ 15 £ 15 £ 16	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893 ,588,616 Included	£ £ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17 18 19	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 13 £ 13 £ 13 £ 13 £ 14 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893 ,588,616 Included Excluded	£ £ £ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17 18 19	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 13 £ 13 £ 13 £ 13 £ 14 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893 ,588,616 Included	£ £ £ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services CAT A Office + Resi Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 13 £ 13 £ 13 £ 13 £ 14 £ 15	,301,612 ,655,724 incl - ,655,724 ,655,724 ,253,194 636,357 ,158,169 885,172 ,932,893 ,588,616 Included Excluded	£ £ £ £ £ £ £	44 £ 181 £ 181 £ 181 £ 181 £ 181 £ 181 £	200 - 199.91 200 33 9 17 13	N/A N/A N/A N/A N/A N/A N/A N/A	17.8% 73.5% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude



Plot C3 - Retail Only Units

ORDER	OF COST	Total		£ / GI	A ft2	£ / NIA ft2		£ / unit	%	Effici	encies		Image	e				
OKBER	0. 000.	Total		2 / 01	~ <u>-</u>	~ / 1.0/4		z / dilit	70	1	Site usage	100%	meg					
0	Facilitating Works	£	-	£	-	f .	£	_	0.0%	2	GEA : GIA	N/A					44	A 3
	r domitating Works	_		~		~	~		0.070	3	NIA: GIA (Incl. Non-resi)	80%	4		A VIA	4		
1	Substructure	£	1,625	c	12	t	15 £	10,813	4.2%	4	NIA: GIA (exc. Non-resi)	0%	-				14/4/	
•	- Substitucture	~	1,020	~	12	~	10 2	10,013	7.2 /0	5	Average unit NIA	0 ft2					A PART OF	/ //
2	Superstructure	£ 3	8,167	c	165	£ 2	07 £	154,084	59.9%	6	External wall : GIA ratio	0.80						7 /
2.1	Frame		1,625		12		15 £		4.2%	7		30%		1000000	200		-Con 0 00000	Neo Gen
2.1	Upper floors	£	-		-		£		0.0%	- 1	Typical glazing ratio	30 /6		Pukana		1	0 000000 00000	DOCUMENT OF THE PARTY OF THE PA
	• • •	_								Vov I	2010			Playground				-
2.3	Roof		4,770		46		57 £ 13 £		16.5%	Key L	-	2.067.#2		Lapdanack	(firs)		Foodered fluit following	. 0
2.4	Stairs and Ramps		0,000		11			,	3.9%	1	Site area	2,067 ft2		yes - Botall grouper Boal Plata	D Landmark Flats			
2.5	External Walls		8,312		96		20 £		34.7%	2	Gross external area	N/A	7	B. A. San	udemişi Temer nati: Majarıntlus	5		
2.6	Windows and External Doors	£	-		-		£		0.0%	3	GF footprint	2,067 ft2	\mathcal{U}	Historical Involution		E	Residential Mixed Smith To Re	nt Days
2.7	Internal Walls and Partitions	£	-		-		£		0.0%	4	Overall GIA (incl basement)	1,862 ft2						
2.8	Internal Doors	£	3,460	£	2	£	2 £	1,730	0.7%	5	Net internal area	1,485 ft2		GFyTAB Jown Square		Relidentia / Living	H	
						_				6	Residential NIA	0 ft2	1	C O Bossing Sangburys /	6		Residential Mixed	
3	Internal Finishes	£	-	~			£		0.0%	7	Non-residential NIA	1,862 ft2	150	April April	25/6		Bock	
3.1	Wall Finishes	£	-	£		~	£		0.0%	8	Basement	2,067 ft2	-2	Result/Askerspace with Moce Office		FI	Carlot Control	
3.2	Floor Finishes	£	-	_			£		0.0%	9	Retail Units total	2 nr	-2	Space and Harts	≘ ¥ F2 ✓	1		On the last
3.3	Ceiling Finishes	£	-	£	-	£ -	£	-	0.0%	10		N/A	-		2 Stoney Multistorey Car Park		G	
										11		N/A	KeyDovel	copmers Plot	A	Resident Ho	fiel Temace pides	
4	Fittings, Furnishings and Equipment	£	-	£	-	£ -	£	-	0.0%		Houses - 4 Bed	N/A		7 blo now	(F3 /0/	0		
										13	, ,	N/A			6		9	
5	Services		7,842		26		32 £	•	9.3%	14	` /	N/A			00 0			
5.1	Sanitary Installation	£	3,000		2		2 £		0.6%	15	Flats (3-Bed)	N/A			-1. 8.			
	3 MEPH	£	4,842		24		30 £		8.7%	16		1 nr		14				
5.10	Lifts	£	-	£	-	£ -	£	-	0.0%	17		1 nr						
5.14	BWIC with services		inc							18		138 m2						
										19	Bolt-On Balconies	0 nr						
											Doit Off Dalooffics	· · · · ·						
6	External Works				n/a						Bolt Off Balloonies	· · ·						
6	External Works				n/a						Bott on Bullonies							
6 7	External Works Utilities connection + External Services	£	-	£	n/a -	£ -	£	-	0.0%		Bolt off Balconies							
		£	-	£		£ -	£	-			Bott On Bullonies							
		£	•	£			£		0.0%									
7	Utilities connection + External Services Fit Out - Excluded	£	-		-				0.0%		ct Summary							
7	Utilities connection + External Services		- 7,634	£	-	£ -	£				ct Summary Facilitating			Roof			Glazing	
8	Utilities connection + External Services Fit Out - Excluded			£	-	£ -	£	-	0.0% 73.5%	Proje	ct Summary Facilitating Contamination	Excluded		Single ply	√		UPVC Double glazed	Excluded
7	Utilities connection + External Services Fit Out - Excluded			£	- 203	£ 2	£	188,817	0.0%	Proje	ct Summary Facilitating Contamination Major demolition	Excluded ✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded Excluded
8	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement			£	- 203	£ 2	£	188,817	0.0% 73.5% 0.0%	Proje	ct Summary Facilitating Contamination	Excluded	23 24	Single ply Pitched Brown		46 47	UPVC Double glazed Triple glazed Composite	
8	Utilities connection + External Services Fit Out - Excluded Sub-Total 1		7,634	£	- 203	£ 2	£	188,817	0.0% 73.5%	Proje	ct Summary Facilitating Contamination Major demolition Specialist groundworks	Excluded ✓	23 24 25	Single ply Pitched Brown Green	Excluded	46 47	UPVC Double glazed Triple glazed	
7 8 9	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement	£ 3	7,634 £0	£	203	£ - £ - £ - £	£	188,817	0.0% 73.5% 0.0%	Proje	ct Summary Facilitating Contamination Major demolition	Excluded ✓	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
7 8 9 10	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement	£ 3	7,634 £0	£	203	£ 2 £ .	£ £	188,817	0.0% 73.5% 0.0%	Proje	ct Summary Facilitating Contamination Major demolition Specialist groundworks	Excluded ✓	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
7 8 9 10	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium	£ 3	7,634 £0	£	203	£ 2 £ .	£ £	- 188,817 - -	0.0% 73.5% 0.0% 0.0%	Project 1 2 3	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded ✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded ✓
7 8 9 10 11	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2	£ 3	7,634 £0 7,634	£ £ £	203	£ 2 £ - £ -	£ £ £ £ 22 £	- 188,817 - - 188,817	0.0% 73.5% 0.0% 0.0% 73.5%	Project 1 2 3 4	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded ✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded ✓
7 8 9 10	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium	£ 3	7,634 £0	£ £ £	203	£ 2 £ - £ -	£ £	- 188,817 - - 188,817	0.0% 73.5% 0.0% 0.0%	Project 1 2 3 4 5	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded ✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded ✓
7 8 9 10 11	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2	£ 3	7,634 £0 7,634	£ £ £	203	£ 2 £ - £ -	£ £ £ £ 22 £	- 188,817 - - 188,817	0.0% 73.5% 0.0% 0.0% 73.5%	Project 1 2 3 4 5	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
7 8 9 10 11	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2	£ 3	7,634 £0 7,634	£ £ £	203	£ 2 £ - £ -	£ £ £ £ 22 £	- 188,817 - - 188,817	0.0% 73.5% 0.0% 0.0% 73.5%	Project 1 2 3 4 5 6 7	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
7 8 9 10 11	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction	£ 3	7,634 £0 7,634	£ £ £ £ £ £	203	£ 2 £ - £ 254.	£ £ £ £ 22 £	- 188,817 - - 188,817 188,817	0.0% 73.5% 0.0% 0.0% 73.5%	Project 1 2 3 4 5 6 7	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
7 8 9 10 11 12	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£ 3 £ 3	7,634 £0 7,634 7,634	£ £ £ £ £ £	203	£ 2 £ - £ 254.	£ £ £ 22 £	- 188,817 - - 188,817 188,817	0.0% 73.5% 0.0% 0.0% 73.5%	Project 1 2 3 4 5 6 7	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
7 8 9 10 11 12 13	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 3 £ 3	7,634 £0 7,634 7,634 2,310 7,598	£ £ £ £ £ £	- - 203 - - 02.79 203	£ 2 £ - £ 254.	£ £ £ £ 22 £ 42 £	- 188,817 - 188,817 188,817 31,155 8,799	0.0% 73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
7 8 9 10 11 12 13	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3 £ 3	7,634 £0 7,634 7,634 2,310 7,598 2,028	£ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9	£ 2 £ 2 £ 4 £ 2 £ 2 £ 4 £ 5 £ 2 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014	0.0% 73.5% 0.0% 73.5% 73.5%	Projection 1 2 3 4 5 6 7 8	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
7 8 9 10 11 12 13	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3 £ 3	7,634 £0 7,634 7,634 2,310 7,598	£ £ £ £ £ £ £ £	- - 203 - - - 02.79 203	£ 2 £ 2 £ 4 £ 2 £ 2 £ 4 £ 5 £ 2 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	Projection 1 2 3 3 4 5 6 7 8 9 10 11	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Fxcluded Excluded
7 8 9 10 11 12 13	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3 £ 3	7,634 £0 7,634 7,634 2,310 7,598 2,028	£ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9	£ 2 £ 2 £ 4 £ 2 £ 2 £ 4 £ 5 £ 2 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	Projection 1 2 3 3 4 5 6 7 8 9 10 11 12	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Fxcluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 3 £ 3 £ 5 £ 6 £ 6	£0 7,634 7,634 7,598 2,028 4,478	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9	£ 2 £ 2 £ 4 £ 5 £ 254.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	Projection 1 2 3 3 4 5 6 7 8 9 10 11 12	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Fxcluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3 £ 3 £ 5 £ 6 £ 6	7,634 £0 7,634 7,634 2,310 7,598 2,028	£ £ £ £ £ £ £ £ £	- - 02.79 203 33 9 17	£ 2 £ 2 £ 4 £ 5 £ 254.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014 12,239	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1 2 3 3 4 5 6 7 8 9 10 11 12	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 3 £ 3 £ 5 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£0 7,634 7,634 7,634 2,310 2,32 4,478 6,414	£ £ £ £ £ £ £ £ £	- - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1 2 3 3 4 5 6 6 7 8 9 10 11 12 13	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 3 £ 3 £ 5 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£0 7,634 7,634 7,598 2,028 4,478	£ £ £ £ £ £ £ £ £	- - 02.79 203 33 9 17	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - 188,817 188,817 31,155 8,799 16,014 12,239	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	Projection 1 2 3 3 4 5 6 6 7 8 9 10 11 12 13	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 3 £ 3 £ 5 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£0 7,634 7,634 7,634 2,310 7,598 2,028 4,478	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 3 £ 3 £ 5 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£0 7,634 7,634 7,634 2,310 7,598 2,028 4,478	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 3 £ 3 £ 5 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	£0 7,634 7,634 7,634 2,310 7,598 2,028 4,478	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ 3 £ 3 £ 5	£0 7,634 7,634 2,310 7,598 2,028 4,478 6,414	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 3 £ 3 £ 5	£0 7,634 7,634 2,310 7,598 2,028 4,478 6,414 4,047	£ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded Fxcluded Fxcluded
7 8 9 10 11 12 13 14 15 16 17 18 19	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 3 £ 5 £ 1 £ 1	7,634 £0 7,634 7,634 2,310 7,598 2,028 4,478 6,414 4,047	£ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded
7 8 9 10 11 12 13 14 15 16 17	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ 3 £ 5 £ 1 £ 1	£0 7,634 7,634 2,310 7,598 2,028 4,478 6,414 4,047	£ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ 2 £ 4 £ 2 £ 5 £ 5 £ 2 £ 5 £ 5 £ 5 £ 5 £ 5 £ 5	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 3 4 5 6 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17 18 19	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ 3 £ 5 £ 1 £ 5	7,634 £0 7,634 7,634 2,310 7,598 2,028 4,478 6,414 4,047	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13 276	£ 2 £ - £ 2 £ - £ 2 £ - £ 254. £ 254.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	Projection 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities Diversions	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded
7 8 9 10 11 12 13 14 15 16 17 18 19	Utilities connection + External Services Fit Out - Excluded Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 3 £ 5 £ 1 £ 5	7,634 £0 7,634 7,634 2,310 7,598 2,028 4,478 6,414 4,047	£ £ £ £ £ £ £ £ £	- - 203 - - 02.79 203 33 9 17 13	£ 2 £ - £ 2 £ - £ 2 £ - £ 254. £ 254.	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 188,817 - - 188,817 188,817 31,155 8,799 16,014 12,239 68,207	0.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	Projection 1 2 3 3 4 5 6 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	ct Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot D1 - Residential: 20 Flats and a Creche

	OF COST		Total	£/C	GIA ft2	£ / NIA ft2	£	/ unit	%	Effici	encies		Image				
										1	Site usage	100%			0. 7		//
0	Facilitating Works	£	-	£	- £	-	£	-	0.0%	2	GEA : GIA	N/A					
										3	NIA : GIA (Incl. Non-resi)	78%		A VA		State of the state	
1	Substructure	£	263,000	£	12 £	15	£	13,150	3.9%	4	NIA : GIA (exc. Non-resi)	64%					
										5	Average unit NIA	729 ft2				MER	
2	Superstructure	£	2,379,988		105 £	135		118,999	35.4%	6	External wall : GIA ratio	0.68					
2.1	Frame	£	263,000		12 £			13,150	3.9%	7	Typical glazing ratio	30%				000000000000000000000000000000000000000	
2.2	Upper floors	£	350,600	£	15 £			17,530	5.2%				Purkand Playgound	00000			
2.3	Roof	£	171,990		8 £			8,600		Key L			Lapdrush	k flats		Scudemal Supremental Suprement	90
2.4	Stairs and Ramps	£	120,000	£	5 £			6,000	1.8%	1	Site area	4,198 ft2	yer- Artail	D		and the state of t	
2.5	External Walls	£	815,923		36 £			40,796	12.1%	2	Gross external area	N/A	P. Paris Paris A	Landmark Hata	9999		
2.6	Windows and External Doors	£	300,795		13 £			15,040	4.5%	3	GF footprint	4,198 ft2	Maintentile Toroller Hanne Maintentier		E	Hesidential Maxes Block Rose los	idential
2.7	Internal Walls and Partitions	£	315,600		14 £			15,780	4.7%	4	Overall GIA (incl basement)	22,647 ft2			À		
2.8	Internal Doors	£	42,080	£	2 £	2	£	2,104	0.6%		Net internal area	17,610 ft2	GTy FAB Sown Square	7 7	Residential.	- P	
										6	Residential NIA	14,585 ft2	Bostoly Sansburys /				
3	Internal Finishes	£	72,540		3 £			3,627	1.1%	7	Non-residential NIA	3,025 ft2	Fature Despiratuari Area			Block	
3.1	Wall Finishes	£	7,020		0 £	-	£	351	0.1%	8	Basement	4,198 ft2	Marker Hell-Craft Fersal/Makerspace	B SECTION.	E 1		
3.2	Floor Finishes	£	37,440		2 £			1,872	0.6%		Units total	20 nr	Space and Hats	🚔 🧳 F2 🏒	5		-640
3.3	Ceiling Finishes	£	28,080	£	1 £	2	£	1,404	0.4%		Houses - 2 Bed	0 nr		2 Storey Nutherborey	97	G	
											Houses - 3 Bed	0 nr	Not Produced But		Resident Ho	sid Tempor	
4	Fittings, Furnishings and Equipment	£	5,000	£	0 £	0	£	250	0.1%		Houses - 4 Bed	0 nr	Top seemsprings rise	(F3 / /	0	-0.00	
											Flats (1-Bed)	6 nr		Residential Bats		5	
5	Services	£	972,357		43 £			48,618	14.5%		Flats (2-Bed)	11 nr		00 0 1			
5.1	Sanitary Installation	£	3,000	£	0 £	0		150	0.0%		Flats (3-Bed)	3 nr		1. 3			
2-5.13	MEPH	£	645,357	£	29 £	37	£	32,268	9.6%		Highest storeys (incl. GF)	6 nr	14		0		
5.10	Lifts	£	324,000	£	14 £	18	£	16,200	4.8%	17	Cores	1 nr					
5.14	BWIC with services		inc							18	External Wall	1,420 m2					
										19	Bolt-On Balconies	20 nr					
6	External Works				n/a												
7	Utilities connection + External Services	£	80,000	£	4 £	5	£	4,000	1.2%								
8	Residential Fit-Out	£	961,442	£	42 £	55	£	48,072	14.3%								
8	Residential Fit-Out	£	961,442	£	42 £	55	£	48,072	14.3%	Proje	ct Summary						
8	Residential Fit-Out Creche Fit Out	£	961,442 200,000		42 £			10,000	14.3% 3.0%	Proje	ct Summary Facilitating		Roof			Glazing	
			·							Proje	`	Excluded	Roof 22 Single ply	✓	45	Glazing UPVC Double glazed	Exclu
9			·	£		11	£			Proje	Facilitating	Excluded ✓		✓ Excluded		UPVC Double glazed	
9	Creche Fit Out		200,000	£	9 £	11	£	10,000	3.0%	1 2	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown		46	UPVC Double glazed	
9	Creche Fit Out		200,000	£	9 £	11 280	£	10,000	3.0%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply23 Pitched	Excluded	46 47	UPVC Double glazed Triple glazed	Exclu
9	Creche Fit Out Sub-Total 1		200,000	£	9 £	11 280	£	10,000	3.0% 73.5%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
9	Creche Fit Out Sub-Total 1		200,000	£	9 £	280	£	10,000	3.0% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
9 10 11	Creche Fit Out Sub-Total 1 Basement		200,000	£	9 £	280	£	10,000	3.0% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclud
9 10 11 12	Creche Fit Out Sub-Total 1 Basement		200,000 4,934,326	£	9 £	280	£££	10,000	3.0% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclud
9 10 11	Creche Fit Out Sub-Total 1 Basement Podium		200,000 4,934,326	£	9 £	280 - -	£££	10,000	3.0% 73.5% 0.0% 0.0%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclu
9 10 11 12	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2	£	200,000 4,934,326 4,934,326	£	9 £ 218 £ - £ - £ 217.88 £	280	£	10,000	3.0% 73.5% 0.0% 0.0%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclu
9 10 11 12	Creche Fit Out Sub-Total 1 Basement Podium		200,000 4,934,326	£	9 £	280	£	10,000	3.0% 73.5% 0.0% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu
9 10 11 12 13	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2	£	200,000 4,934,326 4,934,326	£	9 £ 218 £ - £ - £ 217.88 £	280	£	10,000	3.0% 73.5% 0.0% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu
9 10 11 12 13	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction	£	200,000 4,934,326 4,934,326	£	9 £ 218 £ - £ - £ 217.88 £	280	£	10,000	3.0% 73.5% 0.0% 0.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu
9 10 11 12 13	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	200,000 4,934,326 4,934,326 4,934,326	£	9 £ 218 £ - £ - £ 217.88 £	280 - - 280.20	£	10,000 246,716 - - 246,716 246,716	3.0% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclu
9 10 11 12 13 14	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	200,000 4,934,326 4,934,326 4,934,326 814,164	£ £ £	9 £ 218 £ - £ 217.88 £ 218 £	280 - - 280.20 280	£	10,000 246,716 - - 246,716 246,716	3.0% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu
9 10 11 12 13 14	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940	£ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 36 £ 10 £	280 - - 280.20 280 46 13	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - - 246,716 246,716 40,708 11,497	3.0% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclu
9 10 11 12 13 14	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490	£ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 36 £ 10 £ 18 £	280 - - 280.20 280 46 13 24	£ :	10,000 246,716 - 246,716 246,716 40,708 11,497 20,925	3.0% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu
9 10 11 12 13 14	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940	£ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 36 £ 10 £	280 - - 280.20 280 46 13 24	£ :	10,000 246,716 - - 246,716 246,716 40,708 11,497	3.0% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846	£ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 218 £ 10 £ 18 £ 14 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 246,716 40,708 11,497 20,925 15,992	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490	£ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 36 £ 10 £ 18 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 246,716 40,708 11,497 20,925	3.0% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846	£ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 218 £ 10 £ 18 £ 14 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 246,716 40,708 11,497 20,925 15,992	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440	£ £ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846	£ £ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 218 £ 10 £ 18 £ 14 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 246,716 40,708 11,497 20,925 15,992	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Varies	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440	£ £ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440	£ £ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18 19	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440 6,716,766	£ £ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18 19	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440 6,716,766	£ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18 19 20	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440 6,716,766 Included Excluded	£ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclusion Exclus
9 10 11 12 13 14 15 16 17 18 19	Creche Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £	200,000 4,934,326 4,934,326 4,934,326 814,164 229,940 418,490 319,846 1,782,440 6,716,766	£ £ £ £ £ £ £	9 £ 218 £ - £ 217.88 £ 218 £ 10 £ 14 £ 79 £	280 - - 280.20 280 46 13 24 18	£ 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	10,000 246,716 - 246,716 40,708 11,497 20,925 15,992 89,122	3.0% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclud



Plot D2 - Residential: 52 Flats, 15 Houses

	F COST		Total	£ / GIA ft2	£	/ NIA ft2	£ / unit	%	Effici	encies		Image				
									1	Site usage	100%		DATE:			- 4
0	Facilitating Works	£	-	£ -	£	- 4		0.0%	2	GEA : GIA	N/A					
									3	NIA : GIA (Incl. Non-resi)	75%					
1	Substructure	£	840,125	£ 1	2 £	16 £	12,5	39 5.0%	4	NIA : GIA (exc. Non-resi)	75%					
									5	Average unit NIA	766 ft2				MARK.	- //////
2	Superstructure	£	5,937,946		7 £	116				External wall : GIA ratio	0.48		Co.		-	diam'r.
2.1	Frame	£	560,000		8 £	11 1				Typical glazing ratio	30%		90	4	a characteristics	D. COLORS
2.2	Upper floors	£	787,650		2 £	15 £						Playgrand O/A		-	A STATE OF THE PARTY OF THE PAR	
2.3	Roof	£	573,595		8 £	11 £	,						Amark Flam		Repidential But to row, Hats	10
2.4	Stairs and Ramps	£	204,000		3 £	4 9				Site area	21,851 ft2	o Gi-Real	D Landmark Flare			
2.5	External Walls	£	2,447,536		6 £	48 9				Gross external area	N/A	DE DE LA COMPANIA DEL COMPANIA DE LA COMPANIA DEL COMPANIA DE LA C	Builders d'Iverace House d'Mainmet les			
2.6	Windows and External Doors	£	499,441		7 £	10 £				GF footprint	21,851 ft2	Bossey Massolettes	7 8 6 %	E	Residential Mesod Residential Mesod Residential Mesod Residential Residence	und land
2.7	Internal Walls and Partitions	£	776,125		1 £	15 £				Overall GIA (incl basement)	68,314 ft2					
2.8	Internal Doors	£	89,600	£	1 £	2 9	1,3	37 0.5%		Net internal area	51,290 ft2	Town Square		Residential Living	H	
	Later and Production		440.000	•				24 0.00/		Residential NIA	51,290 ft2	Sirving Sairofang	m /6 / 6		Booksonial Wisoel	
3	Internal Finishes Wall Finishes	£	148,800		2 £	3 4	,			Non-residential NIA	0 ft2	Aés Aés	CEZHO	nn Cempo ///		
		£	14,400		0 £	0 1		15 0.1%		Basement	10,204 ft2	Retail/Makerquare with Upper Office		F1	The state of the s	
3.2	Floor Finishes	£	76,800		1 £	2 1				Units total	67 nr	Space and Flats	F2 4	YOU !		P. Carlon
3.3	Ceiling Finishes	£	57,600	L	1 £	1 1	. 8	0.3%		Houses - 2 Bed Houses - 3 Bed	6 nr		2 Stoney Bulliotory Car Park	1 69	G	
4	Fittings Furnishings and Faviament	c	40.000	c	0 £			10 0.40/			7 nr	Key Development Plat		Heriden He	nial Ferrace Oxics	
4	Fittings, Furnishings and Equipment	£	10,000	L	U Ł	0 1	. 1	49 0.1%		Houses - 4 Bed Flats (1-Bed)	2 nr 16 nr		Residential Flats	0	2000	
-	Complese	-	4 000 040		7 C	20 (10.00/		· ,						
5 5.1	Services Sanitary Installation	£	1,829,216 3,000		7 £ 0 £	36 £		10.8% 45 0.0%		Flats (2-Bed) Flats (3-Bed)	28 nr 8 nr	00				
5.2-5.13		£	1,502,216		2 £	29 £				Highest storeys (incl. GF)	6 nr					D STORY
	Lifts	L C	324,000		2 £	6 9				Cores	1 nr					
	BWIC with services	L	324,000 inc	L	O L	0 1	2 4,0	1.9%		External Wall	3,040 m2					
5.14	DWIC Will Services		IIIC							Bolt-On Balconies	52 nr					
6	External Works	£	135,000	r	2 £	3 £	2,0	15 0.8%		Podium Area	0 ft2					
	External WOIRS		133,000	_	2 L	3 1		13 0.070	20	i odidili Alea	UILZ					
7	Utilities connection + External Services	£	234,500	t	3 £	5 £	3,5	00 1.4%								
	Othlities connection : External dervices	~	204,000	_	J	3 2	. 0,0	1.470								
8	Residential Fit-Out	£	3,327,396	f 4	9 £	65 £	£ 49,6	19.6%								
	recordential ric out	_	0,021,000	~	~	00 1	0,0									
										ct Summary						
9	Sub-Total 1	£	12.462.983	£ 18	2 £	243	186.0		Proje	ct Summary Facilitating		Roof			Glazing	
9	Sub-Total 1	£	12,462,983	£ 18	2 £	243 8	186,0		Proje	Facilitating	Excluded	Roof 22 Single ply	√	45	Glazing UPVC Double glazed	Exclude
9		£	12,462,983 £0		2 £	243	E 186,0		Proje	Facilitating Contamination	Excluded	Roof 22 Single ply 23 Pitched			Glazing UPVC Double glazed Triple glazed	Exclude: Exclude
10	Sub-Total 1 Basement	£				243 8	186,0	15 73.5%	Proje	Facilitating Contamination Major demolition	✓	22 Single ply23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude Exclude
	Basement	£	£0	£ -		243 1	186,0	15 73.5%	Project 1 2	Facilitating Contamination		22 Single ply23 Pitched24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
		£		£ -		243 (186,0	15 73.5%	Project 1 2	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded	46 47	UPVC Double glazed Triple glazed	
	Basement	£	£0	£ -	£	243 1	2 .	73.5% 0.0%	Project 1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
11	Basement Podium	£	£0 N/A	£ -	£	- \$	2 .	73.5% 0.0%	Project 1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	22 Single ply23 Pitched24 Brown25 Green26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclude:
11 12	Basement Podium Sub-Total 2	£	£0 N/A 12,462,983	£ -	£ 4 £	242.99	Σ 186,0	0.0% 0.3.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded	22 Single ply23 Pitched24 Brown25 Green26 Blue	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude:
11 12	Basement Podium	£	£0 N/A	£ -	£	242.99	2 .	0.0% 0.3.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	 Single ply Pitched Brown Green Blue Landscaped 	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude:
11 12	Basement Podium Sub-Total 2	£	£0 N/A 12,462,983	£ -	£ 4 £	242.99	Σ 186,0	0.0% 0.3.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
11 12	Basement Podium Sub-Total 2	£	£0 N/A 12,462,983	£ -	£ 4 £	242.99	Σ 186,0	0.0% 0.3.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
11 12 13	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	£0 N/A 12,462,983	£ - 182.4	£ 4 £	242.99	£ 186,0	15 73.5% 0.0% 15 73.5% 15 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
11 12 13 14 15	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	£0 N/A 12,462,983 12,462,983	£ - 182.4 £ 18	£ 4 £ 2 £	- £	2 186,0 2 186,0 2 30,6 2 8,6	73.5% 0.0% 15 73.5% 15 73.5% 92 12.1% 68 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
11 12 13 14 15	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011	£ - 182.4 £ 1882.4 £ 18	£ 4 £ 2 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7	15 73.5% 0.0% 15 73.5% 16 73.5% 18 3.4% 19 12.1% 18 3.4% 19 16 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude
11 12 13 14 15 16	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775	£ - 182.4 £ 1882.4 £ 18	£ 4 £ 2 £ 0 £ 9 £	- £ 242.99 £ 243 £ 40 £ 11 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7	15 73.5% 0.0% 15 73.5% 16 73.5% 18 3.4% 19 12.1% 18 3.4% 19 16 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude
11 12 13 14 15 16	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011	£ - 182.4 £ 1882.4 £ 18	£ 4 £ 2 £ 0 £ 9 £ 5 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7	15 73.5% 0.0% 15 73.5% 16 73.5% 18 3.4% 19 12.1% 18 3.4% 19 16 6.2%	Project 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude:
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011	£ - 182.4 £ 1882.4 £ 18	£ 4 £ 2 £ 0 £ 9 £ 5 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7	15 73.5% 0.0% 15 73.5% 16 73.5% 18 3.4% 19 12.1% 18 3.4% 19 16 6.2%	Project 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011	£ - £ 182.4 £ 18 £ 3 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0	15 73.5% 0.0% 15 73.5% 15 73.5% 92 12.1% 68 3.4% 76 6.2% 68 4.8%	Project 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858	£ - £ 182.4 £ 18 £ 3 £ 1 £ 1	£ 2 £ 0 £ 9 £ 5 £ 2 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £ 16 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0	15 73.5% 0.0% 15 73.5% 15 73.5% 92 12.1% 68 3.4% 76 6.2% 68 4.8%	Project 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 2 £ 0 £ 9 £ 5 £ 2 £	- £ 242.99 £ 243 £ 40 £ 11 £ 21 £ 16 £	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude:
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036 16,965,019	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18 19	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036 16,965,019 Included	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18 19	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036 16,965,019 Included Excluded	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18 19	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036 16,965,019 Included	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
11 12 13 14 15 16 17 18 19	Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	£0 N/A 12,462,983 12,462,983 2,056,392 580,775 1,057,011 807,858 4,502,036 16,965,019 Included Excluded	£ - 182.4 £ 182.4 £ 18 £ 1 £ 1 £ 1	£ 4 £ 2 £ 0 £ 9 £ 5 £ 2 £	- \$ 242.99 \$ 40 \$ 11 \$ 21 \$ 16 \$ 188 \$ \$	2 186,0 2 186,0 2 30,6 2 8,6 2 15,7 2 12,0 2 67,1	15 73.5% 0.0% 15 73.5% 15 73.5% 16 73.5% 17 73.5% 18 73.5% 19 74.5% 19 74.5% 19 75.5% 19 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5% 10 75.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude Exclude



Plot E - Residential: 70 Later Living Flats

ORDER (OF COST		Total	£ / GIA ft2	£ / NIA ft:	2 4	£ / unit	%	Effici	encies		Image	e				
									1	Site usage	88%	M 5		255	A 70		/ 3
0	Facilitating Works	£	-	£ -	£ -	£	-	0.0%	2	GEA : GIA	N/A				40		-/ - 1
									3	NIA : GIA	80%			A 1			
1	Substructure	£	996,125	£ 12	£	15 £	14,030	3.5%	4	NIA : GIA (exc. Non-resi)	80%	-37					
									5	Average unit NIA	966 ft2	68/1				AL AL	/ //
2	Superstructure	£	8,692,918			27 £	122,435	30.2%	6	External wall : GIA ratio	0.75	V/A	10 to				000
2.1	Frame	£	996,125			5 £	14,030	3.5%	7	Typical glazing ratio	30%			90		o di non	
2.2	Upper floors	£	1,087,600			16 £	15,318	3.8%			_		Playground Playground	200	0	and the second second	
2.3	Roof	£	480,890			7 £	6,773		Key I		24-22-60		Lucian	uk Flats		Residential Built for Residential	10
2.4	Stairs and Ramps	£	120,000			2 £	1,690	0.4%	1	Site area	34,585 ft2	5 /7	of Facel	D. Landmark Three			
2.5	External Walls	£	3,551,584			52 £	50,022	12.3%	2	Gross external area	N/A	796	P S S	Desiderte di Tierraco cus del Maionettes			
2.6	Windows and External Doors	£	1,101,989			6 £	15,521	3.8%	3	GF footprint	30,279 ft2	4//	Base Syntal Terrolina Nouses Phalaschemes		F	Residential Mixed Service Built To Re	bl Haty
2.7	Internal Walls and Partitions	£	1,195,350			7 £	16,836	4.1%	4	Overall GIA	85,778 ft2						
2.8	Internal Doors	£	159,380	£ 2	£	2 £	2,245	0.6%	5	Net internal area	68,621 ft2	1	Compression Communication Comm		Residential Lydne	Н	
•	lutamat Finishaa	_	4 400 555	. 40			40.050	4.00/	6	Residential NIA	68,621 ft2	1	Bricant Scientary	6 100		Boxidovid Missel	
3	Internal Finishes	£	1,139,555			7 £	16,050	4.0%	7	Non-residential NIA	0 ft2	1 /3	O. Ares	CHANGE	th Carriero III	Block	
3.1	Wall Finishes	£	119,535			2 £	1,684	0.4%	8	Basement	30,279 ft2	60	Market Hall-Craft Betail/Makerspace with Upper Office		F1	and the second	
3.2	Floor Finishes	£	637,520			9 £	8,979	2.2%	9	Apartments total	71 nr	-4	Space and Fints	F2 4			The same of the sa
3.3	Ceiling Finishes	£	382,500	£ 4	L	6 £	5,387	1.3%	10	Studio	0 nr	-		2 Storey Multistorey Cor Pert:		G	
	Fittings Francishings and Farriages	_	45.000		•	•	044	0.40/		1B 2P	0 nr	Kery Direct	Expansion Med.		Heskaens He	naat Terrace Nisses	
4	Fittings, Furnishings and Equipment	£	15,000	£ 0	t.	0 £	211	0.1%		2B 3P	0 nr	/	1000	F3 Residential Flats	0	2000	
_	Osmilasa	_	0.000.400	0.00	•		40.040	40.00/		2B 4P	71 nr				-		
5	Services	£	3,068,128			15 £	43,213	10.6%		3B 5P	0 nr	100 0					
5.1	Sanitary Installation	£	20,000			0 £	282	0.1%		Highest storeys (incl. GF)	6 nr						
5.2-5.13		£	2,664,128			89 £	37,523	9.2%		Cores	2 nr						
5.10		Ł	384,000	£ 4	L	6 £	5,408	1.3%	17		5,977 m2						
5.14	BWIC with services		inc						18	Balconies Bolt-On Balconies	100.0% 71 nr						
c	External Works		£133,000	£ 2	C	2 £	1 072	0.5%		Amenity Space							
6	External vvorks		£133,000	L Z	L	2 L	1,873	0.5%	21	, .	11,087 ft2 11,227 ft2						
7	Utilities connection + External Services	£	248,500	£ 3	r c	4 £	3,500	0.9%	21	Fodium Alea	11,221 112						
- '	Othities Connection + External Services	L	240,500	L J	L	4 L	3,300	0.9 /6									
Ω	Residential Fit-Out	£	4,100,329	£ 48	r (00 £	57,751	14.2%									
8a	Amenity Fit out	£	2,771,730			10 £	39,038		Proje	ct Summary							
0a	Amenity i it out		2,771,730	L 32		10 L	39,030	9.0 /0	HIUG	Facilitating			Roof			Glazing	
Q	Sub-Total 1	£	21,165,286	£ 247	£ 3(8 £	298,103	73.5%	1	Contamination	Excluded	22	Single ply	✓	45	UPVC Double glazed	
-	Sub-Total T	-	21,100,200	£ £71	2 30		230,103	1 3.3 /0	2	Major demolition	LACIUGEG		Olligic ply			Of VO Double glazed	Evoluded
											✓		Pitched				Excluded
10	Rasement		£0	£ -	f -	t	_	0.0%		•	√ Excluded	23	Pitched	Excluded	46	Triple glazed	Excluded Excluded
10	Basement		£0	£ -	£ -	£	-	0.0%	3	Specialist groundworks	✓ Excluded	23 24	Brown	Excluded Excluded	46 47	Triple glazed Composite	Excluded ✓
										Specialist groundworks		23 24 25	Brown Green	Excluded Excluded Excluded	46 47	Triple glazed	
10	Podium		£0			£	-	0.0%		Specialist groundworks Foundations	Excluded	23 24 25 26	Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	Triple glazed Composite Aluminium	Excluded ✓
11	Podium	£	£0	£ -	£ -	£	-	0.0%	3	Specialist groundworks Foundations Strip and pad		23 24 25 26	Brown Green	Excluded Excluded Excluded	46 47 48	Triple glazed Composite Aluminium Bathrooms	Excluded ✓
11		£	£0		£ -	£			3 4 5	Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded ✓
11	Podium Sub-Total 2	£	£0 21,165,286	£ -	£ -	£ 14 £	298,103	0.0% 73.5%	3	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
11	Podium Sub-Total 2	£	£0	£ -	£ -	£	-	0.0%	3 4 5	Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27	Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded ✓
11	Podium	£	£0 21,165,286	£ -	£ -	£ 14 £	298,103	0.0% 73.5%	3 4 5 6 7	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	23 24 25 26 27 28 29	Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
11	Podium Sub-Total 2 Net Construction	£	£0 21,165,286	£ -	£ -	£ 14 £	298,103	0.0% 73.5%	3 4 5 6 7	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded Excluded
11 12 13	Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	£0 21,165,286 21,165,286	£ - 246.74 £ 247	£ - 308.4	£ 14 £ 28 £	- 298,103 298,103	0.0% 73.5% 73.5%	3 4 5 6 7	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Fxcluded Fxcluded	23 24 25 26 27 28 29 30 31	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded Excluded
11 12 13	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%		£0 21,165,286 21,165,286 3,492,272	£ - £ 246.74 £ 247	£ - £ 308.4 £ 30	£ 14 £ 151 £	- 298,103 298,103 49,187	0.0% 73.5% 73.5%	3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Fxcluded	23 24 25 26 27 28 29 30 31	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
11 12 13 14 15	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	21,165,286 21,165,286 3,492,272 986,302	£ - £ 246.74 £ 247 £ 41 £ 12	£ - £ 308.4 £ 308.4 £ 30	£	298,103 298,103 49,187 13,892	0.0% 73.5% 73.5% 12.1% 3.4%	3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded
11 12 13 14 15 16	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21	£ - £ 308.4 £ 308.4 £ 5.5 £ 5.5	£ 28 £ 26 £	- 298,103 298,103 49,187 13,892 25,283	0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	3 4 5 6 7 8 9 10	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
11 12 13 14 15	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	21,165,286 21,165,286 3,492,272 986,302	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21	£ - £ 308.4 £ 308.4 £ 5.5 £ 5.5	£	298,103 298,103 49,187 13,892	0.0% 73.5% 73.5% 12.1% 3.4%	3 4 5 6 7 8 9 10 11 12	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 30 £ 5 £ 5 £ 2 £ 2	£ 28 £ 20 £	298,103 298,103 49,187 13,892 25,283 19,323	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 30 £ 5 £ 5 £ 2 £ 2	£ 28 £ 26 £	- 298,103 298,103 49,187 13,892 25,283	0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	3 4 5 6 7 8 9 10 11 12	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded V Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 20 £	298,103 298,103 49,187 13,892 25,283 19,323	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded V Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591 28,810,877	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18 19	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591 28,810,877 Included Excluded	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591 28,810,877	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16	£ - 308.4 £ 308.4 £ 5 £ 5 £ 2 £ 11	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded
11 12 13 14 15 16 17 18 19	Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site	£	21,165,286 21,165,286 21,165,286 3,492,272 986,302 1,795,070 1,371,947 7,645,591 28,810,877 Included Excluded	£ - £ 246.74 £ 247 £ 41 £ 12 £ 21 £ 16 £ 336	£ - £ 308.4 £ 308.4 £ 5.4 £ 2.4 £ 42	£ 28 £ 26 £ 20 £ 21 £	298,103 298,103 49,187 13,892 25,283 19,323 107,684	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot F1 - GP Health Clinic

DER O	F COST		Total	£ / GIA ft2	£	NIA ft2	£ / unit	%	Effic	iencies		lmage	9				
									1	Site usage	26%	10 4		300			/
0	Facilitating Works	£	-	£ -	£	-	N/A	0.0%	2		N/A						/-
									3		100%	~		A Vi	4		
1	Substructure	£	303,375	£ 1:	2 £	12	N/A	3.7%	4	NIA : GIA (exc. Non-resi)	0%	33					
									5	3	#DIV/0!					MEDI	\checkmark
2	Superstructure	£	2,019,522		7 £		N/A	24.7%	6	-	#VALUE!					4547	
	Frame	£	303,375		2 £		N/A	3.7%	7	Typical glazing ratio	30%			Section 1		A 6000 G 5-000	
	Upper floors	£	323,600		2 £		N/A	4.0%				11	Portand Dayyoun3	000		- A	Charles Inc.
2.3	Roof	£	307,420		2 £		N/A	3.8%	Key					Hun		Reddinkt	1 90
2.4	Stairs and Ramps	£	30,000		1 £		N/A	0.4%	1	Site area	37,513 ft2	1		D		Duit to Rent late	
2.5	External Walls	£	783,000		0 £		N/A	9.6%	2	Gross external area	N/A		Her Box Hats A	Landmark Flats ademosi Isrrace	1000		
2.6	Windows and External Doors	£	272,127		£ 0		N/A	3.3%	3	-	9,677 ft2	1//	Hesicental lende	self. Malsovette:		Residential Mixed Security	erfel A
2.7	Internal Walls and Partitions	£	-		£		N/A	0.0%	4		26,124 ft2	` \$//	o all is a second		E	Stock Built lofe	eric Hats
2.8	Internal Doors	£	-	£ -	£	-	N/A	0.0%	5		26,124 ft2		Transformer (/		Description		
									6		0 ft2	-	O Doper-Hoom O	12 14	irene	H	
3	Internal Finishes	£	-	£ -	£		N/A	0.0%	7	Non-residential NIA	26,124 ft2	1	Easting Sanuturys / Tuture Desylopment			Bookstad Mines	
	Wall Finishes	£	-	£ -	£		N/A	0.0%	8		N/A	6.	Market HelixCraft	SP/Hm/th	Centre ////		
	Floor Finishes	£	-		£		N/A	0.0%	9	•	0 nr	-4	Retablifiahermater with Upper Office Consequed Plate	E2 7	F1.	The state of the s	4
3.3	Ceiling Finishes	£	-	£ -	£	-	N/A	0.0%	10		N/A						4
										1B 2P	N/A	10		2 Storey Mutismirey Car Ports	1	G	
4	Fittings, Furnishings and Equipment	£	-	£ -	£	-	N/A	0.0%		2B 3P	N/A	Key David	lopment Hot	150	Neildenti Hou	ices (4
									13		N/A	/		Residential Hats	10	2000	1
5	Services	£	105,000		4 £		N/A	1.3%	14		N/A				7		
	Sanitary Installation	£	-	£ -	£		N/A	0.0%	15	Highest storeys (incl. GF)	2 nr	100					
	MEPH	£	-		£		N/A	0.0%	16	Cores	2 nr						Time 1
	Lifts	£	105,000	£	4 £	4	N/A	1.3%	17	External Wall	N/A						
.14	BWIC with services		inc						18	Balconies	N/A						
									19	Bolt-On Balconies	N/A						
6	External Works			n	/a				20	Podium Area	9,677 ft2						
7	Utilities connection + External Services	£	-	£ -	£	-	N/A	0.0%									
7																	
8	Utilities connection + External Services GP Fit Out	£	- 3,587,106		£ 7 £	- 137		43.8%									
8	GP Fit Out		3,587,106	£ 13	7 £	137		43.8%	Proje	ect Summary							
7 8 9				£ 13	7 £	137				Facilitating			Roof			Glazing	
9	GP Fit Out Sub-Total 1		3,587,106	£ 13	7 £	137 230	N/A	43.8% 73.5%	1	Facilitating Contamination	Excluded	22	Single ply	Excluded		UPVC Double glazed	
9	GP Fit Out		3,587,106	£ 13	7 £	137 230		43.8%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exc
9	GP Fit Out Sub-Total 1 Basement		3,587,106 6,015,003	£ 13°	7 £	137 230 -	N/A	43.8% 73.5% 0.0%	1	Facilitating Contamination		23 24	Single ply Pitched Brown		46 47	UPVC Double glazed Triple glazed Composite	Exc Exc
9	GP Fit Out Sub-Total 1		3,587,106 6,015,003	£ 13°	7 £	137 230 -	N/A	43.8% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement Podium		3,587,106 6,015,003 £0	£ 13 £ 23(£ -	7 £ 0 £ £	230	N/A N/A N/A	43.8% 73.5% 0.0% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement		3,587,106 6,015,003	£ 13 £ 23(£ -	7 £	137 230 -	N/A N/A N/A	43.8% 73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement Podium		3,587,106 6,015,003 £0	£ 13 £ 23(£ -	7 £ 0 £ £	230	N/A N/A N/A	43.8% 73.5% 0.0% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2		3,587,106 6,015,003 £0 6,015,003	£ 13 £ 23 £ - £ - £ 23	7 £ 0 £ £ 0 £	137 230 - - 230.25	N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exc Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement Podium		3,587,106 6,015,003 £0	£ 13 £ 23 £ - £ - £ 23	7 £ 0 £ £	137 230 - - 230.25	N/A N/A N/A	43.8% 73.5% 0.0% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exc Exc
9 10 11	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction		3,587,106 6,015,003 £0 6,015,003	£ 13 £ 23 £ - £ - £ 23	7 £ 0 £ £ 0 £	137 230 - - 230.25	N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exc Exc Exc
9 10 11 12	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	3,587,106 6,015,003 £0 6,015,003	£ 13' £ 23(£ - £ 23(£ 23(7 £ 0 £ £ 0 £	137 230 - - 230.25 230	N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exc Exc
9 10 11 12 13	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003	£ 13' £ 23(£ - £ 23(£ 23(7 £ 0 £ £ 0 £	137 230 - - 230.25 230	N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exc Exc
9 10 11 12 13	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003	£ 13' £ 23(£ - £ 23(£ 23(£ 3(£ 1)	7 £ 0 £ £ 0 £ 1 £	137 230 - - 230.25 230	N/A N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exc Exc
9 10 11 12 13	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 1 £ 24	7 £ 6 £ 6 £ 7 £ 8 £ 1 £ 0 £	137 230 - - 230.25 230	N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exc Exc
9 10 11 12 13	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 1 £ 24	7 £ 0 £ £ 0 £ 1 £	230 - - 230.25 230 38 11 20	N/A N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 111	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exc Exc
9 10 11 12 13	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 1 £ 24	7 £ 6 £ 6 £ 7 £ 8 £ 1 £ 0 £	230 - - 230.25 230 38 11 20	N/A N/A N/A N/A N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 111	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Ext
9 110 111 112 113 114 115 116 117	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 1 £ 24	7 £ 6 £ 6 £ 7 £ 8 £ 1 £ 0 £	230 - - 230.25 230 38 11 20	N/A N/A N/A N/A N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Ex
9 10 11 12 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144	£ 13 £ 23 £ - £ - £ 23 £ 11 £ 21 £ 11	7 £ 6 £ 6 £ 7 £ 8 £ 1 £ 0 £	137 230 - - 230.25 230 38 11 20 15	N/A N/A N/A N/A N/A N/A N/A N/A N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Ex
9 10 11 12 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896	£ 13 £ 23 £ - £ - £ 23 £ 11 £ 21 £ 11	7 £ 0 £ £ 0 £ 1 £ 0 £ 1 £ 1 £ 1 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Ex
9 10 11 12 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exc Exc
9 110 111 12 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 1 £ 1 £ 1 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Ext
9 10 11 12 13 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Ex
9 0 1 2 3 4 5 6 7	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	E) E) E) E) E) E)
0 1 1 2 3 4 5 6 6 7	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	E)
0 1 2 3 4 5 6 6 7	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815 8,187,818	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	E)
0 1 2 3 4 5 6 6 7	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815 8,187,818 Included	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	E)
9 0 1 1 2 3 4 5 6 6 7	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815 8,187,818 Included Excluded	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Ex Ex Ex Ex Ex Ex Ex Ex Ex
9 10 11 12 13 14 15 16 17	GP Fit Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	3,587,106 6,015,003 £0 6,015,003 6,015,003 992,475 280,299 510,144 389,896 2,172,815 8,187,818 Included	£ 13 £ 23 £ - £ - £ 23 £ 23 £ 23 £ 23 £ 15 £ 15	7 £ 0 £ £ 0 £ 1 £ 0 £ 3 £	137 230 - - 230.25 230 38 11 20 15	N/A	43.8% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Ex Ex Ex

Excluded

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Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 4



Glazing 45 UPVC Double glazed

46 Triple glazed

Aluminium

Bathrooms Master; 3 piece

Master; 4 piece

Ensuites

55 Radiators

57 MVHR

- sanitaryware budget

- sanitaryware budget

- sanitaryware budget

Underfloor heating

58 Cooling (to hotel)

Landscaping

Soft landscaping

Play equipment

59 Hard landscaping

Attenuation

Utilities

Diversions 64 Incoming supplies

47 Composite

48

50

52

53

54

56

60

61

62

63

Excluded

Excluded

Excluded

Excluded

Excluded Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

Excluded

41 Faceted window

44 Header course

Excluded

Excluded

42 Brick slips at curved area

43 Framing to sliding doors

Plot F2 - Multi-Storey Car Park

DER C	OF COST			Total	£/(GIA ft2	£ / NIA ft:	£	:/space	%	Efficie	encies		Image	9
											1	Site usage	100%	Alex Ale	
	Facilitating Works		£	-	£	-	£ -	£	-	0.0%	2	GEA : GIA	#DIV/0!		
											3	NIA : GIA	100%		
	Substructure		£	1,061,000	£	23	£	3 £	7,073	13.5%	4	NIA : GIA (exc. Non-resi)	N/A	2007	- International Control
											5	Average unit NIA	N/A	70	
	Superstructure		£	2,979,000	£	65	£	5 £	19,860	37.8%	6	External wall : GIA ratio	#VALUE!		
				, ,					· ·		7	Typical glazing ratio	0%	1/1/2	
	Internal Fitting Out		£	476,000	£	10	£	0 £	3,173	6.0%		71 3 3			
				ŕ					· ·		Key D	ata			
	Services		£	1,266,000	£	28	£	8 £	8,440	16.1%	1	Site area	25,285 ft2	Y	
				,,					,		2	Gross external area	-,	17	y GF Resail
											3	GF footprint	25,285 ft2		proper - Resi Hats
	Sub-Total 1		£	5,782,000	£	127	£ 13	7 £	38,547	73.5%	4	Overall GIA	45,521 ft2	1/79	Aug.
	Sub-10tui i		~	0,702,000	~	121	~ 12	. ~	00,047	10.070	5	Net internal area	45,521 ft2	1/	
	Electric Cor Charging E00/										3	Net internal area	45,521 112		Journ Soutre
	Electric Car Charging - 50%			Incl							6	Residential NIA	0 ft2	7	-trouvilles
	Passive, 50% Active							_			7	Non residential NIIA	AE 504 80	7 /	
	D. diam.				_		•	£	-	6.60/	7	Non-residential NIA	45,521 ft2	4	Market HahlCran
	Podium		£	-	£	-	£ -	£	-	0.0%	8	Basement	N/A	-40	Hetal/Makerspace with Upper Office
											9	Apartments total	N/A		apace and a lats
											10	Studio	N/A	-	1-11-1
											11	1B 2P	N/A	KeyDeve	elopment Hot
											12	2B 3P	N/A	/	7 • • • • • • • • • • • • • • • • • • •
											13	2B 4P	N/A		/
											14	3B 5P	N/A		/
											15	Car Parking Spaces	150 nr	900	\sim
											16	Highest storeys (incl. GF)	3 nr	770000	
											17	Cores	2 nr		
											18	External Wall	N/A		
-	Sub-Total 2		c	5,782,000	c	127	C 4	7 £	38,547	73.5%	19	Balconies	N/A N/A		
	Sub-Total 2		Į.	5,762,000	Z.	121	£ 14	/ L	30,347	13.5%					
											20	Bolt-On Balconies	N/A		
	Net Construction		£	5,782,000	£	127	£ 12	7 £	38,547	73.5%	21	Podium Area	25,285 ft2		
	Main Contractor On-Costs						_								
1		6.5%		954,030		21		1 £	6,360		Projec	t Summary			
12	-	4.0%		269,441				6 £	1,796	3.4%		Facilitating			Roof
3	OH&P	7.0%	£	490,383		11		1 £	3,269	6.2%	1	Contamination	Excluded	22	
4	Contingency	5.0%	£	374,793	£	8	£	8 £	2,499	4.8%	2	Major demolition	✓	23	Pitched
т .											3	Specialist groundworks	Excluded	24	Brown
								6 £	13,924	26.5%				25	Green
	On-Costs Sub-Total		£	2,088,647	£	46	£ 4								
	On-Costs Sub-Total		£	2,088,647	£	46	£			_0.070		Foundations		26	Blue
5									52.471		4		Excluded	26	
;	On-Costs Sub-Total Gross Construction to 1Q 2023		£	2,088,647 7,870,647		173			52,471	100.0%	4	Strip and pad	Excluded ✓		Blue Landscaped
									52,471		5	Strip and pad Piling; CFA	✓	26	Landscaped
									52,471		5 6	Strip and pad Piling; CFA Raft	✓ Excluded	26 27	Landscaped Stairs
	Gross Construction to 1Q 2023								52,471		5 6 7	Strip and pad Piling; CFA Raft Ground slab	✓ Excluded ✓	26 27 28	Landscaped Stairs Feature entrance
	Gross Construction to 1Q 2023 Inflation			7,870,647					52,471		5 6	Strip and pad Piling; CFA Raft	✓ Excluded	26 27 28 29	Stairs Feature entrance Stone
	Gross Construction to 1Q 2023 Inflation To 1Q 2023			7,870,647					52,471		5 6 7	Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded ✓	26 27 28 29 30	Stairs Feature entrance Stone Timber
5 6 7 8	Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site			7,870,647 Included Excluded					52,471		5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded	26 27 28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete
5 6 7 8	Gross Construction to 1Q 2023 Inflation To 1Q 2023			7,870,647					52,471		5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded	26 27 28 29 30 31	Stairs Feature entrance Stone Timber
7	Inflation To 1Q 2023 To start-on-site To mid-point			7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded	26 27 28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete Metal
	Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site			7,870,647 Included Excluded	£	173	€ 17	3 £	52,471 52,471	100.0%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded	26 27 28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete
5 7 3 9	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded	28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal
5	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded	28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls
5 6 7 8 9	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	26 27 28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold
5 6 7 8 9	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	26 27 28 29 30 31 32 33 34 35	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner
5 7 3 9	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand la
; ; ;	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	26 27 28 29 30 31 32 33 34 35	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers
	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36 37	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand la Alum PPC
	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Varies	28 29 30 31 32 33 34 35 36 37	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand la Alum PPC Brick slips
; ; ;	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded	28 29 30 31 32 33 34 35 36 37 38	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand lai Alum PPC Brick slips Banding to façade
; ;	Inflation To 1Q 2023 To start-on-site To mid-point		£	7,870,647 Included Excluded Excluded	£	173	€ 17	3 £		100.0%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Varies	28 29 30 31 32 33 34 35 36 37 38	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand la Alum PPC Brick slips

Mace Consult Limited: CONFIDENTIAL

21 - every third floor

18 Angle supports

19 - every floor

20 - every second floor



Plot F3 - Petrol Station

KDEK C	F COST	To	otal	£/G	IA ft2	£ / NIA ft2	£ / Pur	mp	%	Effici	encies		lmage	e				
										1	Site usage	100%	Dr. At		. 60.00			-
0	Facilitating Works	£	468,000	£	70 £	88	£ 39	9,000	16.0%	2	GEA : GIA	N/A						
			,							3	NIA : GIA	80%	4-		A V	46		
1	Substructure	£	428,100	£	64 £	81	£ 3	5,675	14.7%	4	NIA: GIA (exc. Non-resi)	0%	107	January 1			18 52/35 100	
			,			-		-,		5	Average unit NIA	0 ft2	78				A PAR DE	
2	Superstructure	£	264,000	£	40 £	50	£ 2	2,000	9.0%	6	External wall : GIA ratio	N/A	5//					7
2.1	Frame	£	94,300		14 £			7,858	3.2%	7	Typical glazing ratio	30%		10 4 00	000		000000	P00 0
	Upper floors	£	-		- £			-	0.0%	-	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			Pertand		<u> </u>	0 manufacture 00000	Passons %
	Roof	f	75,400		11 £			6,283		Key [)ata							7
	Stairs and Ramps	£	-		- £			-	0.0%	1	Site area	7,373 ft2		Lardmant	k Flats		Resistantal Bully to Rent Hats	*
2.5	External Walls	f	94,300		14 £			7,858	3.2%	2	Gross external area	N/A		West Book Flats	D. Landmark Fada			
	Windows and External Doors	f	-		- £			-	0.0%	3	GF footprint	7,373 ft2	700	P. fin	esidential lerrace uses Malsonettes			
-	Internal Walls and Partitions	£		£	- £		£	_	0.0%	4	Overall GIA	6,641 ft2	U/7	Residential Jenfice Hamman Managarian		F	Residential Moved Stock Block Butt to the	off al
	Internal Doors	£	-		- £			-	0.0%	5	Net internal area	5,307 ft2	3//					
2.0	internal boots	~		_	- 2		_		0.070	6	Residential NIA	0 ft2		CHYPAR Town Square	7.00	Residential	Over 1	
3	Internal Finishes	£	213,000	c	32 £	40	c 4:	7 750	7.3%	7	Non-residential NIA	5,307 ft2		Inper-Real				
-	Wall Finishes	£	62,900		9 £			7,750 5,242	2.2%	8	Basement	5,307 HZ N/A	7 / 3	Puture Development Area			Block	
		~								_			4	Market Hall/Craft Refull/Makermare	SP/Heint	th Centre		
	Floor Finishes	£	87,200		13 £			7,267	3.0%	9	Pumps Total	12 nr	4	with Upper Office Space and Ratey	F2 /	FIZ		1
3.3	Ceiling Finishes	£	62,900	Ł	9 £	12	L :	5,242	2.2%	10		N/A	0 -		2 Stores Mutistures	0.00		
	Fittings Francishings and Francisco		07.700			_		0.440	4 00/	11		N/A	19		Car Purk	Nesigen	nusl Terrace	
4	Fittings, Furnishings and Equipment	£	37,700	£	6 £	7	£	3,142	1.3%	12		N/A	Key Deve	Sepment Hot	(F2)		nues .	
_					46.						2B 4P	N/A			Residential Hats	0	6000	
	Services	£	705,300		106 £			8,775	24.2%	14		N/A			9			
	Sanitary Installation	£	-		- £			-	0.0%	15		N/A	00 2		0			
5.2-5.13		£	705,300	£	106 £			8,775	24.2%		Cores	N/A						
	Lifts	£	-	£	- £	-	£	-	0.0%	17	External Wall	N/A						
5.14	BWIC with services		inc							18	Balconies	N/A						
										19	Bolt-On Balconies	N/A						
6	Prefabricated Buildings and Units				n/a					20	Podium Area	Excl						
7	Utilities connection + External Services	£	-	£	- £	<u> </u>	£	-	0.0%									
7	Utilities connection + External Services	£	-	£	- £	-	£	-	0.0%									
7	Utilities connection + External Services Sub-Total 1		2,116,100		- £		£ 170	6,342	0.0% 72.5%									
7							£ 170	6,342	72.5%	Pro <u>je</u>	ct Summary							
7 8 9				£			£ 170	6,342	72.5%	Proje	ct Summary Facilitating			Roof			Glazing	
	Sub-Total 1		2,116,100	£			£ 170	6,342	72.5%	Proje		Excluded	22		Excluded	45	_	Exclu
9	Sub-Total 1		2,116,100	£		399			72.5%	Proje	Facilitating	Excluded ✓	22 23	Single ply	Excluded Excluded		Glazing UPVC Double glazed Triple glazed	
9	Sub-Total 1 Podium		2,116,100 Excl	£	319 £	399		- 6,342 2,258	72.5%	1	Facilitating Contamination Major demolition	✓		Single ply Pitched			UPVC Double glazed Triple glazed	Exclu
9	Sub-Total 1 Podium External works	£	2,116,100 Excl £27,100	£	319 £	399	£	2,258	72.5%	1 2	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud Exclud
9	Sub-Total 1 Podium	£	2,116,100 Excl	£	319 £	399	£		72.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluc Excluc Excluc Excluc
9 10 11	Sub-Total 1 Podium External works Sub-Total 2	£	2,116,100 Excl £27,100 2,143,200	£	319 £	5.11 403.87	£ 178	2,258 8,600	72.5% 0.9% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclud Exclud
9	Sub-Total 1 Podium External works	£	2,116,100 Excl £27,100	£	319 £	5.11	£ 178	2,258	72.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclud Exclud
9 10 11	Sub-Total 1 Podium External works Sub-Total 2	£	2,116,100 Excl £27,100 2,143,200	£	319 £	5.11 403.87	£ 178	2,258 8,600	72.5% 0.9% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclud Exclud
9 10 11	Sub-Total 1 Podium External works Sub-Total 2 Net Construction	£	2,116,100 Excl £27,100 2,143,200	£	319 £	5.11 403.87	£ 178	2,258 8,600	72.5% 0.9% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu
9 10 11 12	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	2,116,100 Excl £27,100 2,143,200 2,143,200	£	319 £	5.11 403.87	£ 178	2,258 8,600 8,600	72.5% 0.9% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclu Exclu Exclu
9 10 11 12	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628	£	319 £ 4 £ 323 £	5.11 403.87 404	£ 178 £ 178 £ 29	2,258 8,600 8,600	72.5% 0.9% 73.5% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu Exclu Exclu
9 10 11 12	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873	£££	319 £ 4 £ 323 £ 323 £	5.11 403.87 404 67 19	£ 178 £ 178 £ 178 £ 29	2,258 8,600 8,600 9,469 8,323	72.5% 0.9% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclu Exclu Exclu
9 10 11 12 13 14 15	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769	£ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £	5.11 403.87 404 67 19 13 34	£ 178 £ 178 £ 178 £ 29 £ 8 £ 11	2,258 8,600 8,600 9,469 8,323 5,147	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu Exclu Exclu
9 10 11 12 13 14 15	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873	£ £ £ £	319 £ 4 £ 323 £ 323 £	5.11 403.87 404 67 19 13 14	£ 178 £ 178 £ 178 £ 29 £ 8 £ 11	2,258 8,600 8,600 9,469 8,323	72.5% 0.9% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclu Exclu Exclu
9 10 11 12 13 14 15	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769	£ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £	5.11 403.87 404 67 19 13 34	£ 178 £ 178 £ 178 £ 29 £ 8 £ 11	2,258 8,600 8,600 9,469 8,323 5,147	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £ 21 £	5.11 403.87 404 67 19 2 34 2 26	£ 178 £ 178 £ 178 £ 29 £ 8 £ 11	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769	£ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £	5.11 403.87 404 67 19 2 34 2 26	£ 178 £ 178 £ 178 £ 29 £ 8 £ 11	2,258 8,600 8,600 9,469 8,323 5,147	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924 774,194	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924 774,194 2,917,394 Included Excluded	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924 774,194 2,917,394	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 2 67 2 19 3 34 2 26	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924 774,194 2,917,394 Included Excluded Excluded Excluded	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 15 £ 27 £ 21 £ 117 £	5.11 403.87 404 67 19 34 2 26 146	£ 178 £ 178 £ 29 £ 8 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577 4,516	72.5% 0.9% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Podium External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £ £ £	2,116,100 Excl £27,100 2,143,200 2,143,200 353,628 99,873 181,769 138,924 774,194 2,917,394 Included Excluded	£ £ £ £ £ £ £	319 £ 4 £ 323 £ 323 £ 53 £ 27 £ 21 £	5.11 403.87 404 67 19 34 2 26 146	£ 178 £ 178 £ 178 £ 18 £ 19 £ 19	2,258 8,600 8,600 9,469 8,323 5,147 1,577 4,516	72.5% 0.9% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclue Exclue



Plot G - Residential: 9 Houses

ORDER C	F COST		Total	£/G	IA ft2	£/NIA	ft2	£/u	unit	%	Efficie	encies		lmage	e				
											1	Site usage	30%	Altr An			A 4		/
0	Facilitating Works	£	-	£	-	£	-	£	-	0.0%	2	GEA : GIA	90%						
											3	NIA : GIA	67%	A		A 18	1		
1	Substructure	£	111,000	£	9	£	14	£ 1:	12,333	6.0%	4	NIA : GIA (exc. Non-resi)	67%	4507					
											5	Average unit NIA	885 ft2			11		MR D	J #
2	Superstructure	£	517,366	£	43	£	65	£ 5	57,485	27.9%	6	External wall : GIA ratio	0.00					4047	
2.1	Frame	£	-	£	-	£	-	£	-	0.0%	7	Typical glazing ratio	30%			46 CO.		- choo o 500 aa u	
2.2	Upper floors	£	74,000	£	6	£	9	£	8,222	4.0%					Puk ind Sbygound	000			-
2.3	Roof	£	92,500	£	8	£	12	£ 1	10,278	5.0%	Key D	ata				o that		Resountif	1
2.4	Stairs and Ramps	£	50,400	£	4	£	6	£	5,600	2.7%	1	Site area	15,005 ft2			D	-	Buit To Sava Flore	
2.5	External Walls	£	177,484	£	15	£	22	£ 19	19,720	9.6%	2	Gross external area	13,272 ft2	~	A Proper Box Page A	Landman Bats	Special in		
2.6	Windows and External Doors	£	39,683	£	3	£	5	£	4,409	2.1%	3	GF footprint	4,478 ft2	7/7	B. State Landie Tombre	port Variotetles		Heatercal Mixed Bender	letter letter
2.7	Internal Walls and Partitions	£	83,300	£	7	£	10	£	9,256	4.5%	4	Overall GIA	11,948 ft2	3//			E	Bartone	e k Harts
2.8	Internal Doors	£	-	£	-	£	-	£	-	0.0%	5	Net internal area	7,965 ft2		fown Square		Residential		
											6	Residential NIA	7,965 ft2	7	of a separation of the second	12 77	Dyln	A H	
3	Internal Finishes - Shell & Core	£	14,800	£	1	£	2	£	1,644	0.8%	7	Non-residential NIA	0 ft2	7 /3	Eduting Samaburys / Fishari Development April			Residential Moved Block	
3.1	Wall Finishes - Incl in residential Fit Out	£	3,700	£	0	£	0	£	411	0.2%	8	Basement	0 ft2	A.	Market Hall/Craft	Server Server	th Centre		
3.2	Floor Finishes - Incl in residential Fit Out	£	5,550	£	0	£	1	£	617	0.3%	9	Apartments total	9 nr	-6	with Usper Office Space and Hats	F2 /	FI		- 4
3.3	Ceiling Finishes - Incl in residential Fit Out	£	5,550	£	0	£	1	£	617	0.3%	10	Studio	0 nr	0 -		Z Storey Multiplorey	99-		*
											11	2B 4P	4 nr	19		Carlank 6	Residen	G Self-transa	
4	Fittings, Furnishings and Equipment	£	-	£	-	£	-	£	-	0.0%	12	3B 5P	4 nr	Key Down	elepment Plot	(F3	0 "	nice .	
											13	4B 6P	1 nr	· .	/	Residential Babs		2000	
5	Services	£	48,600	£	4	£	6	£	5,400	2.6%	14			\	/	0000			
	Sanitary Installation - Incl in					0						High and advances (C. J. O.T.)	^	100	V 12	/			
5.1	residential Fit Out	£	-	£	-	L	-	£	-	0.0%	15	Highest storeys (incl. GF)	3 nr	7	14		0		
5.2-5.13	MEPH	£	48,600	£	4	£	6	£	5,400	2.6%	16	Cores	N/A						
5.10	Lifts	£			-	£	-	£	-	0.0%	17	External Wall	0 m2						
5.14	BWIC with services		inc									Balconies	N/A						
												Bolt-On Balconies	N/A						
6	External Works		£147,450	£	12	£	19	£ 1	16,383	7.9%		Podim area	0 ft2						
			2111,100	_						, .			V						
7	Utilities connection + External Services	£	31,500	£	3	£	4	f :	3,500	1.7%									
•	Canada Composión - Externar Corvicco	_	01,000	~		~		~	0,000	1.7 70									
8	Residential Fit-Out	£	492,032	£	41	£	62	£ 5	54,670	26.5%									
			10_,00_						,,,,,,		Proie	ct Summary							
9	Sub-Total 1	£	1,362,748	£	114	£	171	£ 15	1,416	73.5%		Facilitating			Roof			Glazing	
											1	Contamination	Excluded	22	Single ply	✓	45	UPVC Double glazed	Exclude
10	Basement			£	-	£	-	£	-	0.0%	2	Major demolition	✓	23		Excluded		Triple glazed	Exclude
											3	Specialist groundworks	Excluded	24		Excluded		Composite	•
11	Podium			£	-	£	-	£	-	0.0%		1 3		25		Excluded		Aluminium	Exclude
								_		0.070		Foundations		26		Excluded			
12	Sub-Total 2	£	1,362,748	£	114.06	£ 17	1.08	£ 15	1.416	73.5%	4	Strip and pad	Excluded		Landscaped	Excluded		Bathrooms	
		-	.,502,	~						. 0.0 / 0	5	Piling; CFA	∠ //0.0000			2/10/1000	49	Master; 3 piece	·
											6	Raft	Excluded		Stairs		50	- sanitaryware budget	
13	Net Construction	£	1,362,748	£	114	£	171	£ 15	51,416	73.5%	7	Ground slab	✓	28		Excluded		Master; 4 piece	Exclude
											8	Basement	Excluded	29		Excluded	52	- sanitaryware budget	LXOIGGE
	Main Contractor On-Costs										J	Buscinciii	LXOIGGCG		Timber	Excluded		Ensuites	·
14	Preliminaries 16.5%	c c	224,853	c	19	c	28	£ 2	24,984	12.1%		Frame			Precast concrete	∠ ∠		- sanitaryware budget	
15	Design and Build Fees 4.0%		63,504		5		8		7,056	3.4%	9		Excluded		Metal	Excluded	J 4	- Sailital yware budget	
16	OH&P 7.0%		115,577		10		15		12,842	6.2%		Space frame / deck	Excluded	32	Metal	Lxciuded		MEPH	
			88,334		7		11		9,815	4.8%		Concrete frame	_xciuded √		External Walls		55	Radiators	
17	Contingency 5.0%	L	00,334	L	1	L	11	L	9,013	4.070				22	Scaffold	✓			
												Timber frame	Excluded					Underfloor heating	Exclude
40	0 - 0 - 4 - 0 - b T - t - l	C	400.000			C	co	C - E	4 607	00.50/	13	Traditional	Excluded	34		Excluded		MVHR	
18	On-Costs Sub-Total	Ł	492,269	Ł	41	t	62	£ 5	54,697	26.5%					SFS inner	Excluded	58	Cooling (to hotel)	Exclude
												Upper Floors		36	Brickwork; hand laid	✓			
19	Gross Construction to 1Q 2023	£	1,855,017	£	155	£	233	£ 20	6,113	100.0%	14	Concrete floors	✓	37	Alum PPC	Excluded		Landscaping	
											4.5	thistoppe		20	Duials alina		F 0		
												- thickness	varies		Brick slips	Excluded		Hard landscaping	٧
	1.00											Metal decking form work	Excluded		Banding to façade	Excluded		Soft landscaping	٧
	Inflation											CLT	Excluded		Corbel to façade	Excluded		Attenuation	٧
			Included								18	Angle supports	✓	41	Faceted window	Excluded	62	Play equipment	Exclude
21	To 1Q 2023		Included															. iaj oquipinoni	
22	To start-on-site		Excluded								19	,	✓		Brick slips at curved area	Excluded			
22											19 20	- every second floor	Excluded	43	Framing to sliding doors	✓		Utilities	
22	To start-on-site		Excluded								19 20			43	•				Exclude
22	To start-on-site	£	Excluded	£	155	£	233	£ 20	06.113	100.0%	19 20	- every second floor	Excluded	43	Framing to sliding doors	✓	63	Utilities	Exclude



Plot H - Residential: 15 Flats, 4 Houses

ORDER C	F COST		Total	£ / GIA ft2	£/I	NIA ft2	£ / unit	%	Effici	encies		Image				
									1	Site usage	37%					
0	Facilitating Works	£	-	£ -	£	- £	-	0.0%	2	GEA: GIA	N/A					J./- 1
	D 1-11-11		040.005		4 0	44	44.40	4.00/	3	NIA : GIA	76%		A 1			
1	Substructure	£	212,625	£ 1	1 £	14 £	11,19	4.2%		NIA : GIA (exc. Non-resi) Average unit NIA	76%					. / /
2	Superstructure	£	1,738,822	c o	9 £	117 £	91,51	34.0%	6	External wall : GIA ratio	779 ft2 0.00					
2.1	Frame	£	157,125		9 £	117	•			Typical glazing ratio	30%	100000	600		0.00000	200 a
2.2	Upper floors	£	232,200		2 £	16 £			,	Typical glazing ratio	30 /6	Pot and	99		O STORE OF STORE	OF STREET
2.3	Roof	£	193,940		0 £	13 £			Key E)ata	_			0.	1000	
2.4	Stairs and Ramps	£	72,400		4 £	5 £			1	Site area	15,694 ft2		nak Flats		Senatorial Built for Rent Faces	. 0
2.5	External Walls	£	857,695		4 £	58 £	,		2	Gross external area	N/A	FF - Betel France - Beni Flats	Landmark Flats	Sec.		
2.6	Windows and External Doors	£	185,782		0 £	13 £	,			GF footprint	5,791 ft2	B Bestemilië temine	Residential Terrace Houses Via soriettes		Desidential Morel	
2.7	Internal Walls and Partitions	£	20,825	£	1 £	1 £			4	Overall GIA (Incl Basement)	19,494 ft2	Hamed Minderes		E	Back . Full to	Sont Hats
2.8	Internal Doors	£	18,855	£	1 £	1 £	992	0.4%	5	Net internal area	14,801 ft2	Town States	/ · · · · · · · · · · · · · · · · · · ·	Berickernia		
									6	Residential NIA	14,801 ft2			liven	A H	
3	Internal Finishes	£	61,535		3 £	4 £	,		7	Non-residential NIA	0 ft2	Essling Santhury Future Developmen Ages	n /		Besidential Messel Block	
3.1	Wall Finishes	£	20,705		1 £	1 £	,		8	Basement	3,369 ft2	Market Hall/Ceft /	SP/IIIa	an Centre		
3.2	Floor Finishes	£	22,935		1 £	2 £	,		9	Apartments total	19 nr	with Upper Office	F2 /			Same.
3.3	Ceiling Finishes	£	17,895	£	1 £	1 £	942	0.3%		Studio	0 nr		2 Stoney Multistorey	927	G	
								0.404		1B 2P	5 nr	To Device and Ref		New der	tist Terrace	
4	Fittings, Furnishings and Equipment	£	5,000	£	0 £	0 £	26	0.1%		2B 3P	10 nr	and the state of t	/F3 /0/	0		
-	Pamilaa	_	EEC 444		0 0	20 (20.20	40.00/		2B 4P	2 nr		Jorador Dal Haris			
5 5.1	Services Sanitary Installation	£	556,414 3,000		9 £ 0 £	38 £	,			3B 5P Highest storeys (incl. GF)	2 nr					
5.2-5.13	,	£	428,414		0 £	29 £				Cores	5 nr 2 nr		1-1-0			
5.10		£	125,000		6 £	8 £				External Wall	0 m2					
	BWIC with services		inc		0 2	0 2	0,57	2.4 /0	18		78.9%					
0.11	DATE WAT SCIVINGS									Bolt-On Balconies	15 nr					
6	External Works		£158,125	£	8 £	11 £	8,32	3.1%		Podium Area	0 ft2					
			~,		~		-,									
•																
7	Utilities connection + External Services	£	66,500	£	3 £	4 £	3,500	1.3%								
7	Utilities connection + External Services	£	66,500	£	3 £	4 £	3,500	1.3%								
7	Utilities connection + External Services Residential Fit-Out	£	66,500 961,110		3 £ 9 £	4 £										
7	Residential Fit-Out		961,110	£ 4		65 £	50,58		Proje	ct Summary						
7 8 9			·	£ 4			50,58	18.8%		Facilitating		Roof			Glazing	
7 8 9	Residential Fit-Out		961,110	£ 4	9 £	65 £	50,589 197,902	18.8% 73.5%	1	Facilitating Contamination	Excluded	22 Single ply	✓		UPVC Double glazed	
7 8 9	Residential Fit-Out		961,110	£ 4	9 £	65 £	50,589 197,902	18.8%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	
7 8 9	Residential Fit-Out Sub-Total 1 Basement		961,110 3,760,131 £0	£ 4	9 £	65 £	50,589 197,902	18.8% 73.5%	1	Facilitating Contamination		22 Single ply23 Pitched24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude Exclude
7 8 9	Residential Fit-Out		961,110	£ 4	9 £	65 £	50,589 197,902	18.8% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 Single ply23 Pitched24 Brown25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement Podium		961,110 3,760,131 £0 N/A	£ 4	9 £	65 £	50,588 197,902	73.5% 0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓Excluded	 22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude:
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement		961,110 3,760,131 £0	£ 4	9 £	65 £	50,588 197,902	73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded	22 Single ply23 Pitched24 Brown25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude:
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2		961,110 3,760,131 £0 N/A 3,760,131	£ 19 £ -	9 £ £ 9 £	65 £ 254 £ - £ 254.05 £	50,588 197,902 -	18.8% 73.5% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude •
7 8 9 10	Residential Fit-Out Sub-Total 1 Basement Podium		961,110 3,760,131 £0 N/A	£ 19 £ -	9 £	65 £	50,588 197,902 -	18.8% 73.5% 0.0% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluder
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2		961,110 3,760,131 £0 N/A 3,760,131	£ 19 £ -	9 £ £ 9 £	65 £ 254 £ - £ 254.05 £	50,588 197,902 -	18.8% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude Exclude
7 8 9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction		961,110 3,760,131 £0 N/A 3,760,131	£ 19 £ -	9 £ £ 9 £	65 £ 254 £ - £ 254.05 £	50,588 197,902 -	18.8% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude
7 8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	961,110 3,760,131 £0 N/A 3,760,131	£ 19 £ -	9 £ £ 9 £ 3 £	65 £ 254 £ - £ 254.05 £ 254	50,588 197,902 - 197,902	73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	961,110 3,760,131 £0 N/A 3,760,131 3,760,131	£ 4 £ 19 £ - £ 192.8 £ 19	9 £ £ 9 £ 2 £	65 £ 254 £ - £ 254.05 £ 42 £	50,588 197,902 - 197,902 197,902	73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	961,110 3,760,131 £0 N/A 3,760,131 3,760,131	£ 192.8 £ 192.8 £ 19	9 £ \$\frac{\mathbf{E}}{2}\$	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £	50,588 197,902 - 197,902 197,902 32,654 9,222	73.5% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude:
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ £ 9 £ 2 £	65 £ 254 £ - £ 254.05 £ 42 £	50,588 197,903 197,903 197,903 32,656 9,223 16,784	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\mathbf{\x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{x}}\$ \$\frac{\mathbf{x}}{\mathb	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 22 £	50,588 197,903 197,903 197,903 32,656 9,223 16,784	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude
7 8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\mathbf{\x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{x}}\$ \$\frac{\mathbf{x}}{\mathb	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 22 £	50,588 197,903 197,903 197,903 32,656 9,223 16,784	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904	£ 19 £ - £ 192.8 £ 194 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195	9 £ \$\frac{\mathbf{\x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{\x}}\$ \$\frac{\mathbf{x}}{\mathbf{x}}\$ \$\frac{\mathbf{x}}{\mathb	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,903 197,903 197,903 32,656 9,223 16,784	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude V Exclude V Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734	£ 19 £ - £ 192.8 £ 194 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195 £ 195	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude v Exclude v Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Fxcluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282 5,118,413	£ 192.8 £ 192.8 £ 192.8 £ 19	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282 5,118,413 Included	£ 4 £ 19 £ - £ 192.8 £ 192.8 £ 1 £ 1 £ 1	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282 5,118,413 Included Excluded	£ 4 £ 19 £ - £ 192.8 £ 19 £ 19 £ 26	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude
7 8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282 5,118,413 Included	£ 4 £ 19 £ - £ 192.8 £ 19 £ 19 £ 26	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
7 8 9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	961,110 3,760,131 £0 N/A 3,760,131 3,760,131 620,422 175,222 318,904 243,734 1,358,282 5,118,413 Included Excluded	£ 4 £ 19 £ - £ 192.8 £ 19 £ 19 £ 26	9 £ \$\frac{\partial}{\partial}\$ \$\frac{\partial}{\partial	65 £ 254 £ - £ 254.05 £ 254 £ 42 £ 12 £ 16 £ 346 £	50,588 197,902 - 197,902 197,902 32,656 9,222 16,784 12,828	18.8% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluder Excluder Excluder Excluder Excluder Excluder V



Plot I - Residential: 72 Flats, 7 Houses

UKDER	OF COST		Total	£ / GIA ft2	£ / NIA f	2	£ / unit	%	Effici	encies		Image				
									1	Site usage	56%					
0	Facilitating Works	£	-	£ -	£ -	£	-	0.0%	2	GEA : GIA	N/A				414	
									3	NIA : GIA	78%			49		
1	Substructure	£	783,250	£ 11	£	14 £	9,915	3.9%	4	NIA: GIA (exc. Non-resi)	78%	Francisco				
									5	Average unit NIA	686 ft2					/ /
2	Superstructure	£	6,683,982	£ 96	£ 1	23 £	84,607	33.0%	6	External wall : GIA ratio	0.56					7
2.1	Frame	£	698,500	£ 10	£	13 £	8,842	3.4%	7	Typical glazing ratio	30%		600		0.000000	Pen m
2.2	Upper floors	£	970,900	£ 14	£	18 £	12,290	4.8%					900	1	0 00000	DOCUMENT OF THE PARTY OF THE PA
2.3	Roof	£	568,465	£ 8	£	10 £	7,196	2.8%	Key [ata		Suygum St. O. J.		-	Section 2	
2.4	Stairs and Ramps	£	99,200	£ 1	£	2 £	1,256	0.5%	1	Site area	28,525 ft2		Projeck Flats		Residental Built-To-Resident	20
2.5	External Walls	£	2,594,129	£ 37	£	48 £	32,837	12.8%	2	Gross external area	N/A	To Retail	D	0		
2.6	Windows and External Doors	£	740,353	£ 11	£	14 £	9,372	3.7%	3	GF footprint	16,028 ft2	paper Resilius A	Hesidemiak errace	9000		
2.7	Internal Walls and Partitions	£	900,675	£ 13	£	17 £		4.4%	4	Overall GIA (Incl Basement)	69,282 ft2	Resident al Territor House's Massolution			Bostowid Missel	nikat
2.8	Internal Doors	£	111,760	£ 2	£	2 £	1,415	0.6%	5	Net internal area	54,218 ft2			-		11.00
									6	Residential NIA	54,218 ft2	Town Square		Feldential	Amer	
3	Internal Finishes	£	810,480	£ 12	£	15 £	10,259	4.0%	7	Non-residential NIA	0 ft2		12.49	Living	H	
3.1	Wall Finishes	£	86,645	£ 1	£	2 £	1,097	0.4%	8	Basement	12,153 ft2	Besting Sambur Vinure Developer			Residents al Missed Block	
3.2	Floor Finishes	£	451,278	£ 7	£	8 £	5,712	2.2%	9	Units total	79 nr	Market Hall/Craft	CREITING CREITING	th Certie ///		
3.3	Ceiling Finishes	£	272,558	£ 4	£	5 £		1.3%	10	Houses - 2 Bed	3 nr	Retal Make space with Upper Office with Upper Office Space and Hate	E2	F1-	The state of the s	4
									11	Houses - 3 Bed	3 nr			1		The Management of the Parks
4	Fittings, Furnishings and Equipment	£	15,000	£ 0	£	0 £	190	0.1%	12	Houses - 4 Bed	1 nr		2 Storey Multiprovey Car Park	11	G	
			·						13	Flats (1-Bed)	22 nr	Key Development Hot		Besident He	nial Ferrace suses	
5	Services	£	1,995,610	£ 29	£	37 £	25,261	9.8%		Flats (2-Bed)	38 nr	/ auran	F3	0	2000	
5.1	Sanitary Installation	£	3,000	£ 0	£	0 £	38	0.0%	15	Flats (3-Bed)	12 nr			-		
5.2-5.13	3 MEPH	£	1,842,610		£	34 £	23,324	9.1%	16	Highest storeys (incl. GF)	5 nr				I I	
5.10		£	150,000	£ 2	£	3 £		0.7%	17	Cores	2 nr		1.1.			
5.14	BWIC with services		inc						18	External Wall	3,632 m2					
									19	Balconies	91.1%					
6	External Works		£400,350	£ 6	£	7 £	5,068	2.0%	20	Bolt-On Balconies	72 nr					
			· ·				,		21	Podium Area	0 ft2					
7	Utilities connection + External Services	£	255,500	£ 4	£	5 £	3,234	1.3%								
			Í													
8	Residential Fit-Out	£	3,950,408	£ 57	£	73 £	50,005	19.5%								
									Proje	ct Summary						
9	Sub-Total 1	£	14,894,580	£ 215	£ 2	75 £	188,539	73.5%		Facilitating		Roof			Glazing	
									1	Contamination	Excluded	22 Single ply	✓	4.5	UPVC Double glazed	Excluded
10	Basement		£0	£ -	£ .	£	-	0.0%	2	NA 1 1 PC				45		LAGIGGE
							_	0.0 /0	_	Major demolition	∠ /	23 Pitched	Excluded		Triple glazed	
								0.070	3	Specialist groundworks		23 Pitched 24 Brown		46		
11	Podium		N/A					0.070		-	✓		Excluded	46 47	Triple glazed	Excluded ✓
11	Podium							0.070		-	✓	24 Brown 25 Green	Excluded Excluded	46 47	Triple glazed Composite	Excluded ✓
11		£	N/A	£ 214.98				73.5%		Specialist groundworks	✓	24 Brown 25 Green	Excluded Excluded Excluded	46 47	Triple glazed Composite	Excluded ✓
		£	N/A							Specialist groundworks Foundations	✓ Excluded	24 Brown25 Green26 Blue	Excluded Excluded Excluded Excluded	46 47 48	Triple glazed Composite Aluminium	Excluded ✓
12	Sub-Total 2	£	N/A 14,894,580	£ 214.98	£ 274.	72 £	188,539	73.5%	3	Specialist groundworks Foundations Strip and pad	✓ Excluded	24 Brown25 Green26 Blue	Excluded Excluded Excluded Excluded	46 47 48 49	Triple glazed Composite Aluminium Bathrooms	Excluded Excluded
		£	N/A	£ 214.98	£ 274.		188,539		3 4 5	Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49 50	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
12	Sub-Total 2	£	N/A 14,894,580	£ 214.98	£ 274.	72 £	188,539	73.5%	3 4 5	Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
12	Sub-Total 2	£	N/A 14,894,580	£ 214.98	£ 274.	72 £	188,539	73.5%	3 4 5 6 7	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
12	Sub-Total 2 Net Construction	£	N/A 14,894,580	£ 214.98	£ 274.	72 £	188,539 188,539	73.5%	3 4 5 6 7	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluder Excluder
12 13	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%		N/A 14,894,580 14,894,580 2,457,606	£ 214.98 £ 215 £ 35	£ 274.	72 £	188,539 188,539 31,109	73.5% 73.5%	3 4 5 6 7	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluder Excluder
12 13	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	N/A 14,894,580 14,894,580	£ 214.98 £ 215 £ 35 £ 10	£ 274.	72 £ 75 £ 45 £	188,539 188,539 31,109 8,786	73.5% 73.5% 12.1% 3.4%	3 4 5 6 7 8	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
12 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239	£ 214.98 £ 215 £ 35 £ 10 £ 18	£ 274.	72 £ 75 £	188,539 188,539 31,109 8,786 15,990	73.5% 73.5% 12.1% 3.4% 6.2%	3 4 5 6 7 8	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluder Excluder Excluder
12 13 14 15	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087	£ 214.98 £ 215 £ 35 £ 10 £ 18	£ 274.	72 £ 75 £ 45 £ 13 £ 23 £	188,539 188,539 31,109 8,786 15,990	73.5% 73.5% 12.1% 3.4%	3 4 5 6 7 8 9 10	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
12 13 14 15 16	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239	£ 214.98 £ 215 £ 35 £ 10 £ 18	£ 274.	72 £ 75 £ 45 £ 13 £ 23 £	188,539 188,539 31,109 8,786 15,990	73.5% 73.5% 12.1% 3.4% 6.2%	3 4 5 6 7 8 9 10 11 12	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded	46 47 48 49 50 51 52 53 54	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded ✓
13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476	£ 214.98 £ 215 £ 35 £ 10 £ 18	£ 274.	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded
13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274.	72 £ 75 £ 45 £ 13 £ 23 £	188,539 188,539 31,109 8,786 15,990 12,221	73.5% 73.5% 12.1% 3.4% 6.2%	3 4 5 6 7 8 9 10 11 12	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded
13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded
13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded
12 13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded Excluded Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
12 13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Fxcluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
12 13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude
12 13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408 20,274,988	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
12 13 14 15 16 17 18 19	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408 20,274,988	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Fxcluded Fxcluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
12 13 14 15 16 17 18 19	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408 20,274,988 Included Excluded	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
12 13 14 15 16 17 18 19	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408 20,274,988	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Fxcluded Fxcluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
12 13 14 15 16 17 18 19	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	N/A 14,894,580 14,894,580 2,457,606 694,087 1,263,239 965,476 5,380,408 20,274,988 Included Excluded	£ 214.98 £ 215 £ 35 £ 10 £ 18 £ 14 £ 293	£ 274. £ 2 £ £ £ £ £ £	72 £ 75 £ 45 £ 13 £ 23 £ 18 £	188,539 188,539 31,109 8,786 15,990 12,221 68,106	73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded Fxcluded Excluded Fxcluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded



Plot J - Residential: 150 Build To Rent Flats

ORDER O	OF COST		Total	£ / GIA	t2 £	NIA ft2	£ / unit	%	Effic	encies		Image					
11.7 118	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 		. O.a.	~ / J // \			27 01111	70	1	Site usage	43%	mage					
0	Facilitating Works	£	_	£	- £	- £		0.0%	2		N/A					14	4 3
	r domitating tronto	_		_				0.070	3	NIA : GIA	80%	4		A 10	1		\sim 1
1	Substructure	£	1,347,500	£	12 £	15 £	8,983	3.6%	4	NIA : GIA (exc. Non-resi)	80%	2007	January 1				
•		_	1,0-11,000	_			0,000	0.070	5	,	619 ft2					All De la Contraction de la Co	√/ #/
2	Superstructure	£	11,943,699	£	103 £	129 £	79,625	32.2%	6	- U	0.65						
2.1	Frame	f -	1,347,500		12 £	15 £	8,983	3.6%		Typical glazing ratio	30%			900			Man and
2.2	Upper floors	f.	1,839,800		16 £	20 £	12,265	5.0%	•	Typical glazing ratio	3070		Parkane		9		COORD D
2.3	Roof	£ ~	774,690		7 £	8 £	5,165	2.1%	Key I)ata							
2.4	Stairs and Ramps	£ ~	160,000		1 £	2 £	1,067	0.4%	1	Site area	44,886 ft2		Lapton	ede flats		Red To the of Flats	
2.5	External Walls	£	4,630,402		40 £	50 £	30,869	12.5%	2		N/A	000/	SPECIF Residence	Landmark Plats	Sand I		
2.6	Windows and External Doors	£	1,358,708		12 £	15 £	9,058	3.7%	3		19,418 ft2		By September 1 and 1	andemis Meionoffes			
2.7	Internal Walls and Partitions	£	1,617,000		14 £	17 £	10,780	4.4%	1	Overall GIA	116,047 ft2	\ //	House Has of setter		E	Built To R	Bern Hary
2.8	Internal Doors	£	215,600		2 £	2 £	1,437	0.6%	5		92,840 ft2						
2.0	Internal Doors	~	213,000	_	Z L	2 2	1,437	0.070	6		92,840 ft2		O CONTRACTOR O	b ii	Relidental Livin	H	
3	Internal Finishes	£	1,541,600	c	13 £	17 £	10,277	4.2%	7	Non-residential NIA	92,040 ft2 0 ft2	13	Date of San Bury:) Fature Development			Hesidential Mixed	
-	Wall Finishes	C C	161,700		1 £	2 £	1,078	0.4%	8	Basement			Apts Apts	SI/Hear	morme ///		
-	Floor Finishes	£ C	862,400		7 £	9 £	5,749	2.3%	9		19,418 ft2		Renal/Makerspace with Upper Office	-	FI	San	
		L C								Apartments total	150 nr	-	Space and Hars	<u>≥</u>	100		The same of the sa
3.3	Ceiling Finishes	£	517,500	£	4 £	6 £	3,450	1.4%	10		0 nr	-		2 Stroney Majkintoney Car Ports		G	
	Fishing Francishing 15		0= 055	•	0 0		000	0.467		1B 2P	75 nr	Key Develo	opment Rot	6%	Wester	districte poses	
4	Fittings, Furnishings and Equipment	£	35,000	£	0 £	0 £	233	0.1%		2B 3P	75 nr	/	O TO TO THE TOTAL OF THE TOTAL	F3 Residential Bats	0	2000	
_				_						2B 4P	0 nr				-		
5	Services	£	4,009,176		35 £	43 £	26,728	10.8%		3B 5P	0 nr	lan	/	00 0			
	Sanitary Installation	£	5,000		0 £	0 £	33	0.0%	15	, , , , , , , , , , , , , , , , , , ,	6 nr			-1-10			
5.2-5.13		£	3,604,176		31 £	39 £	24,028	9.7%		Cores	2 nr						
5.10		£	400,000	£	3 £	4 £	2,667	1.1%	17		7,007 m2						
5.14	BWIC with services		inc						18		100.0%						
									19	Bolt-On Balconies	150 nr						
6	External Works		£669,500	£	6 £	7 £	4,463	1.8%	20	Podium Area	0 ft2						
7	Utilities connection + External Services	£	525,000	£	5 £	6 £	3,500	1.4%									
7		£	·														
7	Utilities connection + External Services Residential Fit-Out	£	525,000 7,137,405		5 £ 62 £	6 £	3,500 47,583	1.4%									
7			7,137,405	£					Proje	ct Summary							
			·	£		77 £		19.3%	Proje	ct Summary Facilitating			Roof			Glazing	
	Residential Fit-Out		7,137,405	£	62 £	77 £	47,583	19.3%	Proje		Excluded	22	Roof Single ply	√	45	Glazing UPVC Double glazed	Exclude
9	Residential Fit-Out		7,137,405	£	62 £	77 £	47,583	19.3%	Proje	Facilitating		22 23		√ Excluded	45 46		
9	Residential Fit-Out		7,137,405	£	62 £	77 £	47,583	19.3% 73.5%	1	Facilitating Contamination			Single ply			UPVC Double glazed Triple glazed	
9	Residential Fit-Out		7,137,405	£	62 £	77 £	47,583	19.3% 73.5%	1	Facilitating Contamination Major demolition	Excluded ✓	23 24	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed	Exclude:
9	Residential Fit-Out Sub-Total 1 Basement		7,137,405 27,208,880 £0	£	62 £	77 £	47,583	19.3% 73.5%	1	Facilitating Contamination Major demolition	Excluded ✓	23 24 25	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
9	Residential Fit-Out Sub-Total 1 Basement		7,137,405 27,208,880 £0	£	62 £	77 £	47,583 181,393 -	19.3% 73.5% 0.0%	1	Facilitating Contamination Major demolition Specialist groundworks	Excluded ✓	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium		7,137,405 27,208,880 £0 N/A	£	62 £	77 £	47,583 181,393 -	19.3% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded ✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Excluded Excluded
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2		7,137,405 27,208,880 £0 N/A 27,208,880	£ £ £	62 £ 234 £ - £	77 £ 293 £ - £	47,583 181,393 - - 181,393	19.3% 73.5% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude:
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium		7,137,405 27,208,880 £0 N/A	£ £ £	62 £	77 £	47,583 181,393 - - 181,393	19.3% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2		7,137,405 27,208,880 £0 N/A 27,208,880	£ £ £	62 £ 234 £ - £	77 £ 293 £ - £	47,583 181,393 - - 181,393	19.3% 73.5% 0.0%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude Exclude
9 10 11	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction		7,137,405 27,208,880 £0 N/A 27,208,880	£ £ £	62 £ 234 £ - £	77 £ 293 £ - £	47,583 181,393 - - 181,393	19.3% 73.5% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880	£ £ £ £ £ 234	62 £ 234 £ - £ .46 £	77 £ 293 £ - £ 293.07 £	47,583 181,393 - 181,393 181,393	19.3% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880	£ 234	62 £ 234 £ - £ .46 £ .39 £	77 £ 293 £ - £ 293.07 £ 293 £	47,583 181,393 - 181,393 181,393	19.3% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934	£ 234 £ £ £	62 £ 234 £ - £ .46 £ 39 £ 11 £	77 £ 293 £ - £ 293.07 £ 293 £	47,583 181,393 - 181,393 181,393 29,930 8,453	19.3% 73.5% 0.0% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ .39 £ 11 £ 20 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 39 £ 11 £	77 £ 293 £ - £ 293.07 £ 293 £	47,583 181,393 - 181,393 181,393 29,930 8,453	19.3% 73.5% 0.0% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude:
9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ .39 £ 11 £ 20 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude:
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 39 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ .39 £ 11 £ 20 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude:
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 39 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluder Excluder Excluder Excluder Excluder Excluder Excluder
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluder Excluder Excluder Excluder Excluder Excluder
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Fxcluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735 37,037,615	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude Exclude Exclude Exclude Exclude Exclude V Exclude
9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735 37,037,615 Included	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude V Exclude
9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735 37,037,615 Included Excluded	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude V Exclude
9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735 37,037,615 Included	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluder Excluder Excluder Excluder Excluder Excluder V
9 10 11 12 13 14 15 16 17 18 19	Residential Fit-Out Sub-Total 1 Basement Podium Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	7,137,405 27,208,880 £0 N/A 27,208,880 27,208,880 4,489,465 1,267,934 2,307,640 1,763,696 9,828,735 37,037,615 Included Excluded	£ 234 £ £ £ £ £ £	62 £ 234 £ - £ .46 £ 11 £ 20 £ 15 £	77 £ 293 £ - £ 293.07 £ 293 £ 48 £ 14 £ 25 £ 19 £	47,583 181,393 - 181,393 181,393 29,930 8,453 15,384 11,758 65,525	19.3% 73.5% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude:



Plot X - Offsite Leisure Centre rebuild

Particular Variable Company	ORDER (OF COST		Total	£/GIA	ft2	E / NIA ft2	£ / unit	%	Effici	encies		Image					
Particle										1	Site usage	100%	Dr. Dr.					
Support	0	Facilitating Works	£	2.530.000	£	68 £	68	N/A	15.9%	2								A 1
Bigstracture		Jan		,,						3			A A		A 10	4		
Secretary Company of the Company	1	Substructure	£	837.900	£	23 £	23	N/A	5.3%				F637	James 1			14/4/	
3 Biopherinarium C 5,28,25 6 14 15 14 MA	-			,					21070	5			7				Alle A	
2.1 Florings	2	Superstructure	£	5 226 294	£	141 £	141	N/A	32 9%									
2 2 2 2 2 2 2 2 2 2		•	f ~	, ,						_			1 1		No.		000000	200 0
2.8 Board Friendless			£							•	Typical glazing ratio	30 /0					a distribution of	100000
2.4 Sear and Parties		• •								Kov E	Note				000			
2.5 Window well Claiman Doors C 314,050 C 38 C 10 NA 359 S 6 November Section			~	, ,						MEN T		27 542 #2		Lamba	rk Fluts		Residend	-/ ea /
2.6 Window and Cheminal Doors C 59,650 C 14 C 16 NA 339 4 Overlock And and Protrops C 50,500 C 14 C 18 NA 339 4 Overlock And and Protrops C 50,500 C 14 C NA 339 4 Overlock And			~							1			17	All Tones	D		9	
2.7 Internal Value and Pentross E				, ,						_				Sper-resillars A	Landmark Flats Issider Gulf Torraco	1000		
2.5 Internal Final Principles C										3			I//	Becireful andre		9	Destinated Ment	da .
Internal Philabha										4			3//			E	Bull to be	R Flats
3	2.8	Internal Doors	£	116,134	£	3 £	3	N/A	0.7%	_				Jown Square	() o) o) o) o) o)	Residential		
3.1 Valif Finisher													9/	to the last of the	1 1/2	Living	H	
1.2				•						7				Exittion Statesburys C Future Chandelprecini			Residential Wrood Block	
2		Wall Finishes	~	254,782	£	7 £				8	Basement	N/A		Market Hell/Cash	(School)	h Centre ///		
## Fittings, Furnishings and Equipment Fittings, Furnishings and Equipment Fittings, Furnishings and Equipment Fittings, Furnishings and Equipment Fittings, Furnishings and Equipment Fittings, Furnishings and Equipment Fittings, Furnishings and Units Fittings, Fu	3.2	Floor Finishes	£	302,984	£	8 £	8	N/A	1.9%	9	Apartments total	0 nr	-6	Retail/Makerspace with Upper Office	F2	F1	and the second	4
## Strings Furnishings and Equipment £ 181,045 £ 5 6 5 NA 1.1% 12 29 3 P NA	3.3	Ceiling Finishes	£	247,896	£	7 £	7	N/A	1.6%	10	Studio	N/A		apace and i stroy		1		The state of the s
## Strings Furnishings and Equipment £ 154,864 £ 5 6 5 NA 1.1% 12 23 3.9° NA NA NA NA NA NA NA N										11	1B 2P	N/A	-		2 Second Multistoney Car Park	11	G	
S	4	Fittings, Furnishings and Equipment	£	181,545	£	5 £	5	N/A	1.1%	12	2B 3P		/ Key Devel	opriest Hot	19	Besiden His	galfériace	
Sorvices E 2,086,016 E 6 N/A 13.4% 14 15.55 Samplar yterlation F 3,000 F 0 E 0 N/A 0.0% 15 Samplar storey (incl. CF) 2 in		g , g , i		•						13	2B 4P		/	7 0 00000	(F3 /9/ e	0	-	
5.13 Sanitary Installation	5	Services	£	2.086.015	£	56 £	56	N/A	13.1%	14					Companies And		-	
\$2.52.513 MEPH			f	, ,											00 0/ 1			
Life			_	,							· · · · · · · · · · · · · · · · · · ·		00		1 8			
8 BWC with services Inc			~											14				
Sub-ricated Buildings and Units						- 2		IN/A	0.070									
Professional Contraction External Services E	J. 14	DVVIC WITH SELVICES		IIIC						_								
Validation External Services E	•	Duefeloriested Duildings and Units								19	Boil-Off Balcoffles	IN/A						
Sub-Total	0	Pretabricated Buildings and Units				n/a												
Sub-Total		1000			0	_		N1/A	0.00/									
Project Summary Project Summary Project Summary Project Summary Project Summary Project Summary Summar	- /	Utilities connection + External Services	t	-	Ĺ	- t	-	N/A	0.0%									
Project Summary Project Summary Project Summary Project Summary Project Summary Project Summary Summar				44.00					-0 -0/									
9 Basement	8	Sub-Total 1	£	11,667,416	£	315 E	315	N/A	73.5%									
1										Proje	ct Summary							
10 External works	9	Basement																
11 10 10 11 10 10 11 10 10 11 10					Z.	- t	-	N/A	0.0%		•							
11 Sub-Total 2 E 11,667,416 E 315 E 314,32 N/A 73.5% Foundations					L	- £					Contamination			Single ply			UPVC Double glazed	
Not Construction	10	External works			£					2	Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
Not Construction	10	External works				- £	-	N/A		2	Contamination Major demolition	✓	23 24	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
Not Collistration	10 11		£	11,667,416		- £	-	N/A	0.0%	2	Contamination Major demolition	✓	23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
Main Contractor On-Costs	10 11		£	11,667,416		- £	-	N/A	0.0%	2	Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
Main Contractor On-Costs	10	Sub-Total 2	£	, ,	£	- £	314.82	N/A	73.5%	2 3	Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded Excluded
Main Contractor On-Costs	10 11 12	Sub-Total 2	£	, ,	£	- £	314.82	N/A	73.5%	2 3	Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded Excluded
13 Preliminaries 16.5% £ 1,925,124 £ 52 £ 52 N/A 12.1% 8 Basement Excluded 29 Stone Excluded 53 Excluded 54 Sensitaryware budget 54 Sensitaryware budget 55 Sensitaryware budget 56 Sensitaryware budget 57 Sensitaryware budget 58 Sensitaryware budget 59	10 11 12	Sub-Total 2	£	, ,	£	- £	314.82	N/A	73.5%	2 3 4 5	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
14 Design and Build Fees 4.0% £ 543,702 £ 15 £ 15 N/A 3.4% 15 OH&P 7.0% £ 989,537 £ 27 £ 27 N/A 6.2% Frame 16 Contingency 5.0% £ 756,289 £ 20 £ 20 N/A 4.8% 9 Steel frame Excluded 17 On-Costs Sub-Total £ 4,214,651 £ 114 £ 114 N/A 26,5% 117 Correte frame Excluded 18 Gress Construction to 1Q 2023 £ 15,832,067 £ 429 £ 429 N/A 100.0% Inflation Inflation	10 11 12	Sub-Total 2 Net Construction	£	, ,	£	- £	314.82	N/A	73.5%	2 3 4 5 6	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
15	11 12	Sub-Total 2 Net Construction Main Contractor On-Costs	£	11,667,416	£	- £	314.82 315	N/A N/A	73.5% 73.5%	2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude Exclude Exclude
16 Contingency 5.0% £ 756,289 £ 20 £ 20 N/A 4.8% 9 Steel frame Excluded Space frame / deck Excluded	11 12	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%		11,667,416 1,925,124	£	- £ 315 £ 315 £	314.82 315	N/A N/A N/A	73.5% 73.5%	2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude Exclude Exclude
10 Space frame / deck Excluded 17 On-Costs Sub-Total	11 12 13 14	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	11,667,416 1,925,124 543,702	£	- £ 315 £ 315 £	314.82 315 52 15	N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4%	2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
17 On-Costs Sub-Total E 4,214,651 E 114 E 114 N/A 26.5% B Gross Construction to 1Q 2023 E 15,882,067 E 429 E 429 N/A 100.0% Inflation Included I	11 12 13 14 15	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	11,667,416 1,925,124 543,702 989,537	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £	314.82 315 52 15 27	N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
17 On-Costs Sub-Total E 4,214,651 E 114 E 114 N/A 26.5% 18 Gross Construction to 1Q 2023 E 15,882,067 E 429 E 429 N/A 100.0% Upper Floors 19 Inflation 10 On-Costs Sub-Total Excluded 11 Traditional Excluded 12 Timber frame Excluded 13 Traditional Excluded 14 Concrete floors Excluded 15 - thickness 16 Metal decking form work 17 CLT Excluded 18 Angle supports Excluded 19 Angle supports Excluded 10 On-Costs Sub-Total Excluded 10 MoHR Excluded 50 Underfloor heating Excluded 51 MVHR Excluded 52 Cooling (to hotel) Excluded 53 Seff iner Excluded 54 Cooling (to hotel) Excluded 55 Underfloor heating Excluded 56 Underfloor heating Excluded 57 MVHR 58 Cooling (to hotel) Excluded 59 Hard landscaping Excluded 50 Onderfloor heating Excluded 50 Onderfloor heating Excluded 50 MoHR 50 Cooling (to hotel) Excluded 50 Cooling (to hotel) Excluded 50 Onderfloor heating Excluded 51 Onderfloor heating Excluded 52 Onderfloor heating Excluded 53 MoHR Concrete floors Excluded 54 Onderfloor heating Excluded 55 Underfloor heating Excluded 57 MVHR 50 Onderfloor heating Excluded 50 Onling (to hotel) Excluded 50 Onling (to hotel) Excluded 50 Onling (to hotel) Excluded 51 Onling (to hotel) Excluded 52 Cooling (to hotel) Excluded 53 Brick slips Excluded 54 Onling (to hotel) Excluded 55 Onling (to hotel) Excluded 56 Onling (to hotel) Excluded 57 MVHR 50 Onling (to hotel) Excluded 50 Onling (to hotel) Excluded 51 Onling (to hotel) Excluded 52 Onling (to hotel) Excluded 54 Onling (to hotel) Excluded 55 Onling (to hotel) Excluded 57 MVHR 60 Onling (to hotel) 60 Onling (to hotel) 61 On Onling (to hotel) 61 On Onling (to hotel) 62 Onling (to hotel) 63 Onling (to hotel) 64 On Onling (to hotel) 65 Onling (to hotel) 65 Onling (to hotel) 66 Onling (to hotel) 67 Onling (to hotel) 60 Onling (to hotel) 60 Onling (t	11 12 13 14 15	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	11,667,416 1,925,124 543,702 989,537	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £	314.82 315 52 15 27	N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude Exclude
18 Gross Construction to 1Q 2023 £ 15,882,067 £ 429 £ 429 N/A 100.0% Upper Floors 14 Concrete floors Excluded 15 - thickness varies 21 To 1Q 2023 Included 22 To start-on-site Excluded 23 To mid-point Excluded 24 Gross Construction Forecast Outturn E 15,882,067 £ 429 £ 429 N/A 100.0% 13 Traditional Excluded 14 Concrete floors Excluded 15 - thickness varies 16 Metal decking form work Excluded 17 CLT Excluded 18 Angle supports Excluded 40 Corbel to façade Excluded 41 Faceted window Excluded 42 Framing to slicing doors Excluded 43 Mast climbers Excluded 55 MVHR Cooling (to hotel) Excluded 56 Cooling (to hotel) Excluded 57 MVHR Cooling (to hotel) Excluded 58 Cooling (to hotel) Excluded 59 Hard landscaping Excluded 59 Gross Landscaping Excluded 60 Soft landscaping Excluded 61 Attenuation Excluded 62 Play equipment Excluded 63 Play equipment Excluded 64 Play equipment Excluded 65 Play equipment Excluded 66 Play equipment Excluded 67 Play equipment Excluded 68 Play equipment Excluded 69 Play equipment Excluded 60 Soft landscaping Excluded 60 Soft landscaping Excluded 60 Soft landscaping Excluded 61 Attenuation Excluded 60 Play equipment Excluded 61 Attenuation Excluded 62 Play equipment Excluded 63 Diversions Excluded 64 Header course Excluded 65 Diversions Excluded	11 12 13 14 15	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	11,667,416 1,925,124 543,702 989,537	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £	314.82 315 52 15 27	N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2%	2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude Exclude
## Seconstruction to 1Q 2023 ## 15,882,067 ## 429 #	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	11,667,416 1,925,124 543,702 989,537 756,289	£ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclude Exclude Exclude
Upper Floors Specific control of the control of	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	11,667,416 1,925,124 543,702 989,537 756,289	£ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude Exclude Exclude
Inflation Inflation Included Incl	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclude Exclude Exclude
Inflation 15 - thickness varies 38 Brick slips Excluded 59 Hard landscaping Excluded 21 To 1Q 2023 Included 16 Metal decking form work Excluded 39 Banding to façade Excluded 60 Soft landscaping Excluded 22 To start-on-site Excluded 40 Corbel to façade Excluded 61 Attenuation Excluded 23 To mid-point Excluded 41 Faceted window Excluded 42 Brick slips at curved area Excluded 42 Brick slips at curved area Excluded 43 Framing to sliding doors Excluded 44 Header course Excluded 59 Hard landscaping Excluded 60 Soft landscaping Excluded 60 Soft landscaping Excluded 61 Attenuation Excluded 62 Play equipment Excluded 62 Play equipment Excluded 63 Diversions Excluded 64 Framing to sliding doors Excluded 65 Diversions Excluded 66 Diversions Excluded 67 Play equipment Excluded 68 Diversions Excluded 69 D	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclude Exclude v Exclude
Inflation 15 - thickness varies 38 Brick slips Excluded 59 Hard landscaping Excluded 21 To 1Q 2023 Included 16 Metal decking form work Excluded 39 Banding to façade Excluded 60 Soft landscaping Excluded 22 To start-on-site Excluded 40 Corbel to façade Excluded 61 Attenuation Excluded 23 To mid-point Excluded 41 Faceted window Excluded 42 Brick slips at curved area Excluded 42 Brick slips at curved area Excluded 43 Framing to sliding doors Excluded 44 Header course Excluded 59 Hard landscaping Excluded 60 Soft landscaping Excluded 60 Soft landscaping Excluded 61 Attenuation Excluded 62 Play equipment Excluded 62 Play equipment Excluded 63 Diversions Excluded 64 Framing to sliding doors Excluded 65 Diversions Excluded 66 Diversions Excluded 67 Play equipment Excluded 68 Diversions Excluded 69 D	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude Exclude Exclude Exclude
To 1Q 2023 Included Inclu	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude Exclude Exclude Exclude
To start-on-site Excluded To mid-point Exclu	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
To mid-point Excluded Excluded 18 Angle supports Excluded 19 - every floor Excluded 20 Framing to sliding doors 21 - every third floor 22 Excluded 23 To mid-point Excluded 24 Brick slips at curved area Excluded 25 Excluded 26 Play equipment Excluded 27 Excluded 28 Framing to sliding doors 29 Excluded 20 - every second floor 21 - every third floor 22 Excluded 23 Framing to sliding doors 24 Header course 25 Excluded 26 Play equipment 26 Excluded 27 Excluded 28 Excluded 29 Excluded 20 - every second floor 20 - every third floor 20 - every third floor 21 - every third floor 22 Excluded 23 Framing to sliding doors 24 Header course 25 Excluded 26 Diversions 27 Excluded 28 Excluded 29 Excluded 20 - every third floor 20 - every third floor 20 - every third floor 21 - every third floor 22 Excluded 23 Excluded 35 Excluded 36 Diversions 36 Excluded 37 Excluded 38 Excluded 39 Excluded 40 Excluded 41 Faceted window 42 Brick slips at curved area 43 Excluded 44 Header course 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 40 Excluded 40 Excluded 41 Excluded 42 Excluded 43 Excluded 44 Excluded 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 40 Excluded 40 Excluded 40 Excluded 41 Excluded 42 Excluded 43 Excluded 44 Excluded 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 40 Excluded 40 Excluded 40 Excluded 40 Excluded 40 Excluded 41 Excluded 42 Excluded 43 Excluded 44 Excluded 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 41 Excluded 42 Excluded 43 Excluded 44 Excluded 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 41 Excluded 42 Excluded 43 Excluded 44 Excluded 45 Excluded 46 Excluded 47 Excluded 48 Excluded 49 Excluded 40 Excluded 41 Excluded 42 Excluded 4	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
Gross Construction Forecast Outturn £ 15,882,067 £ 429 £ 429 £ 429 K 429 £ 429 £ 429 £ 429 K 429	11 12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067	£	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
Gross Construction Forecast Outturn £ 15,882,067 £ 429 £ 429 £ 429 K 429 £ 429 £ 429 £ 429 K 429	11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067	£ £ £ £ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
Gross Construction Forecast Outturn £ 15,882,067 £ 429 £ 429 N/A 100.0% 20 - every second floor	11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067 Included Excluded	£ £ £ £ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude
21 - every third floor Excluded 44 Header course Excluded 63 Diversions Excluded	11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067 Included Excluded	£ £ £ £ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20	N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	9 10 11 12 13 14 15 16 17 18	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exclude
	11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067 Included Excluded Excluded Excluded	£ £ £ £ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20 114 429	N/A N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	9 10 11 12 13 14 15 16 17 18	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
	11 12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£	11,667,416 1,925,124 543,702 989,537 756,289 4,214,651 15,882,067 Included Excluded Excluded Excluded	£ £ £ £ £	- £ 315 £ 315 £ 52 £ 15 £ 27 £ 20 £	314.82 315 52 15 27 20 114 429	N/A N/A N/A N/A N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	9 10 11 12 13 14 15 16 17 18 19 20	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded



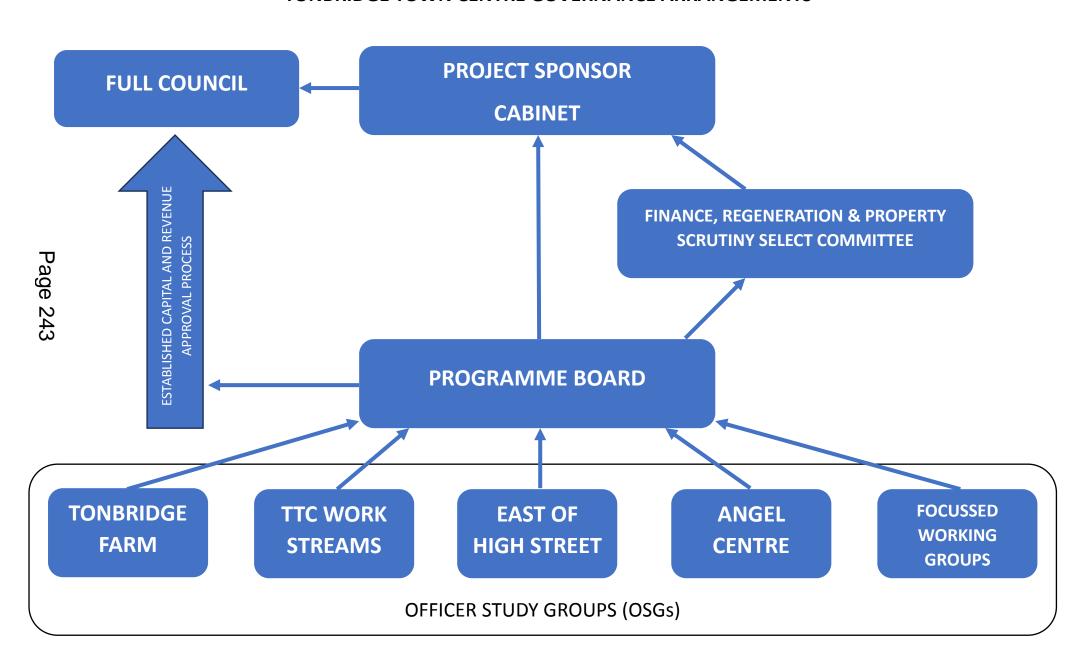
Public Realm and Podium Car Park

JER (OF COST			Total	£/G	IA ft2	£ / NIA ft2	£	/ space	%
1	Public Realm External Works	£	£	4,278,800	£	26	N/A	£	17,115	31.1%
2	Site Drainage	£	£	601,260	£	4	N/A	£	2,405	4.4%
3	Attenuation	£	c	1,503,150	c	0	N/A	£	6,013	10.9%
4	Podium - Public realm Only	£	£	3,514,800	£	22	N/A	£	14,059	25.6%
5	Tidying up Medway River Banks - PS	£	£	200,000	£	1	N/A	£	800	1.5%
6	Sub-Total 1	£	ξ	10,098,010	£	62	N/A	£	40,392	73.5
7	Net Construction	£	3	10,098,010	£	62	N/A	£	40,392	73.5
	Main Contractor On-Costs									
8		6.5% £		1,666,172		-	N/A	£	6,665	12.19
9 10	0	4.0% £		470,567 856,432		3	N/A	£	1,882 3,426	3.4 ⁹ 6.2 ⁹
11		5.0% £		654,559		4	IN/A	£	2,618	4.8
12	On-Costs Sub-Total	£	3	3,647,730	£	22	N/A	£	14,591	26.5°
13	Gross Construction to 1Q 2023	£	3	13,745,740	£	84	N/A	£	54,983	100.0
	Inflation									
14	To 1Q 2023			Included						
15	To start-on-site To mid-point			Excluded Excluded						
16	TO ITIO-DOIDI			Excluded						
16	To this point									

1	encies		Image					
_	Site usage	100%	- A- A-					
2	GEA : GIA	N/A						. /- 1
3	NIA : GIA	N/A	4		A B			
4	NIA: GIA (exc. Non-resi)	N/A	1337				13/2/4/11/2/2/	
5	Average unit NIA	N/A					A PAR DE	/ /
6	External wall : GIA ratio	N/A	8/1		1			
7	Typical glazing ratio	N/A	1/1/2		000	V.		Meg San
				Sites		1	O CONTRACTOR OF COLUMN	POTONS TO S
(ey D								1/00
1	Site area	163,505 ft2		Landre	ers Flats	2	Henddorful High To Recht Flets	
2	Gross external area			S Retail Poper - Hest - Hets A	Landmark Hats	Sand		
3	GF footprint	N/A	77	B Brailer fill I and	Reside Total Terrace			
4	Overall GIA	163,505 ft2	V //	Houses Muschettes		E	Book Built To Re	of Rets
5	Net internal area	N/A						
6	Residential NIA	N/A	1	O CHANGE TOWN SQUARE		Renatiernia Livini	Н	
7	Non-residential NIA	N/A	. A.	Saintein Sainteinys /	6 3		Residential Misse	
8	Basement	N/A	7 / /	Fature Development	A SERVICE		Block	
9	Apartments total	N/A	//05	Market Hall/Conft Retail/Makerupace	in the German	E 1	B. S.	
10	Studio	N/A	-	with Upper Office Space and Flats	← F2 4		South Co.	· in
11	1B 2P	N/A			2 Stoney Multidorey	0.	G	
12	2B 3P	N/A	19		Carlak /	Residen	tial Terrace	
13	2B 4P	N/A	Key Deve	opment Mot	/F3	9		
14	3B 5P	N/A	r.		Residential Flats		de a co	
15	Car Parking Spaces	250 nr	_		- 60			
16	Highest storeys (incl. GF)	N/A	100 G	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	0			
17	Cores	N/A	THE REAL PROPERTY.	1,4				lm
18	External Wall	N/A						
19	Balconies	N/A						
20	Bolt-On Balconies	N/A						
	Dadium and							
	Podium area							
roje	et Summary			Poof			Glazing	
	et Summary Facilitating	Evoluded	22	Roof	Evoluded	15	Glazing	Evolude
1	et Summary Facilitating Contamination	Excluded	22	Terrace	Excluded	45	UPVC Double glazed	
1 2	ct Summary Facilitating Contamination Major demolition	Excluded	23	Terrace Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded Excluded
1	et Summary Facilitating Contamination		23 24	Terrace Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
1 2	ct Summary Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46	UPVC Double glazed Triple glazed	Excluded Excluded
1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Terrace Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	
1 2 3	Foundations Strip and pad	Excluded Excluded	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded Excluded
1 2 3 4 5	Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded Excluded	23 24 25 26	Terrace Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
1 2 3	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Terrace Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded Excluded
1 2 3 4 5 6 7	Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded Excluded
1 2 3 4 5	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded
1 2 3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
1 2 3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded
1 2 3 4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded
1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17	Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded

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TONBRIDGE TOWN CENTRE GOVERNANCE ARRANGEMENTS



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TONBRIDGE & MALLING BOROUGH COUNCIL

FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE

12 March 2024

Report of the Interim Chief Executive

Part 1- Public

Matters for Information

1 CORPORATE KEY PERFORMANCE INDICATORS

This report provides data on Key Performance Indicators (KPIs) that are aligned to the Corporate Strategy 2023-2027 and monitored on a quarterly or annual basis. The data provided in this report relates to the period up to the end of December 2023.

1.1 Overview of KPIs

- 1.1.1 The aligned KPIs are provided in **Appendix 1**, with the data for October-December 2023 representing the most up-to-date available statistics in most instances. However, due to the lag in some statistics and the very tight turnaround in this quarter, the previous quarter does still represent the most up to date figures.
- 1.1.2 There are some quarterly **trends** that can be identified and highlighted in this report. These include:
 - **016 and 017:** Both Salary and Income Monitoring Data have moved in a positive direction this quarter.
 - **018:** Council Tax collection rates are at 83.95% compared to 84.03% at the same time last year.
 - **019:** NNDR collection rates are lower than last year (84.1% compared to 87.4% last year), **however** this has been impacted by Panattoni Park Aylesford.
 - 043: Figures have now come out to show resilience in the local economy, with more business births than deaths in Tonbridge and Malling during 2022.
 - **044:** Town centre vacancy levels of 6.48% (Aug 2023) compares favourably with the national figure (13.8% in Oct-Dec 2022).
 - **045:** The unemployment rate has remained at 2.20%.
 - **046:** Occupation of our 27 commercial properties remains at 100%

1.2 Benchmarking

- 1.2.1 Benchmarking data has started to be introduced for a number of the Corporate KPIs in this round of reporting and as such there are columns in Appendix 1 which now show comparators in order to give greater context to our performance as a Council. This is still a work in progress and whilst some KPIs will not be able to be benchmarked in a meaningful way, the aim is to work towards a situation where the majority of KPIs do have a benchmark, using statistics from LG Inform Plus (a data portal) to help fill the gaps.
- 1.2.2 It should also be noted that the Office for Local Government (Oflog) has recently launched a new online tool to bring together a selection of existing metrics across a number of service areas that are available at different levels of local authority https://oflog.data.gov.uk/. The aim of this new tool is to provide accessible data and analysis about the performance of local government, and to support its improvement. This tool is a work in progress and will expand to incorporate further service areas in time, but at present, from the Council's perspective, the most helpful data relates to Corporate and Finance, Waste and Planning.
- 1.2.3 The data from this tool, does provide useful information, but it is worth noting that at this stage the data relates to the period 2020-22, and as such it is quite out of date in comparison to much of the data being collected by the Council through our own performance management. However, when used alongside other data it does help to provide a snapshot in time. For example:

Corporate and Finance: during 2021-22, data includes:

- Both Council Tax and NNDR Collection Rates were well above the median for England, and above our CIPFA Nearest Neighbours.
- Total Debt as a % of core spending power 0% (Median for England is 457.5%, and 188.5% for our CIPFA Nearest Neighbours)
- Debt servicing as a % of core spending power 0% (Median for England is 10.2%, and 3.4% for our CIPFA Nearest Neighbours)
- Total core spending power per dwelling £297.68 (this is around £50 higher than both the Median for England and our CIPFA Nearest Neighbours).

1.3 Legal Implications

1.3.1 The matters set out in this briefing note are considered routine or uncontroversial and a legal opinion has not been sought.

1.4 Financial and Value for Money Considerations

1.4.1 The Corporate Key Performance Indicators are administered, analysed and reported in-house.

1.5 Risk Assessment

1.5.1 Performance Management is identified in the Strategic Risk Register and currently assessed as a medium risk with a positive direction of travel. Within the register it is highlighted that without an effective performance management framework in place, the authority will not be able to understand any required improvements or achieve value for money.

1.6 Policy Considerations

1.6.1 The Corporate Key Performance Indicators are aligned to the Corporate Strategy 2023-2027, and aim to provide data and analysis about the performance of the authority and support its improvement.

Background papers:

Nil

contact: Jeremy Whittaker, Strategic Economic Regeneration Manager

Adrian Stanfield
Interim Chief Executive



Appendix 1 – KPIs October-December 2023

					BASI	ELINE				2023/	24		Target/			BENC	HMAR	(ING		
CS Priority Action	Ref. No.	Aligned KPI	Lead	Value	Date	Frequency	Source	SSC	Apr-Jun	Jul-Sept	Oct- Dec	Jan- Mar	Aspiration 2023/24	TREND	Data Assurance	Value	Date	Compa rator	Source	Explanatory Comments
	016	Salary Monitoring data (£)	PW	£106,150 below profile budget	Jan-Mar 2023	Quarterly	Financial Ledger System	FRPSSC	£34,200 below profile	£59,700 below profile	£115,100 below revised profile.		To profile	1	Yes				N/A	
	017	Income Monitoring data (£)	PW	£65,409 over profile budget	Jan-Mar 2023	Quarterly	Financial Ledger System	FRPSSC	£128,739 below profile	£361,298 below profile	£85,959 above revised profile.		To profile	1	Yes				N/A	
Further move the borough	018	Council Tax collection (%) - cumulative	GP	98.40%	2022/23	Quarterly	Revenues System	FRPSSC	27.63%	55.63%	83.95%		98.50%	÷	Yes	97.20%	2022/2	Shire District S	gov.uk	Was 84.03% in 2022/23 at this point in the year.
council coforward so coits services are delivered coinnovatively and in the most cost- effective and efficient way.	019	NNDR collection (%) - cumulative	GР	99.40%	2022/23	Quarterly	Revenues System	FRPSSC	30.52%	57.95%	84.1%		99.50%	\	Yes	97.50%	2022/2 3	Shire District S	gov.uk	Was 87.38% in 2022/23 at this point in the year. Business Rates is quite volatile this year due to the large development at Panattoni Park Aylesford. When the new assessments are brought into the rating list, this will have a negative effect on collection but should even out by the end of the financial year.
	020	Sales ledger - outstanding debt (£)	PW	£786,627.8 0	Jan-Mar 2023	Quarterly	Financial Ledger System	FRPSSC	£535,813	£811,131	£898,560		Below £800,000	4					N/A	

											10.									
CS Priority Action	Ref.	Aligned KPI	Lead	Value	Date	Frequency	Source			2023/	724	Jan-	Target/ Aspiration		Data		BENCHIV	Compa		Explanatory
Deliver a range of measures to help our local economy bounce back.	042	Number of economic projects delivered through the UKSPF and REPF	JW	0	Jan-Mar 2023	Quarterly	DLUHC	FRPSSC	Apr-Jun N/A	Jul-Sept 0	Oct-Dec 0	Mar	11 (cumulative by March 2024)	→	Yes	Value	Date	rator	N/A	All 11 projects as part of the UKSPF/REPF programme are well underway with a many close to completion as of December 2023. Whilst counted as 0 at present, it is estimated that all bar one will be completed by end of the financial year (with the remainder carried forward into 2024/25).
Deliver a	043	Ratio of enterprise births to deaths	JW	0.97	2021	Annually	Kent Analytics/ KCC	FRPSSC	N/A	N/A	1.02		Greater than 1	↑	Yes	0.96	2022	Kent and Medway	Kent Analytics	Only 3 areas of Kent saw births outstrip deaths in 2022 - Canterbury, Thanet and T&M. Sevenoaks scored 0.93 and TW 0.87
measures to help our local economy bounce	044	Town Centre Vacancy Levels (%)	JW	7.82%	Jul-22	Annually	TMBC Town Centres Survey	FRPSSC	N/A	6.48%	N/A		Less than 7%	1	Yes	13.80%	Oct- Dec 2022	Nation al	British Retail Consorti um	Annual survey in August 2023 – much lower than the national average.
back.	045	Unemployme nt rate (%)	JW	2.10%	Jan-Mar 2023	Quarterly	NOMIS LA Profile	FRPSSC	2.10%	2.20%	2.20%		Under 2%	÷	Yes	3.40%	Nov-23	Kent	NOMIS (LA Profile)	Figure for Kent 3.4%, Sevenoaks 2.1% and Tunbridge Wells 2.3%.
Identify ways we	046	% Occupation of rental properties	SE	96%	Jan-Mar 2023	Quarterly	Property Database	FRPSSC	100%	100%	100%		100%	→					N/A	Consists of retail and office units let on commercial terms - 27 properties in total
could use our land and other assets better, especially in Tonbridge Town Centre.	047	Total income generated from property rentals (£)	SE	£349,000	2021/22	Annually	Integra	FRPSSC	N/A	N/A	N/A		£380,000		Yes	£356,500	2022/2	-	TMBC Accounts (2022/23)	Only viable benchmark is to compare with previous years.
	048	Progress made on Tonbridge Town Centre Regeneration Plans.	SE	Approval to proceed with Phase 2	Jul-22	Quarterly	Project Manage ment	FRPSSC	Options analysis work	Reports being drafted.	Finalising Phase 2 work.		Progress to detailed site proposals.	→	Yes				N/A	Phase 2 to be reported to Members in February 2024.

	BASELINE				2023/24								BENCHMARKING							
CS Priority Action	Ref. No.	Aligned KPI	Lead	Value	Date	Frequency	Source	SSC	Apr-Jun	Jul-Sept	Oct-Dec	Jan- Mar	Target/ Aspiration 2023/24	TREND	Data Assurance	Value	Date	Compa rator	Source	Explanatory Comments
	049	Total income generated by Tonbridge Castle (£)	LM	£79,100	2022/23	Annually	Integra	FRPSSC	N/A	N/A	N/A		£85,000	↑	Yes	£79,100	2022/2	ТМВС	TMBC Accounts (Previous Year)	
Develop proposals to raise the profile of	050	Leisure Centres - overall income (% to profile)	SG	117%	Jan-Mar 2023	Quarterly	TMLT Manage ment System	FRPSSC	N/A	107.3%	N/A		Over 100%	1		ТВС	ТВС	ТВС	TMLT/Sp ort England	Although expenditure is above profile, this is
Tonbridge Castle and all council assets.	051	Leisure Centres - overall expenditure (% to profile)	SG	110%	Jan-Mar 2023	Quarterly	TMLT Manage ment System	FRPSSC	N/A	101.6%	N/A		Under 100%	\		ТВС	ТВС	ТВС	TMLT/Sp ort England	more than covered by income.
10	052	Total income from council run/supported events	SG	£39,244	2022/23	Annually	Integra	FRPSSC	N/A	N/A	N/A		£50,600		Yes	TBC	ТВС	ТВС	TMBC Accounts (Previous Year)	
Strengthen our links with	053	External funding spent (UKSPF/REPF) on economic initiatives (£) - cumulative	JW	£73,594	2022/23	Annually	Integra	FRPSSC	N/A	£149,841	N/A		£331,000	÷	Yes				N/A	.Still on course to spend budget – detail will be provided from end of year return.
strategic partners and funding bodies.	054	No of economic projects jointly delivered with strategic partners.	JW	13	2022/23	Annually	Annual Economic Strategy Action Plan	FRPSSC	N/A	N/A	N/A		15		Yes				N/A	

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FINANCE, REGENERATION AND PROPERTY SCRUTINY SELECT COMMITTEE - UPCOMING MATTERS

2024

C=Council; CAB = Cabinet; DEL = Delegated to Committee; INFO = matters for information. Cabinet are responsible for ALL Key Decisions (KD). Some Non-Key Decisions (NKD) can be taken by Cabinet Members outside of the meeting.

DECISION (TITLE)	DESCRIPTION	C/CAB/ DEL/INFO	KD/NKD	CAB MEMBER DN Y/N	PART 1 OR 2	MEETING DATE	OFFICER IN PERSON ATTENDANCE Y/N
Tonbridge Town Centre Asset Review Phase 2 Report		CAB	NKD	N		12 March 2024	
Key Performance Indicators	Standing item	Info					
ork Programme	Standing item	Info				-	
Conomic Development Prategy Action Plan 2023/24		CAB	NKD	Y		28 May 2024	
ပ် သ							
Key Performance Indicators	Standing item	Info				-	
Work Programme	Standing item	Info					
						23 July 2024	
						1	C
Key Performance Indicators	Standing Item	Info				<u>-</u>	
Work Programme	Standing item	Info					
						17 September 2024	
Key Performance Indicators	Standing item	Info				-	
Work Programme	Standing item	Info					

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DECISION (TITLE)	DESCRIPTION	C/CAB/ DEL/INFO	KD/NKD	CAB MEMBER DN Y/N	PART 1 OR 2	MEETING DATE	OFFICER IN PERSON ATTENDANCE Y/N
						12 November 2024	
Key Performance Indicators	Standing item	Info					
Work Programme	Standing item	Info					

Agenda Item 10

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT INFORMATION



Agenda Item 11

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A of the Local Government Act 1972.

Document is Restricted



Agenda Item 12

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

