

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 2

on behalf of

Mace Developments

Costs current at Q2 2023

Issue Date: 13 July 2023

Revision: 4

Project Nr:

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Order of Cost Estimate Summary - Overall

RDER (F COST		Total	£ / GIA ft2	£/	NIA ft2	£/un	t %		iencies		lmage	•				
									1	Site usage	52%						
0	Facilitating Works	£	187,900							GEA : GIA	N/A	. 1563				497.00	4474
									3	NIA : GIA	44%	20				all all a	
1	Substructure	£	5,710,600	£	10 £	15	£ 13	,928 4.7%		NIA: GIA (exc. Non-resi)	77%	8	A 1900 o	1			485
									5	Average unit NIA	590 ft2	5		W.			- n 600 oon 60
2	Superstructure	£	31.894.334	£	59 £	82	£ 77	.791 26.49	6	External wall : GIA ratio	0.65	30 A	The same of the sa	Medica	9	0,000	100
2.1	Frame	£	3,084,750		6 £	8		,524 2.69		Typical glazing ratio	40%	7 4	(P1)	P2	0,0		
2.2	Upper floors	£	4,549,500		8 £	12		,096 3.89		Typical glazing ratio	-1070				O		
2.3	Roof	f	3,195,060		6 £	8		,793 2.69		Data			/2/	¥		0 0	- Constant
2.4	Stairs and Ramps	£	857,000		2 £	2		,090 0.79		Site area	290,144 ft2		A A	Carrie Company		0.5	. 0
					21 £							375		Oems	- 7	A STATE OF THE STA	S
2.5	External Walls	£	11,646,619			30				Gross external area	N/A	7.400	to attitud	0	1	Company of the last	4 0.
2.6	Windows and External Doors	£	3,523,489		6 £	9		,594 2.99		GF footprint	152,074 ft2	Dr. 7/2	В		- /=		2
2.7	Internal Walls and Partitions	£	4,463,758		3 £	11		,887 3.79		Overall GIA	544,949 ft2	200			01	U Liver College	V
2.8	Internal Doors	£	574,159	£	1 £	1	£ 1	,400 0.5%			389,958 ft2	9	A DANKE TO		(F)		-
									6		241,813 ft2	/	C		E		men 6
3	Internal Finishes	£	3,217,987	£	6 £	8	£ 7	,849 2.7%	7	Non-residential	148,145 ft2	1			//	Н	
3.1	Wall Finishes	£	551,382	£	1 £	1	£ 1	,345 0.5%	8	Basement	56,812 m2	4					100
3.2	Floor Finishes	£	1,595,247	£	3 £	4	£ 3	,891 1.39	9	Apartments total	410 nr		/	1	/	Pakas	
3.3	Ceiling Finishes	£	1,071,359		2 £	3		,613 0.9%		Studio	0 nr						A STATE OF THE PARTY OF THE PAR
		~	1,011,000		- ~	3		,		1B 2P	101 nr				3/		
4	Fittings, Furnishings and Equipment	£	494,270	c	1 £	1	£ 1	,206 0.49		2B 4P	147 nr		Valent	/ America	new /	U	9
-	ritango, rumoningo ana Equipment	~	434,210	-			• '	,200 0.47		3B 5P	46 nr		and the same of th	Colfe	many or		7
	Camilana		44 000 000	c		24		050 000							1	- C-000	-
5	Services	£	11,992,628		22 £	31		,250 9.99		4B 6P	11 nr			0			
5.1	Sanitary Installation	£	79,000		0 £	0		193 0.19		Hotel Rooms	105 nr	No.			-		-
	MEPH	£	10,858,628		20 £	28		,484 9.0%			6 nr	-01	4 4				
	Lifts	£	1,055,000	£	2 £	3	£ 2	,573 0.9%		Car Parking spaces	290 nr		1				The state of the s
5.14	BWIC with services		incl						18	External Wall	N/A				-4	100 mm m	
									19	Balconies	74.4%						
6	Utilities connection + External Services	£	1,435,000	£	3 £	4	£ 3	,500 1.29	20	Bolt-On Balconies	305 nr						
7	Residential/Hotel Fitout	£	19 594 908	f	36 f	50	f 47	792 16.2%									
7	Residential/Hotel Fitout	£	19,594,908	£	36 £	50	£ 47	,792 16.2%)								
7	External works (Surface Car Park +	£	19,594,908		36 £	50 14		,792 16.2% ,863 4.4%									
									5								
8	External works (Surface Car Park + Public Realm)	£	5,274,020	£	10 £	14	£ 12	,863 4.4%	Proj	ect Summary			Date .			Chaire	
	External works (Surface Car Park +			£			£ 12		Proj	nct Summary Facilitating		00	Roof		45	Glazing	
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£	5,274,020 ± 8,817,000	£	10 £	14	£ 12	,863 4.4% ,403 7.3%	Proj	ici Summary Facilitating Contamination	Excluded	22	Single ply	· ·		UPVC Double glazed	
8	External works (Surface Car Park + Public Realm)	£	5,274,020	£	10 £	14	£ 12	,863 4.4%	Proj	rei Summary Facilitating Contamination Major demolition	Excluded	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£	5,274,020 ± 8,817,000	£	10 £	14	£ 12	,863 4.4% ,403 7.3%	Proj	ici Summary Facilitating Contamination	Excluded	23 24	Single ply Pitched Brown			UPVC Double glazed Triple glazed	
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction	£	5,274,020 ± 8,817,000	£	10 £	14	£ 12	,863 4.4% ,403 7.3%	Proj	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	
8	External works (Surface Car Park + Public Realm) Multi-Storey Car Park	£	5,274,020 ± 8,817,000	£	10 £	14	£ 12	,863 4.4% ,403 7.3%	Proj	rei Summary Facilitating Contamination Major demolition	Excluded	23 24 25	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	
9	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction	£	5,274,020 ± 8,817,000	£ £ 1	10 £	14	£ 12 £ 30	,863 4.4% ,403 7.3%	Proj. 1 2 3	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	
8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	5,274,020 8 8,817,000 8 88,618,647	£ £ 1	10 £ 16 £ 63 £	14 23 227	£ 12 £ 30 £ 216	,863 4.49 ,403 7.39 ,143 73.59	Proj. 1 2 3 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	
8 9 10	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	5,274,020	£ 1	10 £ 16 £ 63 £	14 23 227 38 11	£ 12 £ 30 £ 216 £ 35 £ 10	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49	Proj. 1 2 3 3 4 4 5 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	
8 9 10 11 12 13	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Not Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	£	5,274,020 : 8,817,000 : 38,618,647 : 14,622,077 : 4,129,629 : 7,515,925 :	£ £ 1 £ £	10 £ 16 £ 53 £ 27 £ 8 £ 14 £	14 23 227 38 11 19	£ 12 £ 30 £ 216 £ 10 £ 18	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	
8 9 10 11 12 13	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£	5,274,020	£ £ 1 £ £	10 £ 16 £ 63 £	14 23 227 38 11	£ 12 £ 30 £ 216 £ 10 £ 18	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49	Proj. 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece	
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£	5,274,020	£ 1 £ 2 £ 2 £ 2 £ 2	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89	Proj. 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	£	5,274,020 8 8,817,000 9 88,618,647 1 14,622,077 4 4,129,629 1 7,515,925 5 5,744,314 3 32,011,944 3	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Profit 2 3 3 4 4 5 6 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	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	
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	£	5,274,020	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89	Project	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded y 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	
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	5,274,020 8 8,817,000 8 88,618,647 1 14,622,077 4,129,629 1 4,129,629 5,744,314 1 32,011,944 120,630,691	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Project 1 2 2 3 3 4 4 5 6 6 7 8 8 9 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded 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	
8 9 10 11 12 13 14	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£	5,274,020 8 8,817,000 9 88,618,647 1 14,622,077 4 4,129,629 1 7,515,925 5 5,744,314 3 32,011,944 3	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Project 1 2 2 3 3 4 4 5 6 6 7 8 8 9 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded y Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	5,274,020 8 8,817,000 8 88,618,647 1 14,622,077 4,129,629 1 4,129,629 5,744,314 1 32,011,944 120,630,691	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Projection 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	
8 9 10 11 12 13 14 14 15	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Projection 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement 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	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Masteri 4 piece	
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Prof. 1 2 3 3 4 5 6 6 7 8 8 9 9 100 111 122	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,078 26.59	Prof. 1 2 3 3 4 5 6 6 7 8 8 9 9 100 111 122	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 Y Excluded Y Excluded X Y	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	
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Prof. 1 2 3 3 4 5 6 6 7 8 8 9 9 100 111 122	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating	
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 1 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Proid 1 2 3 3 4 4 5 5 6 6 7 8 8 9 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	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)	
8 9 10 11 12 13 14 14 15 16 17 18 19	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works	£	5,274,020 8 8,817,000 8 83,618,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 20,630,531 Excluded Excluded Excluded	£ 1 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Proid 2 2 3 3 3 4 4 5 6 6 6 6 7 7 8 8 9 100 111 122 133	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded 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	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	
8 9 10 11 12 13 14 14 15 16 17	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	£	5,274,020 8 8,817,000 9 88,818,647 1 14,622,077 4,129,629 1 7,515,925 5,744,314 1 32,011,944 1 120,630,591 1 Excluded Excluded	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Project	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underloor beating MYHR Cooling (to hotel) Landscaping Landscaping Landscaping	
8 9 10 11 12 13 14 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% 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	£	5,274,020 8 8,817,000 8 83,618,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 20,630,531 Excluded Excluded Excluded	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Project	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Y 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	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	
8 9 10 11 12 13 14 14 15 16 17 18	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% 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	£	5,274,020 8 8,817,000 8 83,618,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 20,630,531 Excluded Excluded Excluded	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Project	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underloor beating MYHR Cooling (to hotel) Landscaping Landscaping Landscaping	
8 9 10 11 12 13 14 15 16 17 18 19 20	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% 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	£	5,274,020 8 8,817,000 8 83,618,647 1 14,622,077 4,129,629 7,515,925 5,744,314 1 20,630,591 Excluded Excluded Excluded incl	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Project	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spece frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Y Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed 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	
8 9 10 11 12 13 14 15 16 17 18 19 20 21	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 10 2023	£	5,274,020 8 8,817,000 9 88,818,618,647 1 14,622,077 4,129,629 1 4,129,629 5,744,314 32,011,944 1 120,630,591 Excluded Excluded incl	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed 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	
8 9 10 11 12 13 14 14 15 16 17 18 19 20 21 22	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% CONSTRUCTION 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 Inflation To 1Q 2023 To start-on-site	£	5,274,020 8 8,817,000 9 88,818,947 1 14,622,077 4,129,629 7,515,925 5,744,314 1 120,630,591 Excluded Excluded Excluded incl	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Proliferation 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Varies Excluded Excluded Y Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	
8 9 10 11 12 13 14 15 16 17 18 19 20 21	External works (Surface Car Park + Public Realm) Multi-Storey Car Park Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 10 2023	£	5,274,020 8 8,817,000 9 88,818,618,647 1 14,622,077 4,129,629 1 4,129,629 5,744,314 32,011,944 1 120,630,591 Excluded Excluded incl	£ 1 £ 2 £ 2 £ 2 £ 3	10 £ 16 £ 27 £ 8 £ 14 £ 11 £	14 23 227 38 11 19 15	£ 12 £ 30 £ 216 £ 35 £ 10 £ 18 £ 14 £ 78	,863 4.49 ,403 7.39 ,143 73.59 ,664 12.19 ,072 3.49 ,332 6.29 ,011 4.89 ,073 26.59 ,221 100.09	Proid 2 3 3 3 4 4 5 5 6 7 7 8 8 11 12 13 13 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	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	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	



Basis / Assumptions

2 M	Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency
at	t 5%
3 N	lo allowance has been made for inflation.
4 U	Itilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.
5 T	enure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private,
49	9% Affordable, 30% Shared Ownership
6 M	Medium specification considered in line with the respective tenures
7 1	nr wardrobe to main bedroom of all units excluding social rent where there are none.
8 A	All lifts are 8-person
9 E	External Wall through wall construction Build up as brick
10 C	Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas.
11 E	External Wall area calculation for residential is based on W:F ratio of 0.65
12 R	Residential - Floor to ceiling height of 2.5m
13 M	/IVHR to all units excluding any Nox filter requirements
14 M	Metal balustrade to balconies and terraces.
15 E	External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.
16 A	Aluminium Composite windows assumed at £600/m2.
17 La	andscaping assumes 70:30 ratio for hard and soft
18 E	extra-over allowance of £1k/unit for Balcony access doors
19 E	Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.
20 S	Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information
21 E	Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991
22 F	acilitating works is based on the site area (overleaf) minus existing buildings to be retained
23 T	he office External Wall has been assumed as 100% traditional brick built façade.
24 E	External works is based on site area minus building footprints.
25 V	Ve have assumed lift overruns for each core
26 A	Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces
27 A	Assumed works to surface car park includes minimal soft landscaping only.
	Retail has been allowed to shell and core only
	lo basement has been allowed to all houses and the multi-storey Car Park
	t is assumed that the cinema screens will be provided by others
31 N	lo additional allowances have been made for flood defences or protection

32	No allowance has been made for phasing requirements
33	No allowance has been made for any 'wet side' facilities to the Leisure Centre
34	No allowance has been made for a café to the Leisure centre
35	This estimate is based on 305 residential units and 105 Hotel Units
36	No allowance has been made for balconies to the hotel
37	It has been assumed there are 500 spaces in the surface car park
38	Allowance has been made for reception desk to hotel
39	Basements have been allowed to at the full footprint of all flats, the Hotel and office block only
40	No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25%
	uplift would need to be made to allow for Passivhaus Classic.
41	A provisional Allowance of £200k has been made for tidying up the River Medway Banks.



Exclusions

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



Plot A - Hotel, Offices and Retail

ORDER C	OF COST		Total	£ / GIA	ft2	£ / NIA ft2	£	/ unit	%		encies		Image	e				
											Site usage	90%						
0	Facilitating Works	£		£	- :	ε -	£	-	0.0%		GEA : GIA	N/A						
		_								3	NIA : GIA	71%	-539/4					
1	Substructure	£	704,250	£	9	E 13	£	6,707	3.9%		NIA : GIA (exc. Non-resi)	72%	8				MALE	
_								52.268			Average hotel room NIA	233 ft2	F .				- Post	Stone of
2	Superstructure Frame	£	5,488,106 704,250		71			6,707	30.1%		External wall : GIA ratio	0.57	/ 48	1 No.	To hope		0.000	
2.1		£	847,200		9 :			8,069	3.9% 4.6%	- /	Typical glazing ratio	45%	ALL		P2	0	440	
	Upper floors	£			9			6,524	3.8%	Laur E			997.	P. Street and St. Str	*	1		
2.3	Roof Stairs and Ramps	£	685,020 125,000		2			1,190	0.7%	Key D	Site area	16,716 ft2		A A	No more lago	س	0 0	
2.4	External Walls	£	1,887,083		24			17,972	10.4%		Gross external area	N/A		19 = -	(ii)		a Comment	//
2.5	Windows and External Doors	£	757,094		10			7.210	4.2%		GF footprint	15,048 ft2	500	(0)			0	1/4/200
2.7	Internal Walls and Partitions	£	425,700		6		£	4,054	2.3%	4	Overall GIA (Incl Basement)	77,361 ft2		/P4		indicated.		
2.8	Internal Doors	£	56,760		1		£	541	0.3%	5	Residential GIA	33,939 ft2	-/	Contract Contract	100		25	
2.0	internal Boors	_	30,700	_		- '	_	541	0.570	6	Net internal area	54,617 ft2	111	0		***	B	S .
3	Internal Finishes	£	110.565	£	1	. 2	£	1.053	0.6%	7	Residential NIA	24,445 ft2	111					
3.1	Wall Finishes	£	8,505		0			81	0.0%	8	Non-residential NIA	24,068 ft2	186	/30 A	24/	- 0	*01.61.1	
3.2	Floor Finishes	£	45,360		1 :		£	432	0.2%	9	Basement	16,716 ft2	100		(6)	Day of		-
3.3	Ceiling Finishes	£	56,700		1		£	540	0.3%		Hotel rooms	105 nr		Mar. 200	/ Annual Control	- 600	c	
			,								Highest storeys (incl. GF)	5 nr			Chapman Strains		na la na	
4	Fittings, Furnishings and Equipment	£	75,000	£	1 :	£ 1	£	714	0.4%		Cores	2 nr			A 10		20000	
	Ja,as una Equipment		. 0,030						3,3	13		4,082 m2	0.0					
5	Services	£	2,154,833	£	28	E 39	£	20,522	11.8%	14		0.0%	. 0	1 10 10		4		
5.1	Sanitary Installation	£	10,000		0			95	0.1%		Bolt-On Balconies	0 nr		-		1		Wan .
5.2-5.13		£	2.009.833		26			19,141	11.0%	16		•						
5.10	Lifts	£	135,000		2		£	1,286	0.7%	17								
5.14	BWIC with services		inc							18								
										19								
6	Prefabricated Buildings and Units				n/a					20								
										21								
	Utilities connection + External Services	£	367,500	£	5	£ 7	c	3,500	2.0%									
7	Othlities Connection + External Services	T.	367,500	~	•		r.	3,500	2.0 /0									
7 8	Hotel Room Fit-Out	£	3,323,673		43			31,654	18.2%									
8	Hotel Room Fit-Out	£	3,323,673	£	43	E 136	£		18.2%									
				£		E 136				Dwol	N. Cummaru							
8	Hotel Room Fit-Out CAT A Office Fit-Out	£	3,323,673 1,164,750	£	43 15	E 136	£ N/A	31,654	18.2% 6.4%	Proje	ct Summary			Deaf			Claring	
8	Hotel Room Fit-Out CAT A Office Fit-Out	£	3,323,673	£	43	E 136	£ N/A		18.2%		Facilitating	Evoluded	22	Roof Single ply		ΛF	Glazing	Evoludo
8 9 10	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1	£	3,323,673 1,164,750 13,388,677	£	43 15	E 136	£ N/A	31,654	18.2% 6.4%	1	Facilitating Contamination	Excluded	22	Single ply			UPVC Double glazed	
8	Hotel Room Fit-Out CAT A Office Fit-Out	£	3,323,673 1,164,750	£	43 15	E 136	£ N/A	31,654	18.2% 6.4%	1 2	Facilitating Contamination Major demolition	Excluded	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
8 9 10	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement	£	3,323,673 1,164,750 13,388,677	£	43 : 15 :	E 136 E 48 E 245	£ N/A	31,654	18.2% 6.4% 73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclude
8 9 10	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1	£	3,323,673 1,164,750 13,388,677	£	43 15	E 136 E 48 E 245	£ N/A	31,654	18.2% 6.4% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46	UPVC Double glazed Triple glazed	Exclude
8 9 10 11 12	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works	£	3,323,673 1,164,750 13,388,677 incl	£	43 : 15 : 173 :	Ε 136 Ε 48 Ε 245	£ N/A £	31,654 127,511	18.2% 6.4% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
8 9 10	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement	£	3,323,673 1,164,750 13,388,677	£	43 : 15 :	E 136 E 48 E 245	£ N/A £	31,654	18.2% 6.4% 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluder Excluder
8 9 10 11 12	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	3,323,673 1,164,750 13,388,677 incl	£	43 : 15 : 173 :	E 136 E 48 E 245 Ε - Ε 245.14	£ N/A £	31,654 127,511 - 127,511	18.2% 6.4% 73.5% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluder Excluder
8 9 10 11 12	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works	£	3,323,673 1,164,750 13,388,677 incl	£	43 : 15 : 173 :	E 136 E 48 E 245 Ε - Ε 245.14	£ N/A £	31,654 127,511	18.2% 6.4% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluder Excluder
8 9 10 11 12 13	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	3,323,673 1,164,750 13,388,677 incl	£	43 : 15 : 173 :	E 136 E 48 E 245 Ε - Ε 245.14	£ N/A £	31,654 127,511 - 127,511	18.2% 6.4% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluder Excluder
8 9 10 11 12 13	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	3,323,673 1,164,750 13,388,677 incl	£	43 : 15 : 173 :	E 136 E 48 E 245 Ε - Ε 245.14	£ N/A £	31,654 127,511 - 127,511	18.2% 6.4% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclude:
8 9 10 11 12 13	Hotel Room Fit-Out CAT A Office Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	3,323,673 1,164,750 13,388,677 incl 13,388,677	£	43 : 15 : 173 : 17	£ 136 £ 48 £ 245 Ε - £ 245.14 £ 245.14	£ N/A £ £	31,654 127,511 127,511	18.2% 6.4% 73.5% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude
8 9 10 11 12 13 14	Hotel Room Fit-Out CAT A Office Fit-Out Sub-rotal 1 Basement External works Sub-rotal 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677	£	43 : 15 : 173 : 173 : 173 : 29 : :	E 136 E 48 E 245 Ε - E 245.14 E 245.14	£ N/A £ £	31,654 127,511 127,511 127,511 21,039	18.2% 6.4% 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 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 Exclude
8 9 10 11 12 13 14	Hotel Room Fit-Out 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%	£ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677 2,209,132 623,912	£ £ £ £	43 : 15 : 173 : 173 : 173 : 29 : 8 : 173 :	E 136 E 48 E 245 E - E 245.14 E 245	£ N/A £ £ £	31,654 127,511 127,511 127,511 21,039 5,942	18.2% 6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude:
8 9 10 11 12 13 14	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,135,520	£ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 29 : 8 : 15 :	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11	£ N/A £ £ £ £ £ £	31,654 127,511 - 127,511 127,511 21,039 5,942 10,814	18.2% 6.4% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude:
8 9 10 11 12 13 14	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677 2,209,132 623,912	£ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 29 : 8 : 173 :	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11	£ N/A £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942	18.2% 6.4% 73.5% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Rediators	Exclude:
8 9 10 11 12 13 14	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,135,520	£ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 29 : 8 : 15 :	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11	£ N/A £ £ £ £ £ £	31,654 127,511 - 127,511 127,511 21,039 5,942 10,814	18.2% 6.4% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded 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 Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensultes - sanitaryware budget MEPH Radiators Underfloor heating	Exclude:
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862	£ £ £ £ £ £ £	43 : 15 : 173 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11	£ N/A £ £ £ £ £ £ £ £	31,654 127,511 - 127,511 127,511 21,039 5,942 10,814 8,265	13.2% 6.4% 73.5% 2.1% 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 Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR MYHR	Exclude:
8 9 10 11 12 13 14	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,135,520	£ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 29 : 8 : 15 :	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11	£ N/A £ £ £ £ £ £ £ £	31,654 127,511 - 127,511 127,511 21,039 5,942 10,814	18.2% 6.4% 73.5% £ - 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensultes - sanitaryware budget MEPH Radiators Underfloor heating	Exclude:
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,105,520 867,862 4,836,427	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 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 Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel)	Exclude:
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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%	£ £ £ £ £ £	3,323,673 1,164,750 13,388,677 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 - 127,511 127,511 21,039 5,942 10,814 8,265	13.2% 6.4% 73.5% 2.1% 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	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR MYHR	Exclude:
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,105,520 867,862 4,836,427	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 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 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 Ensultes - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,105,520 867,862 4,836,427	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 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 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V 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 Y Excluded Y Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exclude Exclude Exclude V Exclude
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 2,209,132 623,912 1,105,520 867,862 4,836,427	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 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	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V V 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 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 Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping	Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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% OHAP 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862 4,836,427 18,225,104	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 73.5% 2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 3 4 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16 17 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Exclude Exclude V Exclude
8 9 10 11 12 13 14 15 16 17 18	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862 4,836,427 18,225,104	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 73.5% 2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 4 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping	Exclude Exclude V Exclude V Exclude V Exclude V V V V V V V V V V V V V
8 9 10 11 12 13 14 15 16 17 18 19 20	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862 4,836,427 18,225,104		43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 73.5% 2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 1 2 3 3 4 4 5 6 6 7 8 8 9 100 111 122 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 Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Y	23 24 25 26 27 28 30 31 32 33 34 35 36 37 38 39 40 41 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick silps Banding to façade Corbel to façade Faceted window Brick silps 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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Exclude Exclude V Exclude V Exclude V Exclude V V V V V V V V V V V V V
8 9 10 11 12 13 14 15 16 17 18 19 20	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 incl 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862 4,836,427 18,225,104		43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 73.5% 2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 4 4 5 6 7 8 9 9 10 11 12 13 14 15 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timdet frame Timdet frame Timber frame Ti	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18 19 20	Hotel Room Fit-Out 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	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	3,323,673 1,164,750 13,388,677 13,388,677 13,388,677 2,209,132 623,912 1,135,520 867,862 4,836,427 18,225,104	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	43 : 15 : 173 : 173 : 173 : 173 : 173 : 175 : 17	E 136 E 48 E 245 E - E 245.14 E 245 E 11 E 11 E 11 E 16	£ N/A £ £ £ £ £ £ £ £	31,654 127,511 127,511 127,511 21,039 5,942 10,814 8,265 46,061	18.2% 6.4% 73.5% 2.1% 73.5% 73.5% 73.5% 73.5% 73.5%	1 2 3 4 4 5 6 7 8 9 9 10 11 12 13 14 15 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Y	23 24 25 26 27 28 30 31 32 33 34 35 36 37 38 39 40 41 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot B - Residential: 20 Flats, 16 Houses

	OF COST		Total	£ / GIA	ft2	E / NIA ft2	£ / unit	%		encies		Image					
									1		71%						
0	Facilitating Works	£	-	£	- £	-	£ -	0.0%		GEA : GIA	N/A	475,077					
										NIA : GIA	66%					4 45 6	
1	Substructure	£	461,375	£	9 £	14	£ 12,8°	5.0%		NIA : GIA (exc. Non-resi)	59%	$S^{\mu} = A$				All the second	-
										Average unit NIA	798 ft2	7		lane de la constante de la con		1000 0 000000	SPOR STATE
2	Superstructure	£	3,396,935		69 £	105				External wall : GIA ratio	0.56		Pt	ID T	-	O STATE OF THE PARTY OF THE PAR	
2.1	Frame	£	261,875		5 £	8			7	Typical glazing ratio	30%	A 100		000		and the same of th	ipa .
2.2	Upper floors	£	468,200		10 £	14						Strain .	11/	~	- Y	Transition of the Principle of the Princ	
2.3	Roof	£	391,930		8 £	12							A A	188. Kuthel Phys Calife		0	
2.4	Stairs and Ramps	£	139,600		3 £	4					17,222 ft2		The same of the sa	(D)		Samuel Street	7/2
2.5	External Walls	£	1,303,750		27 £	40				Gross external area	N/A	3/	B			0	
2.6	Windows and External Doors	£	319,243		7 £	10				GF footprint	12,153 ft2	1					
2.7	Internal Walls and Partitions	£	470,438		10 £	15				Overall GIA	48,944 ft2	7//	to de la constante de la const	- 1 ET-		P3	
2.8	Internal Doors	£	41,900	£	1 £	1	£ 1,16	4 0.5%	5	Net internal area	32,346 ft2	1//	C	N/	***	(8)	
										Residential NIA	28,740 ft2	4//	7 4		**		
3	Internal Finishes	£	91,700		2 £	3			7	Non-residential NIA	3,606 m2	V Mary	/ A			Sur a su	
3.1	Wall Finishes	£	12,950	£	0 £	0	£ 36	0.1%	8	Basement	4,919 m2	-		// 6	O WALL		
3.2	Floor Finishes	£	43,575	£	1 £	1	£ 1,2	0.5%	9	Units total	36 nr		Name of the last o	6	120	G	
3.3	Ceiling Finishes	£	35,175	£	1 £	1	£ 97	7 0.4%	10	Houses - 2 Bed	6 nr		COMP OF THE PROPERTY OF THE PR	THE RESERVE OF THE PARTY OF THE	100		
									11	Houses - 3 Bed	8 nr			6		A south	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	1	£ 97	2 0.4%		Houses - 4 Bed	2 nr			000	1		
	3		,							Flats (1-Bed)	6 nr	00 0	H M		- 1		7
5	Services	£	867,424	£	18 £	27	£ 24,09	5 9.3%		Flats (2-Bed)	11 nr		14	7	5		Marine .
5.1	Sanitary Installation	£	3.000		0 £	0				Flats (3-Bed)	3 nr				B35 -		PORTOR
5.2-5.13		£	729,424		15 £	23				Highest storeys (incl. GF)	5 nr						
5.10	Lifts	£	135,000		3 £	4					1 nr						
5.14	BWIC with services	~	inc		0 2		2 0,71	1.070		External Wall	2,549 m2						
0.11	STITE WILL CONTINUE		0							Bolt-On Balconies	10 nr						
6	Prefabricated Buildings and Units				n/a					Doit Oil Balloonilos							
7	Utilities connection + External Services	£	126,000	£	3 £	4	£ 3,50	0 1.4%									
8	Residential Fit-Out	£	1,842,523	c	38 £	57	£ 51,18	1 19.8%									
		_	.,0.12,020	~	30 L	31	1 31,10	1 19.0%		ct Summary							
9	Sub-Total 1	£							Proje	ect Summary			Roof			Glazing	
9	Sub-Total 1	£	6,820,957		139 £	211			Proje	Facilitating	Excluded		Roof Single ply	V	45	Glazing	Evoludeo
Ť		£		£	139 £	211	£ 189,47	1 73.5%	Proje	Facilitating Contamination	Excluded	22	Single ply	Fyduded	45	UPVC Double glazed	
9	Sub-Total 1 Basement	£					£ 189,47	1 73.5%	Project 1 2	Facilitating Contamination Major demolition	✓	22 23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
10	Basement	£		£	139 £	211	£ 189,4	73.5% 0.0%	Proje	Facilitating Contamination Major demolition		22 23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded ✓
Ť		£		£	139 £	211	£ 189,47	73.5% 0.0%	Project 1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	22 23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46	UPVC Double glazed Triple glazed Composite	Exclude:
10 11	Basement External works	£	6,820,957	£	139 £	211	£ 189,47	1 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded	22 23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded ✓
10	Basement External works	£		£	139 £	211	£ 189,4	1 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 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
10 11	Basement External works	£	6,820,957 6,820,957	£ £ £	139 £	211	£ 189,47	1 73.5% 0.0% 0.0% 1 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA	Excluded Excluded	22 23 24 25 26 27	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
10 11	Basement External works	£	6,820,957	£ £ £	139 £	211	£ 189,47	1 73.5% 0.0% 0.0% 1 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 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	Basement External works Sub-Total 2	£	6,820,957 6,820,957	£ £ £	139 £ - £ - £	211	£ 189,47	1 73.5% 0.0% 0.0% 1 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded	22 23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
10 11 12	Basement External works Sub-Total 2 Net Construction	£	6,820,957 6,820,957	£ £ £	139 £ - £ - £	211	£ 189,47	1 73.5% 0.0% 0.0% 1 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	22 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 Bathroms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
10 11 12 13	Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	6,820,957 6,820,957 6,820,957	£ £ £ £	139 £ - £ - £ 59.36 £	211 210.88	£ 189,41 £ - £ 189,41 £ 189,41	1 73.5% 0.0% 0.0% 1 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	Excluded Excluded Fxcluded	22 23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
10 11 12 13	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	6,820,957 6,820,957 6,820,957	£ £ £ £	139 £ - £ - £ 39.36 £ 139 £	211 - - 210.88 211	£ 189,47 £ - £ 189,47 £ 189,47 £ 31,26	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	22 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 Bathroms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
10 11 12 13 14 15	Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857	£ £ 13 £ £ £ £ £	139 £ - £ 59.36 £ 139 £	211 - 210.88 211	£ 189,41 £ - £ 189,41 £ 189,41 £ 189,42	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 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 23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
10 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%	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499	£ 13 £ £ £ £ £ £	139 £ - £ - £ 139 £ 23 £ 6 £ 12 £	211 - - 210.88 211 35 10 18	£ 189,47 £ - £ 189,47 £ 189,47 £ 189,47 £ 189,47	73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded 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 ware budget Master ware budget MEPH	Excluded Excluded
10 11 12 13 14 15	Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857	£ 13 £ £ £ £ £ £	139 £ - £ 59.36 £ 139 £	211 - 210.88 211	£ 189,47 £ - £ 189,47 £ 189,47 £ 189,47 £ 189,47	73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Spec frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	22 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 Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
10 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%	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499	£ 13 £ £ £ £ £ £	139 £ - £ - £ 139 £ 139 £	211 - - 210.88 211 35 10 18	£ 189,47 £ - £ 189,47 £ 189,47 £ 189,47 £ 189,47	73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 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
10 11 12 13 14 15 16 17	External works	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139	£ 13	139 £ - £ - £ 139 £ 139 £ 139 £	211 	£ 189,41 £ - £ 189,41 £ 189,41 £ 189,41 £ 31,22 £ 8,81 £ 16,01 £ 12,23	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2% 4.8%	Project 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Spec frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	22 23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MWHR	Excluded Excluded Excluded Excluded Excluded Excluded
10 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%	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499	£ 13	139 £ - £ - £ 139 £ 139 £	211 - - 210.88 211 35 10 18	£ 189,41 £ - £ 189,41 £ 189,41 £ 189,41 £ 31,22 £ 8,81 £ 16,01 £ 12,23	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2% 4.8%	Project 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilins; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 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 MWHR	Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16 17	External works	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139	£ 13	139 £ - £ - £ 139 £ 139 £ 139 £	211 	£ 189,41 £ - £ 189,41 £ 189,41 £ 189,41 £ 31,22 £ 8,81 £ 16,01 £ 12,23	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 9 3.4% 9 6.2% 4.8%	Project 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	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MWHR	Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16 17	External works	£	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ - £ 139 £ 139 £ 139 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 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 MWHR	Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16 17	Basement	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Prois 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16 17	Basement	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Projection 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Joack Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
10 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 Gross Construction to 1Q 2023	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilins; 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	22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MVHR Cooling (to hotel) Landscaping Landscaping Soft landscaping	Exclude:
10 11 12 13 14 15 16 17	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	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952 9,284,909	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project	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 Tiradtional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	22 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 Sprickwork; 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: Exclude: Exclude: Exclude: Exclude:
10 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 Inflation To 1Q 2023	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952 9,284,909	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project 1	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	22 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 Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MVHR Cooling (to hotel) Landscaping Landscaping Soft landscaping	Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude: Exclude:
10 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 Inflation To 1Q 2023 To 1Q 2023 To start-on-site	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952 9,284,909 Included Excluded	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded V	22 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 Srick siner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 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 Inflation To 1Q 2023	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952 9,284,909	£ £ £ 13 £ £ £ £ £ £ £ £ £ £ £	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 189,4; £ 189,4; £ 31,24; £ 8,8; £ 16,00; £ 12,23;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 12.1% 9 3.4% 9 9 6.2% 2 4.8%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Varies Excluded Excluded Excluded Excluded Excluded Excluded	22 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 skiding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating WHPH Radiators Underfloor heating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded
10 11 12 13 14 15 16 17 18 19	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 1Q 2023 To start-on-site	£ £ £ £ £	6,820,957 6,820,957 6,820,957 1,125,458 317,857 578,499 442,139 2,463,952 9,284,909 Included Excluded	£ £ £ 13	139 £ - £ 69.36 £ 139 £ 23 £ 12 £ 9 £	211 - - 210.88 211 35 10 18 14	£ 189,4; £ - £ - £ 189,4; £ 189,4; £ 31,24; £ 36,0; £ 16,00; £ 12,23; £ 68,44; £ 257,9;	1 73.5% 0.0% 0.0% 1 73.5% 1 73.5% 3 12.1% 3 9 3.4% 9 6.2% 2 4.8% 3 26.5% 4 100.0%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded V	22 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 Srick siner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Frick slips at curved area	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating WHPH Radiators Underfloor heating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot C - Residential: 20 Flats, 16 Houses

	OF COST		Total	£ / GIA ft2	£/	NIA ft2	£ / unit	%		encies		Image				
									1		63%				4000	
0	Facilitating Works	£	-	£ -	£	-		0.0%		GEA : GIA	N/A		1		all all	V
									3	NIA : GIA	69%				All the	-
1	Substructure	£	461,375	£	9 £	14	£ 12,8	6 5.0%			59% N/A	7	None again		_ uboo o uho o o	Poo de
•	C		2 200 025			100	£ 94,3	9 36.5%		Average unit NIA	0.00	PI PI	IPZ IPZ		and the second second	
2	Superstructure	£	3,396,935 261,875		9 £	8					30%		0.	- 5	and the second	ipa
2.1	Frame Upper floors	£	468,200		5 £ 0 £	14			/	Typical glazing ratio	30%	3/ A	*	0	7	
									77.00	2-4-			AND CONTRACTOR LANDS		0	1
2.3 2.4	Roof Stairs and Ramps	£	391,930 139,600		8 £ 3 £	12 4				Site area	19,160 ft2	The same of the sa	0 /	-	Charles and March	//
	Stairs and Ramps External Walls	£	1,303,750		3 £ 7 £	39				Gross external area	19,160 ft2 N/A	P4 B			0 0	
2.5 2.6	Windows and External Doors	£	319.243		7 £	9				GF footprint	12.153 ft2			Service Tel		
2.0	Internal Walls and Partitions	£	470,438		7 £	14				Overall GIA	48,944 ft2	// c	(E)		P3	
2.7	Internal Walls and Partitions Internal Doors	£	41,900		0 £	14				Net internal area	33,831 ft2				(H)	
2.0	Internal Doors	L	41,900	L	I L		L 1,10	14 0.576		Residential NIA	28,740 ft2		1		gái l	
3	Internal Finishes	£	91,700	r	2 £	3	£ 2,54	7 1.0%	6 7	Non-residential NIA	3,606 ft2			- 1	Man Carlotte	
3.1	Wall Finishes	£	12,950		2 £ 0 £	0				Basement	4,919 ft2		// 6			
	Floor Finishes	£	43,575		0 £	1						New Cont	Allen Makes	in Francisco		
3.2										Apartments total	36 nr		The second of	-	7	
3.3	Ceiling Finishes	£	35,175	L	1 £	1	£ 97	7 0.4%			6 nr				-	
				•					11		8 nr	100 m				
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	1	£ 97	2 0.4%		Houses - 4 Bed	2 nr			34		LEN .
			/							Flats (1-Bed)	6 nr	SEE SEE SEE SEE	All All		20 100	Mann
5	Services	£	875,424		8 £	26				Flats (2-Bed)	11 nr					
5.1	Sanitary Installation	£	3,000		0 £	0		3 0.0%		Flats (3-Bed)	3 nr					
5.2-5.13		£	737,424		5 £	22				Highest storeys (incl. GF)	5 nr					
5.10		£	135,000	£	3 £	4	£ 3,75	0 1.5%		Cores	1 m2					
5.14	BWIC with services		inc							External Wall	2,350 m2					
6	Prefabricated Buildings and Units				/a				19	Bolt-On Balconies	10 nr					
7	Utilities connection + External Services		£126,000	£	3 £	4	£ 3,50	0 1.4%								
8	Residential Fit-Out		£1,842,523	£ 3	£ 8	54	£ 51,18	19.8%								
										ct Summary						
9	Sub-Total 1	£	6,828,957	£ 14	0 £	202	£ 189,69	73.5%		Facilitating		Roof			Glazing	
										Contamination	Excluded	22 Single ply	✓		UPVC Double glazed	Exclude
10	Basement			£ -	£	-	£ -	0.0%		Major demolition	✓	23 Pitched	Excluded		Triple glazed	Exclude
									3	Specialist groundworks	Excluded	24 Brown	Excluded	47	Composite	✓
11	External works			£ -	£	_	£ -	£ -				25 Green				
11						_							Excluded	48	Aluminium	Exclude
										Foundations		26 Blue	Excluded	48		Exclude
11		£	6,828,957	£ 14	0 £	201.85		73.5%		Strip and pad	Excluded				Bathrooms	
		£	6,828,957	£ 14	0 £	201.85		73.5%	4 5	Strip and pad Piling; CFA	✓	26 Blue 27 Landscaped	Excluded	49		Exclude
12	Sub-Total 2	£								Strip and pad Piling; CFA Raft	✓ Excluded	26 Blue 27 Landscaped Stairs	Excluded Excluded	49 50	Bathrooms Master; 3 piece - sanitaryware budget	√
		£	6,828,957 6,828,957		0 £	201.85			5 6 7	Strip and pad Piling; CFA Raft Ground slab	Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded	49 50 51	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	
12	Sub-Total 2 Net Construction	£							5 6	Strip and pad Piling; CFA Raft	✓ Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded	49 50 51 52	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	√
12	Sub-Total 2 Net Construction Main Contractor On-Costs		6,828,957	£ 14	0 £	202	£ 189,69	73.5%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab	Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded	49 50 51 52 53	Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites	√
12 13	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	6,828,957 1,126,778	£ 14	0 £	202 33	£ 189,69	73.5% 9 12.1%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded	49 50 51 52	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	√
12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	6,828,957 1,126,778 318,229	£ 14	0 £ 3 £ 7 £	202 33 9	£ 189,69	73.5% 9 12.1% 3.4%	5 6 7 8	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded	49 50 51 52 53	Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget	V
12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	6,828,957 1,126,778 318,229 579,178	£ 14 £ 2 £ 1	0 £ 3 £ 7 £ 2 £	33 9 17	£ 189,69	73.5% 9 12.1% 3.4% 18 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	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude
12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	6,828,957 1,126,778 318,229	£ 14 £ 2 £ 1	0 £ 3 £ 7 £	202 33 9	£ 189,69	73.5% 9 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	Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53	Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget	√
12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	6,828,957 1,126,778 318,229 579,178	£ 14 £ 2 £ 1	0 £ 3 £ 7 £ 2 £	33 9 17	£ 189,69	73.5% 9 12.1% 3.4% 18 6.2%	5 6 7 8 9 10 11	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded	49 50 51 52 53 54	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude
12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	6,828,957 1,126,778 318,229 579,178	£ 14 £ 2 £ 1	0 £ 3 £ 7 £ 2 £	33 9 17	£ 189,69	73.5% 9 12.1% 3.4% 18 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	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded Fxcluded Excluded	49 50 51 52 53 54	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude:
13 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%	£	6,828,957 1,126,778 318,229 579,178	£ 2 £ 2 £ 1	0 £ 3 £ 7 £ 2 £	33 9 17	£ 189,69 £ 31,29 £ 16,08	73.5% 99 12.1% 3.4% 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	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Fxcluded Fxcluded	49 50 51 52 53 54 55 56	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclude
13 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%	£	1,126,778 318,229 579,178 442,657	£ 2 £ 2 £ 1	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,69 £ 31,29 £ 16,08	73.5% 99 12.1% 3.4% 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	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded ✓ Excluded	49 50 51 52 53 54 55 56	Bathrooms Master; 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluder Facilities
13 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%	£	1,126,778 318,229 579,178 442,657	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 Excluded Excluded Excluded Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56	Bathrooms Master; 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluder Facilities
12 13 14 15 16 17	Sub-Total 2 Net Construction	£	1,126,778 318,229 579,178 442,657	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded	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	49 50 51 52 53 54 55 56 57 58	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
12 13 14 15 16 17	Sub-Total 2 Net Construction	£	1,126,778 318,229 579,178 442,657	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 4.8%	5 6 7 8 9 10 11 12 13	Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	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 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	£	1,126,778 318,229 579,178 442,657	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Y Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	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
12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	1,126,778 318,229 579,178 442,657	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 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	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	49 50 51 52 53 54 55 56 57 58	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
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	£	1,126,778 318,229 579,178 442,657 2,466,842 9,295,799	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Excluded Y Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	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 Exclude
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	£	6,828,957 1,126,778 318,229 579,178 442,657 2,466,842 9,295,799 Included Excluded	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 - every floor	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Excluded V Varies Excluded Excluded V	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	49 50 51 52 53 54 55 56 57 58	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Exclude V Exclude V Exclude V Exclude
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	£	1,126,778 318,229 579,178 442,657 2,466,842 9,295,799	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Excluded Excluded	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to facade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Y Excluded	49 50 51 52 53 54 55 56 57 58	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	Excludes Fixed the second of
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	£	6,828,957 1,126,778 318,229 579,178 442,657 2,466,842 9,295,799 Included Excluded	£ 14 £ 2 £ 1 £ 5	0 £ 3 £ 7 £ 2 £ 9 £ 0 £	33 9 17 13	£ 189,68 £ 31,28 £ 16,08 £ 68,57	73.5% 19 12.1% 3.4% 4.8% 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 Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Excluded V Varies Excluded Excluded V	26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	49 50 51 52 53 54 55 56 57 58 59 60 61 62	Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Exclude V Exclude V Exclude V Exclude



Plot D - Angel Leisure Centre Refurbishment

	OF COST		Total	£ / GIA ft2	£/NIA	ft2	£ / unit %		ciencies		Image				
									Site usage	100%	- ST - CONTROL TO 1				
0	Facilitating Works	£	187,900	£ 5	£	5 I	N/A 3.0		GEA : GIA	N/A				All pills for	
				_					NIA : GIA	85%				All Date	
1	Substructure	£	-	£ -	£	- !	N/A 0.0		NIA : GIA (exc. Non-resi)	0%		History		_ shoo o shoos s	POD SAN
			0=0 004						Average unit NIA	#DIV/0!	PI.	IPZ PZ			
2	Superstructure	£	876,824		£	26 I			External wall : GIA ratio	#VALUE!		00	-	A STATE OF THE PARTY OF THE PAR	(PR
2.1	Frame	£	-		£	- !			Typical glazing ratio	30%	3	*	20	-	
2.2	Upper floors	£		_			N/A 0.0		2.1			ratio End of Anyonia		0	1
2.3	Roof	£	20.000		£	- !			Data	00.500.00	The second second	0 /		Charles and the control of the contr	//
2.4	Stairs and Ramps External Walls	£			£	1 !			Site area	36,598 ft2	P4 B	1:		0	1826
2.5		£	-		£	- !			Gross external area	N/A 36.598 ft2		Way	Semigraphy)	-	
2.6	Windows and External Doors			£ -							()	(E)		. 99	- A
2.7	Internal Walls and Partitions Internal Doors	£	714,020 142,804		£	21 I 4 I			Overall GIA	40,451 ft2 34,283 ft2		(A)		e e	
2.8	Internal Doors	£	142,804	£ 4	£	4 1	N/A 2.3		Net internal area			-	*	3,86	
	Internal Finishes				£	26			Residential NIA	0 ft2			- 10		
3	Wall Finishes	£	879,372			26 I				34,283 ft2		// 6			
3.1			278,092		£	10 I				N/A	Value Cont	Allen Market III	in Francisco		
3.2	Floor Finishes	£	330,704						Apartments total	0 nr	The second second	Committees of 1	-	Wasan S	
3.3	Ceiling Finishes	£	270,576	L /	£	8 1	N/A 4.4) Studio	N/A				-	
	Figure Francishings and Food		044.0=0				N/A 0.1		1 B 2P 2 B 3P	N/A					
4	Fittings, Furnishings and Equipment	£	244,270	£ 6	£	7 1	N/A 3.9			N/A	14		24		SER .
_									3 2B 4P	N/A					Minn _
5	Services	£	2,376,590		£	69 I			3B 5P	N/A					
5.1	Sanitary Installation	£	3,000		£	0 1			Highest storeys (incl. GF)	2 nr					
	MEPH	£	2,273,590		£	66 I			Cores	3 nr					
5.10		£	100,000	£ 2	£	3 1	N/A 1.6			N/A					
5.14	BWIC with services		inc						B Balconies	N/A					
_								19	Bolt-On Balconies	N/A					
6	Prefabricated Buildings and Units			n/a	a										
7	Utilities connection + External Services	£		£ -	C		N/A 0.0	0/							
,	Offilities Conflection + External Services	L	-	L -	L	- '	N/A 0.0	70							
	Sub-Total 1	C	4.564.956	£ 113	C	122	N/A 73.	0/							
•	Sub-Total I	L.	4,504,950	E IIS	L.	133	N/A / / / / / / / / / / / / / / / / / /		ect Summary						
9	Basement			£ -	•		N/A 0.0		Facilitating						
9	Dasement			t -	Ł		0.0			Evoluded	Roof	Evaludad	A.E.	Glazing	Evaludad
								1	Contamination	Excluded	22 Single ply	Excluded		UPVC Double glazed	Excluded
10	External works				£			1 2	Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
10	External works	6		£ -	£	- 1	N/A 0.1	1 1% 2 3	Contamination		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
		£			£		N/A 0.0	1 1% 2 3	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
10	External works Sub-Total 2	£	4,564,956	£ -	£ 13	3.15	N/A 0.1	19% 2 3 3%	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
10	External works	£		£ -	£ 13	3.15	N/A 0.1	19% 2 3 5% 4	Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded Excluded
10	External works Sub-Total 2	£	4,564,956	£ -	£ 13	3.15	N/A 0.1	1 2 3 3 3% 4 5%	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
10	External works Sub-Total 2 Net Construction	£	4,564,956	£ -	£ 13	3.15	N/A 0.1	1 2 3 3 % 4 5 6 6	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded Excluded
10 11 12	External works Sub-Total 2 Net Construction Main Contractor On-Costs		4,564,956 4,564,956	£ - £ 113	£ 13	- I	N/A 0.0 N/A 73.5 N/A 73.5	19% 2 3 3 3% 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	Single ply Pitched Town Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded Excluded
10 11 12	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	4,564,956 4,564,956 753,218	£ - £ 113 £ 113	£ 13	- I	N/A 0.1 N/A 73.1 N/A 12.	1 2 3 3 % 4 5 6 6 7 % 8 8	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 Bathroms 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%	£	4,564,956 4,564,956 753,218 212,727	£ - £ 113 £ 113 £ 19	£ 13	- I	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4	1 2 3 3 3 4 5 6 6 7 8 8 %	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	Single ply Pitched Brown Green Blue Tandscaped Stairs Store Store Store Store Store Store Store Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded Excluded
10 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% OH&P 7.0%	£££	4,564,956 4,564,956 753,218 212,727 387,163	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13	- I 33.15 I 133 I 22 I 6 I 11 I	N/A 0.1 N/A 73. N/A 12. N/A 3.4 N/A 3.4 N/A 6.3	1 2 3 3 3 % 4 5 6 6 7 % 8 % % % %	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	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	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%	£££	4,564,956 4,564,956 753,218 212,727	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13	- I	N/A 0.1 N/A 73. N/A 12. N/A 3.4 N/A 3.4 N/A 6.3	1 2 3 3 3 3 4 5 5 6 6 7 7 8 8 8 9 9 9	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	Single ply Pitched Brown Green Blue Tandscaped Stairs Store Store Store Store Store Store Store Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
10 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% OH&P 7.0%	£££	4,564,956 4,564,956 753,218 212,727 387,163	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13	- I 33.15 I 133 I 22 I 6 I 11 I	N/A 0.1 N/A 73. N/A 12. N/A 3.4 N/A 3.4 N/A 6.3	11 2 3 3 3 5 6 5 6 7 7 8 8 6 6 9 9 10 10 10 10 10 10 10 10 10 10 10 10 10	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 32 Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Master is piece	Excluded Excluded Excluded Excluded
10 11 12 13 14 15 16	External works Sub-Total 2 Net Construction	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13	- I 33.15 I 133 I 22 I 6 I 11 I	N/A 0.1 73.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8	1 2 3 3 3 5 6 5 6 6 7 7 8 8 % 8 % 9 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Sconcer frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded Excluded
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%	£££	4,564,956 4,564,956 753,218 212,727 387,163	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13	- I 33.15 I 133 I 22 I 6 I 11 I	N/A 0.1 N/A 73. N/A 12. N/A 3.4 N/A 3.4 N/A 6.3	14% 2 3 3 3 3 5 6 6 7 7 8 8 8 8 9 10 11 3 3 7 6 11 3 3 7 6 11 3 3 7 6 11 3 7 6 1 1 3 7 6 1 1 3 7 6 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Dispace 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 Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded
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	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 1 2 3 3 3 3 5 5 6 6 7 7 8 8 % 9 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Sconcer frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded V Excluded V Excluded
10 11 12 13 14 15 16	External works Sub-Total 2 Net Construction	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903	£ - £ 113 £ 113 £ 19 £ 5 £ 10	£ 13 £ 14 £ £ £ £ £ £	- 133 133 1 22 6 1 1 9 1 48 1	N/A 0.1 73.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8	1 1 2 3 3 3 3 5 5 6 6 7 7 8 8 % 9 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Steel frame Concrete frame Timber frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded 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	Excluded Excluded Excluded Excluded
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	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 3 3 3 5 6 5 6 6 7 7 8 8 8 8 8 9 10 11 12 13 13 13 13 13 13 13 13 13 13 13 13 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Ospace frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded V Excluded V Excluded
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	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 1 2 3 3 3 3 5 5 6 6 7 7 8 8 % 9 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Ospace frame / deck Concrete frame Timber frame Traditional Upper Floors	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	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded V Excluded V Excluded
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	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 3 3 3 5 6 5 6 6 7 7 8 8 8 8 8 9 10 11 12 13 13 13 13 13 13 13 13 13 13 13 13 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame O Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS 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 beating MYHR Cooling (to hotel)	Excluded Excluded Excluded Excluded V Excluded V Excluded
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% COH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 3 3 3 5 6 5 6 6 7 7 8 8 % 9 9 11 11 11 11 11 11 11 11 11 11 11 11	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 Concrete floors Concrete floors Concrete floors Concrete floors Concrete floors	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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded Fxcluded 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 1Q 2023	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 3 3 3 5 6 6 6 6 7 7 8 8 % 9 9 10 11 12 13 13 14 15 16 16 16 16 16 16 16 16 16 16 16 16 16	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Special frame Timber frame Timber frame Traditional Upper 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	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded
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 1Q 2023 To start-on-site	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967 Included Excluded	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 3 3 3 5 6 6 6 6 7 8 8 9 10 12 12 12 12 12 12 12 12 12 12 12 12 12	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors Trickickness Linkerses Hickness Linkerses Control form work CLT	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 33 Scaffold 34 Mast climbers SFS inner SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbet to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded 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 1Q 2023	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967	£ - 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ 14 £ £ £ £ £ £ £	- 133 133 1 22 6 11 9 1 48 1	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 2 3 3 3 3 3 5 5 5 6 6 7 7 7 8 8 8 8 9 10 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	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 The Concrete floors Traditional Upper Gloors The Concrete floors The Co	Excluded	22 Single ply	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	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 1Q 2023 To start-on-site To mid-point	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967 Included Excluded Excluded	£ - 113 £ 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ £ £ £ £ £ £	- 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 15 15 15 15 15 15 15 15 15 15 15 15	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.7 N/A 4.8 N/A 26.1 N/A 100.1	1 2 3 3 3 5 5 6 6 7 7 8 8 8 9 11 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Ospace frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors Concrete floors Metal decking form work CLT Angle supports Oevery floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Banding to facade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Fxcluded Fxcluded Fxcluded 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 1Q 2023 To start-on-site	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967 Included Excluded	£ - 113 £ 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ £ £ £ £ £ £	- 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 15 15 15 15 15 15 15 15 15 15 15 15	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.2 N/A 4.8 N/A 26.4	1 2 2 3 3 3 3 3 5 5 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	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 CLT Angle supports - every floor - every second floor	Excluded Excluded	22 Single ply	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Fixed the second of t
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 1Q 2023 To start-on-site To mid-point	£££	4,564,956 4,564,956 753,218 212,727 387,163 295,903 1,649,011 6,213,967 Included Excluded Excluded	£ - 113 £ 113 £ 113 £ 19 £ 5 £ 10 £ 7	£ 13 £ £ £ £ £ £ £	- 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 133 15 15 15 15 15 15 15 15 15 15 15 15 15	N/A 0.1 N/A 73.1 N/A 12. N/A 3.4 N/A 6.7 N/A 4.8 N/A 26.1 N/A 100.1	1 2 2 3 3 3 3 3 5 5 6 6 6 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Ospace frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors Concrete floors Metal decking form work CLT Angle supports Oevery floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Banding to facade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	49 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded



Plot E - Surface Car Park

RDER	OF COST		Total	£/GI	A ft2	£ / NIA f	t2 £/:	space	%	Efficie			Image				
											Site usage	100%					
1	Remedial works to existing car park	£	329,500	£	5	N/A	£	659	73.5%		GEA : GIA	N/A					
										3	NIA : GIA	N/A N/A				All halls	7
										4 5	NIA : GIA (exc. Non-resi) Average unit NIA	N/A N/A		Wines.		1000 0 0 0 000	1000 0
											External wall : GIA ratio	N/A N/A	PI	Walter of the second	4	9	
											Typical glazing ratio	N/A		0.0	w.,	and the same of th	(P3)
										•	Typical glazing ratio	IVA	J. A	*			. //
										Key D				SM-East Ann		- 1 0	
										1	Site area	70,935 ft2	0		. ,	A STATE OF THE PARTY OF THE PAR	1/200
											Gross external area		/P ²		and a to had		
										3	GF footprint	N/A	The street of th	- 37		PS	
										4	Overall GIA	70,935 ft2	· // c	2/200		H H	
										5 6	Net internal area Residential NIA	N/A N/A			**	200	
										7	Non-residential NIA	N/A				Harris Control	
										8	Basement	N/A		// 6	-		
										9	Apartments total	N/A	Non-Cont	The state of the s	in The		
										10	Studio	N/A		A CONTRACTOR OF LAND	-	7 00 0 m	
											1B 2P	N/A			-	-	
											2B 3P	N/A	00 0 1 10				
											2B 4P	N/A	14		-		No.
											3B 5P	N/A			200 A.		TOP COUNTY
											Car Parking Spaces	500 nr					
											Highest storeys (incl. GF)	N/A N/A					
											Cores						
	Sub-Total 1	e e	329.500	e e	- 5	N/A	£	659	73.5%		External Wall Balconies	N/A N/A					
	Sub-Total T	E.	329,500	L.	5	N/A	L	059	13.5%		Bolt-On Balconies	N/A					
			329,500	£		N/A	£	659	73.5%		Box on Balconico	1471					
3	Net Construction	£	329,500	L	5	IVA	~	000	7 0.0 70								
3	Main Contractor On-Costs																
	Main Contractor On-Costs Preliminaries 16.5%	£	54,368	£	1	N/A	£	109	12.1%	Proje	ot Summary						
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	54,368 15,355	£	1 0	N/A	£	109 31	12.1% 3.4%		Facilitating		Roof		45	Glazing	
	Main Contractor On-Costs 16.5% Preliminaries 4.0% Design and Build Fees 4.0% OH&P 7.0%	£££	54,368 15,355 27,946	£	1 0 0		£££	109 31 56	12.1% 3.4% 6.2%	1	Facilitating Contamination	Excluded	22 Terrace	Excluded		UPVC Double glazed	
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	54,368 15,355	£	1 0	N/A	£	109 31	12.1% 3.4%	1 2	Facilitating Contamination Major demolition	Excluded	22 Terrace 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	54,368 15,355 27,946 21,358	£ £ £	1 0 0	N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8%	1 2	Facilitating Contamination		22 Terrace 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu Exclu
	Main Contractor On-Costs 16.5% Preliminaries 4.0% Design and Build Fees 4.0% OH&P 7.0%	£££	54,368 15,355 27,946	£ £ £	1 0 0	N/A	£££	109 31 56	12.1% 3.4% 6.2%	1 2	Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	54,368 15,355 27,946 21,358	£	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	54,368 15,355 27,946 21,358	£	1 0 0 0	N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclui Exclui
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	54,368 15,355 27,946 21,358	£	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclu Exclu Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	54,368 15,355 27,946 21,358	£	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded Excluded	22 Terrace 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	Exclui Exclui
	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	£££	54,368 15,355 27,946 21,358 119,026	£ £ £	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu Exclu Exclu
	Main Contractor On-Costs	£££	54,368 15,355 27,946 21,358 119,026 448,526	£ £ £	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demoilition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites	Exclu Exclu Exclu Exclu
	Main Contractor On-Costs	£££	54,368 15,355 27,946 21,358 119,026 448,526	£ £ £	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Exclu Exclu Exclu Exclu
	Main Contractor On-Costs	£££	54,368 15,355 27,946 21,358 119,026 448,526	£ £ £	1 0 0 0	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclu Exclu Exclu Exclu
)	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu Exclu Exclu Exclu Exclu
)	Main Contractor On-Costs	£££	54,368 15,355 27,946 21,358 119,026 448,526	£ £ £	1 0 0 0 2	N/A N/A	£££	109 31 56 43	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete Metal External Walls	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclu Exclu Exclu Exclu Exclu Exclu Exclu
)	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 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	Exclui Exclui Exclui Exclui Exclui Exclui Exclui
0	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 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 MWHR	Exclui Exclui Exclui Exclui Exclui Exclui Exclui Exclui
0	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclui Exclui Exclui Exclui Exclui Exclui Exclui Exclui
)	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Exclui Exclui Exclui Exclui Exclui Exclui Exclui Exclui
0 11 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs Eature entrance 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping	Exclui
)	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded	22	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls Saffold 34 Mast climbers 5 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu
0	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timdlional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 30 Timber 31 Precast concrete Metal Metal 33 Scaffold 34 Mast climbers SFS inner 35 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbet to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Exclu
0	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	22	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu
0 1 1 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Trimber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Exclu
0	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 8 8 9 9 10 11 12 13 14 15 16 16 17 18 18 19 19 19 19 19 19 19 19 19 19 19 19 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	22	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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Exclui
3 4 5 6 6 7 8 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	54,368 15,355 27,946 21,358 119,026 449,526 Included Excluded	£ £ £	1 0 0 0 2	N/A N/A N/A	£££	109 31 56 43 238	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded	22 Terrace 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 29 Stone 30 Timber 31 Precast concrete Metal Metal External Walls Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Brick slips at curved area	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluc



Plot F - Multi-Storey Car Park

RDER C	F COST		Total	£/C	SIA ft2	£/N	IIA ft2	£/	space	%	Efficie	encies		Image					
											1	Site usage	100%						
0	Facilitating Works	£	-	£	-	£	-	£	-	0.0%		GEA : GIA	#DIV/0!	J397				100	4 V
											3	NIA : GIA	100%	25				ARE IN	
1	Substructure	£	1,558,000	£	20	£	20	£	5,372	13.0%	4	NIA : GIA (exc. Non-resi)	N/A	87 <u> </u>					-
											5	Average unit NIA	N/A	7		The last of the la		A CO O O CO O CO O CO O CO O CO O CO O	No.
2	Superstructure	£	4,765,000	£	63	£	63	£	16,431	39.7%	6	External wall : GIA ratio	#VALUE!	4	PI)	PZ			
											7	Typical glazing ratio	0%			0,0	-	and the same of	(8)
3	Internal Fitting Out	£	656,000	£	9	£	9	£	2,262	5.5%				ST.	3		3	-	-
											Key D	ata				Note that have not a second		0	
4	Services	£	1,838,000	£	24	£	24	£	6,338	15.3%		Site area	25,403 ft2	F Ellin	The second	(D)	-	The second secon	
												Gross external area		5-70	(B)			0 0	1/600
												GF footprint	25,403 ft2				(indicate by		
5	Sub-Total 1	£	8,817,000	£	116	£	116	£	30,403	73.5%	4	Overall GIA	76,209 ft2		The state of the s	The second		8	
											5	Net internal area	76,209 ft2	1//	(C)			(8)	
6	Electric Car Charging - 50%		Incl								6	Residential NIA	0 ft2	411	7	40	**		
0	Passive, 50% Active		IIICI											F 66	/33 A =		- 0	and	
								£	-		7	Non-residential NIA	76,209 ft2	100		(a)	- VI		70
											8	Basement	N/A		100	- / Company of 6	100	(c)	
											9	Apartments total	N/A			Married Co.		-	
												Studio	N/A		The state of the s	6	N	F 0000	10
											11	1B 2P	N/A		-	8	1	All I	
												2B 3P	N/A	100 m	11 -			The same of the sa	
											13	2B 4P	N/A		1/4		-		mor
											14	3B 5P	N/A			A STATE OF THE STA		27 m.s.	Billian
												Car Parking Spaces	290 nr						
												Highest storeys (incl. GF)	4 nr						
												Cores	2 nr						
												External Wall	N/A						
7	Sub-Total 2	2	9 917 000	£	116	c	116	2	30 403	73.5%		Balconies	N/A						
_	Sub-Total 2	-	0,017,000	~	110		110	L	30,403	13.376		Bolt-On Balconies	N/A						
		_										Boit-On Balconics	1471						
8	Net Construction	£	8,817,000	£	116	£	116	£	30,403	73.5%	_,	Dole-Off Balcoffics							
8	Net Construction	£	8,817,000	£	116	£	116	£	30,403	73.5%		Bole on Balconics							
8		£	8,817,000	£	116	£	116	£	30,403	73.5%		Boil-Oil Balconics							
8	Main Contractor On-Costs																		
9	Main Contractor On-Costs Preliminaries 16.5%	£	1,454,805	£	19	£	19	£	5,017	12.1%		t Summary			Roof			Glazing	
10	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	1,454,805 410,872	£	19 5	£	19 5	£	5,017 1,417	12.1% 3.4%	Projec	t Summary Facilitating		22	Roof Terrace	Excluded	45	Glazing UPVC Double glazed	Excl
10 11	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,454,805 410,872 747,787	££	19 5 10	£ £	19 5 10	££	5,017 1,417 2,579	12.1% 3.4% 6.2%	Project	t Summary Facilitating Contamination	Excluded		Terrace	Excluded Excluded		UPVC Double glazed	
10 11	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	1,454,805 410,872	££	19 5 10	£	19 5 10	£	5,017 1,417	12.1% 3.4%	Project	Summary Facilitating Contamination Major demolition	Excluded	23	Terrace Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclu
10 11 12	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,454,805 410,872 747,787 571,523	££	19 5 10 8	£££	19 5 10 8	£ £ £	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project	t Summary Facilitating Contamination	Excluded	23 24	Terrace Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu Exclu
10 11 12	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,454,805 410,872 747,787	££	19 5 10	£££	19 5 10 8	£ £ £	5,017 1,417 2,579	12.1% 3.4% 6.2%	Project	Facilitating Contamination Major demolition Specialist groundworks	Excluded	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Exclu Exclu Exclu Exclu
10 11 12	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	1,454,805 410,872 747,787 571,523 3,184,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project	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	Excli Excli
10 11 12	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,454,805 410,872 747,787 571,523	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	1 2 3	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	Excl Excl Excl
10 11 12 13	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	1,454,805 410,872 747,787 571,523 3,184,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded	23 24 25 26	Terrace Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclu Exclu Exclu
10 11 12 13	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£££	1,454,805 410,872 747,787 571,523 3,184,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project 1 2 3 4 5 6	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; 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	Exclu Exclu Exclu
10 11 12	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£££	1,454,805 410,872 747,787 571,523 3,184,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project 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 Z 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	Excli Excli Excli
0 1 2 3	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project 1 2 3 4 5 6	Summary Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; 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	Excl Excl Excl
10 11 12 13	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	Project 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 Z 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	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excl Excl Excl
10 11 12 13	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 10 2023 Inflation To 1Q 2023 To start-on-site To start-on-site	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded 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 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	Excl Excl
10 11 12 13	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excl Excl
10 11 12 13 14	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 10 2023 Inflation To 1Q 2023 To start-on-site To start-on-site	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	££££	5,017 1,417 2,579 1,971	12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Sleel frame Space frame / deck	Excluded Excluded Excluded Excluded Y Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Master the budget Master the budget Master the budget MEPH	Excl Excl Excl Excl Excl
0 1 2 3 4	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 10 2023 Inflation To 1Q 2023 To start-on-site To start-on-site	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988	£	19 5 10 8	£	19 5 10 8	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8%	Project 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	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 Altuminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH MEPH Radiators	Excl Excl Excl Excl
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exc Exc Exc Exc
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	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 Altuminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH MEPH Radiators	Excl Excl Excl Excl
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR	Exc Exc Exc Exc Exc Exc Exc
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master: 3 piece - sanitaryware budget Master: 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR	Exc Exc Exc Exc Exc Exc Exc
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 3 4 5 6 7 8 9 10 111 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete 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	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excl Excl Excl Excl Excl Excl Excl
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 6 7 8 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	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 MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excli
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 3 4 5 6 7 8 9 10 111 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	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)	Excl Excl Excl Excl
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 6 7 8 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exc
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 3 4 5 6 6 7 8 9 10 11 12 13 13 14 15 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded y Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded y 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 linner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Exc Exc Exc Exc Exc Exc Exc Exc Exc Exc
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1 2 3 3 4 4 5 6 6 7 8 8 9 10 111 12 13 13 14 15 16 17 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded	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 linner 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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Soft landscaping Attenuation	Excl
0 1 2 3 4	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	9 10 11 12 13 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excl
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Y Varies Excluded Excluded y Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 41	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade 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 Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excli
10 11 12 13 14	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	9 9 10 11 12 13 14 15 16 17 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 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 Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excle
10 11 12 13	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£££	1,454,805 410,872 747,787 571,523 3,184,988 12,001,988 Included Excluded	£	19 5 10 8 42 157	£	19 5 10 8 42 157	£ £ £	5,017 1,417 2,579 1,971 10,983 41,386	12.1% 3.4% 6.2% 4.8% 26.5%	Project 1	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded y Excluded y Excluded Excluded Excluded Excluded Excluded Excluded Y Varies Excluded Excluded y Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 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 Corbel to façade Faceted window Brick 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 Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu



Plot G - Residential: 9 Houses

	OF COST		Total	£ / GIA	t2 £	E / NIA ft2	£ / uni	%		encies		lmage	e				
									1	Site usage	30%	407 00				AND AND ADDRESS OF THE PARTY OF	
0	Facilitating Works	£	-	£	£	-	£	0.0%		GEA : GIA	#DIV/0!	37				1 1 1	
									3	NIA : GIA	67%	3	ASSA A NAME OF THE PARTY OF THE			416.65	
1	Substructure	£	111,000	£	9 £	14	£ 12,	33 6.5%			100%	F. 1		Want		-0000000000	thou of
				•					5		1,328 ft2	5 6	PI	10 T		9	
2	Superstructure	£	564,393		47 £	71					0.00			0		A STATE OF THE PARTY OF THE PAR	(P3)
2.1	Frame	£	-		£	-			/	Typical glazing ratio	30%		11	· ·	0	-	. 7/
2.2	Upper floors	£	74,000		6 £	9		22 4.3%	7		_		A B A B A B A B A B A B A B A B A B A B	ratio Color Color Color			
2.3	Roof	£	104,000		9 £	13					45.005.00	2200		0		Communication of the last of t	
2.4	Stairs and Ramps	£	50,400		4 £	6		00 2.9%		Site area	15,005 ft2	3	B			0	/ 60000
2.5	External Walls	£	190,511		16 £	24				Gross external area	0 ft2				SANDASHTA		
2.6	Windows and External Doors	£	62,183		5 £	8		09 3.6%		GF footprint	4,478 ft2		- Contract of the Contract	E		83	
2.7	Internal Walls and Partitions	£	83,300		7 £	10		56 4.8%		Overall GIA	11,948 ft2	1/	C	6//		(8)	
2.8	Internal Doors	£	-	L	£	-	L	0.0%			7,965 ft2	4//		0		2 ch	
			44.000	•	1 £	2			6	Residential NIA	11,948 ft2	1	A A			artiful Control of the Control of th	
3	Internal Finishes - Shell & Core Wall Finishes	£	14,800			0		44 0.9% 11 0.2%		Non-residential NIA	0 ft2 0 ft2	1		// 6	2000		
3.1		£	3,700		0 £					Basement		10	Vanara Comment	Consultant of	100		
3.2	Floor Finishes	£	5,550		0 £	1		17 0.3%		Apartments total	9 nr		W 10 00 00	THE RESERVE OF	A	Od a	4
3.3	Ceiling Finishes	£	5,550	£	0 £	1	£	17 0.3%			0 nr			B /	1	4	
		-		_			_		11		4 nr	See Co.		1 10 L			
4	Fittings, Furnishings and Equipment	£	-	£	£	-	Ł	0.0%			4 nr	-	4 4 4		14	All and the second	-
										4B 6P	1 nr		14			20 700	Manu _
5	Services	£	48,600		4 £	6		00 2.8%									
5.1	Sanitary Installation	£			£		£				3 nr						
5.2-5.13		£		£	4 £	6		00 2.8%			N/A						
5.10		£	-	£	£ .	-	£	0.0%			0 m2						
5.14	BWIC with services		inc						18		N/A						
•	Destablished Delidings and Heits								19	Bolt-On Balconies	N/A						
6	Prefabricated Buildings and Units				n/a												
7	Utilities connection + External Services	£	31,500	c	3 £	4	C 2	00 1.8%									
,	Offittles Confiection + External Services	L	31,500	L	3 L	4	L 3,	1.070									
8	Residential Fit-Out	£	492,032	c	41 £	62	£ 54,6	70 28.6%									
٠	Residential Fit-Out	_	432,032	L	41 L	02	L 34,1	20.070		ct Summary							
9	Sub-Total 1	c	1.262.325	c .	06 £	158	£ 140,	58 73.5%		Facilitating			Roof			Glazing	
- 9	Sub-rotar r	-	1,202,323	-	00 E	130	£ 140,	.50 75.576	1	Contamination	Excluded	22		✓	45	UPVC Double glazed	Excluded
10	Basement			£	. £		£	0.0%		Major demolition		23	Pitched	Excluded		Triple glazed	Excluded
10	Dusement			~			~	0.070	3	Specialist groundworks							
											Excluded	24		Excluded		Composite	
11	Evternal works			t	· c	_	£	0.0%			Excluded	24	Brown	Excluded	47		✓
11	External works			£	£	-	£	0.0%			Excluded	25	Green	Excluded	47	Composite Aluminium	
		£	1 262 325			159.49	_			Foundations		25 26	Green Blue	Excluded Excluded	47	Aluminium	✓
11		£	1,262,325			158.48	£ 140,		4	Foundations Strip and pad	Excluded	25	Green Blue	Excluded	47 48	Aluminium Bathrooms	Excluded
12	Sub-Total 2	£		£ 105	.65 £		£ 140,	73.5%	4 5	Foundations Strip and pad Piling; CFA	Excluded ✓	25 26	Green Blue Landscaped	Excluded Excluded	47 48 49	Aluminium Bathrooms Master; 3 piece	✓
		£		£ 105		158.48	£ 140,	73.5%	4	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	25 26 27	Green Blue Landscaped Stairs	Excluded Excluded Excluded	47 48 49 50	Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded
12	Sub-Total 2	£		£ 105	.65 £		£ 140,	73.5%	4 5 6 7	Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Fxcluded	25 26 27 28	Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded	47 48 49 50 51	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded
12	Sub-Total 2 Net Construction	£		£ 105	.65 £		£ 140,	73.5%	4 5	Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	25 26 27 28 28	Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
12	Sub-Total 2 Net Construction Main Contractor On-Costs		1,262,325	£ 105	.65 £	158	£ 140,;	58 73.5% 58 73.5%	4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Fxcluded	25 26 27 28 29 30	Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52 53	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded
12 13	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	1,262,325 208,284	£ 105	.65 £	158	£ 140,; £ 140,; £ 23,	58 73.5% 58 73.5% 43 12.1%	4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded V Excluded V Excluded	25 26 27 28 29 30 31	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded
12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	1,262,325 208,284 58,824	£ 105	.65 £ 106 £ 17 £ 5 £	158 26 7	£ 140,: £ 140,: £ 23,; £ 6,	73.5% 73.5% 43 12.1% 36 3.4%	4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded / Excluded / Excluded	25 26 27 28 29 30	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52 53	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude
12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,262,325 208,284 58,824 107,060	£ 105	.65 £ .06 £ .17 £ .5 £ .9 £	158 26 7 13	£ 140,: £ 140,: £ 23,; £ 6,; £ 11,;	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 96 6.2%	4 5 6 7 8	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52 53 54	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude:
12 13 14 15	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£££	1,262,325 208,284 58,824	£ 105	.65 £ 106 £ 17 £ 5 £	158 26 7	£ 140,: £ 140,: £ 23,; £ 6,; £ 11,;	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 96 6.2%	9 10	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spee frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52 53 54	Aluminium Bathrooms Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluder Excluder
12 13 14 15 16	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,262,325 208,284 58,824 107,060	£ 105	.65 £ .06 £ .17 £ .5 £ .9 £	158 26 7 13	£ 140,: £ 140,: £ 23,; £ 6,; £ 11,;	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 96 6.2%	9 10 11 12	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 48 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	Excluder Excluder Excluder
13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 106 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 96 6.2% 92 4.8%	9 10 11 12 13	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Spee frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32 33 34	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 48 49 50 51 52 53 54 55 56 57	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded
13 14 15 16 17	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£££	1,262,325 208,284 58,824 107,060	£ 105 £ £ £ £ £	.65 £ .06 £ .17 £ .5 £ .9 £	158 26 7 13	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 96 6.2% 92 4.8%	9 10 11 12 13	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32 33 34 35	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	47 48 49 50 51 52 53 54 55 56 57	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
12 13 14 15 16 17	Net Construction	£	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Z Excluded Excluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32 33 34 35 36	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 Y Excluded Excluded	47 48 49 50 51 52 53 54 55 56 57	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclude:
13 14 15 16 17	Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£££	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 106 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Fxcluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32 33 34 35	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	47 48 49 50 51 52 53 54 55 56 57	Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclude:
12 13 14 15 16 17	Net Construction	£	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13	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 Z Excluded Excluded Excluded Excluded Excluded Excluded Excluded	25 26 27 28 29 30 31 32 33 34 35 36	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Y Excluded Excluded	47 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)	Excluder Excluder Excluder Excluder Excluder
12 13 14 15 16 17	Net Construction	£	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Timber frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Verifies	25 26 27 28 29 30 31 32 33 34 35 36 37	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	47 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:
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	£	1,262,325 208,284 58,824 107,060 81,825	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13 14 15 16	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	Excluded Y Excluded	25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	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 Excluded Excluded Excluded Excluded Excluded Excluded	47 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 HEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude:
12 13 14 15 16 17 18	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% COH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£	1,262,325 208,284 58,824 107,060 81,825 455,993 1,718,318	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13 14 15 16 17	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	25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade	Excluded 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	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	Exclude V Exclude V Exclude V Exclude
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	£	1,262,325 208,284 58,824 107,060 81,825 455,993 1,718,318	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13 14 15 16 16 17 18	Foundations 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	Excluded Y Excluded	25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	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	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 HEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclude:
12 13 14 15 16 17 18 19	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 To start-on-site	£	1,262,325 208,284 58,824 107,060 81,825 455,993 1,718,318	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 10 11 12 13 14 15 16 17 18	Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Z Excluded Z V V V V V V V V V V V V	25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42	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 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	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 Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
12 13 14 15 16 17 18 19	Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	1,262,325 208,284 58,824 107,060 81,825 455,993 1,718,318	£ 105 £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140, £ 140, £ 23, £ 6, £ 11, £ 9,	73.5% 73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8%	9 9 100 111 122 13 14 15 16 17 18 19 20	Foundations 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 Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	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 Siding doors	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 Excluded Excluded Excluded Excluded
12 13 14 15 16 17 18 19	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 To start-on-site	£	1,262,325 208,284 58,824 107,060 81,825 455,993 1,718,318	£ 108 £ £ £ £ £ £	.65 £ 17 £ 5 £ 9 £ 7 £	26 7 13 10	£ 140,: £ 140,: £ 23,: £ 6,: £ 11,: £ 9,: £ 50,: £ 190,:	73.5% 73.5% 73.5% 43 12.1% 36 3.4% 99 6.2% 4.8% 66 26.5% 24 100.0%	9 10 11 12 13 14 15 16 17 18	Foundations 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 Angle supports - every floor - every second floor	Excluded Z Excluded Z V V V V V V V V V V V V	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	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 Excluded Excluded Excluded Excluded Excluded Excluded Fxcluded 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 Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded



Plot H - Residential: 15 Flats, 4 Houses

	OF COST		Total	£/G	IA ft2	£ / NIA ft2	£/L	unit	%	Effici	encies		Image	e				
		T)								1	Site usage	36%						
0	Facilitating Works	£	-	£	- £	-	£	-	0.0%	2		N/A	539					4 7
										3	NIA : GIA	57%	3	A Show -			MALE	-
1	Substructure	£	406,425	£	16 £	27	£ 2	21,391	7.8%	4	NIA: GIA (exc. Non-resi)	57%	9		WC .			diam of
										5	Average unit NIA	779 ft2	1 1	The same of the sa	The Republic		0.0000	
2	Superstructure	£	1,735,080	£	67 £	117	£ 9	91,320	33.3%	6	External wall : GIA ratio	0.00			PZ			
2.1	Frame	£	157,125	£	6 £	11	£	8,270	3.0%	7	Typical glazing ratio	30%	100	A CONTRACTOR OF THE PARTY OF TH		- 6	and the same of th	IP3
2.2	Upper floors	£	232,200	£	9 £	16	£ 1	12,221	4.5%					A)	and the second	0	90 0	
2.3	Roof	£	190,190	£	7 £	13	£ 1	10,010	3.7%	Key D	Data				(D)		The same of the sa	
2.4	Stairs and Ramps	£	72,400	£	3 £	5	£	3,811	1.4%	1	Site area	15,694 ft2		-			The state of the s	1/200
2.5	External Walls	£	857,702	£	33 £	58	£ 4	45,142	16.5%	2	Gross external area	N/A		P4 B				//
2.6	Windows and External Doors	£	185,782	£	7 £	13	£	9,778	3.6%	3	GF footprint	5,619 ft2	1	//=	4			
2.7	Internal Walls and Partitions	£	20,825	£	1 £	1		1,096	0.4%	4	Overall GIA	25,887 ft2	/	C	6/E		-	
2.8	Internal Doors	£	18,855	£	1 £	1	£	992	0.4%	5	Net internal area	14,801 ft2	1//					
										6	Residential NIA	14,801 ft2	W 64		1	. /	Sales .	
3	Internal Finishes	£	61,535	£	2 £	4	£	3,239	1.2%	7	Non-residential NIA	0 ft2				- 00/		1
3.1	Wall Finishes	£	20,705	£	1 £	1	£	1,090	0.4%	8	Basement	3,358 ft2		Tay See	// O /	-	(c)	
3.2	Floor Finishes	£	22,935		1 £			1,207	0.4%	9	Apartments total	19 nr		The state of the s	A CONTRACTOR OF THE PARTY OF TH	D. Co.		4
3.3	Ceiling Finishes	£	17,895		1 £			942	0.3%	10		0 nr				7	Trans.	
										11	1B 2P	5 nr			-		-	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	2	£	1,842	0.7%		2B 3P	10 nr	100 0	10				
	J		,,,								2B 4P	2 nr	-	12	74	1		THE REAL PROPERTY.
5	Services	£	573,414	£	22 £	39	£ 3	30,180	11.0%		3B 5P	2 nr				-		Wall State -
5.1	Sanitary Installation	£	20,000	£	1 £	1	£	1,053	0.4%	15	Highest storeys (incl. GF)	5 nr						
		£	428,414		17 £			22,548	8.2%	16		2 nr						
5.10	Lifts	£	125,000		5 £			6,579	2.4%	17	External Wall	0 m2						
	BWIC with services		inc					-,			Balconies	42.1%						
											Bolt-On Balconies	8 nr						
6	Prefabricated Buildings and Units				n/a													
7	Utilities connection + External Services	£	66,500	£	3 £	4	£	3,500	1.3%									
-																		
			·															
8	Residential Fit-Out	£	945,757		37 £			49,777	18.2%									
		£	945,757	£		64	£ 4	49,777	18.2%	Proje	ct Summary							
	Residential Fit-Out Sub-Total 1	£	·	£	37 £		£ 4		18.2%		Facilitating			Roof			Glazing	
8	Sub-Total 1	£	945,757	£	148 £	64 258	£ 4	49,777 01,248	18.2% 73.5%	1	Facilitating Contamination	Excluded	22	Single ply	·		UPVC Double glazed	
		£	945,757	£		64 258	£ 4	49,777	18.2%	1 2	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excli Excli
9	Sub-Total 1 Basement	£	945,757	£	148 £	64 258	£ 20	49,777	18.2% 73.5% 0.0%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excli
8	Sub-Total 1	£	945,757	£	148 £	64 258	£ 20	49,777 01,248	18.2% 73.5%	1 2	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excl
9 10 11	Sub-Total 1 Basement External works	£	945,757 3,823,711	£	148 £	64 258 -	£ 4 £ 20 £	49,777	18.2% 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	Excli
9 10 11	Sub-Total 1 Basement External works	£	945,757	£	148 £	64 258 -	£ 4 £ 20 £	49,777	18.2% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excl
9 10 11	Sub-Total 1 Basement External works	£	945,757 3,823,711	£	148 £	64 258 -	£ 4 £ 20 £	49,777	18.2% 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	Excl
8 9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	945,757 3,823,711 3,823,711	£££	148 £ - £ - £ 147.71 £	258	£ 4 £ 20 £ £	49,777 01,248 - - 01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excl
8 9 10	Sub-Total 1 Basement External works	£	945,757 3,823,711	£££	148 £	258	£ 4 £ 20 £	49,777 01,248 - - 01,248	18.2% 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	
8 9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	945,757 3,823,711 3,823,711	£££	148 £ - £ - £ 147.71 £	258	£ 4 £ 20 £ £	49,777 01,248 - - 01,248	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded	23 24 25 26 27 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excl
8 9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	945,757 3,823,711 3,823,711 3,823,711	£ £ £	148 £ - £ 147.71 £	258 - - 258.35 258	£ 20 £ £	49,777 01,248 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	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	Excl
8 9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	945,757 3,823,711 3,823,711 3,823,711 630,912	£ £ £	148 £ - £ 147.71 £ 148 £	258 - - 258.35 258	£ 4 £ 20 £ £ 20 £ £ 3	49,777 01,248 - - 01,248 01,248	18.2% 73.5% 0.0% 0.0% 73.5% 12.1%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	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	Excl
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%	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185	£ £ £	148 £ - £ 147.71 £ 148 £ 24 £ 7 £	258 - - 258.35 258 43 12	£ 20 £ £ 20 £ 20 £ 3	49,777 01,248 - - 01,248 01,248 33,206 9,378	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excl
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297	£ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £	258 - - 258.35 258 43 12 22	£ 4 £ 20 £ £ 20 £ 20 £ 20	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded / Excluded / Excluded Excluded 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 Master, 4 piece	Excl
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%	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185	£ £ £ £ £	148 £ - £ 147.71 £ 148 £ 24 £ 7 £	258 - - 258.35 258 43 12	£ 4 £ 20 £ £ 20 £ 20 £ 20	49,777 01,248 - - 01,248 01,248 33,206 9,378	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excl
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297	£ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £	258 - - 258.35 258 43 12 22	£ 4 £ 20 £ £ 20 £ 20 £ 20	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded / Excluded / Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excl
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £	258 - - 258.35 258 43 12 22 17	£ 20 £ £ 20 £ 20 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045	18.2% 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 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	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excl
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%	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297	£ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £	258 - - 258.35 258 43 12 22 17	£ 20 £ £ 20 £ 20 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068	18.2% 73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded 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	Excl
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	258 - - 258.35 258 43 12 22 17	£ 20 £ £ 20 £ 20 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045	18.2% 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 Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers 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	Excl
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% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded	46 47 48 49 50 51 52 53 54 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel)	Excl
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ £ 20 £ 20 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MYHR Cooling (to hotel) Landscaping	Excl
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% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping	Excl
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Tiraditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc
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% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 6 7 8 8 9 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc
8 9 10 11 12 13 14 15 16 17	Sub-Total 1	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 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 Tiraditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Underfloor beating WHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exc Exc
8 9 10 11 12 18 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 630,912 178,185 324,297 247,855 1,381,249 5,204,961	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 8 9 10 11 12 13 13 14 15 16 17 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Figure 1	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	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Exc Exc Exc
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% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	945,757 3,823,741 3,823,741 3,823,741 3,823,741 630,912 178,185 324,297 247,855 1,351,249 5,204,961	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 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	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 facade Corbel to façade Faceted window Frick slips 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 Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excl Excl Excl
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% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023	£ £ £ £ £ £ £	945,757 3,823,711 3,823,711 3,823,711 3,823,711 3,823,711 4,71,71 630,912 178,185 1,381,249 5,204,961 Included Excluded	£ £ £ £ £ £ £ £ £	148 £ - £ - £ 147.71 £ 148 £ 24 £ 7 £ 13 £ 10 £	64 258 - - 258.35 258 43 12 22 17	£ 20 £ 20 £ 20 £ 2 1 £ 1 £ 1	49,777 01,248 - 01,248 01,248 01,248 33,206 9,378 17,068 13,045 72,697	18.2% 73.5% 0.0% 0.0% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 9 10 0 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Varies Excluded Excluded Varies Excluded Varies	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 SPS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Underfloor heating MYHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excl



Plot I - Residential: 150 Build To Rent Flats

Scottisting Works	ORDER O	F COST		Total	£/G	IA ft2	E / NIA ft2	£ / uni	t %	Effic	iencies		Image					
Substitution										1	Site usage							
Superficiency C	0	Facilitating Works	£	-	£	- £	-	£	- 0.0%	6 2	GEA : GIA	N/A	-537					9 7 1
Superinchard Color Superinchard Color										3	NIA : GIA		20	A 2 2 3 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			All Line	
2 Symptometric C 1, 1977-08 C 2 1, 1974-08 C 2 1, 1974-08 C 2 1 1, 1974-08 C 2 1,	1	Substructure	£	2,507,550	£	17 £	27	£ 16,	17 6.7%				F 15		William		-	diam of
2-1 Perime C. 1.347.706 C. 10 C. 10 C. 10.000 3.											Average unit NIA	619 ft2	7.6	- Skapp	The special section of the section o		0.0000	
22 Control		Superstructure				80 £									IPZ PZ			
2.3 Serie of Processor Control											Typical glazing ratio	30%	407	The state of the s	4			
2.5 Power														A A	MA CHERNY	0	9.5	
2.4 Silvars and Fatron Borne			£			6 £	9								Contract Co.		The same of the same of	
2.5 Caleral Walfs Calera Walfs Caleral Walfs Caleral Walfs Caleral Walfs Caleral	2.4		£			1 £							\	B				
2.7 Internal Foliage and Partitions C	2.5	External Walls	£	4,540,044	£	31 £	49	£ 30,	267 12.1%	6 2	Gross external area	N/A	4	/P3		An other texts		
2.8 Internal Discrete S	2.6	Windows and External Doors	£	1,358,932	£	9 £	15	£ 9,	060 3.6%	6 3	GF footprint	21,948 ft2	1	/ Supplementary				
2.8 Internal Plates	2.7	Internal Walls and Partitions	£	1,617,300	£	11 £	17	£ 10,	782 4.3%	6 4	Overall GIA	147,564 ft2	1	()	(€)	***	-	
3 Modern Finance E 1,541,790 C 10 E 7 E 10,727 A 11,727 B Blasement 21,148,107 B Blasement 21,14	2.8	Internal Doors	£	215,640	£	1 £	2	£ 1,	138 0.6%	5	Net internal area	92,840 ft2	1///					
3.1 Val Finishes										6	Residential NIA	92,840 ft2	W 164	/300 A		. /	The state of the s	
3.2 Galler printeriums	3	Internal Finishes	£	1,541,790	£	10 £	17	£ 10,	279 4.1%	6 7	Non-residential NIA	0 ft2				- 00		1
3.3 Celling Finishes E E \$17,500 E 4 E 5 E 3,450 1,495 10 Study Finishings and Equipment E 3,500 E 0 E 0 E 233 0,155 234 P 79 F 12 E22 P 79 F	3.1	Wall Finishes	£	161,730	£	1 £	2	£ 1,	0.4%	6 8	Basement	21,948 ft2		1900	=// '' / :		G)	
4 Filtings, Furnishings and Equipment E 35,000 E 0 E 0 E 233 0.11 1 12 28 97 75 nr 5	3.2	Floor Finishes	£	862,560	£	6 £	9	£ 5,	750 2.3%	6 9	Apartments total	150 nr		The state of the s	A CONTRACTOR OF THE PARTY OF TH	D. Com	and the second	
4 Filtings, Furnishings and Equipment E 35,000 E 0 E 0 E 233 0.11 1 12 28 97 75 nr 5															6	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
## Filtings, Furnishings and Equipment \$2,000				,				-,							700			
8 Services	4	Fittings, Furnishings and Equipment	£	35,000	£	0 £	0	£	233 0.19				100 0	1 0				
Services E 3,924,094 E 27 E 42 E 26,165 10.5% 14 30 SP Or 5 5.1 Samilay installation £ 20,000 £ 2 S 5,000 £ 2 S 5,000 E 2 S 5,000 E 2 S 5,000 E 2 S 5,000 E 4 E 6 E 3,500 4,000 E 5,000 E 4 E 6 E 3,500 E 4,000 E				,									-	14		1		TANK.
5.10 Lifts	5	Services	£	3.924.694	£	27 £	42	£ 26.	165 10.5%			0 nr			100	1	20	Will Many
5.2-613 MEPH	5.1		£			0 £	0			6 15	Highest storevs (incl. GF)	6 nr						
5.10 Bird Contracted Buildings and Units						24 £												
BMC with services																		
Boll-On Balconies 75 nr		BWIC with services																
Perfebricated Buildings and Units																		
8 Residential Fil-Out	6	Prefabricated Buildings and Units				n/a												
8 Residential Fil-Out	7	Itilities connection + External Services	c	E2E 000	c	1 5	6	t 3	500 1.49	2								
Project Summary Project Su	•	Othities Connection + External Services		323,000	L	4 2	0	L 5,	1.47									
9 Sub-Total 1	8	Residential Fit-Out	£	7,137,405	£	48 £	77	£ 47,	583 19.0%									
10 Sasement				07.540.000		40-		0 100						- ·			o: :	
10	9	Sub-Total 1	£	27,546,025	£	187 £	297	£ 183,	640 73.5%									
Second color Seco																		Excluded
E	10	Basement		Inc														Excluded
2 Sub-Total 2 E 27,546,025 E 186,67 E 296,71 E 183,640 73,5% 5 Pling; CFA 7 7 Preliminaries 16,5% E 4,545,094 E 31 E 49 E 30,301 12,1% Frame Excluded 16 OH-8P 7,0% E 2,336,233 E 16 E 25 E 19 E 11,594 4,8% 17 Contingency 5,0% E 1,785,550 E 17,855,550											Specialist groundworks	Excluded						√
Sub-Total 2 £ 27,546,025 £ 186,67 £ 296,71 £ 183,640 73,5% 4 Strip and pad Excluded 7 Control slab 7 Strip (CFA Feature entrance Featur	11	External works			£	- £	-	£	- 0.0%	6						48	Aluminium	Excluded
Net Construction																		
State Stat	12	Sub-Total 2	£	27,546,025	£	186.67 £	296.71	£ 183,	73.5%				27	Landscaped	Excluded			
Net Construction E 27,546,025 E 187 E 297 E 183,640 73.5% 7																		✓
Main Contractor On-Costs	13	Net Construction	£	27.546.025	£	187 £	297	£ 183.	40 73.5%									
Main Contractor On-Costs				,,		تار سند				/								Excluded
14 Preliminaries 16.5% £ 4,545,094 £ 31 £ 49 £ 30,301 12.1% 5 5 5 5 5 5 5 5 5										8	Basement	✓						
15																		✓
16																54	- sanitaryware budget	
17 Contingency 5.0% £ 1,785,550 £ 12 £ 19 £ 11,904 4.8% 12 Timber frame													32	Metal	Excluded			
12 Timber frame Excluded 33 Scaffold																		
18 On-Costs Sub-Total E 9,950,522 E 67 E 107 E 66,937 26.5% Upper Floors 36 Brickwork; hard laid V SFS inner Excluded 58 Cooling (to hotel) Excluded 59 Hard landscaping SFS inner SFS inn	17	Contingency 5.0%	£	1,785,550	£	12 £	19	£ 11,	904 4.8%									✓
18																		Excluded
Upper Floors 36 Brickwork; hand laid To floor floors Construction to 2Q 2023 E 37,496,547 E 254 E 404 E 249,977 100.0% 14 Concrete floors											Traditional	Excluded						✓
19 Gross Construction to 2Q 2023 £ 37,495,547 £ 254 £ 404 £ 249,977 100.0% 14 Concrete floors ✓ 37 Alum PPC Excluded 59 Hard landscaping	18	On-Costs Sub-Total	£	9,950,522	£	67 £	107	£ 66,	337 26.5%	ó						58	Cooling (to hotel)	Excluded
15 - thickness varies 38 Brick slips Excluded 59 Hard landscaping 16 Metal decking form work Excluded 39 Banding to façade Excluded 60 Soft landscaping 17 CLT Excluded 40 Corbe to façade Excluded 61 Attenuation Corbe to façade Excluded 61 Attenuation Excluded 62 Play equipment Excluded 62 Play equipment Excluded 63 To start-on-site Excluded 69 Play equipment Excluded											Upper Floors		36	Brickwork; hand laid	✓			
Inflation Included Incl	19	Gross Construction to 2Q 2023	£	37,496 <u>,</u> 547	£	254 £	404	£ 249,	100.09	6 14	Concrete floors	✓	37	Alum PPC	Excluded		Landscaping	
Inflation Included Incl										15	- thickness	varies	38	Brick slips	Excluded	59		✓
Inflation 17 CLT Excluded 40 Corbel to façade Excluded 61 Attenuation 21 To 10 2023 Included 18 Angle supports ✓ 41 Faceted window Excluded 62 Play equipment Excluded 22 To start-on-site Excluded 19 - every floor ✓ 42 Brick slips at curved area Excluded 23 To mid-point Excluded 20 - every second floor Excluded 43 Framing to sliding doors ✓ Utilities 21 - every third floor Excluded 44 Header course Excluded 63 Diversions Exc																		1
21 To 1Q 2023 Included 18 Angle supports		Inflation																
22 To start-on-site Excluded 23 To mid-point Excluded 20 - every second floor Excluded 21 - every third floor Excluded 24 Brick slips at curved area Excluded 25 Framing to sliding doors V Utilities 26 Utilities 27 Excluded Exclu	21			Included														Excluded
23 To mid-point Excluded 20 - every second floor Excluded 43 Framing to sliding doors Utilities 21 - every third floor Excluded 44 Header course Excluded 63 Diversions Exc																02	riay equipment	LACIDUE
21 - every third floor Excluded 44 Header course Excluded 63 Diversions Exc																	Litilities	
	20	To mid-point		LAGIGUEU												63		Excluded
24 Gross construction Forecast Outcurn	-					0.0		0 00		_	Creiry tillia libor	Lxoludeu		. Iouan course	LAGIGUEU			LAGIGUEC
	24	Gross Construction Forecast Outturn	£	37,496,547	£	254 £	404	£ 249,	100.0%	•						64	Incoming supplies	~



Plot J - Residential: 30 Flats, 25 Houses

ORDER C	OF COST		Total	£ / GIA ft	2 £/1	NIA ft2	£ / unit	%	Effici	encies		Image					
•	F184-41 W1			•			c	0.00/	1	Site usage	38%	410,07					
0	Facilitating Works	£	-	£ -	£	-	£ -	0.0%	2	GEA : GIA NIA : GIA	N/A 63%	37		1		All palls in	
1	Substructure	£	1,058,625	f 1	5 £	24	£ 19,24	8 7.6%		NIA : GIA (exc. Non-resi)	63%	8				All District	- 7
	oused details	_	1,000,020	_	_		~ .0,=.	,	5		805 ft2	7. 1		Complete		A0000 0 00000	- Table
2	Superstructure	£	4,561,475	£ 6	5 £	103	£ 82,93	6 32.6%			0.28		PI	PZ			
2.1	Frame	£	351,875		5 £	8				Typical glazing ratio	30%	257	A CONTRACTOR OF THE PARTY OF TH		- 6	and the same of th	(P3)
2.2	Upper floors	£	660,900	£	9 £	15	£ 12,01	6 4.7%		,, ,			A A	and the second	0	9 0	
2.3	Roof	£	555,870	£	3 £	13	£ 10,10	7 4.0%	Key I	Data				(D)		The same of the same of	
2.4	Stairs and Ramps	£	190,000		3 £	4			1	Site area	44,886 ft2	4	B			A CONTRACTOR OF THE PERSON OF	1/200
2.5	External Walls	£	1,563,780		22 £	35				Gross external area	N/A	1	/P4		Sandy Carte		1
2.6	Windows and External Doors	£	521,013		7 £	12				GF footprint	17,007 ft2	-	The second of the second				
2.7	Internal Walls and Partitions	£	661,738		9 £	15				Overall GIA	70,321 ft2	1	(c)	A CE	***	e e	
2.8	Internal Doors	£	56,300	£	1 £	1	£ 1,02	4 0.4%		Net internal area	44,294 ft2	11					
				•				- 0.00/	6	Residential NIA	44,294 ft2		<u> </u>			an Surviva	
3	Internal Finishes Wall Finishes	£	426,525		6 £	10			7	Non-residential NIA	0 ft2 0 ft2	100		// e >	10 W		
3.1 3.2	Floor Finishes	£	52,750 240,988		1 £ 3 £	1 5				Basement	55 nr		San San San	Constant of	102	G	
3.2	Ceiling Finishes	£	132,788		2 £	3				Apartments total Studio	O nr		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Transitions of	A		
3.3	Celling Finishes	L	132,700	L	Z L	3	L 2,41	4 0.976	11		9 nr			66	A Allega	3	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	1	£ 63	6 0.2%			24 nr	100					-
4	i ittiigs, ruillisiiligs aliu Equipment	L	35,000	_	1 2	- 1	L 63	0.2%		3B 5P	24 nr 18 nr	-			a.		The same of the sa
5	Services	£	1,171,648	f .	7 £	26	£ 21.30	3 8.4%		4B 6P	4 nr			- AT		20 000	William
5.1	Sanitary Installation	£	20,000		0 £	0					5 nr						
5.2-5.13		£	1,026,648		5 £	23					2 nr						
5.10		£	125,000		2 £	3					1,830 m2						
5.14	BWIC with services		inc				,		18		27.3%						
									19	Bolt-On Balconies	15 nr						
6	Prefabricated Buildings and Units				n/a												
7	Utilities connection + External Services	£	192,500	£	3 £	4	£ 3,50	0 1.4%									
	Camado Comiscador - Externar Corvidos		.02,000	~	-		2 0,00	1.170									
8	Residential Fit-Out	£	2,846,245	£	£ 04	64	£ 51,75	0 20.3%									
										ct Summary							
9	Sub-Total 1	£	10,292,018	£ 14	£ 8	232	£ 187,12	73.5%		Facilitating			Roof			Glazing	
				_			_		1	Contamination	Excluded	22				UPVC Double glazed	Excluded
10	Basement			£ -	£	-	£ -	0.0%		Major demolition		23	Pitched	Excluded		Triple glazed	Excluded
11	Fortament consider			£ -			f.	0.00/	3	Specialist groundworks	Excluded	24	Brown Green	Excluded	47	Composite Aluminium	
- 11	External works			t -	Ł	-	. ·	0.0%		Foundations		25 26		Excluded Excluded	48	Aluminium	Excluded
12	Sub-Total 2	c	10,292,018	£ 146.3	e c	232.36	£ 187,12	B 73.5%	4	Strip and pad	Excluded	27	Landscaped	Excluded		Bathrooms	
14	Sub-10tal 2	I.	10,292,016	£ 146.0	00 E	232.30	E 10/,12	73.5%	5	Piling; CFA		21	Lanuscapeu	Lxciuded	40	Master; 3 piece	· ·
						_			6	Raft			Stairs			- sanitaryware budget	· ·
	Net Construction				6 £		£ 187,12	8 73.5%			Excluded						
13		£	10,292,018	£ 14	E E	232	£ 107,12	13.3/6	7		Excluded ✓	28		Excluded	50 51		Excluded
13		t.	10,292,018	£ 12	.o z.	232	2 107,12	75.576	7	Ground slab	✓	28 29	Feature entrance	Excluded Excluded	51	Master; 4 piece	Excluded
13	Main Contractor On-Costs	Ł	10,292,018	£ 12		232	2 107,12	75.576	7				Feature entrance	Excluded Excluded Excluded	51	Master; 4 piece - sanitaryware budget	Excluded
13		~	1,698,183		24 £	38			7	Ground slab	✓	29	Feature entrance Stone	Excluded	51 52	Master; 4 piece - sanitaryware budget	Excluded
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£		£ 2			£ 30,87	6 12.1%	7 8	Ground slab Basement	✓	29 30	Feature entrance Stone Timber	Excluded Excluded	51 52 53	Master; 4 piece - sanitaryware budget Ensuites	Excluded
14 15 16	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	1,698,183 479,608 872,887	£ 2 £	24 £ 7 £ 22 £	38 11 20	£ 30,87 £ 8,72 £ 15,87	6 12.1% 0 3.4% 1 6.2%	7 8 9 10	Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded	29 30 31	Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded	51 52 53 54	Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	✓
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	1,698,183 479,608	£ 2 £	24 £ 7 £	38 11	£ 30,87 £ 8,72 £ 15,87	6 12.1% 0 3.4% 1 6.2%	9 10	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded	29 30 31 32	Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded	51 52 53 54 55	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	√
14 15 16	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	1,698,183 479,608 872,887	£ 2 £	24 £ 7 £ 22 £	38 11 20	£ 30,87 £ 8,72 £ 15,87	6 12.1% 0 3.4% 1 6.2%	9 10 11 12	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded	29 30 31 32	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Fxcluded	51 52 53 54 55 55	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	√
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£	1,698,183 479,608 872,887 667,135	£ 2 £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded	29 30 31 32 33 34	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded	51 52 53 54 55 56 57	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Z Excluded
14 15 16 17	Main Contractor On-Costs 16.5% Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£	1,698,183 479,608 872,887	£ 2 £ £	24 £ 7 £ 22 £	38 11 20	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded	29 30 31 32 33 34 35	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner	Excluded Excluded Fxcluded Fxcluded Fxcluded	51 52 53 54 55 56 57	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Z 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%	£	1,698,183 479,608 872,887 667,135	£ 2 £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded	29 30 31 32 33 34	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded	51 52 53 54 55 56 57	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Z 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%	£	1,698,183 479,608 872,887 667,135	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded	29 30 31 32 33 34 35	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner	Excluded Excluded Fxcluded Fxcluded Fxcluded	51 52 53 54 55 56 57	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Z 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%	££££	1,698,183 479,608 872,887 667,135	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	29 30 31 32 33 34 35 36 37	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	51 52 53 54 55 56 57 58	Master, 4 piece - sanilaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluder
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	££££	1,698,183 479,608 872,887 667,135	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13 14 15 16	Ground slab Basement 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	29 30 31 32 33 34 35 36 37 38	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	51 52 53 54 55 56 57 58	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded
14 15 16 17 18	Main Contractor On-Costs	££££	1,698,183 479,608 872,887 667,135 3,717,813	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13 14 15 16	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Y Excluded Excluded Excluded Excluded Excluded Excluded	29 30 31 32 33 34 35 36 37 38 39 40	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Y Excluded	51 52 53 54 55 56 57 58 59 60 61	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation	Excluded Excluded
14 15 16 17 18 19	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	££££	1,698,183 479,608 872,887 667,135 3,717,813	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	7 8 9 10 11 12 13 14 15 16 17 18	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	29 30 31 32 33 34 35 36 37 38 39 40	Feature entrance Stone Timber Precast concrete Metal External Walls Scarfold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	51 52 53 54 55 56 57 58 59 60 61	Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded
14 15 16 17 18 19	Main Contractor On-Costs	££££	1,698,183 479,608 872,887 667,135 3,717,813 14,009,831	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	7 8 9 10 11 12 13 14 15 16 17 18	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 Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Excluded	29 30 31 32 33 34 35 36 37 38 39 40 41 42	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 Excluded Excluded	51 52 53 54 55 56 57 58 59 60 61	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
14 15 16 17 18 19	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	££££	1,698,183 479,608 872,887 667,135 3,717,813	£ 2 £ £ £ £ £	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,87 £ 8,72 £ 15,87 £ 12,13	6 12.1% 0 3.4% 1 6.2% 0 4.8%	9 10 11 12 13 14 15 16 17 18	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Excluded	29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Corbel to façade Faceted window Brick slips at curved area Framing to Silding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	51 52 53 54 55 56 57 58 59 60 61 62	Master, 4 piece - sanilaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded
14 15 16 17 18 19	Main Contractor On-Costs	££££	1,698,183 479,608 872,887 667,135 3,717,813 14,009,831	£ 2 £ 15	24 £ 7 £ 2 £ 9 £	38 11 20 15	£ 30,877 £ 8,722 £ 15,87 £ 12,13 £ 67,59	6 12.1% 0 3.4% 1 6.2% 0 4.8% 7 26.5%	7 8 9 10 11 12 13 14 15 16 17 18	Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Varies Excluded Excluded Excluded	29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	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 Excluded Excluded	51 52 53 54 55 56 57 58 59 60 61 62	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