



Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3

on behalf of

Mace Developments



Costs current at Q1 2023

Issue Date: 29 June 2023
Revision: 1
Project Nr:
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Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 3



Order of Cost Estimate Summary - Overall

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0 Facilitating Works	£ 1,595,900				
1 Substructure	£ 16,300,000	£ 24	£ 30	£ 36,465	8.8%
2 Superstructure	£ 51,101,548	£ 75	£ 95	£ 114,321	27.6%
2.1 Frame	£ 5,589,750	£ 8	£ 10	£ 12,505	3.0%
2.2 Upper floors	£ 6,683,140	£ 10	£ 12	£ 14,951	3.6%
2.3 Roof	£ 5,679,520	£ 8	£ 11	£ 12,706	3.1%
2.4 Stairs and Ramps	£ 1,057,200	£ 2	£ 2	£ 2,365	0.6%
2.5 External Walls	£ 19,599,244	£ 29	£ 36	£ 43,846	10.6%
2.6 Windows and External Doors	£ 5,400,940	£ 8	£ 10	£ 12,083	2.9%
2.7 Internal Walls and Partitions	£ 6,267,068	£ 9	£ 12	£ 14,020	3.4%
2.8 Internal Doors	£ 824,687	£ 1	£ 2	£ 1,845	0.4%
3 Internal Finishes	£ 3,876,722	£ 6	£ 7	£ 8,673	2.1%
3.1 Wall Finishes	£ 595,048	£ 1	£ 1	£ 1,331	0.3%
3.2 Floor Finishes	£ 1,976,461	£ 3	£ 4	£ 4,422	1.1%
3.3 Ceiling Finishes	£ 1,305,213	£ 2	£ 2	£ 2,920	0.7%
4 Fittings, Furnishings and Equipment	£ 520,360	£ 1	£ 1	£ 1,164	0.3%
5 Services	£ 16,521,564	£ 24	£ 31	£ 36,961	8.9%
5.1 Sanitary Installation	£ 142,000	£ 0	£ 0	£ 318	0.1%
5.2-5.13 MEPH	£ 14,661,564	£ 22	£ 27	£ 32,800	7.9%
5.10 Lifts	£ 1,718,000	£ 3	£ 3	£ 3,843	0.9%
5.14 BWIC with services incl					
6 Utilities connection + External Services	£ 1,869,225	£ 3	£ 3	£ 4,182	1.0%
7 Residential/Hotel Fitout	£ 26,242,706	£ 39	£ 49	£ 58,709	14.2%
8 External works (Surface Car Park + Public Realm)	£ 6,490,430	£ 10	£ 12	£ 14,520	3.5%
9 Multi-Storey Car Park	£ 11,344,000	£ 17	£ 21	£ 39,117	6.1%
10 Net Construction	£ 135,862,456	£ 200	£ 251	£ 303,943	73.5%
Main Contractor On-Costs					
11 Preliminaries 16.5%	£ 22,417,305	£ 33	£ 41	£ 50,151	12.1%
12 Design & Build Fees 4.0%	£ 6,331,190	£ 9	£ 12	£ 14,164	3.4%
13 OH&P 7.0%	£ 11,522,767	£ 17	£ 21	£ 25,778	6.2%
14 Construction Contingency 5.0%	£ 8,806,686	£ 13	£ 16	£ 19,702	4.8%
14 On-Costs Sub-Total	£ 49,077,948	£ 72	£ 91	£ 109,794	26.5%
15 Gross Construction to 1Q 2023	£ 184,940,404	£ 272	£ 342	£ 413,737	100.0%
16 Professional Fee Allowance	Excluded				
17 Development Contingency	Excluded				
18 Development Costs	£ -	£ -	£ -	£ -	0.0%
19 Substation Works	Excluded				
20 Public Realm and Community Landscaping	incl				
Inflation					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
24 Gross Construction Forecast Outturn	£ 184,940,404	£ 272	£ 342	£ 413,737	100.0%

Efficiencies	Image
1 Site usage	66%
2 GEA : GIA	N/A
3 NIA : GIA	50%
4 NIA : GIA (exc. Non-resi)	77%
5 Average unit NIA	754 ft2
6 External wall : GIA ratio	0.65
7 Typical glazing ratio	40%

Key Data	
1 Site area	269,434 ft2
2 Gross external area	N/A
3 GF footprint	177,111 ft2
4 Overall GIA	680,468 ft2
5 Net internal area	540,493 ft2
6 Residential NIA	337,150 ft2
7 Non-residential	203,343 ft2
8 Basement	N/A
9 Apartments total	447 nr
10 Studio	0 nr
11 1B 2P	115 nr
12 2B 4P	165 nr
13 3B 5P	50 nr
14 4B 6P	11 nr
15 Hotel Rooms	106 nr
16 Highest storeys (incl. GF)	6 nr
17 Car Parking spaces	290 nr
18 External Wall	N/A
19 Balconies	85.9%
20 Bolt-On Balconies	384 nr



Project Summary	
Facilitating	
1 Contamination	Excluded
2 Major demolition	✓
3 Specialist groundworks	Excluded
Foundations	
4 Strip and pad	Excluded
5 Piling; CFA	✓
6 Raft	Excluded
7 Ground slab	✓
8 Basement	✓
Frame	
9 Steel frame	Excluded
10 Space frame / deck	Excluded
11 Concrete frame	✓
12 Timber frame	Excluded
13 Traditional	Excluded
Upper Floors	
14 Concrete floors	✓
15 - thickness	varies
16 Metal decking form work	Excluded
17 CLT	Excluded
18 Angle supports	✓
19 - every floor	✓
20 - every second floor	Excluded
21 - every third floor	Excluded

Roof	
22 Single ply	✓
23 Pitched	Excluded
24 Brown	Excluded
25 Green	Excluded
26 Blue	Excluded
27 Landscaped	Excluded
Stairs	
28 Feature entrance	Excluded
29 Stone	Excluded
30 Timber	Excluded
31 Precast concrete	✓
32 Metal	Excluded
External Walls	
33 Scaffold	✓
34 Mast climbers	Excluded
35 SFS inner	Excluded
36 Brickwork; hand laid	✓
37 Alum PPC	Excluded
38 Brick slips	Excluded
39 Banding to façade	Excluded
40 Corbel to façade	Excluded
41 Faceted window	Excluded
42 Brick slips at curved area	✓
43 Framing to sliding doors	Excluded
44 Header course	Excluded

Glazing	
45 UPVC Double glazed	Excluded
46 Triple glazed	Excluded
47 Composite	✓
48 Aluminium	Excluded
Bathrooms	
49 Master; 3 piece	✓
50 - sanitaryware budget	
51 Master; 4 piece	Excluded
52 - sanitaryware budget	
53 Ensuites	✓
54 - sanitaryware budget	
MEPH	
55 Radiators	✓
56 Underfloor heating	✓
57 MVHR	✓
58 Cooling (to hotel)	Excluded
Landscaping	
59 Hard landscaping	✓
60 Soft landscaping	✓
61 Attenuation	✓
62 Play equipment	Excluded
Utilities	
63 Diversions	Excluded
64 Incoming supplies	✓

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3



Basis / Assumptions

- | | |
|--|---|
| <p>1 All Rates are based on 1Q 2023.</p> <p>2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5%</p> <p>3 No allowance has been made for inflation.</p> <p>4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.</p> <p>5 Tenure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private, 49% Affordable, 30% Shared Ownership</p> <p>6 Medium specification considered in line with the respective tenures</p> <p>7 1nr wardrobe to main bedroom of all units excluding social rent where there are none.</p> <p>8 All lifts are 8-person</p> <p>9 External Wall through wall construction Build up as brick</p> <p>10 Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas.</p> <p>11 External Wall area calculation for residential is based on W:F ratio of 0.65</p> <p>12 Residential - Floor to ceiling height of 2.5m</p> <p>13 MVHR to all units excluding any Nox filter requirements</p> <p>14 Metal balustrade to balconies and terraces.</p> <p>15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.</p> <p>16 Aluminium Composite windows assumed at £600/m2.</p> <p>17 Landscaping assumes 70:30 ratio for hard and soft</p> <p>18 Extra-over allowance of £1k/unit for Balcony access doors</p> <p>19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.</p> <p>20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information</p> <p>21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991</p> <p>22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained plus allowances for removing pub and single storey building next to clinic.</p> <p>23 External works is based on site area minus building footprints.</p> <p>24 We have assumed lift overruns for each core</p> <p>25 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces</p> <p>26 Assumed works to surface car park includes minimal soft landscaping only.</p> <p>27 Retail has been allowed to shell and core only</p> <p>28 No basement has been allowed to all houses and the multi-storey Car Park</p> <p>29 It is assumed that the cinema screens will be provided by others</p> <p>30 No additional allowances have been made for flood defences or protection</p> | <p>31 No allowance has been made for phasing requirements</p> <p>32 No allowance has been made for any 'wet side' facilities to the Leisure Centre</p> <p>33 No allowance has been made for a café to the Leisure centre</p> <p>34 This estimate is based on 341 residential units and 106 Hotel Units</p> <p>35 No allowance has been made for balconies to the hotel</p> <p>36 It has been assumed there are 500 spaces in the surface car park</p> <p>37 Office Fit out has been allowed for to CAT A only</p> <p>38 Assumed GP fit out is excluded - Shell and Core only allowed</p> <p>39 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.</p> <p>40 A provisional Allowance of £200k has been made for tidying up the River Medway Banks.</p> |
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Tonbridge Town Centre Redevelopment - Phase 2 Order of Cost Estimate - Option 3



Exclusions

1 Professional and development management fees.

2 Inflation.

3 Land acquisition costs.

4 Legal costs.

5 Planning costs.

6 Financing costs.

7 Clients own costs.

8 Marketing.

9 CIL / S106 / S38 , works and/or contributions. S278 Systra quote included

10 Commuted sums.

11 Non recoverable VAT.

12 Wayleaves and Easements.

13 Site Survey costs.

14 Capital allowances or other incentives / grants.

15 Unexpected ground conditions.

16 Home automation systems.

17 Marketing Suite Costs.

18 Under / over sail license or other statutory fees.

19 Comfort cooling to residential units.

20 Substation(s)

21 Cornice to internal of apartments.

22 BREEM.

23 Connection to district heating.

24 Loose Furniture.

25 Employer Insurances.

26 Legislation Changes.

27 Party Wall Awards.

28 Rights of Light.

29 Blackout Blinds.

30 Out of hours working.

31 Latent Defects Insurance.

32 Wireless Internet Routers

33 All Brexit related impact.

34 Curtains & Blinds to apartments.

35 Artwork across the scheme.

36 No allowance for Fire strategy accommodating 2 staircases.

37 No allowance for NOx filters.

38 Development Contingency

39 FFE to car park area (such as ticket machines)

40 Upcoming safety Bill including fire regulations

41 Works to rooftop terraces

42 Green / Eco roofs

43 Ground Contamination and disposal

44 Abestos found in existing buildings

45 Reinforcement of existing services

46 Comfort Cooling

47 Fit out to GP Clinic

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



Plot A - Hotel, Retail and Office Space

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	1 Site usage N/A 2 GEA : GIA N/A 3 NIA : GIA 92% 4 NIA : GIA (exc. Non-resi) 80% 5 Average hotel room NIA 302 ft2 6 External wall : GIA ratio 0.71 7 Typical glazing ratio 45%	
1	Substructure	£ 3,180,000	£ 48	£ 52	£ 30,000	14.0%	Key Data 1 Site area N/A 2 Gross external area N/A 3 GF footprint 13,326 ft2 4 Overall GIA 66,629 ft2 5 Residential GIA 39,977 ft2 6 Net internal area 61,290 ft2 7 Residential NIA 31,982 ft2 8 Non-residential NIA 21,313 ft2 9 Basement 14,801 ft2 10 Hotel rooms 106 nr 11 Highest storeys (incl. GF) 4 nr 12 Cores 2 nr 13 External Wall 4,395 m2 14 Balconies 0.0% 15 Bolt-On Balconies 0 nr 16 17 18 19 20 21	
2	Superstructure	£ 6,133,433	£ 92	£ 100	£ 57,863	27.0%		
2.1	Frame	£ 773,750	£ 12	£ 13	£ 7,300	3.4%		
2.2	Upper floors	£ 990,400	£ 15	£ 16	£ 9,343	4.4%		
2.3	Roof	£ 673,750	£ 10	£ 11	£ 6,356	3.0%		
2.4	Stairs and Ramps	£ 150,000	£ 2	£ 2	£ 1,415	0.7%		
2.5	External Walls	£ 2,029,680	£ 30	£ 33	£ 19,148	8.9%		
2.6	Windows and External Doors	£ 884,474	£ 13	£ 14	£ 8,344	3.9%		
2.7	Internal Walls and Partitions	£ 557,100	£ 8	£ 9	£ 5,256	2.5%		
2.8	Internal Doors	£ 74,280	£ 1	£ 1	£ 701	0.3%		
3	Internal Finishes	£ 144,846	£ 2	£ 2	£ 1,366	0.6%		
3.1	Wall Finishes	£ 11,142	£ 0	£ 0	£ 105	0.0%		
3.2	Floor Finishes	£ 59,424	£ 1	£ 1	£ 561	0.3%		
3.3	Ceiling Finishes	£ 74,280	£ 1	£ 1	£ 701	0.3%		
4	Fittings, Furnishings and Equipment	£ 75,000	£ 1	£ 1	£ 708	0.3%		
5	Services	£ 2,487,948	£ 37	£ 41	£ 23,471	11.0%		
5.1	Sanitary Installation	£ 10,000	£ 0	£ 0	£ 94	0.0%		
5.2-5.13	MEPH	£ 2,153,948	£ 32	£ 35	£ 20,320	9.5%		
5.10	Lifts	£ 324,000	£ 5	£ 5	£ 3,057	1.4%		
5.14	BWIC with services inc							
6	Prefabricated Buildings and Units		n/a					
7	Utilities connection + External Services	£ 367,500	£ 6	£ 6	£ 3,467	1.6%		
8	Hotel Room Fit-Out	£ 3,355,327	£ 50	£ 105	£ 31,654	14.8%		
9	Office Fit-Out	£ 928,500	£ 14	£ 44	N/A	4.1%		
10	Sub-Total 1	£ 16,672,554	£ 250	£ 272	£ 157,288	73.5%		
11	Basement	incl						
12	External works	£ -	£ -	£ -	£ -			
13	Sub-Total 2	£ 16,672,554	£ 250	£ 272.03	£ 157,288	73.5%		
14	Net Construction	£ 16,672,554	£ 250	£ 272	£ 157,288	73.5%		
Main Contractor On-Costs								
15	Preliminaries	16.5%	£ 2,750,971	£ 41	£ 45	£ 25,953	12.1%	
16	Design and Build Fees	4.0%	£ 776,941	£ 12	£ 13	£ 7,330	3.4%	
17	OH&P	7.0%	£ 1,414,033	£ 21	£ 23	£ 13,340	6.2%	
18	Contingency	5.0%	£ 1,080,725	£ 16	£ 18	£ 10,196	4.8%	
19	On-Costs Sub-Total	£ 6,022,670	£ 90	£ 98	£ 56,818	26.5%		
20	Gross Construction to 1Q 2023	£ 22,695,224	£ 341	£ 370	£ 214,106	100.0%		
Inflation								
21	To 1Q 2023	Included						
22	To start-on-site	Excluded						
23	To mid-point	Excluded						
24	Gross Construction Forecast Outturn	£ 22,695,224	£ 341	£ 370	£ 214,106	100.0%		
Project Summary								
Facilitating								
1	Contamination	Excluded						
2	Major demolition	Excluded						
3	Specialist groundworks	Excluded						
Foundations								
4	Strip and pad	Excluded						
5	Piling; CFA	✓						
6	Raft	Excluded						
7	Ground slab	✓						
8	Basement	Excluded						
Frame								
9	Steel frame	Excluded						
10	Space frame / deck	Excluded						
11	Concrete frame	✓						
12	Timber frame	Excluded						
13	Traditional	Excluded						
Upper Floors								
14	Concrete floors	✓						
15	- thickness	varies						
16	Metal decking form work	Excluded						
17	CLT	Excluded						
18	Angle supports	✓						
19	- every floor	✓						
20	- every second floor	Excluded						
21	- every third floor	Excluded						
Roof								
22	Single ply	✓						
23	Pitched	Excluded						
24	Brown	Excluded						
25	Green	Excluded						
26	Blue	Excluded						
27	Landscaped	Excluded						
Stairs								
28	Feature entrance	Excluded						
29	Stone	Excluded						
30	Timber	Excluded						
31	Precast concrete	✓						
32	Metal	Excluded						
External Walls								
33	Scaffold	✓						
34	Mast climbers	Excluded						
35	SFS inner	Excluded						
36	Brickwork; hand laid	✓						
37	Alum PPC	Excluded						
38	Brick slips	Excluded						
39	Banding to façade	Excluded						
40	Corbel to façade	Excluded						
41	Faceted window	Excluded						
42	Brick slips at curved area	Excluded						
43	Framing to sliding doors	✓						
44	Header course	Excluded						
Glazing								
45	UPVC Double glazed	Excluded						
46	Triple glazed	Excluded						
47	Composite	✓						
48	Aluminium	Excluded						
Bathrooms								
49	Master; 3 piece	✓						
50	- sanitaryware budget							
51	Master; 4 piece	Excluded						
52	- sanitaryware budget							
53	Ensuites	✓						
54	- sanitaryware budget							
MEPH								
55	Radiators	✓						
56	Underfloor heating	Excluded						
57	MVHR	✓						
58	Cooling (to hotel)	✓						
Landscaping								
59	Hard landscaping	✓						
60	Soft landscaping	✓						
61	Attenuation	✓						
62	Play equipment	Excluded						
Utilities								
63	Diversions	Excluded						
64	Incoming supplies	✓						

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



Plot B - Residential: 64 Flats, 11 Houses

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	1 Site usage 56%	
1	Substructure	£ 1,310,425	£ 16	£ 21	£ 17,472	6.5%	2 GEA : GIA N/A	
2	Superstructure	£ 7,347,425	£ 91	£ 117	£ 97,966	36.3%	3 NIA : GIA 78%	
2.1	Frame	£ 695,375	£ 9	£ 11	£ 9,272	3.4%	4 NIA : GIA (exc. Non-resi) 66%	
2.2	Upper floors	£ 989,600	£ 12	£ 16	£ 13,195	4.9%	5 Average unit NIA 715 ft2	
2.3	Roof	£ 732,450	£ 9	£ 12	£ 9,766	3.0%	6 External wall : GIA ratio 0.62	
2.4	Stairs and Ramps	£ 161,600	£ 2	£ 3	£ 2,155	0.8%	7 Typical glazing ratio 30%	
2.5	External Walls	£ 3,022,426	£ 37	£ 48	£ 40,299	14.9%	Key Data	
2.6	Windows and External Doors	£ 644,076	£ 8	£ 10	£ 8,588	3.2%	1 Site area 32,852 ft2	
2.7	Internal Walls and Partitions	£ 990,638	£ 12	£ 16	£ 13,209	4.9%	2 Gross external area N/A	
2.8	Internal Doors	£ 111,260	£ 1	£ 2	£ 1,483	0.6%	3 GF footprint 18,406 ft2	
3	Internal Finishes	£ 79,115	£ 1	£ 1	£ 1,055	0.4%	4 Overall GIA 80,891 ft2	
3.1	Wall Finishes	£ 10,445	£ 0	£ 0	£ 139	0.1%	5 Net internal area 62,808 ft2	
3.2	Floor Finishes	£ 38,265	£ 0	£ 1	£ 510	0.2%	6 Residential NIA 53,594 ft2	
3.3	Ceiling Finishes	£ 30,405	£ 0	£ 0	£ 405	0.2%	7 Non-residential NIA 9,214 m2	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 0	£ 1	£ 467	0.2%	8 Basement 16,168 m2	
5	Services	£ 2,094,330	£ 26	£ 33	£ 27,924	10.4%	9 Units total 75 nr	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 40	0.0%	10 Houses - 2 Bed 4 nr	
5.2-5.13	MEPH	£ 1,821,330	£ 23	£ 29	£ 24,284	9.0%	11 Houses - 3 Bed 6 nr	
5.10	Lifts	£ 270,000	£ 3	£ 4	£ 3,600	1.3%	12 Houses - 4 Bed 1 nr	
5.14	BWIC with services inc						13 Flats (1-Bed) 20 nr	
6	Prefabricated Buildings and Units		n/a				14 Flats (2-Bed) 34 nr	
7	Utilities connection + External Services	£ 262,500	£ 3	£ 4	£ 3,500	1.3%	15 Flats (3-Bed) 10 nr	
8	Residential Fit-Out	£ 3,731,963	£ 46	£ 59	£ 49,760	18.4%	16 Highest stores (incl. GF) 5 nr	
9	Sub-Total 1	£ 14,860,758	£ 184	£ 237	£ 198,143	73.5%	17 Cores 2 nr	
10	Basement		£ -	£ -	£ -	0.0%	18 External Wall 4,664 m2	
11	External works		£ -	£ -	£ -	0.0%	19 Bolt-On Balconies 32 nr	
12	Sub-Total 2	£ 14,860,758	£ 183.71	£ 236.61	£ 198,143	73.5%	Project Summary	
13	Net Construction	£ 14,860,758	£ 184	£ 237	£ 198,143	73.5%	Facilitating	
14	Main Contractor On-Costs						1 Contamination Excluded	
14	Preliminaries 16.5%	£ 2,452,025	£ 30	£ 39	£ 32,694	12.1%	2 Major demolition ✓	
15	Design and Build Fees 4.0%	£ 692,511	£ 9	£ 11	£ 9,233	3.4%	3 Specialist groundworks Excluded	
16	OH&P 7.0%	£ 1,260,371	£ 16	£ 20	£ 16,805	6.2%	Foundations	
17	Contingency 5.0%	£ 963,283	£ 12	£ 15	£ 12,844	4.8%	4 Strip and pad Excluded	
18	On-Costs Sub-Total	£ 5,368,190	£ 66	£ 85	£ 71,576	26.5%	5 Piling; CFA ✓	
19	Gross Construction to 1Q 2023	£ 20,228,948	£ 250	£ 322	£ 269,719	100.0%	6 Raft Excluded	
20	Inflation						7 Ground slab ✓	
21	To 1Q 2023 Included						8 Basement Excluded	
22	To start-on-site Excluded						Frame	
23	To mid-point Excluded						9 Steel frame Excluded	
24	Gross Construction Forecast Outturn	£ 20,228,948	£ 250	£ 322	£ 269,719	100.0%	10 Space frame / deck Excluded	
							11 Concrete frame ✓	
							12 Timber frame Excluded	
							13 Traditional Excluded	
							Upper Floors	
							14 Concrete floors ✓	
							15 - thickness varies	
							16 Metal decking form work Excluded	
							17 CLT Excluded	
							18 Angle supports ✓	
							19 - every floor ✓	
							20 - every second floor Excluded	
							21 - every third floor Excluded	
							Roof	
							22 Single ply ✓	
							23 Pitched Excluded	
							24 Brown Excluded	
							25 Green Excluded	
							26 Blue Excluded	
							27 Landscaped Excluded	
							Stairs	
							28 Feature entrance Excluded	
							29 Stone Excluded	
							30 Timber ✓	
							31 Precast concrete ✓	
							32 Metal Excluded	
							External Walls	
							33 Scaffold ✓	
							34 Mast climbers Excluded	
							35 SFS inner Excluded	
							36 Brickwork; hand laid ✓	
							37 Alum PPC Excluded	
							38 Brick slips Excluded	
							39 Banding to façade Excluded	
							40 Corbel to façade Excluded	
							41 Faceted window Excluded	
							42 Brick slips at curved area Excluded	
							43 Framing to sliding doors ✓	
							44 Header course Excluded	
							Glazing	
							45 UPVC Double glazed Excluded	
							46 Triple glazed Excluded	
							47 Composite ✓	
							48 Aluminium Excluded	
							Bathrooms	
							49 Master; 3 piece ✓	
							50 - sanitaryware budget	
							51 Master; 4 piece Excluded	
							52 - sanitaryware budget	
							53 Ensuites ✓	
							54 - sanitaryware budget	
							MEPH	
							55 Radiators ✓	
							56 Underfloor heating Excluded	
							57 MVHR ✓	
							58 Cooling (to hotel) Excluded	
							Landscaping	
							59 Hard landscaping ✓	
							60 Soft landscaping ✓	
							61 Attenuation ✓	
							62 Play equipment Excluded	
							Utilities	
							63 Diversions Excluded	
							64 Incoming supplies ✓	

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



Plot C - Residential: 20 Flats, 16 Houses

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ -	£ -	£ -		0.0%	1 Site usage 64%	
1	Substructure	£ 469,500	£ 11	£ 14	£ 13,042	4.9%	2 GEA : GIA N/A	
2	Superstructure	£ 3,515,090	£ 79	£ 107	£ 97,641	36.8%	3 NIA : GIA 74%	
2.1	Frame	£ 270,000	£ 6	£ 8	£ 7,500	2.8%	4 NIA : GIA (exc. Non-resi) 65%	
2.2	Upper floors	£ 478,600	£ 11	£ 15	£ 13,294	5.0%	5 Average unit NIA N/A	
2.3	Roof	£ 377,930	£ 8	£ 11	£ 10,498	4.0%	6 External wall : GIA ratio 0.68	
2.4	Stairs and Ramps	£ 139,600	£ 3	£ 4	£ 3,878	1.5%	7 Typical glazing ratio 30%	
2.5	External Walls	£ 1,406,747	£ 31	£ 43	£ 39,076	14.7%	Key Data	
2.6	Windows and External Doors	£ 325,073	£ 7	£ 10	£ 9,030	3.4%	1 Site area 19,375 ft2	
2.7	Internal Walls and Partitions	£ 473,940	£ 11	£ 14	£ 13,165	5.0%	2 Gross external area N/A	
2.8	Internal Doors	£ 43,200	£ 1	£ 1	£ 1,200	0.5%	3 GF footprint 12,325 ft2	
3	Internal Finishes	£ 93,250	£ 2	£ 3	£ 2,590	1.0%	4 Overall GIA 44,724 ft2	
3.1	Wall Finishes	£ 13,100	£ 0	£ 0	£ 364	0.1%	5 Net internal area 32,916 ft2	
3.2	Floor Finishes	£ 44,375	£ 1	£ 1	£ 1,233	0.5%	6 Residential NIA 29,192 ft2	
3.3	Ceiling Finishes	£ 35,775	£ 1	£ 1	£ 994	0.4%	7 Non-residential NIA 3,724 ft2	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 972	0.4%	8 Basement 5,167 ft2	
5	Services	£ 892,272	£ 20	£ 27	£ 24,785	9.3%	9 Apartments total 36 nr	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 83	0.0%	10 Houses - 2 Bed 5 nr	
5.2-5.13	MEPH	£ 754,272	£ 17	£ 23	£ 20,952	7.9%	11 Houses - 3 Bed 8 nr	
5.10	Lifts	£ 135,000	£ 3	£ 4	£ 3,750	1.4%	12 Houses - 4 Bed 3 nr	
5.14	BWIC with services inc						13 Flats (1-Bed) 6 nr	
6	Prefabricated Buildings and Units		n/a				14 Flats (2-Bed) 11 nr	
7	Utilities connection + External Services	£126,000	£ 3	£ 4	£ 3,500	1.3%	15 Flats (3-Bed) 3 nr	
8	Residential Fit-Out	£1,886,568	£ 42	£ 57	£ 52,405	19.7%	16 Highest storeys (incl. GF) 5 nr	
9	Sub-Total 1	£ 7,017,680	£ 157	£ 213	£ 194,936	73.5%	17 Cores 1 nr	
10	Basement	£ -	£ -	£ -	£ -	0.0%	18 External Wall 2,820 m2	
11	External works	£ -	£ -	£ -	£ -	0.0%	19 Bolt-On Balconies 10 nr	
12	Sub-Total 2	£ 7,017,680	£ 157	£ 213.20		73.5%		
13	Net Construction	£ 7,017,680	£ 157	£ 213	£ 194,936	73.5%		
14	Main Contractor On-Costs							
14	Preliminaries 16.5%	£ 1,157,917	£ 26	£ 35	£ 32,164	12.1%	Project Summary	
15	Design and Build Fees 4.0%	£ 327,024	£ 7	£ 10	£ 16,533	6.2%	Facilitating	
16	OH&P 7.0%	£ 595,183	£ 13	£ 18	£ 16,533	6.2%	1 Contamination Excluded	
17	Contingency 5.0%	£ 454,890	£ 10	£ 14		4.8%	2 Major demolition ✓	
18	On-Costs Sub-Total	£ 2,535,015	£ 57	£ 77	£ 70,417	26.5%	3 Specialist groundworks Excluded	
19	Gross Construction to 1Q 2023	£ 9,552,695	£ 214	£ 290	£ 265,353	100.0%	Foundations	
20	Gross Construction Forecast Outturn	£ 9,552,695	£ 214	£ 290	£ 265,353	100.0%	4 Strip and pad Excluded	
21	Inflation To 1Q 2023 Included						5 Piling; CFA ✓	
22	To start-on-site Excluded						6 Raft Excluded	
23	To mid-point Excluded						7 Ground slab ✓	
24	Gross Construction Forecast Outturn	£ 9,552,695	£ 214	£ 290	£ 265,353	100.0%	8 Basement Excluded	
							Frame	
							9 Steel frame Excluded	
							10 Space frame / deck Excluded	
							11 Concrete frame ✓	
							12 Timber frame Excluded	
							13 Traditional Excluded	
							Upper Floors	
							14 Concrete floors ✓	
							15 - thickness varies	
							16 Metal decking form work Excluded	
							17 CLT Excluded	
							18 Angle supports ✓	
							19 - every floor ✓	
							20 - every second floor Excluded	
							21 - every third floor Excluded	
							Roof	
							22 Single ply ✓	
							23 Pitched Excluded	
							24 Brown Excluded	
							25 Green Excluded	
							26 Blue Excluded	
							27 Landscaped Excluded	
							Stairs	
							28 Feature entrance Excluded	
							29 Stone Excluded	
							30 Timber ✓	
							31 Precast concrete ✓	
							32 Metal Excluded	
							External Walls	
							33 Scaffold ✓	
							34 Mast climbers Excluded	
							35 SFS inner Excluded	
							36 Brickwork; hand laid ✓	
							37 Alum PPC Excluded	
							38 Brick slips Excluded	
							39 Banding to façade Excluded	
							40 Corbel to façade Excluded	
							41 Faceted window Excluded	
							42 Brick slips at curved area Excluded	
							43 Framing to sliding doors ✓	
							44 Header course Excluded	
							Glazing	
							45 UPVC Double glazed Excluded	
							46 Triple glazed Excluded	
							47 Composite ✓	
							48 Aluminium Excluded	
							Bathrooms	
							49 Master; 3 piece ✓	
							50 - sanitaryware budget	
							51 Master; 4 piece Excluded	
							52 - sanitaryware budget	
							53 Ensuites ✓	
							54 - sanitaryware budget	
							MEPH	
							55 Radiators ✓	
							56 Underfloor heating Excluded	
							57 MVHR ✓	
							58 Cooling (to hotel) Excluded	
							Landscaping	
							59 Hard landscaping ✓	
							60 Soft landscaping ✓	
							61 Attenuation ✓	
							62 Play equipment Excluded	
							Utilities	
							63 Diversions Excluded	
							64 Incoming supplies ✓	

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

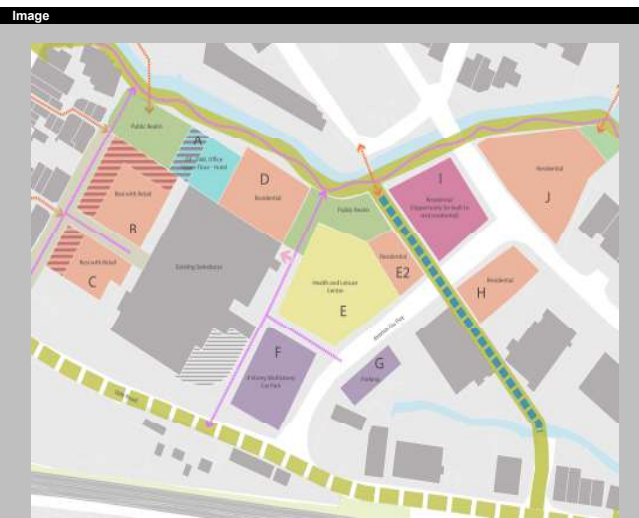


Plot D - Residential: 70 Flats, 6 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1	Substructure	£ 2,379,900	£ 28	£ 46	£ 31,314	11.8%
2	Superstructure	£ 6,197,692	£ 72	£ 119	£ 81,549	30.8%
2.1	Frame	£ 675,000	£ 8	£ 13	£ 8,882	3.4%
2.2	Upper floors	£ 914,600	£ 11	£ 18	£ 12,034	4.5%
2.3	Roof	£ 592,450	£ 7	£ 11	£ 7,795	2.9%
2.4	Stairs and Ramps	£ 133,600	£ 2	£ 3	£ 1,758	0.7%
2.5	External Walls	£ 2,223,453	£ 26	£ 43	£ 29,256	11.1%
2.6	Windows and External Doors	£ 717,609	£ 8	£ 14	£ 9,442	3.6%
2.7	Internal Walls and Partitions	£ 859,980	£ 10	£ 17	£ 11,316	4.3%
2.8	Internal Doors	£ 81,000	£ 1	£ 2	£ 1,066	0.4%
3	Internal Finishes - Shell & Core	£ 177,520	£ 2	£ 3	£ 2,336	0.9%
3.1	Wall Finishes	£ 18,730	£ 0	£ 0	£ 246	0.1%
3.2	Floor Finishes	£ 90,195	£ 1	£ 2	£ 1,187	0.4%
3.3	Ceiling Finishes	£ 68,595	£ 1	£ 1	£ 903	0.3%
4	Fittings, Furnishings and Equipment	£ 20,000	£ 0	£ 0	£ 263	0.1%
5	Services	£ 2,045,080	£ 24	£ 39	£ 26,909	10.2%
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 39	0.0%
5.2-5.13	MEPH	£ 1,782,080	£ 21	£ 34	£ 23,448	8.9%
5.10	Lifts	£ 260,000	£ 3	£ 5	£ 3,421	1.3%
5.14	BWIC with services inc					
6	Prefabricated Buildings and Units		n/a			
7	Utilities connection + External Services	£ 266,000	£ 3	£ 5	£ 3,500	1.3%
8	Residential Fit-Out	£ 3,687,670	£ 43	£ 71	£ 48,522	18.3%
9	Sub-Total 1	£ 14,773,862	£ 172	£ 284	£ 194,393	73.5%
10	Basement		£ -	£ -	£ -	0.0%
11	External works		£ -	£ -	£ -	0.0%
12	Sub-Total 2	£ 14,773,862	£ 172.47	£ 284.46	£ 194,393	73.5%
13	Net Construction	£ 14,773,862	£ 172	£ 284	£ 194,393	73.5%
	Main Contractor On-Costs					
14	Preliminaries 16.5%	£ 2,437,687	£ 28	£ 47	£ 32,075	12.1%
15	Design and Build Fees 4.0%	£ 688,462	£ 8	£ 13	£ 9,059	3.4%
16	OH&P 7.0%	£ 1,253,001	£ 15	£ 24	£ 16,487	6.2%
17	Contingency 5.0%	£ 957,651	£ 11	£ 18	£ 12,601	4.8%
18	On-Costs Sub-Total	£ 5,336,800	£ 62	£ 103	£ 70,221	26.5%
19	Gross Construction to 1Q 2023	£ 20,110,662	£ 235	£ 387	£ 264,614	100.0%
	Inflation					
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 20,110,662	£ 235	£ 387	£ 264,614	100.0%

Efficiencies		
1	Site usage	70%
2	GEA : GIA	N/A
3	NIA : GIA	61%
4	NIA : GIA (exc. Non-resi)	61%
5	Average unit NIA	683 ft2
6	External wall : GIA ratio	0.51
7	Typical glazing ratio	30%

Key Data		
1	Site area	26,910 ft2
2	Gross external area	0 ft2
3	GF footprint	18,891 ft2
4	Overall GIA	85,660 ft2
5	Net internal area	51,936 ft2
6	Residential NIA	51,936 ft2
7	Non-residential NIA	0 ft2
8	Basement	16,168 ft2
9	Units total	76 nr
10	Houses - 2 Bed	2 nr
11	Houses - 3 Bed	3 nr
12	Houses - 4 Bed	1 nr
13	Flats (1-Bed)	22 nr
14	Flats (2-Bed)	37 nr
15	Flats (3-Bed)	11 nr
16	Highest storeys (incl. GF)	5 nr
17	Cores	2 nr
18	External Wall	4,058 m2
19	Balconies	46.1%
20	Bolt-On Balconies	35 nr



Project Summary		
Facilitating		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
Foundations		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
Frame		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
Upper Floors		
14	Concrete floors	✓
15	- thickness	varies
16	Metal decking form work	Excluded
17	CLT	Excluded
18	Angle supports	✓
19	- every floor	✓
20	- every second floor	Excluded
21	- every third floor	Excluded

Roof		Glazing			
22	Single ply	✓	45 UPVC Double glazed	Excluded	
23	Pitched	Excluded	46 Triple glazed	Excluded	
24	Brown	Excluded	47 Composite	✓	
25	Green	Excluded	48 Aluminium	Excluded	
26	Blue	Excluded	Bathrooms		
27	Landscaped	Excluded	49 Master; 3 piece	✓	
Stairs		50 - sanitaryware budget			
28	Feature entrance	Excluded	51 Master; 4 piece	Excluded	
29	Stone	Excluded	52 - sanitaryware budget		
30	Timber	Excluded	53 Ensuites	✓	
31	Precast concrete	✓	54 - sanitaryware budget		
32	Metal	Excluded	MEPH		
External Walls		33 Scaffold	✓	55 Radiators	✓
34	Mast climbers	Excluded	56 Underfloor heating	Excluded	
35	SFS inner	Excluded	57 MVHR	✓	
36	Brickwork; hand laid	✓	58 Cooling (to hotel)	Excluded	
37	Alum PPC	Excluded	Landscaping		
38	Brick slips	Excluded	59 Hard landscaping	✓	
39	Banding to façade	Excluded	60 Soft landscaping	✓	
40	Corbel to façade	Excluded	61 Attenuation	✓	
41	Faceted window	Excluded	62 Play equipment	Excluded	
42	Brick slips at curved area	Excluded	Utilities		
43	Framing to sliding doors	✓	63 Diversions	Excluded	
44	Header course	Excluded	64 Incoming supplies	✓	

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



Plot E1 - Angel Leisure Centre New Build and GP Clinic

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ 1,595,900	£ 25	£ 25	N/A	5.7%	1 Site usage 70%	
1	Substructure	£ 4,310,400	£ 69	£ 69	N/A	15.4%	2 GEA : GIA N/A	
2	Superstructure	£ 6,687,176	£ 106	£ 106	N/A	23.9%	3 NIA : GIA 100%	
2.1	Frame	£ 1,032,000	£ 16	£ 16	N/A	3.7%	4 NIA : GIA (exc. Non-resi) 0%	
2.2	Upper floors	£ 250,740	£ 4	£ 4	N/A	0.9%	5 Average unit NIA N/A	
2.3	Roof	£ 1,478,850	£ 24	£ 24	N/A	5.3%	6 External wall : GIA ratio N/A	
2.4	Stairs and Ramps	£ 40,000	£ 1	£ 1	N/A	0.1%	7 Typical glazing ratio 30%	
2.5	External Walls	£ 2,484,024	£ 40	£ 40	N/A	8.9%		
2.6	Windows and External Doors	£ 471,600	£ 8	£ 8	N/A	1.7%		
2.7	Internal Walls and Partitions	£ 751,710	£ 12	£ 12	N/A	2.7%		
2.8	Internal Doors	£ 178,252	£ 3	£ 3	N/A	0.6%		
3	Internal Finishes	£ 1,030,896	£ 16	£ 16	N/A	3.7%		
3.1	Wall Finishes	£ 272,016	£ 4	£ 4	N/A	1.0%		
3.2	Floor Finishes	£ 434,112	£ 7	£ 7	N/A	1.6%		
3.3	Ceiling Finishes	£ 324,768	£ 5	£ 5	N/A	1.2%		
4	Fittings, Furnishings and Equipment	£ 215,360	£ 3	£ 3	N/A	0.8%		
5	Services	£ 2,715,824	£ 43	£ 43	N/A	9.7%		
5.1	Sanitary Installation	£ 43,000	£ 1	£ 1	N/A	0.2%		
5.2-5.13	MEPH	£ 2,618,824	£ 42	£ 42	N/A	9.4%		
5.10	Lifts	£ 54,000	£ 1	£ 1	N/A	0.2%		
5.14	BWIC with services	inc						
6	GP Fit out	£ 2,908,704	£ 46	£ 46	N/A	10.4%		
7	Utilities connection + External Services	£ 25,725	£ 0	£ 0	N/A	0.1%		
8	Sub-Total 1	£ 19,489,985	£ 310	£ 310	N/A	69.8%		
9	Basement		£ -	£ -	N/A	0.0%		
10	External works	£ 1,022,400.00	£ 16.28	£ 16.28	N/A	3.7%		
11	Sub-Total 2	£ 20,512,385	£ 327	£ 326.53	N/A	73.5%		
12	Net Construction	£ 20,512,385	£ 327	£ 327	N/A	73.5%		
	Main Contractor On-Costs							
13	Preliminaries 16.5%	£ 3,384,544	£ 54	£ 54	N/A	12.1%		
14	Design and Build Fees 4.0%	£ 955,877	£ 15	£ 15	N/A	3.4%		
15	OH&P 7.0%	£ 1,739,696	£ 28	£ 28	N/A	6.2%		
16	Contingency 5.0%	£ 1,329,625	£ 21	£ 21	N/A	4.8%		
17	On-Costs Sub-Total	£ 7,409,742	£ 118	£ 118	N/A	26.5%		
18	Gross Construction to 1Q 2023	£ 27,922,127	£ 444	£ 444	N/A	100.0%		
	Inflation							
21	To 1Q 2023	Included						
22	To start-on-site	Excluded						
23	To mid-point	Excluded						
24	Gross Construction Forecast Outturn	£ 27,922,127	£ 444	£ 444	N/A	100.0%		
	Key Data							
1	Site area	44,994 ft2						
2	Gross external area	N/A						
3	GF footprint	31,539 ft2						
4	Overall GIA	62,819 ft2						
5	Net internal area	62,819 ft2						
6	Residential NIA	0 ft2						
7	Non-residential NIA	62,819 ft2						
8	Basement	N/A						
9	Apartments total	0 nr						
10	Studio	N/A						
11	1B 2P	N/A						
12	2B 3P	N/A						
13	2B 4P	N/A						
14	3B 5P	N/A						
15	Highest storeys (incl. GF)	2 nr						
16	Cores	3 nr						
17	External Wall	N/A						
18	Balconies	N/A						
19	Bolt-On Balconies	N/A						
	Project Summary							
	Facilitating							
1	Contamination	Excluded						
2	Major demolition	✓						
3	Specialist groundworks	Excluded						
	Foundations							
4	Strip and pad	Excluded						
5	Piling; CFA	Excluded						
6	Raft	Excluded						
7	Ground slab	Excluded						
8	Basement	Excluded						
	Frame							
9	Steel frame	Excluded						
10	Space frame / deck	Excluded						
11	Concrete frame	Excluded						
12	Timber frame	Excluded						
13	Traditional	Excluded						
	Upper Floors							
14	Concrete floors	Excluded						
15	- thickness	varies						
16	Metal decking form work	Excluded						
17	CLT	Excluded						
18	Angle supports	Excluded						
19	- every floor	Excluded						
20	- every second floor	Excluded						
21	- every third floor	Excluded						
	Roof							
22	Single ply	Excluded						
23	Pitched	Excluded						
24	Brown	Excluded						
25	Green	Excluded						
26	Blue	Excluded						
27	Landscaped	Excluded						
	Stairs							
28	Feature entrance	Excluded						
29	Stone	Excluded						
30	Timber	Excluded						
31	Precast concrete	Excluded						
32	Metal	Excluded						
	External Walls							
33	Scaffold	Excluded						
34	Mast climbers	Excluded						
35	SFS inner	Excluded						
36	Brickwork; hand laid	Excluded						
37	Alum PPC	Excluded						
38	Brick slips	Excluded						
39	Banding to façade	Excluded						
40	Corbel to façade	Excluded						
41	Faceted window	Excluded						
42	Brick slips at curved area	Excluded						
43	Framing to sliding doors	Excluded						
44	Header course	Excluded						
	Glazing							
45	UPVC Double glazed	Excluded						
46	Triple glazed	Excluded						
47	Composite	Excluded						
48	Aluminium	Excluded						
	Bathrooms							
49	Master; 3 piece	✓						
50	- sanitaryware budget							
51	Master; 4 piece	Excluded						
52	- sanitaryware budget							
53	Ensuites	✓						
54	- sanitaryware budget							
	MEPH							
55	Radiators	✓						
56	Underfloor heating	Excluded						
57	MVHR	✓						
58	Cooling (to hotel)	Excluded						
	Landscaping							
59	Hard landscaping	Excluded						
60	Soft landscaping	Excluded						
61	Attenuation	Excluded						
62	Play equipment	Excluded						
	Utilities							
63	Diversions	Excluded						
64	Incoming supplies	✓						

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3



Plot E2 - Residential: 35 Flats

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%			
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%			
1	Substructure	£ 677,025	£ 23	£ 37	£ 19,344	7.6%			
2	Superstructure	£ 2,804,399	£ 95	£ 151	£ 80,126	31.3%			
2.1	Frame	£ 286,875	£ 10	£ 15	£ 8,196	3.2%			
2.2	Upper floors	£ 367,200	£ 12	£ 20	£ 10,491	4.1%			
2.3	Roof	£ 224,910	£ 8	£ 12	£ 6,426	2.5%			
2.4	Stairs and Ramps	£ 50,000	£ 2	£ 3	£ 1,429	0.6%			
2.5	External Walls	£ 1,192,938	£ 40	£ 64	£ 34,084	13.3%			
2.6	Windows and External Doors	£ 292,327	£ 10	£ 16	£ 8,352	3.3%			
2.7	Internal Walls and Partitions	£ 344,250	£ 12	£ 19	£ 9,836	3.8%			
2.8	Internal Doors	£ 45,900	£ 2	£ 2	£ 1,311	0.5%			
3	Internal Finishes	£ 321,225	£ 11	£ 17	£ 9,178	3.6%			
3.1	Wall Finishes	£ 34,425	£ 1	£ 2	£ 984	0.4%			
3.2	Floor Finishes	£ 183,600	£ 6	£ 10	£ 5,246	2.0%			
3.3	Ceiling Finishes	£ 103,200	£ 3	£ 6	£ 2,949	1.2%			
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 2	£ 1,000	0.4%			
5	Services	£ 928,864	£ 31	£ 50	£ 26,539	10.4%			
5.1	Sanitary Installation	£ 20,000	£ 1	£ 1	£ 571	0.2%			
5.2-5.13	MEPH	£ 783,864	£ 26	£ 42	£ 22,396	8.7%			
5.10	Lifts	£ 125,000	£ 4	£ 7	£ 3,571	1.4%			
5.14	BWIC with services	inc							
6	Prefabricated Buildings and Units		n/a						
7	Utilities connection + External Services	£ 122,500	£ 4	£ 7	£ 3,500	1.4%			
8	Residential Fit-Out	£ 1,695,259	£ 57	£ 92	£ 48,436	18.9%			
9	Sub-Total 1	£ 6,584,272	£ 222	£ 355	£ 188,122	73.5%			
10	Basement	Incl							
11	External works	£ -	£ -	£ -	£ -	0.0%			
12	Sub-Total 2	£ 6,584,272	£ 222.11	£ 355.43	£ 188,122	73.5%			
13	Net Construction	£ 6,584,272	£ 222	£ 355	£ 188,122	73.5%			
	Main Contractor On-Costs								
14	Preliminaries	16.5%	£ 1,086,405	£ 37	£ 59	£ 31,040	12.1%		
15	Design and Build Fees	4.0%	£ 306,827	£ 10	£ 17	£ 8,766	3.4%		
16	OH&P	7.0%	£ 558,425	£ 19	£ 30	£ 15,955	6.2%		
17	Contingency	5.0%	£ 426,796	£ 14	£ 23	£ 12,194	4.8%		
18	On-Costs Sub-Total	£ 2,378,454	£ 80	£ 128	£ 67,956	26.5%			
19	Gross Construction to 2Q 2023	£ 8,962,726	£ 302	£ 484	£ 256,078	100.0%			
	Inflation								
21	To 1Q 2023	Included							
22	To start-on-site	Excluded							
23	To mid-point	Excluded							
24	Gross Construction Forecast Outturn	£ 8,962,726	£ 302	£ 484	£ 256,078	100.0%			

Efficiencies		
1	Site usage	52%
2	GEA : GIA	N/A
3	NIA : GIA	62%
4	NIA : GIA (exc. Non-resi)	62%
5	Average unit NIA	529 ft2
6	External wall : GIA ratio	0.54
7	Typical glazing ratio	30%

Key Data		
1	Site area	10,549 ft2
2	Gross external area	N/A
3	GF footprint	5,490 ft2
4	Overall GIA	29,644 ft2
5	Net internal area	18,525 ft2
6	Residential NIA	18,525 ft2
7	Non-residential NIA	0 ft2
8	Basement	5,490 ft2
9	Apartments total	35 nr
10	Studio	0 nr
11	1B 2P	11 nr
12	2B 3P	0 nr
13	2B 4P	19 nr
14	3B 5P	5 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	1 nr
17	External Wall	1,492 m2
18	Balconies	51.4 nr
19	Bolt-On Balconies	18 nr



Project Summary						
Facilitating						
1	Contamination	Excluded				
2	Major demolition	✓				
3	Specialist groundworks	Excluded				
Foundations						
4	Strip and pad	Excluded				
5	Piling; CFA	✓				
6	Raft	Excluded				
7	Ground slab	✓				
8	Basement	✓				
Frame						
9	Steel frame	Excluded				
10	Space frame / deck	Excluded				
11	Concrete frame	✓				
12	Timber frame	Excluded				
13	Traditional	Excluded				
Upper Floors						
14	Concrete floors	✓				
15	- thickness	varies				
16	Metal decking form work	Excluded				
17	CLT	Excluded				
18	Angle supports	✓				
19	- every floor	✓				
20	- every second floor	Excluded				
21	- every third floor	Excluded				
Roof						
22	Single ply	✓				
23	Pitched	Excluded				
24	Brown	Excluded				
25	Green	Excluded				
26	Blue	Excluded				
27	Landscaped	Excluded				
Stairs						
28	Feature entrance	Excluded				
29	Stone	Excluded				
30	Timber	Excluded				
31	Precast concrete	✓				
32	Metal	Excluded				
External Walls						
33	Scaffold	✓				
34	Mast climbers	Excluded				
35	SFS inner	Excluded				
36	Brickwork; hand laid	✓				
37	Alum PPC	Excluded				
38	Brick slips	Excluded				
39	Banding to façade	Excluded				
40	Corbel to façade	Excluded				
41	Faceted window	Excluded				
42	Brick slips at curved area	Excluded				
43	Framing to sliding doors	✓				
44	Header course	Excluded				
Glazing						
45	UPVC Double glazed	Excluded				
46	Triple glazed	Excluded				
47	Composite	✓				
48	Aluminium	Excluded				
Bathrooms						
49	Master; 3 piece	✓				
50	- sanitaryware budget					
51	Master; 4 piece	Excluded				
52	- sanitaryware budget					
53	Ensuites	✓				
54	- sanitaryware budget					
MEPH						
55	Radiators	✓				
56	Underfloor heating	Excluded				
57	MVHR	✓				
58	Cooling (to hotel)	Excluded				
Landscaping						
59	Hard landscaping	✓				
60	Soft landscaping	✓				
61	Attenuation	✓				
62	Play equipment	Excluded				
Utilities						
63	Diversions	Excluded				
64	Incoming supplies	✓				

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3

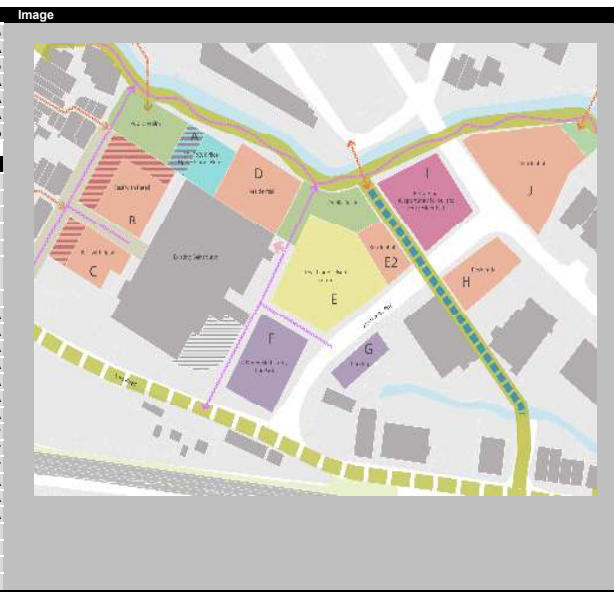


Plot F - Multi-Storey Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 2,057,000	£ 27	£ 27	£ 7,093	13.3%	
2	Superstructure	£ 5,990,000	£ 79	£ 79	£ 20,655	38.8%	
3	Internal Fitting Out	£ 839,000	£ 11	£ 11	£ 2,893	5.4%	
4	Services	£ 2,458,000	£ 32	£ 32	£ 8,476	15.9%	
5	Sub-Total 1	£ 11,344,000	£ 149	£ 149	£ 39,117	73.5%	
6	Electric Car Charging - 50% Passive, 50% Active	Incl			£ -		
7	Sub-Total 2	£ 11,344,000	£ 149	£ 149	£ 39,117	73.5%	
8	Net Construction	£ 11,344,000	£ 149	£ 149	£ 39,117	73.5%	
Main Contractor On-Costs							
9	Preliminaries	16.5%	£ 1,871,760	£ 25	£ 25	£ 6,454	12.1%
10	Design and Build Fees	4.0%	£ 528,630	£ 7	£ 7	£ 1,823	3.4%
11	OH&P	7.0%	£ 962,107	£ 13	£ 13	£ 3,318	6.2%
12	Contingency	5.0%	£ 735,325	£ 10	£ 10	£ 2,536	4.8%
13	On-Costs Sub-Total	£ 4,097,823	£ 54	£ 54	£ 14,130	26.5%	
14	Gross Construction to 1Q 2023	£ 15,441,823	£ 203	£ 203	£ 53,248	100.0%	
Inflation							
15	To 1Q 2023	Included					
16	To start-on-site	Excluded					
17	To mid-point	Excluded					
18	Gross Construction Forecast Outturn	£ 15,441,823	£ 203	£ 203	£ 53,248	100.0%	

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA	100%
4	NIA : GIA (exc. Non-resi)	N/A
5	Average unit NIA	N/A
6	External wall : GIA ratio	N/A
7	Typical glazing ratio	0%

Key Data		
1	Site area	25,403 ft2
2	Gross external area	25,403 ft2
3	GF footprint	25,403 ft2
4	Overall GIA	76,209 ft2
5	Net internal area	76,209 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	76,209 ft2
8	Basement	N/A
9	Apartments total	N/A
10	Studio	N/A
11	1B 2P	N/A
12	2B 3P	N/A
13	2B 4P	N/A
14	3B 5P	N/A
15	Car Parking Spaces	290 nr
16	Highest storeys (incl. GF)	3 nr
17	Cores	2 nr
18	External Wall	N/A
19	Balconies	N/A
20	Bolt-On Balconies	N/A



Project Summary			
Facilitating			
1	Contamination	Excluded	
2	Major demolition	✓	
3	Specialist groundworks	Excluded	
Foundations			
4	Strip and pad	Excluded	
5	Piling; CFA	✓	
6	Raft	Excluded	
7	Ground slab	✓	
8	Basement	Excluded	
Frame			
9	Steel frame	Excluded	
10	Space frame / deck	Excluded	
11	Concrete frame	✓	
12	Timber frame	Excluded	
13	Traditional	Excluded	
Upper Floors			
14	Concrete floors	✓	
15	- thickness	varies	
16	Metal decking form work	Excluded	
17	CLT	Excluded	
18	Angle supports	✓	
19	- every floor	✓	
20	- every second floor	Excluded	
21	- every third floor	Excluded	
Roof			
22	Terrace	Excluded	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
Stairs			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	Excluded	
31	Precast concrete	✓	
32	Metal	Excluded	
External Walls			
33	Scaffold	Excluded	
34	Mast climbers	Excluded	
35	SFS inner	Excluded	
36	Brickwork; hand laid	Excluded	
37	Alum PPC	Excluded	
38	Brick slips	Excluded	
39	Banding to façade	Excluded	
40	Corbel to façade	Excluded	
41	Faceted window	Excluded	
42	Brick slips at curved area	Excluded	
43	Framing to sliding doors	Excluded	
44	Header course	Excluded	
Glazing			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	Excluded	
48	Aluminium	Excluded	
Bathrooms			
49	Master; 3 piece	Excluded	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	Excluded	
54	- sanitaryware budget		
MEPH			
55	Radiators	Excluded	
56	Underfloor heating	Excluded	
57	MVHR	Excluded	
58	Cooling (to hotel)	Excluded	
Landscaping			
59	Hard landscaping	Excluded	
60	Soft landscaping	Excluded	
61	Attenuation	Excluded	
62	Play equipment	Excluded	
Utilities			
63	Diversions	Excluded	
64	Incoming supplies	Excluded	

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



Plot E - Surface Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%
1	Formation of new hardstanding car park	£ 357,500	£ 47	N/A	£ 9,931	73.5%
2	Sub-Total 1	£ 357,500	£ 47	N/A	£ 9,931	73.5%
3	Net Construction	£ 357,500	£ 47	N/A	£ 9,931	73.5%
Main Contractor On-Costs						
4	Preliminaries	16.5%	£ 58,988	£ 8	N/A	£ 1,639 12.1%
5	Design and Build Fees	4.0%	£ 16,660	£ 2		£ 463 3.4%
6	OH&P	7.0%	£ 30,320	£ 4	N/A	£ 842 6.2%
7	Contingency	5.0%	£ 23,173	£ 3		£ 644 4.8%
8	On-Costs Sub-Total	£ 129,141	£ 17	N/A	£ 3,587	26.5%
9	Gross Construction to 1Q 2023	£ 486,641	£ 64	N/A	£ 13,518	100.0%
Inflation						
10	To 1Q 2023	Included				
11	To start-on-site	Excluded				
12	To mid-point	Excluded				
13	Gross Construction Forecast Outturn	£ 486,641	£ 64	N/A	£ 13,518	100.0%

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA	N/A
4	NIA : GIA (exc. Non-resi)	N/A
5	Average unit NIA	N/A
6	External wall : GIA ratio	N/A
7	Typical glazing ratio	N/A

Key Data		
1	Site area	7,578 ft2
2	Gross external area	
3	GF footprint	N/A
4	Overall GIA	7,578 ft2
5	Net internal area	N/A
6	Residential NIA	N/A
7	Non-residential NIA	N/A
8	Basement	N/A
9	Apartments total	N/A
10	Studio	N/A
11	1B 2P	N/A
12	2B 3P	N/A
13	2B 4P	N/A
14	3B 5P	N/A
15	Car Parking Spaces	36 nr
16	Highest storeys (incl. GF)	N/A
17	Cores	N/A
18	External Wall	N/A
19	Balconies	N/A
20	Bolt-On Balconies	N/A



Project Summary			
Facilitating			
1	Contamination	Excluded	
2	Major demolition	Excluded	
3	Specialist groundworks	Excluded	
Foundations			
4	Strip and pad	Excluded	
5	Piling; CFA	Excluded	
6	Raft	Excluded	
7	Ground slab	Excluded	
8	Basement	Excluded	
Frame			
9	Steel frame	Excluded	
10	Space frame / deck	Excluded	
11	Concrete frame	Excluded	
12	Timber frame	Excluded	
13	Traditional	Excluded	
Upper Floors			
14	Concrete floors	Excluded	
15	- thickness	Excluded	
16	Metal decking form work	Excluded	
17	CLT	Excluded	
18	Angle supports	Excluded	
19	- every floor	Excluded	
20	- every second floor	Excluded	
21	- every third floor	Excluded	
Roof			
22	Terrace	Excluded	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
Stairs			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	Excluded	
31	Precast concrete	Excluded	
32	Metal	Excluded	
External Walls			
33	Scaffold	Excluded	
34	Mast climbers	Excluded	
35	SFS inner	Excluded	
36	Brickwork; hand laid	Excluded	
37	Alum PPC	Excluded	
38	Brick slips	Excluded	
39	Banding to façade	Excluded	
40	Corbel to façade	Excluded	
41	Faceted window	Excluded	
42	Brick slips at curved area	Excluded	
43	Framing to sliding doors	Excluded	
44	Header course	Excluded	
Glazing			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	Excluded	
48	Aluminium	Excluded	
Bathrooms			
49	Master; 3 piece	Excluded	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	Excluded	
54	- sanitaryware budget		
MEPH			
55	Radiators	Excluded	
56	Underfloor heating	Excluded	
57	MVHR	Excluded	
58	Cooling (to hotel)	Excluded	
Landscaping			
59	Hard landscaping	Excluded	
60	Soft landscaping	✓	
61	Attenuation	Excluded	
62	Play equipment	Excluded	
Utilities			
63	Diversions	Excluded	
64	Incoming supplies	Excluded	

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

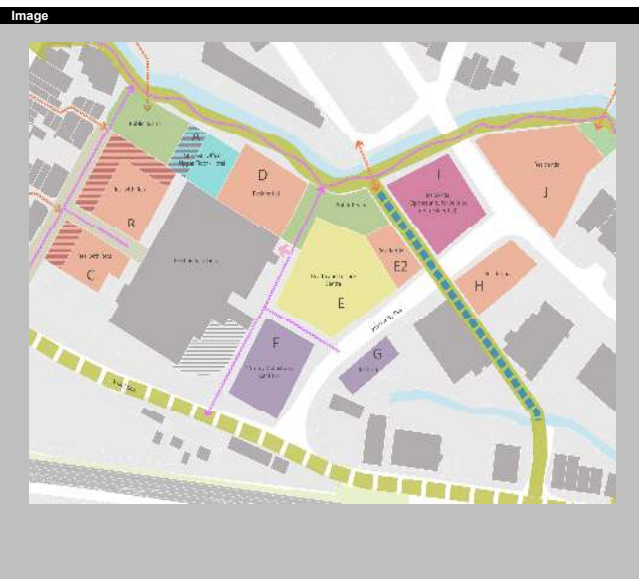


Plot H - Residential: 15 Flats, 4 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 406,425	£ 18	£ 27	£ 21,391	7.8%	
2	Superstructure	£ 1,733,239	£ 77	£ 117	£ 91,223	33.3%	
2.1	Frame	£ 157,125	£ 7	£ 11	£ 8,270	3.0%	
2.2	Upper floors	£ 232,200	£ 10	£ 16	£ 12,221	4.5%	
2.3	Roof	£ 183,940	£ 8	£ 12	£ 9,681	3.5%	
2.4	Stairs and Ramps	£ 72,400	£ 3	£ 5	£ 3,811	1.4%	
2.5	External Walls	£ 862,945	£ 38	£ 58	£ 45,418	16.6%	
2.6	Windows and External Doors	£ 185,782	£ 8	£ 13	£ 9,778	3.6%	
2.7	Internal Walls and Partitions	£ 19,992	£ 1	£ 1	£ 1,052	0.4%	
2.8	Internal Doors	£ 18,855	£ 1	£ 1	£ 992	0.4%	
3	Internal Finishes	£ 61,535	£ 3	£ 4	£ 3,239	1.2%	
3.1	Wall Finishes	£ 20,705	£ 1	£ 1	£ 1,090	0.4%	
3.2	Floor Finishes	£ 22,935	£ 1	£ 2	£ 1,207	0.4%	
3.3	Ceiling Finishes	£ 17,895	£ 1	£ 1	£ 942	0.3%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 2	£ 2	£ 1,842	0.7%	
5	Services	£ 573,414	£ 25	£ 39	£ 30,180	11.0%	
5.1	Sanitary Installation	£ 20,000	£ 1	£ 1	£ 1,053	0.4%	
5.2-5.13	MEPH	£ 428,414	£ 19	£ 29	£ 22,548	8.2%	
5.10	Lifts	£ 125,000	£ 6	£ 8	£ 6,579	2.4%	
5.14	BWIC with services inc						
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ 66,500	£ 3	£ 4	£ 3,500	1.3%	
8	Residential Fit-Out	£ 949,308	£ 42	£ 64	£ 49,964	18.2%	
9	Sub-Total 1	£ 3,825,422	£ 170	£ 258	£ 201,338	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 3,825,422	£ 169.80	£ 258.47	£ 201,338	73.5%	
13	Net Construction	£ 3,825,422	£ 170	£ 258	£ 201,338	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 631,195	£ 28	£ 43	£ 33,221	12.1%
15	Design and Build Fees	4.0%	£ 178,265	£ 8	£ 12	£ 9,382	3.4%
16	OH&P	7.0%	£ 324,442	£ 14	£ 22	£ 17,076	6.2%
17	Contingency	5.0%	£ 247,966	£ 11	£ 17	£ 13,051	4.8%
18	On-Costs Sub-Total	£ 1,381,867	£ 61	£ 93	£ 72,730	26.5%	
19	Gross Construction to 1Q 2023	£ 5,207,289	£ 231	£ 352	£ 274,068	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 5,207,289	£ 231	£ 352	£ 274,068	100.0%	

Efficiencies		
1	Site usage	28%
2	GEA : GIA	N/A
3	NIA : GIA	66%
4	NIA : GIA (exc. Non-resi)	66%
5	Average unit NIA	779 ft2
6	External wall : GIA ratio	1.68
7	Typical glazing ratio	30%

Key Data		
1	Site area	15,715 ft2
2	Gross external area	N/A
3	GF footprint	4,446 ft2
4	Overall GIA	22,529 ft2
5	Net internal area	14,801 ft2
6	Residential NIA	14,801 ft2
7	Non-residential NIA	0 ft2
8	Basement	2,454 ft2
9	Apartments total	19 nr
10	Studio	0 nr
11	1B 2P	5 nr
12	2B 3P	10 nr
13	2B 4P	2 nr
14	3B 5P	2 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	2 nr
17	External Wall	3,510 m2
18	Balconies	42.1%
19	Bolt-On Balconies	8 nr



Project Summary			
Facilitating			
1	Contamination	Excluded	
2	Major demolition	✓	
3	Specialist groundworks	Excluded	
Foundations			
4	Strip and pad	Excluded	
5	Piling; CFA	✓	
6	Raft	Excluded	
7	Ground slab	✓	
8	Basement	Excluded	
Frame			
9	Steel frame	Excluded	
10	Space frame / deck	Excluded	
11	Concrete frame	✓	
12	Timber frame	Excluded	
13	Traditional	Excluded	
Upper Floors			
14	Concrete floors	✓	
15	- thickness	varies	
16	Metal decking form work	Excluded	
17	CLT	Excluded	
18	Angle supports	✓	
19	- every floor	✓	
20	- every second floor	Excluded	
21	- every third floor	Excluded	
Roof			
22	Single ply	✓	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
Stairs			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	Excluded	
31	Precast concrete	✓	
32	Metal	Excluded	
External Walls			
33	Scaffold	✓	
34	Mast climbers	Excluded	
35	SFS inner	Excluded	
36	Brickwork; hand laid	✓	
37	Alum PPC	Excluded	
38	Brick slips	Excluded	
39	Banding to façade	Excluded	
40	Corbel to façade	Excluded	
41	Faceted window	Excluded	
42	Brick slips at curved area	Excluded	
43	Framing to sliding doors	✓	
44	Header course	Excluded	
Glazing			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	✓	
48	Aluminium	Excluded	
Bathrooms			
49	Master; 3 piece	✓	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	✓	
54	- sanitaryware budget		
MEPH			
55	Radiators	✓	
56	Underfloor heating	Excluded	
57	MVHR	✓	
58	Cooling (to hotel)	Excluded	
Landscaping			
59	Hard landscaping	✓	
60	Soft landscaping	✓	
61	Attenuation	✓	
62	Play equipment	Excluded	
Utilities			
63	Diversions	Excluded	
64	Incoming supplies	✓	

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



Plot I - Residential: 150 Build To Rent Flats

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	Efficiencies	Image	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	1 Site usage 77%	
1	Substructure	£ 2,507,550	£ 22	£ 27	£ 16,717	6.7%	2 GEA : GIA N/A	
2	Superstructure	£ 11,874,585	£ 102	£ 128	£ 79,164	31.7%	3 NIA : GIA 80%	
2.1	Frame	£ 1,347,750	£ 12	£ 15	£ 8,985	3.6%	4 NIA : GIA (exc. Non-resi) 80%	
2.2	Upper floors	£ 1,798,800	£ 16	£ 19	£ 11,992	4.8%	5 Average unit NIA 619 ft2	
2.3	Roof	£ 876,120	£ 8	£ 9	£ 5,841	2.3%	6 External wall : GIA ratio 0.65	
2.4	Stairs and Ramps	£ 120,000	£ 1	£ 1	£ 800	0.3%	7 Typical glazing ratio 30%	
2.5	External Walls	£ 4,540,044	£ 39	£ 49	£ 30,267	12.1%	Key Data	
2.6	Windows and External Doors	£ 1,358,932	£ 12	£ 15	£ 9,060	3.6%	1 Site area 28,525 ft2	
2.7	Internal Walls and Partitions	£ 1,617,300	£ 14	£ 17	£ 10,782	4.3%	2 Gross external area N/A	
2.8	Internal Doors	£ 215,640	£ 2	£ 2	£ 1,438	0.6%	3 GF footprint 21,948 ft2	
3	Internal Finishes	£ 1,541,790	£ 13	£ 17	£ 10,279	4.1%	4 Overall GIA 116,057 ft2	
3.1	Wall Finishes	£ 161,730	£ 1	£ 2	£ 1,078	0.4%	5 Net internal area 92,840 ft2	
3.2	Floor Finishes	£ 862,560	£ 7	£ 9	£ 5,750	2.3%	6 Residential NIA 92,840 ft2	
3.3	Ceiling Finishes	£ 517,500	£ 4	£ 6	£ 3,450	1.4%	7 Non-residential NIA 0 ft2	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 0	£ 0	£ 233	0.1%	8 Basement 21,948 ft2	
5	Services	£ 3,924,694	£ 34	£ 42	£ 26,165	10.5%	9 Apartments total 150 nr	
5.1	Sanitary Installation	£ 20,000	£ 0	£ 0	£ 133	0.1%	10 Studio 0 nr	
5.2-5.13	MEPH	£ 3,604,694	£ 31	£ 39	£ 24,031	9.6%	11 1B 2P 75 nr	
5.10	Lifts	£ 300,000	£ 3	£ 3	£ 2,000	0.8%	12 2B 3P 75 nr	
5.14	BWIC with services	inc					13 2B 4P 0 nr	
6	Prefabricated Buildings and Units		n/a				14 3B 5P 0 nr	
7	Utilities connection + External Services	£ 525,000	£ 5	£ 6	£ 3,500	1.4%	15 Highest storeys (incl. GF) 6 nr	
8	Residential Fit-Out	£ 7,137,405	£ 62	£ 77	£ 47,583	19.0%	16 Cores 2 nr	
9	Sub-Total 1	£ 27,546,025	£ 237	£ 297	£ 183,640	73.5%	17 External Wall 7,008 m2	
10	Basement	Incl					18 Balconies 50.0%	
11	External works	£ -	£ -	£ -	£ -	0.0%	19 Bolt-On Balconies 75 nr	
12	Sub-Total 2	£ 27,546,025	£ 237.35	£ 296.71	£ 183,640	73.5%	Project Summary	
13	Net Construction	£ 27,546,025	£ 237	£ 297	£ 183,640	73.5%	Facilitating	
14	Main Contractor On-Costs						1 Contamination Excluded	
14	Preliminaries 16.5%	£ 4,545,094	£ 39	£ 49	£ 30,301	12.1%	2 Major demolition ✓	
15	Design and Build Fees 4.0%	£ 1,283,645	£ 11	£ 14	£ 8,558	3.4%	3 Specialist groundworks Excluded	
16	OH&P 7.0%	£ 2,336,233	£ 20	£ 25	£ 15,575	6.2%	Foundations	
17	Contingency 5.0%	£ 1,785,550	£ 15	£ 19	£ 11,904	4.8%	4 Strip and pad Excluded	
18	On-Costs Sub-Total	£ 9,950,522	£ 86	£ 107	£ 66,337	26.5%	5 Piling; CFA ✓	
19	Gross Construction to 2Q 2023	£ 37,496,547	£ 323	£ 404	£ 249,977	100.0%	6 Raft Excluded	
20	Inflation						7 Ground slab ✓	
21	To 1Q 2023 Included						8 Basement ✓	
22	To start-on-site Excluded						Frame	
23	To mid-point Excluded						9 Steel frame Excluded	
24	Gross Construction Forecast Outturn	£ 37,496,547	£ 323	£ 404	£ 249,977	100.0%	10 Space frame / deck Excluded	
							11 Concrete frame ✓	
							12 Timber frame Excluded	
							13 Traditional Excluded	
							Upper Floors	
							14 Concrete floors ✓	
							15 - thickness varies	
							16 Metal decking form work Excluded	
							17 CLT Excluded	
							18 Angle supports ✓	
							19 - every floor ✓	
							20 - every second floor Excluded	
							21 - every third floor Excluded	
							Roof	
							22 Single ply ✓	
							23 Pitched Excluded	
							24 Brown Excluded	
							25 Green Excluded	
							26 Blue Excluded	
							27 Landscaped Excluded	
							Stairs	
							28 Feature entrance Excluded	
							29 Stone Excluded	
							30 Timber Excluded	
							31 Precast concrete ✓	
							32 Metal Excluded	
							External Walls	
							33 Scaffold ✓	
							34 Mast climbers Excluded	
							35 SFS inner Excluded	
							36 Brickwork; hand laid ✓	
							37 Alum PPC Excluded	
							38 Brick slips Excluded	
							39 Banding to façade Excluded	
							40 Corbel to façade Excluded	
							41 Faceted window Excluded	
							42 Brick slips at curved area Excluded	
							43 Framing to sliding doors ✓	
							44 Header course Excluded	
							Glazing	
							45 UPVC Double glazed Excluded	
							46 Triple glazed Excluded	
							47 Composite ✓	
							48 Aluminium Excluded	
							Bathrooms	
							49 Master; 3 piece ✓	
							50 - sanitaryware budget	
							51 Master; 4 piece Excluded	
							52 - sanitaryware budget	
							53 Ensuites ✓	
							54 - sanitaryware budget	
							MEPH	
							55 Radiators ✓	
							56 Underfloor heating Excluded	
							57 MVHR ✓	
							58 Cooling (to hotel) Excluded	
							Landscaping	
							59 Hard landscaping ✓	
							60 Soft landscaping ✓	
							61 Attenuation ✓	
							62 Play equipment Excluded	
							Utilities	
							63 Diversions Excluded	
							64 Incoming supplies ✓	

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



Plot J - Residential: 30 Flats, 25 Houses

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	0.0%	
1	Substructure	£ 1,058,775	£ 15	£ 24	7.7%	
2	Superstructure	£ 4,808,508	£ 68	£ 109	34.7%	
2.1	Frame	£ 351,875	£ 5	£ 8	2.5%	
2.2	Upper floors	£ 661,000	£ 9	£ 15	4.8%	
2.3	Roof	£ 539,120	£ 8	£ 12	3.9%	
2.4	Stairs and Ramps	£ 190,000	£ 3	£ 4	1.4%	
2.5	External Walls	£ 1,836,989	£ 26	£ 41	13.3%	
2.6	Windows and External Doors	£ 521,066	£ 7	£ 12	3.8%	
2.7	Internal Walls and Partitions	£ 652,158	£ 9	£ 15	4.7%	
2.8	Internal Doors	£ 56,300	£ 1	£ 1	0.4%	
3	Internal Finishes	£ 426,545	£ 6	£ 10	3.1%	
3.1	Wall Finishes	£ 52,755	£ 1	£ 1	0.4%	
3.2	Floor Finishes	£ 240,995	£ 3	£ 5	1.7%	
3.3	Ceiling Finishes	£ 132,795	£ 2	£ 3	1.0%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	0.3%	
5	Services	£ 859,138	£ 12	£ 19	6.2%	
5.1	Sanitary Installation	£ 20,000	£ 0	£ 0	0.1%	
5.2-5.13	MEPH	£ 714,138	£ 10	£ 16	5.2%	
5.10	Lifts	£ 125,000	£ 2	£ 3	0.9%	
5.14	BWIC with services	inc				
6	Prefabricated Buildings and Units		n/a			
7	Utilities connection + External Services	£ 107,500	£ 2	£ 2	0.8%	
8	Residential Fit-Out	£ 2,870,706	£ 41	£ 65	20.7%	
9	Sub-Total 1	£ 10,166,173	£ 145	£ 230	73.5%	
10	Basement		£ -	£ -	0.0%	
11	External works		£ -	£ -	0.0%	
12	Sub-Total 2	£ 10,166,173	£ 144.57	£ 229.52	73.5%	
13	Net Construction	£ 10,166,173	£ 145	£ 230	73.5%	
Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 1,677,418	£ 24	£ 38	12.1%
15	Design and Build Fees	4.0%	£ 473,744	£ 7	£ 11	3.4%
16	OH&P	7.0%	£ 862,213	£ 12	£ 19	6.2%
17	Contingency	5.0%	£ 658,977	£ 9	£ 15	4.8%
18	On-Costs Sub-Total	£ 3,672,353	£ 52	£ 83	26.5%	
19	Gross Construction to 1Q 2023	£ 13,838,526	£ 197	£ 312	100.0%	
Inflation						
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 13,838,526	£ 197	£ 312	100.0%	

Efficiencies		
1	Site usage	38%
2	GEA : GIA	N/A
3	NIA : GIA	63%
4	NIA : GIA (exc. Non-resi)	63%
5	Average unit NIA	805 ft2
6	External wall : GIA ratio	0.59
7	Typical glazing ratio	30%

Key Data		
1	Site area	42,733 ft2
2	Gross external area	N/A
3	GF footprint	16,286 ft2
4	Overall GIA	70,321 ft2
5	Net internal area	44,294 ft2
6	Residential NIA	44,294 ft2
7	Non-residential NIA	0 ft2
8	Basement	4,951 ft2
9	Apartments total	55 nr
10	Studio	0 nr
11	1B 2P	9 nr
12	2B 4P	24 nr
13	3B 5P	18 nr
14	4B 6P	4 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	2 nr
17	External Wall	3,883 m2
18	Balconies	27.3%
19	Bolt-On Balconies	15 nr



Project Summary			
Facilitating			
1	Contamination	Excluded	
2	Major demolition	✓	
3	Specialist groundworks	Excluded	
Foundations			
4	Strip and pad	Excluded	
5	Piling; CFA	✓	
6	Raft	Excluded	
7	Ground slab	✓	
8	Basement	Excluded	
Frame			
9	Steel frame	Excluded	
10	Space frame / deck	Excluded	
11	Concrete frame	✓	
12	Timber frame	Excluded	
13	Traditional	Excluded	
Upper Floors			
14	Concrete floors	✓	
15	- thickness	varies	
16	Metal decking form work	Excluded	
17	CLT	Excluded	
18	Angle supports	✓	
19	- every floor	✓	
20	- every second floor	Excluded	
21	- every third floor	Excluded	
Roof			
22	Single ply	✓	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
Stairs			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	Excluded	
31	Precast concrete	✓	
32	Metal	Excluded	
External Walls			
33	Scaffold	✓	
34	Mast climbers	Excluded	
35	SFS inner	✓	
36	Brickwork; hand laid	Excluded	
37	Alum PPC	Excluded	
38	Brick slips	✓	
39	Banding to façade	✓	
40	Corbel to façade	Excluded	
41	Faceted window	Excluded	
42	Brick slips at curved area	Excluded	
43	Framing to sliding doors	✓	
44	Header course	Excluded	
Glazing			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	✓	
48	Aluminium	Excluded	
Bathrooms			
49	Master; 3 piece	✓	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	✓	
54	- sanitaryware budget		
MEPH			
55	Radiators	✓	
56	Underfloor heating	Excluded	
57	MVHR	✓	
58	Cooling (to hotel)	Excluded	
Landscaping			
59	Hard landscaping	✓	
60	Soft landscaping	✓	
61	Attenuation	✓	
62	Play equipment	Excluded	
Utilities			
63	Diversions	Excluded	
64	Incoming supplies	✓	