

#### **Tonbridge Town Centre Redevelopment - Phase 2**

#### **Order of Cost Estimate - Option 1**

on behalf of



#### **Mace Developments**

Costs current at Q1 2023

Issue Date: 29 June 2023

Revision: 3

Project Nr:

Prepared by: Lawrence Evans

Reviewed: Shaun Walshe

Signed: Isaac Bankah

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Order of Cost Estimate Summary - Overall

	F COST		Total	£ / GIA ft2	£/I	NIA ft2	£/u	nit %	Eff	iciencies		Image				
										1 Site usage	49%	Name of the last o			A AND AND A STATE OF THE ADDRESS OF	
)	Facilitating Works	£	1,530,000							2 GEA : GIA	N/A	THE RESERVE TO SERVE				
										NIA : GIA	43%				and the last	4 /
1	Substructure	£	12,512,625	£ 2	1 £	28	£ 2	9,441 8		4 NIA : GIA (exc. Non-resi)	77%					- 4
				_						5 Average unit NIA	617 ft2					7
	Superstructure	£	42,880,030		1 £	95				6 External wall : GIA ratio	0.65 40%	nan hude		-		
2.1	Frame Upper floors	£	4,823,250 5,308,730		8 £ 9 £	11 12			1% 4%	7 Typical glazing ratio	40%			-		The same of
	Roof	£	5,308,730		9 £	12				y Data	_				1	THE STATE OF THE S
2.3	Stairs and Ramps	£	812,600		9 £ 1 £	2			5% <b>K</b> a	1 Site area	310,789 ft2	States / = //	D			Security Salarity and Community Security Securit
	External Walls	£	16,489,061		7 £	37				2 Gross external area	N/A	Trans Mention	Balantel Angel Corps			141
2.6	Windows and External Doors	£	4,688,299		8 £	10				3 GF footprint	153,096 ft2				Andrew .	
2.7	Internal Walls and Partitions	£	4,709,448		8 £	10				4 Overall GIA	603,774 ft2		3.	/ :		
	Internal Doors	£	640,867		1 £	1				5 Net internal area	449,397 ft2	See Spart			Extension of the Contract	
								,,,,,		6 Residential NIA	262,265 ft2					
3	Internal Finishes	£	3,629,261	£	6 £	8	£	8,539 2	.3%	7 Non-residential	187,132 ft2	(1)	100		E H	
3.1	Wall Finishes	£	562,326	£	1 £	1	£	1,323 0	4%	B Basement	75,779 m2				H	
3.2	Floor Finishes	£	1,849,230	£	3 £	4	£	4,351 1	2%	9 Apartments total	425 nr	OF FOOTbase NO		***		
3.3	Ceiling Finishes	£	1,217,706	£	2 £	3	£	2,865 0		0 Studio	0 nr	C2	AAI	1 .		
										1 1B 2P	124 nr		// F	110		1
4	Fittings, Furnishings and Equipment	£	575,860	£	1 £	1	£	1,355 0		2 2B 4P	178 nr		=//	-1	G	
										3 3B 5P	46 nr		Gerban.			7
	Services	£	13,750,622		3 £	31				4 4B 6P	7 nr		/	11 1		
	Sanitary Installation	£	86,000		£ 0	0				5 Hotel Rooms	70 nr					
	MEPH	£	12,548,622		1 £	28				6 Highest storeys (incl. GF)	6 nr					
	Lifts	£	1,116,000	£	2 £	2	£	2,626 0		7 Car Parking spaces	290 nr	111				
14	BWIC with services		incl							8 External Wall	N/A	1'		9		THE REAL PROPERTY AND ADDRESS OF THE PERTY
										9 Balconies	72.7%					
i	Utilities connection + External Services	£	1,487,500	£	2 £	3	£	3,500 1	0% 2	0 Bolt-On Balconies	309 nr					
7	Residential/Hotel/Office Fitout	£	22 700 007		0 0			2 024	7%							
′	Residential/Hotel/Office Fitout	ž.	22,788,987	£ 3	£ 8	51	£	3,621 14	170							
	External works (Surface Car Park +															
8	External works (Surface Car Park + Public Realm)	£	5,650,145	£	9 £	13	£ 1	3,294 3	.7%							
8	External works (Surface Car Park + Public Realm)	£	5,650,145	£	9 £	13	£ 1	3,294 3		piect Summary						
9		£	5,650,145 8,863,000		9 £ 5 £	<b>13</b>				oject Summary Facilitating		Roof			Glazing	
	Public Realm)								7%		Excluded	Roof 22 Single ply	<b>√</b>	45	Glazing UPVC Double glazed	E
	Public Realm)  Multi-Storey Car Park		8,863,000	£ 1	5 £	20	£ 3	0,562 5	Pro 7%	Facilitating 1 Contamination	Excluded		✓ Excluded	45 46	UPVC Double glazed	
	Public Realm)			£ 1			£ 3	0,562 5	7%	Facilitating 1 Contamination		22 Single ply				
	Public Realm)  Multi-Storey Car Park		8,863,000	£ 1	5 £	20	£ 3	0,562 5	7%	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46 47	UPVC Double glazed Triple glazed	E
	Public Realm)  Multi-Storey Car Park		8,863,000	£ 1	5 £	20	£ 3	0,562 5	7%	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	E
0	Public Realm)  Multi-Storey Car Park  Net Construction	£	8,863,000	£ 18	5 £	20	£ 26	7,454 73	7% 5%	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	E
9	Public Realm)  Multi-Storey Car Park  Net Construction  Main Contractor On-Costs	£	8,863,000 113,668,029	£ 18	5 £	20 <b>253</b>	£ 36	7,454 73 4,130 12	7% 5%	Facilitating  1 Contamination  2 Major demolition  3 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	E E
1 2 3	Multi-Storey Car Park           Net Construction           Main Contractor On-Costs           Preliminaries         16.5%           Design & Build Fees         4.0%           OH&P         7.0%	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413	£ 18	5 £ 8 £ 1 £ 9 £ 6 £	20 253 42 12 21	£ 26	7,454 73 4,130 12 2,463 3 2,683 6	7% 5% 1% 4% 2%	Facilitating Contamination Major demolition Specialist groundworks Foundations 4 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	E
1 2 3	Public Realm)  Multi-Storey Car Park  Net Construction  Main Contractor On-Costs  Preliminaries 16.5% Design & Build Fees 4.0%	£	8,863,000 113,668,029 18,755,225 5,296,930	£ 18	5 £ 8 <b>£</b> 1 £ 9 £	20 <b>253</b> 42 12	£ 26	7,454 73 4,130 12 2,463 3 2,683 6	7% 5% 1% 4% 2% 8%	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  Strip and pad  Foundations  Refines: CFA  Refines: CFA  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	E
1 2 3 4	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%	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030	£ 18  £ 3 £ 9 £ 11 £ 11	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4	Pro 7% 1% 4% 2% 8%	Facilitating Contamination Major demolition Specialist groundworks Foundations 4 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	E
1 2 3 4	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	£	8,863,000 113,663,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26	Pro 7% 5% 1% 4% 2% 8% 5%	Facilitating Contamination Major demolition Specialist groundworks Foundations 4 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 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	E
1 2 3 4	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%	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4	Pro 7% 5% 5% 5% 0%	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  Strip and pad  Piling; CFA  Raft  Ground slab  Basement  Frame	Excluded  Excluded  Fxcluded  V  V	22         Single ply           23         Pitched           24         Brown           25         Green           Blue         27           Landscaped         Stairs           28         Feature entrance           29         Stone           30         Timber           31         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	E E
1 2 3 3 4 4 5 5	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	£	18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26	Pro 7% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5% 5%	Facilitating Contamination Major demolition Specialist groundworks Foundations 4 Strip and pad 5 Piling; CFA 6 Raft Ground slab Basement Frame 9 Steel frame	Excluded  Excluded  Excluded  V  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 - sanitaryware budget	E
1 1 2 2 3 3 4 4	Public Realm   Multi-Storey Car Park	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26	Pro 7% 5% 1% 4% 2% 8% 5% 0% 11	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 Strip and pad  Piling; CFA  Raft  Ground slab  Basement  Frame  9 Steel frame  0 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	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 in the budget Master in the budget Sanitaryware budget MEPH	E
0 0 1 1 2 2 3 3 4 4 5	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	£	18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26	Pro	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  Strip and pad  Foundations  Raft  Ground slab  Basement  Frame  Stel frame  Space frame / deck  Concrete frame	Excluded  Excluded  Excluded  Final 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	E
22334	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	Pro	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 Strip and pad  5 Piling; CFA  Raft  Ground slab  Basement  Frame  Steel frame  Steel frame  Timber frame  Timber frame	Excluded  Excluded  Y  Excluded  Y  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	!
	Public Realm   Multi-Storey Car Park	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	Pro	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  Strip and pad  Foundations  Raft  Ground slab  Basement  Frame  Stel frame  Space frame / deck  Concrete frame	Excluded  Excluded  Excluded  Final 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	i i
	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	Pro	Facilitating Contamination Major demolition Specialist groundworks Foundations Basement Frame Steel frame Steel 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	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	i i
33	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7% 5% 1% 4% 2% 8% 5% 0% 11 11 10% 11	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 Strip and pad  Piling; CFA  Raft  Ground slab  Basement  Frame  Steel frame  Space frame / deck  Concrete frame  Traditional  Upper Floors	Excluded  Excluded  V  Excluded  V  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	22   Single ply	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)	i i
	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7%  1% 4% 4% 8% 11 11 11 10 10 11 11 11 11 11 11 11 11	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  Strip and pad  Pilling; CFA  Raft  Ground slab  Basement  Frame  Space frame  Concrete frame  Traditional  Upper Floors  Concrete floors	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           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 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	
33	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7% 5% 1% 4% 2% 8% 5% 0% 1 1 1 1 1 1 1 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Specialist groundworks Foundations Foundations Found slab Raft Ground slab Basement Frame Steel frame Steel frame Timber frame Timber frame Timber frame Timber frame Upper Floors Concrete floors Tocrete floors Tinkoness	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           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	
	Public Realm)  Multi-Storey Car Park  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%  Design & Build Fees 4.0%  CONBER 7.0%  Construction Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023  Professional Fee Allowance Development Contingency  Development Contingency  Development Costs  Substation Works  Public Realm and Community Landscaping	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7%  1% 4% 4% 0% 11 11 11 11 11	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 Strip and pad  Paining; CFA  Raft  Ground slab  Basement  Frame  Steel frame  Space frame / deck  Concrete frame  Traditional  Upper Floors  4 Concrete floors  - thickness  Metal decking form work	Excluded  Excluded  Y  Excluded  Y  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 Soft landscaping	
1 22 33 44 4 5 7 33 7	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded Excluded	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7% 5% 1% 4% 4% 5% 0% 1 1 1 1 1 1 1 1 1 1	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 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	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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation	
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9 1 1 2 3 3 4 4 5 6 6 7 8	Public Realm)  Multi-Storey Car Park  Net Construction  Main Contractor On-Costs  Preliminaries 16.5% Design & Build Fees 4.0% CONSTRUCTION  CONSTRUCTION  On-Costs Sub-Total  Gross Construction to 1Q 2023  Professional Fee Allowance Development Contingency  Development Contingency  Development Costs  Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	£	8,863,000 113,669,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,723,627 Excluded Excluded incl	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	7%  1% 4% 4% 8% 10% 11 11 11 11 11 11 11 11 11 11 11 11 11	Facilitating  Contamination  Major demolition  Specialist groundworks  Foundations  4 Strip and pad  Piling; CFA  Raft  Ground slab  Basement  Frame  Steel frame  Space frame / deck  Concrete frame  Traditional  Upper Floors  4 Concrete floors  - thickness  Metal decking form work  CLT  Angle supports  9 Angle supports  9 - every floor	Excluded  Excluded  Y  Excluded  Y  Excluded  Y  Varies  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 Play equipment	E
9 110 111 112 113 114 115 116 117 118 119 119 119 119 119 119 119 119 119	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	£	8,863,000 113,668,029 18,755,225 5,296,930 9,640,413 7,368,030 41,060,598 154,728,627 Excluded Excluded incl	£ 18  £ 38  £ 18  £ 1 17  £ 1 17  £ 1 17  £ 1 18	5 £ 8 <b>£</b> 1 £ 9 £ 6 £ 2 £	20 253 42 12 21 16	£ 26 £ 26 £ 1 £ 1 £ 2 £ 1	0,562 5 7,454 73 4,130 12 2,463 3 2,683 6 7,337 4 6,613 26 4,067 100	Pro	Facilitating Contamination Major demolition Specialist groundworks Foundations Specialist groundworks Foundations Foundations Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Timber	Excluded  Excluded  Fixely  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 Play equipment  Utilities	E E



#### **Basis / Assumptions**

Jar Rates are based on 12 (2023.  White Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5%  Jar Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5%  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for a cafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the Leisure centre  Jar Na allowance has been made for acafe to the later acafe to the full following the surface acafe park  Jar Na allowance has been made for acafe to the full fall fall fall fall fall fall fall		
at 5% 3 No allowance has been made for a café to the Leisure centre 3 No allowance has been made for a café to the Leisure centre 3 No allowance has been made for a café to the Leisure centre 3 No allowance has been made for a café to the Leisure centre 3 No allowance has been made for a café to the Leisure centre 3 This estimate is based on 355 residential units and 70 Hotel Units 3 No allowance has been made for balconies to the hotel 4 Vililières 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 for hotelors with the respective tenures 4 Main interpretation or main bedroom of all units excluding social rent where there are none. 5 All liths are 8-person 6 All liths are 8-person 7 External Wall through wall construction Build up as brick 6 Untain walling is assumed to 60% of external wall to ground floor retail areas. 6 External Wall area calculation for residential is based on W.F. ratio of 0.65 7 Residential - Floor to culling height of 2.5m 8 MVHR to all units excluding any Nox filter requirements 9 External Wall sea calculation for residential is based on W.F. ratio of 0.65 9 External Wall sea calculation for residential is based on W.F. ratio of 0.65 9 External Wall sea calculation for residential is based on W.F. ratio of 0.65 9 External Wall sea calculation for residential is based on W.F. ratio of 0.65 9 External Wall sea calculation for residential is based on W.F. ratio of 0.65 9 External Wall sea collection described by the W.F. ratio of 0.65 9 External Wall sea calculation for hard and sort 1 Metal balustrade to balconies and terraces. 9 External Wall assumed to have balconylground terrace allowance. None for hard and sort 1 External Wall assumed to have balconylground terrace allowance is based on film in the absence of any desktop / geotechnical information 9 External Wall assumed to have balconylground terrace allowance is based	1 All Rates are based on 1Q 2023.	32 No allowance has been made for phasing requirements
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 15 100% BTR, the rest of the units are assumed 31% Private, 43% Affordable, 26% Shared Ownership 5 Redium specification considered in line with the respective tenures 6 Medium specification considered in line with the respective tenures 7 firr wardrobe to main bedroom of all units excluding social rent where there are none. 9 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 WF ratio of 0.65 12 External Wall social to Glaze ratio assumes 70:30 and 65:35 in Hotel. 13 MUNIFI to all units excluding any Nox filter requirements 14 Metal balastrade to balocines and terraces. 15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel. 16 Aluminium Composite windows assumed at £800/m2. 17 Landscaping assumes 70:30 ratio for hard and soft 18 Extra-over allowance of £1/funit for Balcony access doors 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on 5/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 B59991 22 Facilitating works is based on the sit area (overland) minus existing buildings to be retained. 22 External Wall has been assumed as traditional brick built façade 23 Monace for electric charging in MSCP assumed 50% passive and 50% active to spaces 24 Allowance for electric charging in MSCP assumed 50% active to spaces 27 Assumed winks to surface car park includes minimal soft landscaping only. 28 No have assumed altowance is based on FVP across the site.		·
4 Utilities connection + external services allowed at £3.6k per unit with similar allowances for non-resi. 5 Tenur: It is assumed building J is 100% BTTR, the rest of the units are assumed 31% Private, 43% Affordable, 26% Shared Ownership 8 Medium specification considered in line with the respective tenures 9 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 WF-ratio of 0.65 12 Residential - Floor to celling height of £2.5m 13 MVHR to all units excluding any Nox filter requirements 14 Metal balustrade to balonoise and terraces 15 External Wall assumes 70.30 rail and soft 16 Extra-over allowance of £1 Fluint for Balcony access doors 16 Extra-over allowance of £2 Puthwint for Balcony access doors 17 Extra-over allowance of £2 Puthwint for Balcony access doors 18 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on £1/m2 in the absence of any desktop / geotechnical information 21 Each ore is assumed to have 2 lifts and one staircase - not 2 per block 30m > ap per £59991 22 Extra-over is assumed to have a substruction building footprints. 23 We have assumed if inverning for each ore 24 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces 27 Assumed works to surface ac park includes minimal soft landscaping only. 28 No basement has been allowed to land louses and the multi-storey Car Park 30 No allowance has been made for recipion does to the the surface access the thotel and for free clips only and the surface access the formal and soft in the surface access to the park of the pa	at 5%	No allowance has been made for a café to the Leisure centre
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 Inr wardrobe to main bedroom of all units excluding social rent where there are none. 8 All lifts are 6-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 WF.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 balastrade to balconise and terraces. 15 External Wall: Solid to Claze 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 sort 18 External Wall solid to Claze ratio assumed to have balcony/ground terrace allowance. None for hotel. 19 Substructure allowance of £1t/kunit for Balcony access doors 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance of £1t/kunit for Balcony access doors 21 Excell and works is based on the site area (overlead) minus existing buildings to be retained. 22 Excell and works is based on site area minus building footprints. 23 We have assumed it overvine for each core only 24 Retail has been allowed to shell and core only 25 We have assumed it of PVP across the site of PVP across the site.	No allowance has been made for inflation.	35 This estimate is based on 355 residential units and 70 Hotel Units
43% Affordable, 26% Shared Ownership 6 Medlum specification considered in line with the respective tenures 7 Inr wardrobe to main bedroom of all units excluding social rent where there are none. 40 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift sare 8-person 8 All lifts are 8-person 9 External Wall through wall construction Build up as brick 10 Currian 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 0.85 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 £1kfunt for Balcony access doors 19 Every residential unit assumed to have balconyiground terrace allowance, None for hotel. 20 Substructure allowance is based on £7k 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 B89991 22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained. 23 External works is based on one 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 27 Assumed works to surface car park includes minimal soft landscaping only. 28 No allowance has been made to the full footprin of all rifes the full footprin of the full flower made for taking the full flower made for the full fl	4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.	36 No allowance has been made for balconies to the hotel
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7 fnr 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 Glazer atio 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 is based on £/m2 in the absence of any desktop / geotechnical information  15 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m² as per BS9991  12 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained.  13 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.  28 Retail has been allowed to shell and core only  29 No basement has been allowed to shell and core only  20 No basement has been allowed to shell and core only	43% Affordable, 26% Shared Ownership	38 Allowance has been made for reception desk to hotel
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 0.85 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 £1klunit for Balcony access doors 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on £7m2 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 B59991 22 Facilitating works is based on the site area (overlear) 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 are park includes minimal soft landscaping only. 28 Retail has been allowed to shell and core only 29 No basement has been allowed to shell and core only	6 Medium specification considered in line with the respective tenures	39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only
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 15 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m- as per B59991 12 Facilitating works is based on site area (overled) 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 acr park includes minimal soft landscaping only. 28 Retail has been allowed to shell and core only 29 No basement has been made for FV across the site	7 1nr wardrobe to main bedroom of all units excluding social rent where there are none.	40 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25%
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 £1t/kunit 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  12 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.  28 Retail has been allowed to a hell and core only  29 No basement has been andlowed to all houses and the multi-storey Car Park  30 No allowance has been made for PV across the site	8 All lifts are 8-person	uplift would need to be made to allow for Passivhaus Classic.
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 £1m/2 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.  28 Retail has been allowed to shell and core only  29 No basement has been made for PV across the site	9 External Wall through wall construction Build up as brick	41 A provisional Allowance of £200k has been made for tidying up the River Medway Banks.
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 £1kunit 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 30m² 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.  28 Retail has been allowed to shell and core only  30 No allowance has been made for PV across the site	10 Curtain walling is assumed to 60% of external wall to ground floor retail areas.	
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 18 Extra-over allowance of £1k/unit for Balcony/ground terrace allowance. None for hotel. 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. 20 Substructure allowance is based on £7m² in the absence of any desktop / geotechnical information 21 Each core is assumed to have 2 lifts and one staticrase - not 2 per block 30m≥ as per B59991 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. 28 Retail has been allowed to shell and core only 30 No allowance has been made for PV across the site	11 External Wall area calculation for residential is based on W:F ratio of 0.65	
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.  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  30 No allowance has been made for PV across the site	12 Residential - Floor to ceiling height of 2.5m	
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.  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  30 No allowance has been made for PV across the site	13 MVHR to all units excluding any Nox filter requirements	
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.  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  30 No allowance has been made for PV across the site	14 Metal balustrade to balconies and terraces.	
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.  28 Retail has been allowed to shell and core only  29 No basement has been made for PV across the site	15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.	
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Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.  Substructure allowance is based on £/m² in the absence of any desktop / geotechnical information  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.  The office External Wall has been assumed as traditional brick built façade  External works is based on site area minus building footprints.  We have assumed lift overruns for each core  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.  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	17 Landscaping assumes 70:30 ratio for hard and soft	
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29 No basement has been allowed to all houses and the multi-storey Car Park 30 No allowance has been made for PV across the site	27 Assumed works to surface car park includes minimal soft landscaping only.	
30 No allowance has been made for PV across the site		
31 No additional allowances have been made for flood defences or protection		
	31 No additional allowances have been made for flood defences or protection	



#### **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)
	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.
	Blackout Blinds.
	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 ft2	£ / NIA ft	2	£ / unit	%		encies		Image	e				
									1		75%		A SOLUTION AND ADDRESS OF THE PARTY OF THE P	-		5. 4047) September 1	STATE OF THE PARTY
0	Facilitating Works	£	- £	-	£ -			0.0%	2		N/A	33974	R. C.				
									3		100%	100 I				MIL IN	4 /
1	Substructure	£ 484,	375 £	21	£	21 £	18,649	10.6%	4		0%	7 4					-
									5		N/A						
2	Superstructure		895 £			50 £	44,958	25.5%	6		0.65	400		-			
2.1	Frame		- £		£ -	£	-	0.0%	7	Typical glazing ratio	30%				70		
2.2	Upper floors		750 £			5 £	4,144	2.4%				1	A	D	- 1	Photo in the state of	14.4
2.3	Roof		375 £			12 £	10,361	5.9%	Key D				MA / Fire / / No.	sradcov.	_		
2.4	Stairs and Ramps		£ 000			6 £	5,600	3.2%	1	Site area	17,072 ft2	The same		/=		MARKET	/ 🚕
2.5	External Walls		671 £		£	15 £	13,257	7.5%	2	Gross external area	N/A	1					
2.6	Windows and External Doors		562 £		£	5 £	4,445	2.5%	3	GF footprint	12,885 ft2	عف	//=person /	1	ett protes		
2.7	Internal Walls and Partitions		938 £		£	8 £	7,151	4.1%	4	Overall GIA	23,196 ft2	1	/	466			
2.8	Internal Doors	£	- £	-	£ -	£		0.0%	5	Net internal area	23,196 ft2	19	CI will		* , E		
									6	Residential NIA	0 ft2	180	- Constitution of	1/20		Н	
3	Internal Finishes	£ 43,	100 £	2	£	2 £	1,658	0.9%	7	Non-residential NIA	0 ft2	1	A transfer	A	•		
3.1	Wall Finishes	£ 10,	775 £	. 0	£	0 £	414	0.2%	8	Basement	0 ft2	9	C2		<b>7</b>		700
3.2	Floor Finishes	£ 16,	163 £	. 1	£	1 £	622	0.4%	9	Apartments total	26 nr	AIS		F			-
3.3	Ceiling Finishes	£ 16,	163 £	. 1	£	1 £	622	0.4%	10	Houses - 2 Bed	10 nr			49 mg may mg	HE		
									11	Houses - 3 Bed	13 nr				1		
4	Fittings, Furnishings and Equipment	£	- £		£ -	£	-	0.0%	12	Houses - 4 Bed	3 nr				-		1
	J.,g		Ĩ					2.770		Flats (1-Bed)	0 nr				1		
5	Services	£ 140.	100 £	6	£	6 £	5.400	3.1%		Flats (2-Bed)	0 nr		- Ab b		1		-
5.1	Sanitary Installation		- £			£		0.0%		Flats (3-Bed)	0 nr	2000	10			To the last of the	W.
5.2-5.13			100 £		£	6 £	5,400	3.1%		Highest storeys (incl. GF)	3 nr					and the	
5.10			- £			£	-	0.0%		Cores	0 nr						
5.14	BWIC with services	L	inc					0.070		External Wall	1,401 m2						
3.14	DIVIO WILLI SELVICES		IIIC							Bolt-On Balconies	26 nr						
6	Prefabricated Buildings and Units			n/a					13	Boll-Off Balconies	20111						
_							0.500	0.00/									
7	Utilities connection + External Services	291	.000 £	4	L	4 £	3,500	2.0%									
8	Residential Fit-Out	£1,432	832 £	62	£	62 £	55,109	31.3%									
									Proie	ct Summary							
9	Sub-Total 1	£ 3,361,	102 £	145	£ 1	45 £	129,273	73.5%		Facilitating			Roof			Glazing	
9		£ 3,361,					129,273		1	Facilitating Contamination	Excluded		Single ply	<b>✓</b>		UPVC Double glazed	
9	Sub-Total 1  Basement	£ 3,361,	102 £			45 £	129,273	73.5% 0.0%		Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
		£ 3,361,							1	Facilitating Contamination			Single ply Pitched		46	UPVC Double glazed	Excluded
10		£ 3,361,		-	£ -			0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed	Exclude:
	Basement	£ 3,361,	£	-	£ -	£	-	0.0%	1 2	Facilitating Contamination Major demolition	✓	23 24	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude:
	Basement	£ 3,361,	£	-	£ -	£	-	0.0%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded  Excluded
11	Basement External works		£	-	£ -	£	-	0.0% £ -	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 Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclude:
11	Basement  External works  Sub-Total 2	£ 3,361,	£	145	£ -	£ £	-	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	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece	Excluded  Excluded
11	Basement External works		£	145	£ -	£	-	0.0% £ -	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 50	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	Excluded Excluded
11	Basement  External works  Sub-Total 2	£ 3,361,	£	145	£ -	£ £	-	0.0% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded  Excluded  Fxcluded	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 51	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece - sanitaryware budget	Excluded  Excluded
11	Basement External works Sub-Total 2 Net Construction	£ 3,361,	£	145	£ -	£ £	-	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
11	Basement  External works  Sub-Total 2	£ 3,361,	£ 102 £	145	£ - £ 1	£ 45 £	-	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 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
11 12 13	Basement  External works  Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%	£ 3,361,	£ £ 102 £ 102 £	145	£ - £ 1	£ £ 45 £ 24 £	129,273	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	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 Ensuites	Excluded  Excluded
11 12 13	Basement  External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3,361, £ 3,361, £ 554, £ 156,	£ £ 102 £ 102 £ 582 £ 527 £	145 145 24 7	£ - £ 1	£ 45 £ 24 £ 7 £	129,273 21,330 6,024	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	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 - sanitaryware budget	Excluded  Excluded
11 12 13 14 15 16	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, £ 3,361, £ 554, £ 156, £ 285,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £	145 145 24 7	£ - £ 1 £ 1 £ 1	£ £ 45 £ 45 £ 7 £ 12 £	129,273 21,330 6,024 10,964	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	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 Mastery 4 piece	Excluded  Excluded  Excluded
11 12 13	Basement  External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 3,361, £ 3,361, £ 554, £ 156, £ 285,	£ £ 102 £ 102 £ 582 £ 527 £	145 145 24 7	£ - £ 1 £ 1 £ 1	£ 45 £ 24 £ 7 £	129,273 21,330 6,024	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 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	Excluded  Excluded  Excluded
11 12 13 14 15 16	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, £ 3,361, £ 554, £ 156, £ 285,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £	145 145 24 7	£ - £ 1 £ 1 £ 1	£ £ 45 £ 45 £ 7 £ 12 £	129,273 21,330 6,024 10,964	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  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  Fxcluded Fxcluded 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	Excluded  Excluded  Excluded
11 12 13 14 15 16	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 £ 3,361 £ 554, £ 156, £ 285, £ 217,	£ 102 £ 102 £ 582 £ 627 £ 662 £ 369 £	145 145 24 7	£ - £ 1 £ 1 £ 1	£ £ 45 £ 45 £ 7 £ 12 £	21,330 6,024 10,964 8,380	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 Y 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  MEPH Radiators Underlioor heating MVHR	Excluded  Excluded  Excluded  Excluded  Excluded
11 12 13 14 15 16	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, £ 3,361, £ 554, £ 156, £ 285,	£ 102 £ 102 £ 582 £ 627 £ 662 £ 369 £	145 145 24 7	£ - £ 1 £ 1 £ 1	£ £ 45 £ 45 £ 7 £ 12 £	129,273 21,330 6,024 10,964	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	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  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 MEPH Radiators Underfloor heating	Excluded  Excluded  Excluded
11 12 13 14 15 16 17	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, £ 3,361, £ 554, £ 156, £ 285, £ 217,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £ 369 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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  Fixeluded  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  V 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 Ensultes - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluded  Excluded  Excluded  Excluded  Excluded
11 12 13 14 15 16	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 £ 3,361 £ 554, £ 156, £ 285, £ 217,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £ 369 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ £ 45 £ 45 £ 7 £ 12 £	129,273 21,330 6,024 10,964 8,380	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  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  MEPH Radiators Underlioor heating MVHR	Exclude:
11 12 13 14 15 16 17	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, £ 3,361, £ 554, £ 156, £ 285, £ 217,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £ 369 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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  Fixeluded  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 Alum PPC	Excluded  V 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 Ensultes - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder
11 12 13 14 15 16 17	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, £ 3,361, £ 554, £ 156, £ 285, £ 217,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £ 369 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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 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 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
11 12 13 14 15 16 17	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	£ 3,361, £ 3,361, £ 554, £ 156, £ 285, £ 217,	£ £ 102 £ 102 £ 582 £ 527 £ 562 £ 369 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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	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  Excluded  Y Excluded  Z 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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping	Exclude  Exclude  Exclude  Exclude  Exclude  Exclude
11 12 13 14 15 16 17 18	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 £ 3,361 £ 554 £ 156 £ 285 £ 217, £ 1,214 £ 4,575,	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 4 5 6 7 8 9 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	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 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
11 12 13 14 15 16 17 18	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  Inflation To 1Q 2023	£ 3,361 £ 3,361 £ 554, £ 156, £ 285 £ 217, £ 1,214 £ 4,575,	£ £ £ 1102 £ £ 1102 £ £ 5882 £ £ 589 £ 1140 £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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 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 Angle supports	Excluded  Excluded  Fxcluded  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  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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping	Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  V  Exclude
11 12 13 14 15 16 17 18 19	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  Inflation To 1Q 2023 To start-on-site	£ 3,361, £ 3,361, £ 554, £ 156, £ 285, £ 217, £ 1,214, £ 4,575,	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	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 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 Timber frame Traditional  Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded  V	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 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  Y Excluded  Y 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	Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  V  Excluder  Excluder
11 12 13 14 15 16 17 18	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  Inflation To 1Q 2023	£ 3,361 £ 3,361 £ 554, £ 156, £ 285 £ 217, £ 1,214 £ 4,575,	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 145 24 7 7 12 9	£ - £ 1 £ 1 £ 1 £ £ £	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 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 Space frame / deck Concrete frame Timber 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  Varies Excluded  Excluded  Varies 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 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	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 Soft landscaping Soft landscaping Attenuation Play equipment  Utilities	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
11 12 13 14 15 16 17 18 19	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  Inflation To 1Q 2023 To start-on-site	£ 3,361, £ 3,361, £ 554, £ 156, £ 285, £ 217, £ 1,214, £ 4,575,	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	145 145 24 7 7 12 9	£ - £ - £ 1. £ 1. £ 2. £ 2. £ 3.	£ 45 £ 45 £ 7 £ 12 £ 9 £	129,273 21,330 6,024 10,964 8,380	0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 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 Space frame / deck Concrete frame Timber frame Traditional  Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded  V	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 façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  Y Excluded  Y 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	Excluded  Excluded  Excluded  Excluded  Excluded



Plot B -	Residential:	72 Flats

ORDER O	DF COST		Total	£ / GIA ft2	£ / NIA ft2	£/u	ınit	%		encies		lmag	je				
								0.00/	1		53%	and the same	A			N. STATE OF THE PARTY OF THE PA	-
0	Facilitating Works	£		£ -	£ -	£	-	0.0%	2		N/A	3					
	0	£	0 440 405				22 505	40.70/	3	NIA : GIA (Incl. Non-resi)	100%	SF .					~ //
1	Substructure	£	2,418,125	£ 35	£ 35	£	33,585	10.7%	4 5		71% 682 ft2						7
2	Superstructure	£	7,649,800	£ 110	£ 110	£ 1	06,247	33.8%	6	External wall : GIA ratio	0.69	All	n de tec				
2.1	Frame	£	807,375				11,214	3.6%		Typical glazing ratio	30%	.000					A COLOR
2.2	Upper floors	£	912,800				12,678	4.0%	,	Typical glazing fatio	30 /6	Ser.	J. 1/≢ 7/		有	THE RESERVE	
2.3	Roof	£	928,550				12,897		Key I	nata .				D			
2.4	Stairs and Ramps	£	100,000			£	1,389	0.4%	1		25,834 ft2	7				HENT	/ 4
2.5	External Walls	£	3,219,306				44,713	14.2%	2	Gross external area	N/A	500		Marie Committee	-		
2.6	Windows and External Doors	£	583.739				8.107	2.6%	3	GF footprint	13,649 ft2	V-44	The survey of		editor te		
2.7	Internal Walls and Partitions	£	968,850				13,456	4.3%	4	Overall GIA	69,535 ft2	1	A CONTRACTOR OF THE PARTY OF TH	46			
2.8	Internal Doors	£	129,180			£	1,794	0.6%	5	Net internal area	69,535 ft2	. 7	/ CI		*** E		-
			,	_	_	-	.,	0.0	6	Residential NIA	49,138 ft2	11			- E	Н	
3	Internal Finishes	£	293,570	£ 4	£ 4	£	4,077	1.3%	7	Non-residential NIA	9,828 ft2	1	/ A		-	100 A	
3.1	Wall Finishes	£	28.410			£	395	0.1%	8	Basement	N/A		C2				
3.2	Floor Finishes	£	151,520		£ 2	£	2,104	0.7%	9	Units total	72 nr	61		// F	W		
3.3	Ceiling Finishes	£	113,640			£	1,578	0.5%	10	Houses - 2 Bed	0 nr			1 1000 mg = 1	HE		4
									11		0 nr				1		1
4	Fittings, Furnishings and Equipment	£	35,000	£ 1	£ 1	£	486	0.2%	12	Houses - 4 Bed	0 nr				-		
	•								13	Flats (1-Bed)	22 nr			7	31	-	
5	Services	£	2,307,173	£ 33	£ 33	£	32,044	10.2%	14		38 nr		14				-
5.1	Sanitary Installation	£	3,000			£	42	0.0%	15		12 nr	NE SAN	19		-		M.
5.2-5.13	MEPH	£	2,034,173	£ 29	£ 29	£ :	28,252	9.0%	16	Highest storeys (incl. GF)	5 nr						
5.10	Lifts	£	270,000	£ 4	£ 4	£	3,750	1.2%	17		1 nr						
5.14	BWIC with services		inc						18	External Wall	4,483 m2						
									19	Bolt-On Balconies	36 nr						
6	Prefabricated Buildings and Units			n/	a												
7	Utilities connection + External Services	£	252,000	£ 4	£ 4	£	3,500	1.1%									
8	Residential Fit-Out	£	3,655,453	£ 53	£ 53	£	50,770	16.2%	Deois	ect Summary							
9	Sub-Total 1	-	16,611,121	£ 239	C 220	£ 2	30,710	73.5%	FTOJE	Facilitating			Roof			Glazing	
,	Sub-Total I	L.	10,011,121	£ 238	L 239	, L _	30,710	13.5%	1		Excluded	22	Single ply	✓	AE	UPVC Double glazed	Excluded
10	Basement			£ -	£ -	£		0.0%	2		✓	23		Excluded		Triple glazed	Excluded
10	Duscincin			-	_	~	-	0.070	3		Excluded	24		Excluded	47	Composite	ZXOIGGC
11	External works			£ -	£ -	£	-	0.0%	- 0	Opedianst groundworks	Lxoluded	25		Excluded	48	Aluminium	Excluded
	External works			-	_	~		0.070		Foundations		26		Excluded	40	Addiningin	Lxoluuci
12	Sub-Total 2	£	16,611,121	£ 238.89	£ 238.89	f 2	30.710	73.5%	4		Excluded	27		Excluded		Bathrooms	
	Sub-Total 2	~	10,011,121	200.00	2 200.00		50,7 10	10.070	5			21	Lanuscapeu	Lxciudcu	49		_
									6	Raft	Excluded		Stairs		50	- sanitaryware budget	
13	Net Construction	£	16,611,121	£ 239	£ 239	£ 2	30,710	73.5%	7	Ground slab	∠xo.aaba ✓	28		Excluded	51	Master; 4 piece	Excluded
									8		Excluded	29		Excluded	52	- sanitaryware budget	ZXGIGGG
	Main Contractor On-Costs								_			30		✓	53	Ensuites	·
14	Preliminaries 16.5%	£	2,740,835	£ 39	£ 39	£	38,067	12.1%		Frame		31		·	54	- sanitaryware budget	
15	Design and Build Fees 4.0%						10,751	3.4%	9	Steel frame	Excluded	32		Excluded			
16	OH&P 7.0%		1,408,822				19,567	6.2%	10		Excluded					MEPH	
17	Contingency 5.0%		1,076,743				14,955	4.8%	11		✓		External Walls		55		·
									12		Excluded	33		✓	56	Underfloor heating	Exclude
									13	Traditional	Excluded	34	Mast climbers	Excluded	57	MVHR	✓
18	On-Costs Sub-Total	£	6,000,478	£ 86	£ 86	£	83,340	26.5%				35		Excluded	58		Exclude
		i i					,			Upper Floors			Brickwork; hand laid	✓		, ,	
19	Gross Construction to 1Q 2023	£	22,611,599	£ 325	£ 325	£ 3	14,050	100.0%	14	Concrete floors	✓	37	Alum PPC	Excluded		Landscaping	
									15	- thickness	varies	38	Brick slips	Excluded	59	Hard landscaping	<b>✓</b>
									16	Metal decking form work	Excluded	39		Excluded	60	Soft landscaping	·
	Inflation								17		Excluded	40		Excluded	61	Attenuation	·
21	To 1Q 2023		Included						18		✓		Faceted window	Excluded		Play equipment	Exclude
22	To start-on-site		Excluded						19		✓	42		Excluded			
23	To mid-point		Excluded						20	- every second floor	Excluded	43	Framing to sliding doors	✓		Utilities	
									21	- every third floor	Excluded		Header course	Excluded	63	Diversions	Excluded
24	Gross Construction Forecast Outturn	£	22,611,599	£ 325	£ 325	£ 3	14,050	100.0%							64	Incoming supplies	✓
		عک ا	.,,,,												/	9 FF	

£ 3,500.25



Plot C1 - Hotel and Retail

	OF COST	Tot	al	£ / GIA f	2 £/I	NIA ft2	£ / unit	%		encies		Image				
									1	Site usage	N/A					All The State of t
0	Facilitating Works	£	-	£ -	£	- 1	-	0.0%			N/A					
									3	NIA : GIA	61%					
1	Substructure	£	300,375	£	8 £	14 1	4,291	3.4%			85%	N. Committee of the com	All Control of the Co		Alban	7
									5	Average hotel room NIA	209 ft2					
2	Superstructure		,521,098		71 £	117		28.2%		External wall : GIA ratio	0.51		-			-
2.1	Frame	£	300,375		8 £	14 1		3.4%	7	Typical glazing ratio	45%			R	The state of the s	
2.2	Upper floors	£	320,400		9 £	15 1		3.6%				Date of E	D	1	THE SECOND	un l
2.3	Roof	£	392,490		11 £	18 1		4.4%					Calcuryate pro	-		
2.4	Stairs and Ramps	£	90,000	£	3 £	4 1	1,286	1.0%	1	Site area	9,580 ft2	7			was distributed by the state of	
2.5	External Walls	£	935,931		26 £	43 1		10.5%		Gross external area	N/A					
2.6	Windows and External Doors	£	209,562	£	6 £	10 1		2.3%	3	GF footprint	9,580 ft2	1 = SVH 1 / 1/2	100/	estar-ta		2000
2.7	Internal Walls and Partitions	£	240,300		7 £	11 1		2.7%		Overall GIA (Incl Basement)	35,446 ft2	The same of the sa	-			
2.8	Internal Doors	£	32,040	£	1 £	1 1	458	0.4%	5	Residential GIA	17,244 ft2	11 - 100				-
									6	Net internal area	21,560 ft2	A STATE OF THE STA			Н	
3	Internal Finishes	£	31,200		1 £	1 1		0.3%	7	Residential NIA	14,661 ft2	1,000			Jr. Aller	
3.1	Wall Finishes	£	2,400	£	0 £	0 1	34	0.0%	8	Non-residential NIA	6,900 ft2	C2 E		7		14.
3.2	Floor Finishes	£	12,800	£	0 £	1 1	183	0.1%	9	Basement	9,580 ft2		E B			
3.3	Ceiling Finishes	£	16,000	£	0 £	1 1	229	0.2%	10	Hotel rooms	70 nr		I have son	100		
									11	Highest storeys (incl. GF)	3 nr		2.04	V		1
4	Fittings, Furnishings and Equipment	£	150,000	£	4 £	7 1	2,143	1.7%	12	Cores	2 nr		1. 1			
										External Wall	1,682 m2			1		
5	Services	£ 1	.100.858	£	31 £	51 5	15,727	12.3%	14	Balconies	0.0%	1 10		- 1	The second secon	
5.1	Sanitary Installation	£	10,000		0 £	0 1		0.1%			0 nr	1 11				
5.2-5.13		£ 1	,000,858		28 £	46 1		11.2%					The Assessment of the State of			
5.10		£	90,000		3 £	4 1		1.0%								
	BWIC with services		inc				,		18							
									19							
6	Prefabricated Buildings and Units				n/a				20							
	i iolabiloatoa Ballango alla Ollito								21							
7	Utilities connection + External Services	£	245,000	£	7 £	11 1	3,500	2.7%								
	Children Connection - External October	~	240,000	_	' ~		. 0,000	2.1 /0								
8	Hotel Room Fit-Out	£ 2	,215,782	£	63 £	151 1	31,654	24.8%								
	Hotel Room Fit-Out		,210,702	_			. 01,004	24.070		ct Summary						
9	Sub-Total 1	£ 6	.564.312	£ 1	85 £	304	93,776	73.5%		Facilitating		Roof			Glazing	
9	Sub-10tal 1	1.	,504,512	L .	35 E	304 1	. 93,770	13.376	1	Contamination	Excluded	22 Single ply	<b>✓</b>	45	UPVC Double glazed	Exclude
10	Basement		inc						2	Major demolition	Excluded	23 Pitched	Excluded		Triple glazed	Exclude
10	Dasement		IIIC						3	Specialist groundworks	Excluded	24 Brown		40		LXCIUUE
	External works								3	Specialist groundworks				47		
11					2		,	r			Excluded		Excluded	47		Evoludo
11	LATERIAL WOLKS			£ -	£	- 1	-	£ -		Foundations	Excluded	25 Green	Excluded	47 48		Exclude
			EGA 242						4	Foundations		25 Green 26 Blue	Excluded Excluded		Aluminium	Exclude
11		£ 6	,564,312			304.46				Strip and pad	Excluded	25 Green	Excluded	48	Aluminium  Bathrooms	
		£ 6	,564,312	£ 1	85 £				5	Strip and pad Piling; CFA	Excluded ✓	25 Green 26 Blue 27 Landscaped	Excluded Excluded	48	Aluminium  Bathrooms  Master; 3 piece	Exclude
			,564,312 ,564,312	£ 1	85 £		93,776			Strip and pad Piling; CFA Raft	Excluded  ✓ Excluded	25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded	48 49 50	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget	<b>√</b>
12	Sub-Total 2			£ 1		304.46	93,776	73.5%	5 6 7	Strip and pad Piling; CFA Raft Ground slab	Excluded  ✓  Excluded  ✓	25 Green 26 Blue 27 Landscaped  Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded	49 50 51	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget  Master; 4 piece	
12	Sub-Total 2  Net Construction			£ 1	85 £	304.46	93,776	73.5%	5	Strip and pad Piling; CFA Raft	Excluded  ✓ Excluded	25 Green 26 Blue 27 Landscaped  Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded	49 50 51 52	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	·
12	Sub-Total 2  Net Construction  Main Contractor On-Costs	£	,564,312	£ 1	35 £	304.46	93,776	73.5% 73.5%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement	Excluded  ✓  Excluded  ✓	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget  Master; 4 piece - sanitaryware budget Ensuites	<b>√</b>
12 13	Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%	£	, <b>564,312</b>	£ 1	35 £ 31 £	304.46 £	93,776 93,776	73.5% 73.5% 12.1%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded  Excluded  Excluded	25 Green 26 Blue 27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	<b>√</b>
12 13 14 15	Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 6	, <b>564,312</b> ,083,112 305,897	£ 1 £ £ £	85 £ 85 £ 81 £ 9 £	304.46 ± 304 ± 50 ± 14 ± 14	93,776 93,776 2 15,473 2 4,370	73.5% 73.5% 12.1% 3.4%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded  Excluded  Excluded  Excluded	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	<b>√</b>
12 13 14 15 16	Net Construction	£ £ 1 £ 1 £ £	,564,312 ,083,112 305,897 556,732	£ 1 £ 1 £ £	35 £ 31 £ 9 £ 16 £	304.46 ± 304 ± 50 ± 14 ± 26 ± 26 ± 304.46	93,776 93,776 2 15,473 2 4,370 7,953	73.5% 73.5% 12.1% 3.4% 6.2%	5 6 7 8 9	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber     Precast concrete     Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54	Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluder
12 13 14 15	Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ 1 £ 1 £ £	, <b>564,312</b> ,083,112 305,897	£ 1 £ 1 £ £	85 £ 85 £ 81 £ 9 £	304.46 ± 304 ± 50 ± 14 ± 14	93,776 93,776 2 15,473 2 4,370 7,953	73.5% 73.5% 12.1% 3.4%	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  Excluded	25 Green 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	49 50 51 52 53 54	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators	Exclude
12 13 14 15 16	Net Construction	£ £ 1 £ 1 £ £	,564,312 ,083,112 305,897 556,732	£ 1 £ 1 £ £	35 £ 31 £ 9 £ 16 £	304.46 ± 304 ± 50 ± 14 ± 26 ± 26 ± 1	93,776 93,776 2 15,473 2 4,370 7,953	73.5% 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	Excluded  V Excluded V Excluded Excluded Excluded Excluded Excluded	Green     Blue     Landscaped     Stairs     Store     Store     Timber     Precast concrete     Metal     External Walls     Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54	Aluminium  Bathrooms Master; 3 piece - sanitanyware budget Master, 4 piece - sanitanyware budget Ensuites - sanitanyware budget MEPH Radiators Underfloor heating	Excluded  V  Excluded
12 13 14 15 16 17	Net Construction	£ 1 £ £ £ £ £	,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ £ £ £ £	35 £ 31 £ 9 £ 16 £	304.46 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12	Strip and pad Piling; CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame	Excluded  Excluded  Excluded  Excluded  Excluded	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber     Precast concrete     Metal     External Walls     Scaffold     Mats climbers	Excluded Excluded Excluded  Excluded Excluded Excluded Excluded  Fxcluded  Excluded	48 49 50 51 52 53 54 55 56	Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR	Exclude  V  Exclude
12 13 14 15 16	Net Construction	£ 1 £ £ £ £ £	,564,312 ,083,112 305,897 556,732	£ 1 £ £ £ £ £	35 £ 31 £ 9 £ 16 £	304.46 ± 304 ± 50 ± 14 ± 26 ± 26 ± 1	93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12	Strip and pad Piling; CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded  V Excluded V Excluded Excluded Excluded Excluded Excluded	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber     Trecast concrete     Metal     External Walls     Scaffold     Mast climbers     SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  y Excluded  y Excluded Excluded	49 50 51 52 53 54	Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR	<b>√</b>
12 13 14 15 16 17	Net Construction	£ 1 £ £ £ £ £	,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ £ £ £ £	35 £ 31 £ 9 £ 16 £	304.46 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 15,473 4,370 7,953 6,079	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded  V Excluded V Excluded Excluded Excluded Excluded Excluded	Green     Blue     Landscaped     Stairs     Feature entrance     Stone     Timber     Precast concrete     Metal     External Walls     Scaffold     Mats climbers	Excluded Excluded Excluded  Excluded Excluded Excluded Excluded  Fxcluded  Excluded	48 49 50 51 52 53 54 55 56	Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR	Exclude  V  Exclude
12 13 14 15 16 17	Sub-Total 2   Net Construction	£ 1 £ £ £ £ £ £	,564,312 ,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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	Excluded  V Excluded V Excluded Excluded Excluded Excluded Excluded	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  Excluded  Excluded	48 49 50 51 52 53 54 55 56	Aluminium  Bathrooms  Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluder
12 13 14 15 16 17	Net Construction	£ 1 £ £ £ £ £ £	,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £	304.46 £ 304 £ 50 £ 14 £ 26 £ 20 £	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Faculded  Excluded	25   Green	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  Excluded   Excluded  Excluded  Excluded  Excluded Excluded	49 50 51 52 53 54 55 56 57 58	Aluminium  Bathrooms Master; 3 piece - sanitanyware budget Master, 4 piece - sanitanyware budget Ensuites - sanitanyware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping	Exclude  Exclude
12 13 14 15 16 17	Sub-Total 2   Net Construction	£ 1 £ £ £ £ £ £	,564,312 ,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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  V  Excluded	25   Green	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  Excluded  Excluded  Excluded	48 49 50 51 52 53 54 55 56 57 58	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  V  Exclude
12 13 14 15 16 17	Sub-Total 2   Net Construction	£ 1 £ £ £ £ £ £	,564,312 ,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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 Metal decking form work	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Faculded  Excluded	25 Green 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   Excluded  Excluded  Excluded  Excluded Excluded	49 50 51 52 53 54 55 56 57 58	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  V  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	£ 1 £ £ £ £ £ £	,564,312 ,083,112 ,305,897 ,556,732 ,425,503 ,371,244 ,935,556	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 14 15 16 17	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  V  Excluded	25   Green	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  Excluded  Excluded Excluded Excluded Excluded Excluded Excluded	48 49 50 51 52 53 54 55 56 57 58	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  V  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	£ 1 £ £ £ £ £ £	,564,312 ,083,112 ,083,112 305,897 556,732 425,503	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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 Metal decking form work	Excluded  Y Excluded  Y Excluded  Excluded  Excluded  Excluded  Excluded  Y Excluded  Excluded  Excluded  Excluded	25 Green 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  Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	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  V  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	£ 1 £ 1 £ £ £ £ £ £ £ £ £	,564,312 ,083,112 ,305,897 ,556,732 ,425,503 ,371,244 ,935,556	£ 1 £ 1 £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 14 15 16 17	Strip and pad Piling; CFA Raft Ground slab Basement Frame State frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  V  varies  Excluded  Excluded	25   Green	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded  Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	48 49 50 51 52 53 54 55 56 57 58 59 60 61	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  V  Exclude  V  V  V  V  V
12 13 14 15 16 17 18 19	Sub-Total 2	£ 6	,564,312 ,083,112 ,305,897 ,556,732 ,425,503 ,371,244 ,935,556	£ 1 £ 1 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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  y  Excluded  y  Excluded  Excluded  Excluded  Excluded  y  Excluded  y  Excluded  Excluded  Excluded	25   Green	Excluded	48 49 50 51 52 53 54 55 56 57 58 59 60 61	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  V  Exclude  V  V  V  V  V
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 To start-on-site	£ 6	,564,312 ,083,112 305,897 556,732 425,503 ,371,244 ,935,556 Included Excluded	£ 1 £ 1 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 2 15,473 2 4,370 2 7,953 2 6,079	73.5% 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 - every floor - every second floor	Excluded  Excluded	25   Green	Excluded	49 50 51 52 53 54 55 56 57 58 59 60 61 62	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  Y  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 To start-on-site	£ 6	,564,312 ,083,112 305,897 556,732 425,503 ,371,244 ,935,556 Included Excluded	£ 1 £ 1 £ £ £ £ £ £ £	35 £ 31 £ 9 £ 16 £ 12 £	304.46 i 304	93,776 93,776 15,473 24,370 27,953 26,079 33,875	73.5% 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	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  V Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  V Excluded  Excluded  Excluded  Excluded  Excluded  V Varies  Excluded  Excluded	25 Green 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	48 49 50 51 52 53 54 55 56 67 58 59 60 61 62	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 Attenuation Play equipment	Excluder  V  Excluder  V  V  V  V  V



Plot C2 - Offices and Retail

	F COST		Total	£ / GI	A ft2	/ NIA ft2	£ / unit	%	Efficie	encies		Image				
									1		N/A				* 400 h	. //
0	Facilitating Works	£	-	£	- £	-	N/A	0.0%	2	GEA : GIA	N/A					
									3	NIA : GIA	84%				AL ALLE	-
1	Substructure	£	4,039,875	£	54 £	64	N/A	22.3%		NIA : GIA (exc. Non-resi)	#DIV/0!	A CONTRACTOR OF THE CONTRACTOR			- Adjusted	7
									5	Office NIA	40,688 ft2					
2	Superstructure	£	4,961,355		66 £		N/A	27.4%	6	External wall : GIA ratio	0.58					
2.1	Frame	£	637,875		8 £		N/A	3.5%	7	Typical glazing ratio	45%			A	NAME OF TAXABLE PARTY.	
2.2	Upper floors	£	680,400		9 £		N/A	3.8%				Make / #	D	1	When the table is selected.	1010
2.3	Roof	£	833,490		11 £		N/A		Key D			Entire /	stak.orgalitiya w			1
2.4	Stairs and Ramps	£	75,000		1 £		N/A	0.4%	1	Site area	20,344 ft2		- 27		white I	
2.5	External Walls	£	2,030,376		27 £		N/A	11.2%	2	Gross external area	N/A					
2.6	Windows and External Doors	£	704,214		9 £		N/A	3.9%	3	GF footprint	20,344 ft2		100	else/else		1
2.7	Internal Walls and Partitions	£	-		- £		N/A	0.0%	4	Overall GIA (Incl Basement)	75,273 ft2	Heat can	(A)		-	
2.8	Internal Doors	£	-	£	- £	-	N/A	0.0%	5	Residential GIA	0 ft2			, , E		
									6	Net internal area	63,325 ft2	5 C. L. L.				
3	Internal Finishes	£	-		- £	-	N/A	0.0%	7	Residential NIA	0 ft2	(a) \ ≥			A STATE OF THE STA	
3.1	Wall Finishes	£	-	£	- £	-	N/A	0.0%	8	Non-residential NIA	43,939 ft2					
3.2	Floor Finishes	£		£	- £	-	N/A	0.0%	9	Basement	20,344 ft2			V 4	6	
3.3	Ceiling Finishes	£	-	£	- £	-	N/A	0.0%		Hotel rooms	0 nr		Catalog Par	111		4
										Highest storeys (incl. GF)	3 nr		1/1/	1		1
4	Fittings, Furnishings and Equipment	£	75,000	£	1 £	1	N/A	0.4%		Cores	2 nr			-		
									13		4,082 m2				-	
5	Services	£	1,413,698		19 £		N/A	7.8%		Balconies	0.0%	5 th 12		- 4		
5.1	Sanitary Installation	£	10,000		0 £		N/A	0.1%	15	Bolt-On Balconies	0 nr	Total State of the last of the				Maria
	MEPH	£	1,322,698		18 £		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%								
7 8	CAT A Office Fit-Out	£	2,835,000		- £		N/A N/A	0.0% 15.6%	Din							
	CAT A Office Fit-Out		2,835,000	£	38 £	65	N/A	15.6%	Proje	ct Summary		Port			Obsing	
				£		65				Facilitating	- Freeholder	Roof		45	Glazing	Fire
9	CAT A Office Fit-Out Sub-Total 1		2,835,000 13,324,928	£	38 £	65	N/A	15.6%	1	Facilitating Contamination	Excluded	22 Single ply	V Sublided		UPVC Double glazed	
	CAT A Office Fit-Out		2,835,000	£	38 £	65	N/A	15.6%	1 2	Facilitating Contamination Major demolition	Excluded	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	
<b>8 9</b> 10	CAT A Office Fit-Out Sub-Total 1 Basement		2,835,000 13,324,928	£	38 £	65 210	N/A N/A	15.6% 73.5%	1	Facilitating Contamination Major demolition		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exc
<b>8 9</b> 10	CAT A Office Fit-Out Sub-Total 1		2,835,000 13,324,928	£	38 £	65 210	N/A	15.6%	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	Exc
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works		2,835,000 13,324,928 incl	£	38 £	65 210	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	UPVC Double glazed Triple glazed Composite Aluminium	Exc
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement		2,835,000 13,324,928	£	38 £	65 210	N/A N/A	15.6% 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	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	Exc
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works		2,835,000 13,324,928 incl	£	38 £	65 210	N/A N/A	15.6% 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	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece	Exc
8 9 10 11	CAT A Office Fit-Out Sub-Total 1 Basement External works		2,835,000 13,324,928 incl	£	38 £	65 210	N/A N/A N/A	15.6% 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	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	Exc
8 9 10 11	CAT A Office Fit-Out  Sub-Total 1  Basement  External works  Sub-Total 2		2,835,000 13,324,928 incl 13,324,928	£	38 £ 177 £ - £	210 - 210.42	N/A N/A N/A	15.6% 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	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	Exc
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 incl 13,324,928	£	38 £ 177 £ - £	210 - 210.42	N/A N/A N/A	15.6% 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	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	Exc
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	£	2,835,000 13,324,928 incl 13,324,928 13,324,928	£	38 £ 177 £ - £ 177 £	210 - 210.42 210	N/A N/A N/A N/A	15.6% 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	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	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	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 incl 13,324,928 13,324,928 2,198,613	£	38 £ 177 £ - £ 177 £ 177 £	210 - 210.42 210	N/A N/A N/A N/A N/A	15.6% 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         Seature entrance           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 Ensuites	Ex
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 incl 13,324,928 13,324,928 2,198,613 620,942	£ £ £ £	38 £ 177 £ - £ 177 £ 177 £	210 - 210.42 210 35 10	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%	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 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	Ex
8 9 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 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114	£ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £	210 210 210.42 210 35 10 18	N/A	15.6% 73.5% £ - 73.5% 73.5% 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	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 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 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%	£	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942	£ £ £ £ £	38 £ 177 £ - £ 177 £ 177 £	210 210 210.42 210 35 10 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%	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	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	Ex
8 9 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 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114	£ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £	210 210 210.42 210 35 10 18	N/A	15.6% 73.5% £ - 73.5% 73.5% 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 beating	Ex
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out	£	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,414 863,730	£ £ £ £ £ £	38 £ 177 £ - £ 177 £ 177 £ 177 £ 177 £	210.42 210.42 210 355 100 18 14	N/A	15.6% 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	Excluded Excluded  Excluded   Excluded   Excluded  Excluded  Excluded  Excluded	22   Single ply	Excluded	46 47 48 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	Exi
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out	£	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114	£ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £	210.42 210.42 210 355 100 18 14	N/A	15.6% 73.5% £ - 73.5% 73.5% 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         28           28         Feature entrance           30         Timber           31         Precast concrete           32         Metal           External Walls           33         Scaffold           34         Mast climbers           35         SFS inner	Excluded	46 47 48 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 Underfloor beating	Exc
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% OH&P 7.0% Contingency 5.0%  On-Costs Sub-Total	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	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	22 Single ply 23 Pritched 24 Brown 25 Green 26 Blue 27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal  External Walls 32 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded	46 47 48 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	Exc
8 9 10 11 12 13 14 15 16 17	CAT A Office Fit-Out	£	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,414 863,730	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ - £ 177 £ 177 £ 177 £ 177 £	210.42 210.42 210 355 100 18 14	N/A	15.6% 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 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           28         Feature entrance           30         Timber           31         Precast concrete           32         Metal           External Walls           33         Scaffold           34         Mast climbers           35         SFS inner	Excluded	46 47 48 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	Exc
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% OH&P 7.0% Contingency 5.0%  On-Costs Sub-Total	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	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	Excluded Excluded  Excluded  / Excluded / Excluded / Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22   Single ply	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 WEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping	Exc
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% OH&P 7.0% Contingency 5.0%  On-Costs Sub-Total	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	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	Excluded Excluded  Excluded   Excluded  / Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Y  Excluded  V  Excluded  V  Excluded  Excluded	22         Single ply           23         Pitched           24         Brown           25         Green           26         Blue           27         Landscaped           Stairs         Eeature entrance           30         Timber           31         Precast concrete           Metal         External Walls           33         Scaffold           34         Mast climbers           35         SrS inner           36         Brickwork; hand laid           37         Alum PPC           38         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	Exi
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  Gross Construction to 1Q 2023	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	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  / Excluded / Excluded  Excluded  Excluded  Excluded Excluded  Excluded  Y  Excluded  Excluded  Excluded  Excluded  Excluded	22         Single ply           23         Pitched           24         Brown           25         Green           26         Blue           27         Landscaped           Stairs         Feature entrance           28         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 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	Ex
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%  OH&P 7.0%  Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398 18,138,326	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	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 CLT	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 39 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 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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation	Ex
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%  On-Costs Sub-Total  Gross Construction to 1Q 2023  Inflation To 10 2023	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398 18,138,326	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	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	22   Single ply	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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping	Exc
8 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  Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398 18,138,326 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 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  Excluded  / Excluded / Excluded  Excluded  Excluded  Excluded Excluded  Excluded  Y  Excluded  Excluded  Excluded  Excluded  Excluded  Y  Varies Excluded  Excluded  Y	22   Single ply	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 MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exc
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%  On-Costs Sub-Total  Gross Construction to 1Q 2023  Inflation To 10 2023	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398 18,138,326	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15 16 17 18 19 20 20 20 20 20 20 20 20 20 20 20 20 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 Tirraditional  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  Fxcluded  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  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 Silding doors	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	Excl Excl
8 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  Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	2,835,000 13,324,928 incl 13,324,928 13,324,928 2,198,613 620,942 1,130,114 863,730 4,813,398 18,138,326 Included Excluded		38 £ 177 £ 177 £ 177 £ 177 £ 177 £ 15 £ 11 £	210 - 210.42 210 35 10 18 14	N/A	15.6% 73.5%  2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 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 Timber frame Tirraditional  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  Varies Excluded  Excluded  Y	22   Single ply	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 Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exc

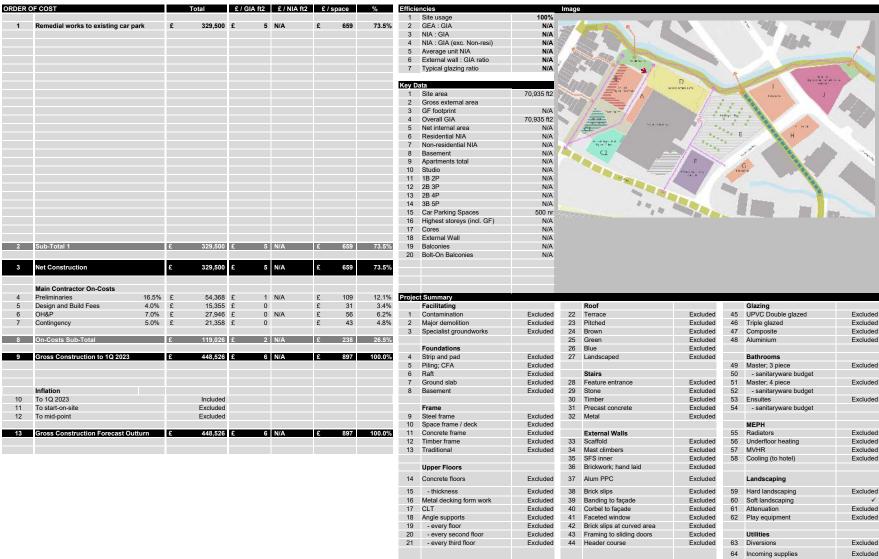


Plot D - Angel Leisure Centre Rebuild

	F COST		Total	£ / GIA ft2	£/NI	A ft2	£ / unit	%		encies		Image					
_									1		76%		NO. 10			* 400 YEAR	
0	Facilitating Works	£	1,530,000	£ 44	£	44	N/A	11.0%	2		N/A	-39/4					
			.=						3		100%					MAR	4
1	Substructure	£	973,200	£ 28	£	28	N/A	7.0%	4	- ' '	0% #DIV/0!	E.					7
2	Superstructure	£	4,814,472	£ 138	2	138	N/A	34.5%	5 6		#VALUE!	Alle					
2.1	Frame	£	811,000		£	23		5.8%		Typical glazing ratio	30%	ASSE		-			The same of
2.2	Upper floors	£	62,580		£		N/A	0.4%	,	Typical glazing ratio	30 /6				4	100 AV	
2.3	Roof	£	1,364,620		£	39			Key I	Data				D		and the same of th	100
2.4	Stairs and Ramps	£	20,000		£		N/A	0.1%	1	Site area	37,513 ft2	<b></b>				HARVE	/ 4
2.5	External Walls	£	1.330.040		£	38		9.5%	2	Gross external area	N/A	Stilled		No. 11/1 3	100		
2.6	Windows and External Doors	£	486,600		£	14		3.5%	3	GF footprint	28,428 ft2	F 440	Townson	The state of the s	1		
2.7	Internal Walls and Partitions	£	616,360		£	18		4.4%	4		34,918 ft2	1	/ 4/	4	Militari Ne		
2.8	Internal Doors	£	123,272		£		N/A	0.9%	5	Net internal area	34,918 ft2	14	CI	17	- T		
									6	Residential NIA	0 ft2	11/2			** E	H	
3	Internal Finishes	£	759,096	£ 22	£	22	N/A	5.4%	7	Non-residential NIA	34,918 ft2	2	No. of Str.	A	•	90	
3.1	Wall Finishes	£	240,056	£ 7	£	7	N/A	1.7%	8	Basement	N/A		C2		-		7
3.2	Floor Finishes	£	285,472	£ 8	£	8	N/A	2.0%	9	Apartments total	0 nr	615		F			
3.3	Ceiling Finishes	£	233,568	£ 7	£	7	N/A	1.7%	10		N/A			( Marie - 1)	HK		
									11	1B 2P	N/A		18.8		1		
4	Fittings, Furnishings and Equipment	£	210,860	£ 6	£	6	N/A	1.5%	12		N/A				-		1
									13		N/A		4/1		- 1	No.	-
5	Services	£	1,965,620		£	56		14.1%	14		N/A		A. N	ALC: N	- 27		
5.1	Sanitary Installation	£	3,000		£		N/A	0.0%	15	Highest storeys (incl. GF)	2 nr	THE REAL PROPERTY.	NO COLUMN 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				M.
5.2-5.13		£	1,962,620		£	56		14.1%	16		2 nr						
5.10		£	-	£ -	£	-	N/A	0.0%	17	External Wall	N/A						
5.14	BWIC with services		inc						18		N/A						
									19	Bolt-On Balconies	N/A						
6	Prefabricated Buildings and Units			n/a	1												
7	Utilities connection + External Services	£		£ -	£	-	N/A	0.0%									
8	Sub-Total 1	£	10,253,248	£ 294	£	294	N/A	73.5%	_								
_	_			_					Proje	ct Summary			-				
9	Basement			£ -	£	-	N/A	0.0%		Facilitating			Roof			Glazing	
					_				1	Facilitating Contamination	Excluded		Single ply	Excluded		UPVC Double glazed	
9	Basement External works			£ -	_		N/A N/A	0.0%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
	External works		40.052.040	£ -	£	-		0.0%	1	Facilitating Contamination Major demolition		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
		£	10,253,248	£ -	£				1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46	UPVC Double glazed Triple glazed	Excluded Excluded
	External works Sub-Total 2	£		£ -	£ 2	93.63	N/A N/A	0.0% 73.5%	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: Exclude:
	External works	£	10,253,248	£ -	£ 2	-	N/A N/A	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	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	Excluded Excluded Excluded
10	External works Sub-Total 2	£		£ -	£ 2	93.63	N/A N/A	0.0% 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	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece	Excluded Excluded Excluded
10	External works Sub-Total 2 Net Construction	£		£ -	£ 2	93.63	N/A N/A	0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks  Foundations Stirp 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
10 11 12	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs		10,253,248	£ - 294	£ 2:	93.63	N/A N/A	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  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
10 11 12	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%	£	<b>10,253,248</b> 1,691,786	£ - £ 294 £ 294 £ 48	£ 29	- 93.63 294	N/A N/A N/A	0.0% 73.5% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks  Foundations Stirp 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	Excluded Excluded Excluded
10 11 12 13 14	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	1,691,786 477,801	£ - £ 294 £ 48 £ 14	£ 29	- 93.63 294 48 14	N/A N/A N/A N/A N/A	0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7	Facilitating Contamination 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	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	Excluder Excluder
10 11 12 13 14 15	External works	£££	10,253,248 1,691,786 477,801 869,598	£ 294 £ 294 £ 144 £ 14	£ 29	- 93.63 294 48 14 25	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%	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	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites	Excluded Excluded Excluded
10 11 12 13 14	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	1,691,786 477,801	£ 294 £ 294 £ 144 £ 14	£ 29	- 93.63 294 48 14	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%	1 2 3 4 5 6 7	Facilitating Contamination 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 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	Excluder Excluder
10 11 12 13 14 15	External works	£££	10,253,248 1,691,786 477,801 869,598	£ 294 £ 294 £ 144 £ 14	£ 29	- 93.63 294 48 14 25	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%	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 Precast concrete Metal	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
10 11 12 13 14 15 16	External works	£££	10,253,248 1,691,786 477,801 869,598	£ - 294 £ 294 £ 48 £ 14 £ 25 £ 19	£ 2:	- 93.63 294 48 14 25	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%	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	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 Mastery 4 piece	Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16	External works   Sub-Total 2	£££	1,691,786 477,801 869,598 664,622	£ - 294 £ 294 £ 48 £ 14 £ 25 £ 19	£ 2:	- 93.63 294 48 14 25 19	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%	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  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	Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16	External works   Sub-Total 2	£££	1,691,786 477,801 869,598 664,622	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	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%	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 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	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  Facilities  Excluded  Excluded
10 11 12 13 14 15 16	External works	£££	1,691,786 477,801 869,598 664,622	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	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 Timber frame	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	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 MWHR	Excluded Excluded Excluded Excluded  Facilities  Excluded  Excluded
10 11 12 13 14 15 16	External works	£££	1,691,786 477,801 869,598 664,622	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	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 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	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   Excluder   Excluder
10 11 12 13 14 15 16	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	£££	1,691,786 477,801 869,598 664,622	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	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 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	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 WEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping	Excluder Excluder Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder
10 11 12 13 14 15 16	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%  OH&P 1.0%  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	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 9 100 111 122 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 Tirnber 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	Excluded Excluded Excluded Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
10 11 12 13 14 15 16 17 18	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	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 100 111 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 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 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
10 11 12 13 14 15 16 17 18	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  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	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	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 9 100 111 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 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 Exclude Exclude Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  Exclude
10 11 12 13 14 15 16 17 18	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	£££	10,253,248 1,691,786 477,801 869,598 664,622 3,703,807 13,957,055	£ - 294  £ 294  £ 48 £ 14 £ 25 £ 19	£ 2	- 93.63 294 48 14 25 19	N/A	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 9 100 111 122 133 144 155 166 177 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	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 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  Excluder  Excluder  Excluder  Excluder  Excluder
10 11 12 13 14 15 16 17 18	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  To mid-point	£££	10,253,248  1,691,786 477,801 889,598 664,622  3,703,807  13,957,055  Included Excluded Excluded	£ - £ 294 £ 294 £ 146 £ 147 £ 148 £ 147 £ 25 £ 19	£ 2 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 93.63 294 48 14 25 19	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 13 13 14 15 16 17 18 19 19	Facilitating Contamination Major demolition Specialist groundworks  Foundations Stirip 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	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 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
10 11 12 13 14 15 16 17 18	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  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	£ - £ 294 £ 294 £ 146 £ 147 £ 148 £ 147 £ 25 £ 19	£ 2 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 93.63 294 48 14 25 19	N/A	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 17 18 19 20 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	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 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 - sanitanyware budget Master, 4 piece - sanitanyware budget Ensuites - sanitanyware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment  Utilities	Excluder Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder  Excluder
10 11 12 13 14 15 16 17 18	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  To mid-point	£££	10,253,248  1,691,786 477,801 889,598 664,622  3,703,807  13,957,055  Included Excluded Excluded	£ - £ 294 £ 294 £ 146 £ 147 £ 148 £ 147 £ 25 £ 19	£ 2 2 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	- 93.63 294 48 14 25 19	N/A	0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 4 5 6 6 7 7 8 8 9 9 10 11 12 13 13 14 15 16 17 18 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 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	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 MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluder



Plot E - Surface Car Park
ORDER OF COST





Plot F - Multi-Storev	Car Park
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DER (	F COST		Total	£ / GIA	ft2	£ / NIA	ft2	£/spa	ace %	Ξű	ficien	cies		Image	е				
											1 5	Site usage	100%						
0	Facilitating Works	£		£	-	£	- £	È	-	.0%	2 (	GEA : GIA	#DIV/0!	100	A REAL PROPERTY AND ADDRESS OF THE PARTY AND A				
												NIA : GIA	100%	29				W 450 M	40
1	Substructure	£	1,558,000	£	23	£	23 £	5	5,372 1:	.9%	4 1	NIA : GIA (exc. Non-resi)	N/A	$y_{-A}$				All halls	
			,,									Average unit NIA	N/A	- 5				1	7
2	Superstructure	£	4,769,000	£	70	£	70 £	16	6,445 3			External wall : GIA ratio	#VALUE!	. 455	Total Ball				
			.,,									Typical glazing ratio	0%	ASC					A STATE OF
3	Internal Fitting Out	£	656,000	£	10	£	10 £	. ,	2,262	.4%		. , , ,		89"			E	- Assessed	
•	internal ritting out		000,000	~		_		_	.,		ey Dat	ta		10 May 1	100 / = //:	D	1	The state of the s	-
4	Services	£	1,880,000	c	28	£	28 £		5,483 1	.6%		Site area	25,403 ft2			All right Green		The second second	A comment
	00111000		1,000,000	~		_			,,,,,,,			Gross external area	20, 100 112	P. Carl				A CONTRACTOR OF THE PARTY OF TH	7 .00
												GF footprint	25,403 ft2	P 2000		1/2	2 .		
5	Sub-Total 1	£	8,863,000	£	130	£	130 £	3.0	0,562 7			Overall GIA	68,265 ft2				Maderna		
,	Sub-Total I	-	0,000,000		150		130 1	. 50	7,302			Net internal area	68,265 ft2	9/1	I minut			-	100
	Electric Car Charging - 50%															10/	** E	a a	
6	Passive, 50% Active		Incl								6 F	Residential NIA	0 ft2	1	Of Statement of	1/200			
	Passive, 50% Active						£				7 1	Non-residential NIA	68,265 ft2		C2 /2	1			
							t		-					7.0					JE .
												Basement	N/A				-		
												Apartments total	N/A			(Charles of the last of the la	100		4
												Studio	N/A		/	11-16	1		1
											11 1		N/A				9		
											12 2		N/A						
											13 2		N/A		4 10			I   I   I   I   I   I   I   I   I   I	
											14 3		N/A		1.41		100		ill
												Car Parking Spaces	290 nr						
												Highest storeys (incl. GF)	3 nr						
										1	17 (	Cores	2 nr						
										1	18 E	External Wall	N/A						
	Sub-Total 2	£	8,863,000	£	130	£	130 £	30	0,562 7	.5%	19 E	Balconies	N/A						
										4	20 E	Bolt-On Balconies	N/A						
	Nat Company of the second		0.000.000	_	400		400 0		. 500		20 E	Bolt-On Balconies	N/A						
8	Net Construction	£	8,863,000	£	130	£	130 £	30	),562 7	.5%	20 E	Bolt-On Balconies	N/A						
В	Net Construction	£	8,863,000	£	130	£	130 £	30	),562 7		20 E	Bolt-On Balconies	N/A						
	Net Construction  Main Contractor On-Costs	£	8,863,000	£	130	£	130 £	€ 30	),562 7		20 E	Bolt-On Balconies	N/A						
			8,863,000 1,462,395	£	<b>130</b>		130 £			1.5%		Summary	N/A						
	Main Contractor On-Costs	£				£		2 5	5,043 1:	1.5%	oject		N/A		Roof			Glazing	
	Main Contractor On-Costs Preliminaries 16.5%	£	1,462,395	£	21	£	21 £	5 1	5,043 1: 1,424 :	.1% Pro	oject	Summary	N/A Excluded	22	Roof Terrace	Excluded	45	Glazing UPVC Double glazed	
	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£££	1,462,395 413,016 751,689	£	21 6 11	£ £	21 £ 6 £ 11 £	2 5 2 1 2 2	5,043 1: 1,424 : 2,592	.1% Pro	oject I	Summary Facilitating Contamination		22 23	Terrace	Excluded Excluded		UPVC Double glazed	
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	1,462,395 413,016	£	21	£ £	21 £	2 5 2 1 2 2	5,043 1: 1,424 : 2,592	.1% Pro	oject I	Summary Facilitating Contamination Major demolition	Excluded		Terrace Pitched				
	Main Contractor On-Costs           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%	£££	1,462,395 413,016 751,689 574,505	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	2 5 2 1 2 2 2 1	5,043 1: 1,424 : 2,592 (1,981 4	2.1% Pro	oject I	Summary Facilitating Contamination	Excluded ✓	23 24	Terrace Pitched Brown	Excluded Excluded	46	UPVC Double glazed Triple glazed	
	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£££	1,462,395 413,016 751,689	£	21 6 11	£ £ £	21 £ 6 £ 11 £	2 5 2 1 2 2 2 1	5,043 1: 1,424 : 2,592 (1,981	.1% Pro	oject 1 1 ( 2   3 (	Summary Facilitating Contamination Major demolition Specialist groundworks	Excluded ✓	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	
	Main Contractor On-Costs           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%           On-Costs Sub-Total	£££	1,462,395 413,016 751,689 574,505	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	1% Pro	roject 1 ( 2 ! 3 \$	Summary 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	
	Main Contractor On-Costs           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	1% Pro 4% 2% 8%	oject 1	Stimmary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded  Excluded  Excluded	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	
	Main Contractor On-Costs           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%           On-Costs Sub-Total	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	2.5% Pro	1 (2 1 3 5 1 4 5 5 1	Summary Facilitating Continuation Major demolition Specialist groundworks Foundations Siring and pad Piling: CFA	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	
	Main Contractor On-Costs           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%           On-Costs Sub-Total	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Pro .1% Pro .4% .2% .8%	0ject 1 0 2 1 3 3 4 5 5 1 6 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft	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	
	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	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Prod. 1% Prod. 2% 8%	1 0 1 2 1 3 5 1 4 5 5 1 6 1 7 0 0	Summary 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	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	
	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	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Prod. 1% Prod. 2% 8%	1 0 1 2 1 3 5 1 4 5 5 1 6 1 7 0 0	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft	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	
	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	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Prod. 1% Prod. 2% 8%	oject 1	Stimmary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement	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	
	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 start-on-site	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Prod.1% Prod.2%	1 (2 1 3 5 1 6 1 7 (8 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Sirip and pad Filing; CFA Raft Ground slab Basement	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 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	
	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	£££	1,462,395 413,016 751,689 574,505 3,201,605	£	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £	5 5 12 1 22 2 23 1	5,043 1: 1,424 : 2,592 i 1,981 -	Proc. 1% Proc. 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2% 2	oject 1	Summary 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  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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro1% Pro2% .8%	1 1 (2 1 3 3 5 1 4 4 5 5 1 6 6 1 7 7 (2 8 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Eleel frame Space frame / deck	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 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	
	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 start-on-site	£££	1,462,395 413,016 751,689 574,505 3,201,605	£ £ £	21 6 11 8	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 2,592 i 1,981 -	.1% Pro .1% Pro .2% .8%	1	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	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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro1%	oject  1 1 2 1 3 3 8 1 4 5 6 6 7 7 8 1 1 9 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Steel frame Steel frame Concrete frame Imber frame	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 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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro1%	oject  1 1 2 1 3 3 8 1 4 5 6 6 7 7 8 1 1 9 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	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	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 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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro1%	Oject  1 1 (2 1 3 3 8 1 4 5 5 6 6 6 7 (6 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Stele I frame Concrete 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	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	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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro1%	Oject  1 1 (2 1 3 3 8 1 4 5 5 6 6 6 7 (6 8 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Steel frame Steel frame Concrete frame Imber frame	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 Metai  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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro.4.4% .2% .8%	Oject 1	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 Irimber 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 Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel)	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro4% .2% .8%	oject  1 1 (2 1) 3 \$ 5   6   7 (6 8   8   8   8   8   8   8   8   8   8	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Concrete frame Traditional Upper Floors Concrete floors	Excluded  Y 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	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	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 Ensultes - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.1% Pro4% .2% .8%	Oject 1	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 Irimber 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 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 Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel)	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.5% Prod.4% .2% .8%	oject  1 1 (2 1) 3 5 6 7 (4 5) 5 6 6 7 (7 1) 11 11 11 11 11 11 11 11 11 11 11 11 11	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Concrete frame Traditional Upper Floors Concrete floors	Excluded  Y 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	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	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 Ensultes - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 11 22 12 11 12 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.5% Pro.4% .4% .8% .8% .10% .10% .11% .10% .11% .11% .11% .11	oject 1 1 (2 1 1 3 3 5 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary 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	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	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 heating MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	.5% Prod.1% Prod.2% .3% .3% .3% .1% .1% .1% .1% .1% .1% .1% .1% .1% .1	oject 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Hiling, 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	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	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	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	Pr. 1.1% Pr.	oject 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling: CFA Raft Ground slab Basement Frame Steel frame Speace 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	Terrace Pitched 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	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 MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	Pro	oject	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Stele Iframe Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness - thickness - every floor	Excluded  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 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 Attenuation Play equipment	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	Pre-1.1% Pre	Oject  1 1 2 1 3 3 5 6 6 7 7 8 8 8 8 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary 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 Tirnditional 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	Terrace Pitched 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 Bandling 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 Soft landscaping Attenuation Play equipment  Utilities	
	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           Gross Construction to 1Q 2023         1           Inflation         To 1Q 2023           To start-on-site         To mid-point	£££	1,462,395 413,016 751,689 574,505 3,201,605 12,064,605 Included Excluded	£ £ £	21 6 11 8 47	£ £ £	21 £ 6 £ 11 £ 8 £ 47 £	5 5 2 1 2 2 2 2 2 1 1 5 11 2 41	5,043 1: 1,424 : 1,5592 1,981 - 1,040 2:	Pre-1.1% Pre	Oject  1 1 2 1 3 3 5 6 6 7 7 8 8 8 8 9 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Stele Iframe Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness - thickness - every floor	Excluded  Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	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 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 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	



Plot G - Residential: 9 Houses

	F COST		Total	£ / GIA	ft2	£ / NIA ft2	£/ı	unit	%	Effici	encies		Image				
										1		30%		E NO.			21000
0	Facilitating Works	£	-	£	- :	£ -	£	-	0.0%		GEA : GIA	#DIV/0!	STATE OF THE PARTY				
										3	NIA : GIA	67%				A AREA	V /
1	Substructure	£	111,000	£	9	£ 14	£ 1	12,333	6.5%	4	NIA : GIA (exc. Non-resi)	67%				All the second	9
										5	Average unit NIA	885 ft2					
2	Superstructure	£	551,366		46			61,263	32.4%	6	External wall : GIA ratio	0.00					STATE OF THE PARTY OF
	Frame	£	-		-			-	0.0%	7	Typical glazing ratio	30%			h	The state of the s	100
2.2	Upper floors	£	74,000		6			8,222	4.4%				AUTOM //	D	Y	Alone a children	tune.
2.3	Roof	£	104,000		9			11,556	6.1%	Key [			= u-um	SIA TENE	-	The second	
2.4	Stairs and Ramps	£	50,400		4			5,600	3.0%	1	Site area	15,005 ft2			-	adeal J	/ A
2.5	External Walls	£	177,484		15			19,720	10.4%	2	Gross external area	0 ft2					
2.6	Windows and External Doors	£	62,183		5			6,909	3.7%	3	GF footprint	4,478 ft2	= siam		45 W 16		
2.7	Internal Walls and Partitions	£	83,300		7			9,256	4.9%	4	Overall GIA	11,948 ft2	No. of the last of		-		
2.8	Internal Doors	£	-	£	-	£ -	£	-	0.0%	5	Net internal area	7,965 ft2	CI	177		Birarat	-
										6	Residential NIA	7,965 ft2	A Comment of the Comm		- 1	Н	
3	Internal Finishes - Shell & Core	£	14,800		1			1,644	0.9%	7	Non-residential NIA	0 ft2	tree 18	A Acres		39	
3.1	Wall Finishes	£	3,700		0			411	0.2%	8	Basement	0 ft2	C2 /	-//			100
3.2	Floor Finishes	£	5,550		0			617	0.3%	9	Apartments total	9 nr		F			
3.3	Ceiling Finishes	£	5,550	£	0	£ 1	£	617	0.3%		Studio	0 nr		- American	1		
											2B 4P	4 nr		SHEET STATES	1		
4	Fittings, Furnishings and Equipment	£	-	£	-	£ -	£	-	0.0%		3B 5P	4 nr		1-6			-
										13	4B 6P	1 nr					
5	Services	£	48,600	£	4	£ 6	£	5,400	2.9%	14			I m			State of the last	-
5.1	Sanitary Installation - Incl in	£	-	£	-	£ -	£	-	0.0%	15	Highest storeys (incl. GF)	3 nr	Oranous III		. 1		Der
	residential Fit Out	•	40.000	•	-		•	5 400	0.00/			21/2					PERMIT
5.2-5.13		£	48,600		4			5,400	2.9%		Cores	N/A					
		£	-		-	£ -	£	-	0.0%	17	External Wall	0 m2					
5.14	BWIC with services		inc							18		N/A					
•	Prefabricated Buildings and Units				1-					19	Bolt-On Balconies	N/A					
6	Pretabricated Buildings and Units				n/a												
7	Utilities connection + External Services	£	31,500	c	3	£ 4	r	3,500	1.9%								
						L 4		3,300									
•			- 1,														
	Posidontial Sit Out					£ 62		54 670									
8	Residential Fit-Out	£	492,032		41	£ 62		54,670	28.9%	Proje	et Summary						
			492,032	£			£ 5		28.9%	Proje	ct Summary		Roof			Glazing	
	Residential Fit-Out			£		£ 62	£ 5	54,670 38,811			Facilitating	Excluded	Roof		45	Glazing	Excluded
8	Sub-Total 1		492,032	£	41 105	£ 157	£ 13	38,811	28.9%	1	Facilitating Contamination	Excluded	22 Single ply	Fycluded		UPVC Double glazed	
			492,032	£		£ 157	£ 5		28.9%	1 2	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	
9	Sub-Total 1  Basement		492,032	£	41 105	£ 157	£ 13	38,811	28.9% 73.5% 0.0%	1	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
8	Sub-Total 1		492,032	£	41 105	£ 157	£ 13	38,811	28.9%	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 ✓
9 10	Sub-Total 1  Basement  External works		492,032 1,249,298	£	105	£ 157 £ -	£ 13 £	38,811	28.9% 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	Excluded Excluded V Excluded
9	Sub-Total 1  Basement		492,032	£	41 105	£ 157	£ 13 £	38,811	28.9% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks  Foundations Strip and pad	✓	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	Excluded ✓
8 9 10 11	Sub-Total 1  Basement  External works  Sub-Total 2	£	492,032 1,249,298 1,249,298	£ £ £	105	£ 157 £ - £ -	£ 5 £ 13 £ £ 13	38,811	28.9% 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	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	Excluded  Excluded
9 10	Sub-Total 1  Basement  External works		492,032 1,249,298	£ £ £	105	£ 157 £ - £ -	£ 5 £ 13 £ £ 13	38,811	28.9% 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	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	Sub-Total 1  Basement  External works  Sub-Total 2	£	492,032 1,249,298 1,249,298	£ £ £	105	£ 157 £ - £ -	£ 5 £ 13 £ £ 13	38,811	28.9% 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  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	Excluded Excluded
8 9 10 11	Sub-Total 1  Basement  External works  Sub-Total 2  Net Construction	£	492,032 1,249,298 1,249,298	£ £ £	105	£ 157 £ - £ -	£ 5 £ 13 £ £ 13	38,811	28.9% 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	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	Sub-Total 1  Basement  External works  Sub-Total 2  Net Construction  Main Contractor On-Costs	£	492,032 1,249,298 1,249,298 1,249,298	£ £ £ £ £	41 105 - - 04.56	£ 157 £ - £ - £ 156.84 £ 157	£ 13 £ £ £	38,811	28.9% 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	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	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	Sub-Total 1  Basement  External works  Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%	£	492,032 1,249,298 1,249,298 1,249,298 206,134	£ £ £ £ £ £ £	41 105 - - 04.56 105	£ 157 £ - £ - £ 156.84 £ 157	£ 5 £ 13 £ £ 13 £ £ 13	38,811 - - 38,811 38,811	28.9% 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	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
8 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%	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217	£ £ £ £ £ £ £	41 105 - - 04.56 105	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 7	£ 5 £ 13 £ £ 13 £ £ 2 £	38,811 - 38,811 38,811 22,904 6,469	28.9% 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	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	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
8 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%	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955	£ £ £ 10	41 105 - - 04.56 105	£ 157 £ - £ 156.84 £ 157 £ 26 £ 7 £ 13	£ 5 5 £ 13 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £	38,811 38,811 38,811 22,904 6,469 11,773	28.9%  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	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	Excluded  Excluded  Excluded
8 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%	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217	£ £ £ 10	41 105 - - 04.56 105	£ 157 £ - £ 156.84 £ 157 £ 26 £ 7 £ 13	£ 5 5 £ 13 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £	38,811 - 38,811 38,811 22,904 6,469	28.9% 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 MEPH Radiators	Excluded  Excluded  Excluded
8 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%	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955	£ £ £ 10	41 105 - - 04.56 105	£ 157 £ - £ 156.84 £ 157 £ 26 £ 7 £ 13	£ 5 5 £ 13 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £	38,811 38,811 38,811 22,904 6,469 11,773	28.9%  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	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 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
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £	41 105 - - 04.56 105	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 27 £ 13 £ 10	£ 5 £ 13 £ £ 13 £ £ 13	38,811 38,811 38,811 22,904 6,469 11,773 8,998	28.9%  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 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 MWHR	Excluded  Excluded  Excluded  Excluded  Excluded
8 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%	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955	£ £ £ £ £ £ £ £ £ £ £	41 105 - - 04.56 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 27 £ 13 £ 10	£ 5 £ 13 £ £ 13 £ £ 13	38,811 38,811 38,811 22,904 6,469 11,773	28.9%  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	22         Single ply           23         Pitched           24         Brown           25         Green           26         Blue           27         Landscaped           Stairs         Stairs           28         Feature entrance           30         Timber           31         Precast concrete           Metal         External Walls           33         Scaffold           34         Mast climbers           5         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
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	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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	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 34 Mast climbers 35 SFS inner 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 heating MYHR Cooling (to hotel)	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £ £	41 105 - - 04.56 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9%  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  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         Stairs           28         Feature entrance           30         Timber           31         Precast concrete           Metal         External Walls           33         Scaffold           34         Mast climbers           5         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 MWHR	Excluded  Excluded  Excluded  Excluded  Excluded
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	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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	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 34 Mast climbers 35 SFS inner 36 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  Excluded
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	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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; CPA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional  Upper Floors Concrete floors - thickness	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	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
10 11 12 13 14 15 16 17	Sub-Total 1	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980	£ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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 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	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	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980 451,287	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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 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           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         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	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
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% OH&P 7.0% Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980 451,287 1,700,585	£ £ £ 10 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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 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	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  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
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%  OH&P 7.0%  Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023  Inflation  To 1Q 2023  To start-on-site	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980 451,287 1,700,585 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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 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  V	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 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 4 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
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% OH&P 7.0% Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980 451,287 1,700,585	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 157 £ 10	£ 5 5 £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 - - 38,811 38,811 22,904 6,469 11,773 8,998	28.9% 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 19 20	Facilitating Contamination Major demolition Specialist groundworks  Foundations Strip and pad Piling; CPA 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	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  Utilities	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
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%  OH&P 7.0%  Contingency 5.0%  On-Costs Sub-Total  Gross Construction to 1Q 2023  Inflation  To 1Q 2023  To start-on-site	£ £ £ £ £ £	492,032 1,249,298 1,249,298 1,249,298 206,134 58,217 105,955 80,980 451,287 1,700,585 Included Excluded	£ £ £ 1(0 £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	41 105 - - - 105 17 5 9 7	£ 157 £ - £ - £ 156.84 £ 157 £ 26 £ 7 £ 13 £ 10 £ 57	£ £ 13 £ £ 13 £ £ £ £ £ £ £ £ £ £ £ £ £	38,811 38,811 38,811 22,904 6,469 8,998 50,143	28.9% 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 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; CPA 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  V	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 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 4 Brick 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 Attenuation Play equipment  Utilities	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded



Plot H - Residential: 15 Flats, 4 Houses

	OF COST		Total	£ / GIA ft	2 £	/ NIA ft2	£ / unit	%	Effici	encies		Image	e				
									1	Site usage	30%					4000 1991000	
0	Facilitating Works	£	-	£ -	£	-	£ -	0.0%			N/A	3974		100			
	Substructure	£	406,425	•		0.7	04 204	7.00/	3		59% 59%						4 /
1	Substructure	Ł	406,425	ž.	16 £	27	£ 21,391	7.8%		NIA : GIA (exc. Non-resi) Average unit NIA	779 ft2					The second second	7
2	Superstructure	£	1,719,602	2	69 £	116	£ 90,505	32.9%	6		0.00	ASS					
2.1	Frame	£	157,125		6 £	11				Typical glazing ratio	30%	ASSE		A.			-
2.2	Upper floors	£	232,200		9 £	16			,	Typical glazing ratio	30 /6				-	N.W.	
2.3	Roof	£	164,220		7 £	11			Key I	Tata .	_	100		D	-	1	
2.4	Stairs and Ramps	£	72,400		3 £	5			1	Site area	15,694 ft2	-		entore	_		A second
2.5	External Walls	f	868.195		35 £	59		16.6%	2	Gross external area	N/A	A Filter				MARKET STATE OF THE STATE OF TH	
2.6	Windows and External Doors	£	185,782		7 £	13			3	GF footprint	4,715 ft2	P ZEA			-		100 CX
2.7	Internal Walls and Partitions	£	20,825		1 £	1			4	Overall GIA (Incl Basement)	24,983 ft2		1 100	7 .	AN STORES		
2.8	Internal Doors	£	18,855		1 £	1			5	Net internal area	14,801 ft2			777		Tax a	
2.0	internal boors		10,000	_	1 2		2 332	0.470	6	Residential NIA	14,801 ft2	17		1 1000	" . E	Н	
3	Internal Finishes	£	61,535	f	2 £	4	£ 3.239	1.2%	7	Non-residential NIA	0 ft2	- Jane	A Section 11 6				
3.1	Wall Finishes	£	20,705		1 £	1			8	Basement	2,454 ft2		(2)	7/			5.
3.2	Floor Finishes	£	22,935		1 £	2			9	Apartments total	19 nr			F			
3.3	Ceiling Finishes	£	17,895		1 £	1				Studio	0 nr			Acres V	-	69	
0.0	g	_	,000	_			_ 542	0.570		1B 2P	5 nr			E-82 7		1	
4	Fittings, Furnishings and Equipment	£	35,000	f	1 £	2	£ 1.842	0.7%		2B 3P	10 nr			- 11 h			-
-	i ittings, i urinsiinigs and Equipment	-	33,000	•			. 1,042	0.7 %		2B 4P	2 nr				W.		
5	Services	£	573,414		23 £	39	£ 30,180	11.0%		3B 5P	2 nr		11 11 11			I little	-
5.1	Sanitary Installation	£	20.000		1 £	1				Highest storeys (incl. GF)	5 nr	BROW	111				to the same of
	B MEPH	£	428,414		17 £	29				Cores	2 nr			2.00			Market Street
5.10		£	125,000		5 £	8			17		0 m2						
5.14	BWIC with services		inc	~	0 2	U	2 0,075	2.470	18		39.5%						
0.14	BYVIO WILL SCI VICES		1110						19		8 nr						
6	Prefabricated Buildings and Units				n/a				13	Boil-Oil Balconics	0111						
7	Utilities connection + External Services	£	66,500	f	3 £	4	£ 3,500	1.3%									
8	Residential Fit-Out	£	980,478	£	39 £	66	£ 51,604	18.7%									
									Proje	ct Summary							
9	Sub-Total 1	£	3,842,955	£ 1	54 £	260	£ 202,261	73.5%		Facilitating	Excluded	22	Roof			Glazing	
				_					1	Contamination			Single ply				
40	- /												Direct of	· · · ·		UPVC Double glazed	Exclude
10	Basement			£ -	£	-	£ -	0.0%	2		✓	23		Excluded	46	Triple glazed	Exclude
									3	Major demolition Specialist groundworks		23 24	Brown	Excluded Excluded	46 47	Triple glazed Composite	Excluder ✓
10	Basement  External works				£	-		0.0%		Specialist groundworks	✓	23 24 25	Brown Green	Excluded Excluded Excluded	46 47	Triple glazed	Exclude
11	External works			£ -	£	-	£ -	0.0%	3	Specialist groundworks  Foundations	Excluded	23 24 25 26	Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	Triple glazed Composite Aluminium	Excluder ✓
		£	3,842,955	£ -			£ -	0.0%	3	Specialist groundworks  Foundations Strip and pad	Excluded  Excluded	23 24 25	Brown Green Blue	Excluded Excluded Excluded	46 47 48	Triple glazed Composite Aluminium  Bathrooms	Excluder Excluder
11	External works	£	3,842,955	£ -	£	-	£ -	0.0%	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	Triple glazed Composite Aluminium  Bathrooms Master; 3 piece	Excluder ✓
11	External works	£	3,842,955	£ -	£	-	£ - £ 202,261	0.0%	3	Specialist groundworks  Foundations Strip and pad Piling; CFA Raft	Excluded  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	External works Sub-Total 2	£		£ -	£ 82 £	259.65	£ - £ 202,261	0.0% 73.5%	3 4 5 6 7	Specialist groundworks  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	Excluder Excluder
11	External works Sub-Total 2 Net Construction	£		£ -	£ 82 £	259.65	£ - £ 202,261	0.0% 73.5%	3 4 5	Specialist groundworks  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	Excluder  Excluder
11 12 13	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs	~	3,842,955	£ - £ 153.	£ 82 £ 54 £	259.65 260	£ 202,261	0.0% 73.5% 73.5%	3 4 5 6 7	Specialist groundworks  Foundations Stirp 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 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
11 12 13	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs  Preliminaries 16.5%	£	<b>3,842,955</b> 634,088	£ - 153.	£ 82 £ 54 £ 25 £	259.65 260	£ - £ 202,261 £ 202,261 £ 33,373	73.5% 73.5%	3 4 5 6 7 8	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	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	Triple glazed Composite Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluder  Excluder
11 12 13 14 15	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	3,842,955 634,088 179,082	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £	259.65 260 43 12	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425	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 Steel frame	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	23 24 25 26 27 28 29 30	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	Excluder  Excluder
11 12 13 14 15 16	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	3,842,955 634,088 179,082 325,929	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154	0.0% 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 Space frame / deck	Excluded  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	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  MEPH	Excluder
11 12 13 14 15	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	3,842,955 634,088 179,082	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £	259.65 260 43 12	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154	0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	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 Concrete frame	Excluded  Excluded  Fxcluded  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	Excluder
11 12 13 14 15 16	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	3,842,955 634,088 179,082 325,929	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154	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 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	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal 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	Excluder  Excluder  Excluder  Excluder  Excluder
11 12 13 14 15 16	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%	£££	3,842,955 634,088 179,082 325,929 249,103	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22	£ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	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  Fxcluded  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	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:
11 12 13 14 15 16	External works  Sub-Total 2  Net Construction  Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	3,842,955 634,088 179,082 325,929	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	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	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	Excluder  Excluder  Excluder  Excluder  Excluder
11 12 13 14 15 16	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%	£££	3,842,955 634,088 179,082 325,929 249,103	£ - £ 153. £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22	£ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 10 11 12	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	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 MVHR	Exclude:
11 12 13 14 15 16	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%	£££	3,842,955 634,088 179,082 325,929 249,103	£ - £ 153, £ 1:	£ 82 £ 54 £ 7 £ 13 £	259.65 260 43 12 22 17	£ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111	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	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 MVHR	Exclude:
11 12 13 14 15 16 17	Sub-Total 2   Net Construction	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 566 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	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 Stirp and pad Piling, CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Trraditional  Upper Floors Concrete floors	Excluded  Excluded  Fxcluded  Excluded  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 Alum PPC	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)	Exclude:
11 12 13 14 15 16 17	Sub-Total 2   Net Construction	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 566 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	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 Statel frame Space frame / deck Concrete frame Traditional  Upper Floors Concrete floors - thickness	Excluded  V  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	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	Exclude:
11 12 13 14 15 16 17	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 566 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	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 - thickness Metal decking form work	Excluded  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	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 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 Soft landscaping Soft landscaping	Exclude:
11 12 13 14 15 16 17	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201 5,231,156	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 566 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	9 10 11 12 13 14 15 16 17	Specialist groundworks  Foundations Stirp and pad Piling, CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Trraditional  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	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 - sanitaryware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  V
11 12 13 14 15 16 17 18	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201 5,231,156	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 556 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	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 Space frame / deck Concrete frame Traditional  Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded  Excluded  Fxcluded  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	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	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 Soft landscaping Soft landscaping	Exclude:
11 12 13 14 15 16 17 18 19 21 22 22	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201 5,231,156	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 556 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	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	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  V	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  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	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	Exclude:
11 12 13 14 15 16 17 18	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201 5,231,156	£ - £ 153, £ 1:	£ £ £ £ £ £ 7 £ 13 £ 110 £ 556 £	259.65 260 43 12 22 17	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	3 4 5 6 7 8 9 9 10 111 12 13 13 14 15 16 17 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Specialist groundworks  Foundations Stirp 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  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	Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal Mats climbers 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 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:
11 12 13 14 15 16 17 18 19 21 22 22	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	£	3,842,955 634,088 179,082 325,929 249,103 1,388,201 5,231,156	£ - £ 153. £ 1 153. £ 1 : £ : £ : £ : £ : £ : £ : £ : £ : £	£ £ £ £ £ £ 7 £ 13 £ 110 £ 556 £	259.65 260 43 12 22 17 94	£ - £ 202,261 £ 202,261 £ 33,373 £ 9,425 £ 17,154 £ 13,111 £ 73,063	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 13 14 15 16 17 18 19 19 19 19 19 19 19 19 19 19 19 19 19	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  V	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 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  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 Soft landscaping Attenuation Play equipment	Exclude:



Plot I - Residential: 72 Flats, 7 Houses

	OF COST		Total	£ / GIA f	2 £	/ NIA ft2	£ / uni	t %	Effici	encies		Image				
									1		53%		-		4	
0	Facilitating Works	£	-	£ -	- £	-	£	- 0.0%	2	GEA : GIA	N/A	THE RESERVE OF THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW				
										NIA : GIA	63%				Mar In	W //
1	Substructure	£	1,719,800	£	18 £	29	£ 21,	770 7.6%	4	NIA : GIA (exc. Non-resi)	63%					4
									5	Average unit NIA	755 ft2					
2	Superstructure	£	7,549,740	£	80 £	127	£ 95,	666 33.2%	6	External wall : GIA ratio	0.56	nawa			No. of the last of	and the same
2.1	Frame	£	762,000	£	8 £	13	£ 9,	3.4%	7	Typical glazing ratio	30%					ACCOUNT OF
2.2	Upper floors	£	1,078,800	£	11 £	18	£ 13,	556 4.8%			8	F 7	2	1	THE PLANT OF THE PARTY.	
2.3	Roof	£	576,340		6 £	10				Data			D	_	The second second	
2.4	Stairs and Ramps	£	99,200		1 £	2		256 0.4%			28,525 ft2				BRIST	
2.5	External Walls	£	2,952,655		31 £	49				Gross external area	N/A				The state of the s	
2.6	Windows and External Doors	£	981,951		10 £	16				GF footprint	14,994 ft2					
2.7	Internal Walls and Partitions	£	976,875		10 £	16				Overall GIA (Incl Basement)	94,863 ft2			All pictor		
2.8	Internal Doors	£	121,920		1 £	2		543 0.5%		Net internal area	59,665 ft2	The second second			100	
2.0	Internal Doors	L	121,920	L	I L	2	L 1,	0.570	6	Residential NIA	59,665 ft2		///	** E	ч	
_				•								A secretary of the secr	7/10			
3	Internal Finishes	£	884,360		9 £	15				Non-residential NIA	0 ft2	6 a a	1			- 4
3.1	Wall Finishes	£	94,580		1 £	2		97 0.4%		Basement	11,130 ft2			2		750
3.2	Floor Finishes	£	492,390		5 £	8		233 2.2%		Units total	79 nr			W	a la	A
3.3	Ceiling Finishes	£	297,390	£	3 £	5	£ 3,	764 1.3%		Houses - 2 Bed	3 nr		1900 mg = 1	HK		
									11	Houses - 3 Bed	3 nr	//		1		
4	Fittings, Furnishings and Equipment	£	35,000	£	0 £	1	£	143 0.2%	12	Houses - 4 Bed	1 nr		/ / / / /			- 1
									13	Flats (1-Bed)	22 nr					
5	Services	£	2,176,683	£	23 £	36	£ 27,	553 9.6%	14	Flats (2-Bed)	38 nr	1 10		100		
5.1	Sanitary Installation	£	20,000		0 £	0		253 0.1%		Flats (3-Bed)	12 nr	School II			The state of the s	
5.2-5.13		£	2,006,683		21 £	34				Highest storeys (incl. GF)	5 nr		57 BH 54			Maria
	Lifts	£	150,000		2 £	3		399 0.7%		Cores	2 nr					
	BWIC with services		inc		2 L	3	L 1,	0.170		External Wall	4,978 m2					
3.14	BWIC WILLI SELVICES		IIIC													
	B (1.1. ( 1B ")" 111 "									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	£ 51,	17.8%								
										ct Summary						
9	Sub-Total 1	£	16,682,088	£ 1	76   £	280	£ 211,	73.5%		Facilitating		Roof			Glazing	
										Contamination	Excluded	22 Single ply	✓		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
										Foundations		26 Blue				
12	Sub-Total 2	£	16.682.088	£ 175.	0.0								Excluded			
						279.60	£ 211.	166 73.5%	4		Excluded		Excluded Excluded		Bathrooms	
					85 £	279.60	£ 211,	73.5%		Strip and pad	Excluded	27 Landscaped	Excluded	49	Bathrooms Master: 3 piece	_
									5	Strip and pad Piling; CFA	✓	27 Landscaped			Master; 3 piece	<b>✓</b>
13	Net Construction	£	16,682,088	£ 1	.85 £ 176 £	279.60	£ 211,		5 6	Strip and pad Piling; CFA Raft	✓ Excluded	27 Landscaped Stairs	Excluded	50	Master; 3 piece - sanitaryware budget	
13	Net Construction	£	16,682,088	£ 1					5 6 7	Strip and pad Piling; CFA Raft Ground slab	Excluded	27 Landscaped  Stairs 28 Feature entrance	Excluded Excluded	50 51	Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded
13		£	16,682,088	£ 1					5 6 7	Strip and pad Piling; CFA Raft	✓ Excluded	27 Landscaped  Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
	Main Contractor On-Costs	£			176 £	280	£ 211,	73.5%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement	Excluded	27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded  Excluded  Excluded  Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
14	Main Contractor On-Costs Preliminaries 16.5%		2,752,544	£	29 £	<b>280</b>	£ 211,	73.5% 342 12.1%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded  Excluded	27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	2,752,544 777,385	£	29 £ 8 £	280 46 13	£ 211, £ 34, £ 9,	73.5% 342 12.1% 340 3.4%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded	27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded  Excluded  Excluded  Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded
14 15 16	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£	2,752,544 777,385 1,414,841	£ £	29 £ 8 £ 15 £	280 46 13 24	£ 211, £ 34, £ 9, £ 17,	73.5% 342 12.1% 340 3.4% 309 6.2%	5 6 7 8 9	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded	27 Landscaped  Stairs  28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded	50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	2,752,544 777,385	£ £	29 £ 8 £	280 46 13	£ 211, £ 34, £ 9, £ 17,	73.5% 342 12.1% 340 3.4% 309 6.2%	5 6 7 8 9	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded	27 Landscaped  Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded	50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded
14 15 16	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£	2,752,544 777,385 1,414,841	£ £	29 £ 8 £ 15 £	280 46 13 24	£ 211, £ 34, £ 9, £ 17,	73.5% 342 12.1% 340 3.4% 309 6.2%	5 6 7 8 9 10	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded	27 Landscaped  Stairs  28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded	50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded
14 15 16	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£	2,752,544 777,385 1,414,841	£ £	29 £ 8 £ 15 £	280 46 13 24	£ 211, £ 34, £ 9, £ 17,	73.5% 342 12.1% 340 3.4% 309 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	Excluded  Excluded  Excluded  Excluded	Stairs Stairs Feature entrance Stone Timber Trecast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	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%	£	2,752,544 777,385 1,414,841 1,081,343	£ £ £	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 309 6.2% 888 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	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	27	Excluded  Excluded  Excluded  Excluded  Excluded	50 51 52 53 54 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR	Excluded
14 15 16 17	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%	£	2,752,544 777,385 1,414,841	£ £ £	29 £ 8 £ 15 £	280 46 13 24 18	£ 211, £ 34, £ 9, £ 17,	73.5% 342 12.1% 340 3.4% 309 6.2% 888 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	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	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  Fxcluded  Excluded	50 51 52 53 54 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
14 15 16 17	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 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	Stairs Stairs Feature entrance 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	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	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%	£	2,752,544 777,385 1,414,841 1,081,343	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 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	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  Fxcluded  Excluded	50 51 52 53 54 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR	Excluded
14 15 16 17	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Trimber frame Traditional Upper Floors Concrete floors	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	Stairs Stairs Feature entrance 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 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget  MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded
14 15 16 17	Main Contractor On-Costs         16.5%           Preliminaries         16.5%           Design and Build Fees         4.0%           OH&P         7.0%           Contingency         5.0%	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 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 Excluded	27	Excluded  Excluded Excluded Excluded Excluded  V Excluded  V Excluded  V Excluded  V Excluded	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	Excluded  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%    On-Costs Sub-Total  Gross Construction to 1Q 2023	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	9 10 11 12 13 14 15 16	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  V  Excluded  Excluded  Excluded	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 Fxcluded	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	Excluded  Excluded  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           Inflation	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114 22,708,202	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	5 6 7 8 9 10 11 12 13 14 15 16	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  V  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded	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	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 Soft landscaping Attenuation	Excluded  Excluded  Excluded
14 15 16 17 18	Main Contractor On-Costs	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114 22,708,202	£	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	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	27	Excluded  Excluded Excluded Excluded Excluded  Excluded  Excluded  Excluded  Excluded  Excluded Excluded Excluded Excluded	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	Excluded  Excluded  Excluded
14 15 16 17 18 19	Main Contractor On-Costs	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114 22,703,202 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	9 10 11 12 13 14 15 16 17 18	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 Angle supports - every floor	Excluded  V Varies Excluded Excluded	Stairs  Stairs  Feature entrance  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 area	Excluded  Excluded Excluded Excluded Y Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	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 Play equipment	Excluded  V  Excluded  V  Excluded
14 15 16 17 18 19	Main Contractor On-Costs	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114 22,708,202	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 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 Statel 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  V  Excluded  V  Excluded  Excluded  V  Varies  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 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 41 Faceted window 42 Framing to sliding doors	Excluded  Excluded Excluded 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 62	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
14 15 16 17 18 19	Main Contractor On-Costs	£	2,752,544 777,385 1,414,841 1,081,343 6,026,114 22,703,202 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	29 £ 8 £ 15 £ 11 £	280 46 13 24 18	£ 211, £ 34,, £ 9, £ 17, £ 13,	73.5% 342 12.1% 340 3.4% 3009 6.2% 888 4.8%	9 10 11 12 13 14 15 16 17 18	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 second floor	Excluded  V Varies Excluded Excluded	Stairs  Stairs  Feature entrance  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 area	Excluded  Excluded Excluded Excluded Y Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62	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  V  Excluded  V  Excluded



Plot J - Residential: 150 Build To Rent Flats

- NU INC	FCOST	l <u>l</u>	Total	£ / GIA ft	£	/ NIA ft2	£ / unit	%		iencies		Image	e				
									1		41%		A SOLAT ALL				Annual de
0	Facilitating Works	£	-	£ -	£	-	£ -	0.0%	2	GEA : GIA	N/A	35974	R R				
									3		61%	10				All De	W /
1	Substructure	£	2,058,950	£ 1	4 £	22	£ 13,72	5.5%	4		61%	W 1				A STATE OF THE STA	4
									5	Average unit NIA	619 ft2	400					
2	Superstructure	£	11,943,702		9 £	129			6		0.50	490	Date:	-		Continue to the	
2.1	Frame	£	1,347,500		9 £	15			7	Typical glazing ratio	30%						
2.2	Upper floors	£	1,839,800		2 £	20							- //E	D	74	Programme and a	na a
2.3	Roof	£	774,690		5 £	8			Key				// /= s.u. // s.	on waters	-	1	
2.4	Stairs and Ramps	£	160,000		1 £	2	£ 1,06	0.4%	- 1	Site area	44,886 ft2	7		//		MINIST	/ 6
2.5	External Walls	£	4,630,405	£ 3	1 £	50	£ 30,86	12.5%	2	Gross external area	N/A	700		/			
2.6	Windows and External Doors	£	1,358,708	£	9 £	15	£ 9,05	3.7%	3	GF footprint	18,622 ft2		A Service of	The state of the s	NE se Ne		
2.7	Internal Walls and Partitions	£	1,617,000	£ 1	1 £	17	£ 10,78	4.4%	4	Overall GIA	151,676 ft2	1	Partition / 4/	46-22	a little		
2.8	Internal Doors	£	215,600	£	1 £	2	£ 1,43	0.6%	5	Net internal area	92,840 ft2	14	/ 11	1.5	*, E	100	-
									6	Residential NIA	92,840 ft2	11			- E	Н	
3	Internal Finishes	£	1,541,600	£ 1	0 £	17	£ 10,27	4.2%	7	Non-residential NIA	0 ft2	2	Star Star		•	A CONTRACTOR OF THE PARTY OF TH	
3.1	Wall Finishes	£	161,700	£	1 £	2	£ 1,07	0.4%	8	Basement	18,622 ft2	9.	C2		Z ,		1
3.2	Floor Finishes	£	862,400	£	6 £	9	£ 5,74	2.3%	9	Apartments total	150 nr	SIN		F			
3.3	Ceiling Finishes	£	517,500	£	3 £	6	£ 3,45	1.4%	10		0 nr			ATMIN	нк		
									11	1B 2P	75 nr			4	1	-	
4	Fittings, Furnishings and Equipment	£	35,000	£	0 £	0	£ 23	0.1%	12	2B 3P	75 nr						
									13	2B 4P	0 nr				-		
5	Services	£	4,024,176	£ 2	7 £	43	£ 26,82	10.8%	14	3B 5P	0 nr		I be		- 10		-
	Sanitary Installation	£	20,000		0 £	0			15	Highest storeys (incl. GF)	6 nr	2000	19		V		THE STATE OF THE S
5.2-5.13	MEPH	£	3,604,176	£ 2	4 £	39	£ 24,02	9.7%	16		2 nr						
5.10	Lifts	£	400,000	£	3 £	4	£ 2,66	1.1%	17	External Wall	7,007 m2						
5.14	BWIC with services		inc						18	Balconies	100.0%						
									19	Bolt-On Balconies	75 nr						
6	Prefabricated Buildings and Units			r	/a												
7	Utilities connection + External Services	£	525,000	£	3 £	6	£ 3,50	1.4%									
7 8	Utilities connection + External Services  Residential Fit-Out	£	525,000 7,137,405		3 £	6 77			Proie	ect Summary							
	Residential Fit-Out		7,137,405	£ 4			£ 47,58	19.2%	Proje	ect Summary			Roof			Glazing	
				£ 4		77	£ 47,58	19.2%		Facilitating	Excluded	22	Roof Single ply	· ·	45	Glazing UPVC Double glazed	Exclude
8	Residential Fit-Out Sub-Total 1		7,137,405 27,265,833	£ 18		77	£ 47,58	19.2%	1	Facilitating Contamination	Excluded	22	Single ply	Excluded		UPVC Double glazed	
	Residential Fit-Out		7,137,405	£ 18		77	£ 47,58	19.2%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
9	Residential Fit-Out Sub-Total 1 Basement		7,137,405 27,265,833	£ 4	7 £	294	£ 47,58	19.2% 73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
8	Residential Fit-Out Sub-Total 1		7,137,405 27,265,833	£ 4		77	£ 47,58	19.2%	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
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		7,137,405 27,265,833 Incl	£ 18	7 £	77 294	£ 47,58 £ 181,77	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	Excluded
9	Residential Fit-Out Sub-Total 1 Basement		7,137,405 27,265,833	£ 18	7 £	294	£ 47,58 £ 181,77	73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks  Foundations Strip and pad	✓	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms	Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	7,137,405 27,265,833 Incl 27,265,833	£ 4 £ 18 £ -	7 £ 0 £ £	77 294 - 293.69	£ 47,58 £ 181,77 £ -	19.2% 73.5% 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 49	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece	Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		7,137,405 27,265,833 Incl	£ 4 £ 18 £ -	7 £	77 294	£ 47,58 £ 181,77 £ -	19.2% 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	Excluder  Excluder
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	7,137,405 27,265,833 Incl 27,265,833	£ 4 £ 18 £ -	7 £ 0 £ £	77 294 - 293.69	£ 47,58 £ 181,77 £ -	19.2% 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  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	Excluder  Excluder
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	7,137,405 27,265,833 Incl 27,265,833	£ 4 £ 18 £ -	7 £ 0 £ £	77 294 - 293.69	£ 47,58 £ 181,77 £ -	19.2% 73.5% 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	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:
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	7,137,405 27,265,833 Incl 27,265,833 27,265,833	£ 18 £ - £ 179.7	7 £ 0 £ 6 £	77 294 - 293.69 294	£ 47,58 £ 181,77 £ - £ 181,77	19.2% 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	Excluded  Excluded
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%	£	7,137,405 27,265,833 Incl 27,265,833 27,265,833	£ 18 £ 179.7 £ 18	7 £ 0 £ 6 £ 0 £	77 294 - 293.69 294	£ 47,58 £ 181,77 £ - £ 181,77 £ 181,77	19.2% 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	UPVC Double glazed Triple glazed Composite Aluminium  Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588	£ 4 £ 18 £ - £ 179.7 £ 18	7 £ 0 £ 6 £ 0 £	77 294 - 293,69 294 48 14	£ 47,58 £ 181,77 £ - £ 181,77 £ 181,77 £ 29,99 £ 8,47	19.2% 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 Pilling: CFA Raft Ground slab Basement  Frame Steel frame	Excluded  Excluded  Y  Excluded  Y  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:
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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470	£ 4 £ 18 £ 179.7 £ 18 £ 2 £ 2 £ 1	7 £ 0 £ 6 £ 0 £ 8 £ 5 £	294 293.69 294 48 14 25	£ 47,58 £ 181,77 £ 181,77 £ 181,77 £ 2,999 £ 8,477 £ 15,47	19.2% 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	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	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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588	£ 4 £ 18 £ 179.7 £ 18 £ 2 £ 2 £ 1	7 £ 0 £ 6 £ 0 £	77 294 - 293,69 294 48 14	£ 47,58 £ 181,77 £ 181,77 £ 181,77 £ 29,99 £ 8,477 £ 15,41	19.2% 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 Pilling; CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame	Excluded  Excluded  Excluded  Fixely  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:
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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470	£ 4 £ 18 £ 179.7 £ 18 £ 2 £ 2 £ 1	7 £ 0 £ 6 £ 0 £ 8 £ 5 £	294 293.69 294 48 14 25	£ 47,58 £ 181,77 £ 181,77 £ 181,77 £ 2,999 £ 8,477 £ 15,47	19.2% 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 Pilling; 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 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
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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 18 £ - 18 £ 179.7 £ 18 £ 18 £ 19 £ 19	7 £ £ 6 £ 0 £	77 294 - 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 29,99 £ 8,47 £ 15,41 £ 11,78	19.2% 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 Pilling; CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded  Excluded  Excluded  Fixely  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:
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%	£	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470	£ 18 £ - 18 £ 179.7 £ 18 £ 18 £ 19 £ 19	7 £ 0 £ 6 £ 0 £ 8 £ 5 £	294 293.69 294 48 14 25	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 29,99 £ 8,47 £ 15,41 £ 11,78	19.2% 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 Pilling; 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	Excluded  Excluded  Excluded  Excluded  Excluded
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	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 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 Pilling; 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 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:
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 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £ £ 6 £ 0 £	77 294 - 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 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 Pilling: 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	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	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%  On-Costs Sub-Total	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 14	Facilitating Contamination Major demolition Specialist groundworks  Foundations Strip and pad Pilling; CFA Raft Ground slab Basement  Frame Steel frame Space frame / deck Concrete frame Tiraditional  Upper Floors Concrete floors	Excluded  Excluded  Y  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 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	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%  On-Costs Sub-Total	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 9 100 111 12 13 13 14 15 5 6 6 7 7 8 1 14 15 15 15 15 15 15 15 15 15 15 15 15 15	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	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	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  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%  On-Costs Sub-Total  Gross Construction to 2Q 2023	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 5 6 6 7 8 8 9 100 111 12 13 13 14 15 16	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	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	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
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 2Q 2023  Inflation	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388 9,849,308	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 100 111 122 133 144 155 166 177	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	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 Metal  External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick silps Banding 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 MEPH Radiators Underfloor heating MVHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation	Exclude  Exclude  Exclude  Exclude  Exclude  Exclude  V  Exclude  V  Exclude
8 9 10 11 12 13 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%  On-Rosts Sub-Total  Gross Construction to 2Q 2023  Inflation To 1Q 2023	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388 9,849,308 37,115,141 Included	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 3 4 4 5 5 6 6 7 8 8 9 100 111 122 13 13 14 15 16 17 18 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  Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	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 Attenuation	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 1Q 2023 To start-on-site	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388 9,849,308 37,115,141 Included Excluded	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 6 7 8 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 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 CLT Angle supports - every floor	Excluded  Excluded  Fixely  Excluded  Fixely  Varies  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 Faceted act urured area	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 Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
8 9 10 11 12 13 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%  On-Rosts Sub-Total  Gross Construction to 2Q 2023  Inflation To 1Q 2023	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388 9,849,308 37,115,141 Included	£ 4 £ 18 £ 18 £ 179.7 £ 18 £ 5 £ 1 £ 1 £	7 £  6 £  0 £  0 £	294 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 1 2 3 3 4 4 5 5 6 6 7 8 8 9 100 111 122 133 144 155 166 177 188 199 200	Facilitating Contamination Major demolition Specialist groundworks  Foundations Strip and pad Pilling; 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 floor - every second floor	Excluded  Excluded  Excluded  Y  Excluded  Excluded  Excluded  Excluded  V  Excluded  Excluded  Excluded  Excluded  Excluded  Y  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Faccluded  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 façade Corbet 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 Soft landscaping Attenuation Play equipment  Utilities	Excluded Excluded Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded
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 1Q 2023 To start-on-site	£ £ £ £ £ £	7,137,405 27,265,833 Incl 27,265,833 27,265,833 27,265,833 4,498,862 1,270,588 2,312,470 1,767,388 9,849,308 37,115,141 Included Excluded	£ 4 £ 18 £ - £ 179.7 £ 18 £ 1 £ 1 £ 1 £ 1 £ 1	7 £  6 £  0 £  0 £	77 294 - 293.69 294 48 14 25 19	£ 47,58 £ 181,77 £ £ 181,77 £ 181,77 £ 181,77 £ 151,77 £ 151,77 £ 15,41 £ 15,41 £ 11,78	19.2% 73.5% 0.0% 73.5% 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 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 Pilling; 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 floor - every second floor	Excluded  Excluded  Fixely  Excluded  Fixely  Varies  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 façade Corbel to façade Faceted window Faceted act urured area	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 Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)  Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded  Excluded