



Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4

on behalf of

Mace Developments



Costs current at Q2 2023

Issue Date: 31 May 2023
Revision: 4
Project Nr:
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Tonbridge Town Centre Redevelopment - Phase 2
Order of Cost Estimate - Option 4



Order of Cost Estimate Summary - Block by Block Summary

ORDER OF COST	Total	Block A - Resi	Block B - Resi	Block C1 - Hotel + F&B	Block C2 - Office/Resi	Block C3 - Retail (S&C)	Block D1 - Resi + Creche	Block D2 - Resi	Block E - Later Living	Block F1 - GP	Block F2 - MSCP	Block F3 - PFS	Block G - Houses	Block H - Resi	Block I - Resi	Block J - BTR	Block X - Leisure Centre	Public Realm + Podium
0 Facilitating Works	£ 2,998,000				£ -							£ 468,000						£ 2,530,000
1 Substructure	£ 9,426,250	£ 215,500	£ 784,750	£ 341,875	£ 878,500	£ 21,625	£ 263,000	£ 840,125	£ 996,125	£ 303,375	£ 1,061,000	£ 428,100	£ 111,000	£ 212,625	£ 783,250	£ 1,347,500	£ 837,900	
2 Superstructure	£ 67,209,466	£ 1,168,895	£ 7,391,880	£ 2,980,373	£ 6,976,614	£ 308,167	£ 2,379,988	£ 5,937,946	£ 8,692,918	£ 2,019,522	£ 2,979,000	£ 264,000	£ 517,366	£ 1,738,822	£ 6,683,982	£ 11,943,699	£ 5,226,294	£ -
2.1 Frame	£ 7,307,425	£ -	£ 784,750	£ 341,875	£ 878,500	£ 21,625	£ 263,000	£ 560,000	£ 996,125	£ 303,375	£ 2,979,000	£ 94,300	£ -	£ 157,125	£ 698,500	£ 1,347,500	£ 860,750	£ -
2.2 Upper floors	£ 8,250,500	£ 107,750	£ 985,600	£ 386,800	£ 1,065,000	£ -	£ 350,600	£ 787,650	£ 1,087,600	£ 323,600	£ -	£ -	£ 74,000	£ 232,200	£ 970,900	£ 1,839,800	£ 39,000	£ -
2.3 Roof	£ 7,213,155	£ 269,375	£ 661,500	£ 392,490	£ 834,470	£ 84,770	£ 171,990	£ 573,595	£ 480,890	£ 307,420	£ -	£ 75,400	£ 92,500	£ 193,940	£ 568,465	£ 774,690	£ 1,731,660	£ -
2.4 Stairs and Ramps	£ 1,416,600	£ 145,600	£ 100,000	£ 150,000	£ 125,000	£ -	£ 20,000	£ 204,000	£ 120,000	£ 30,000	£ -	£ -	£ 50,400	£ 72,400	£ 99,200	£ 160,000	£ 20,000	£ -
2.5 External Walls	£ 24,712,077	£ 344,671	£ 3,179,218	£ 1,127,437	£ 2,518,759	£ 178,312	£ 815,923	£ 2,447,536	£ 3,551,584	£ 783,000	£ -	£ 94,300	£ 177,484	£ 857,695	£ 2,594,129	£ 4,630,402	£ 1,411,630	£ -
2.6 Windows and External Doors	£ 6,936,577	£ 115,562	£ 613,552	£ 252,991	£ 939,145	£ -	£ 300,795	£ 499,441	£ 1,101,989	£ 272,127	£ -	£ -	£ 39,683	£ 185,782	£ 740,353	£ 1,358,708	£ 516,450	£ -
2.7 Internal Walls and Partitions	£ 7,400,583	£ 185,938	£ 941,700	£ 290,100	£ 543,300	£ -	£ 315,600	£ 776,125	£ 1,195,350	£ -	£ -	£ -	£ 83,300	£ 20,825	£ 900,675	£ 1,617,000	£ 530,670	£ -
2.8 Internal Doors	£ 993,549	£ -	£ 125,560	£ 38,680	£ 72,440	£ 3,460	£ 42,080	£ 89,600	£ 159,380	£ -	£ -	£ -	£ -	£ 18,855	£ 111,760	£ 215,600	£ 116,134	£ -
3 Internal Finishes - Shell & Core	£ 5,205,907	£ -	£ 190,650	£ 56,745	£ 150,540	£ -	£ 72,540	£ 148,800	£ 1,139,555	£ -	£ -	£ 213,000	£ 14,800	£ 61,535	£ 810,480	£ 1,541,600	£ 805,662	£ -
3.1 Wall Finishes	£ 765,782	N/A	£ 18,450	£ 4,365	£ 11,580	£ -	£ 7,020	£ 14,400	£ 119,535	£ -	£ -	£ 62,900	£ 3,700	£ 20,705	£ 86,645	£ 161,700	£ 254,782	£ -
3.2 Floor Finishes	£ 2,667,547	N/A	£ 98,400	£ 23,280	£ 61,760	£ -	£ 37,440	£ 76,800	£ 637,520	£ -	£ -	£ 87,200	£ 5,550	£ 22,935	£ 451,278	£ 862,400	£ 302,984	£ -
3.3 Ceiling Finishes	£ 1,772,579	N/A	£ 73,800	£ 29,100	£ 77,200	£ -	£ 28,080	£ 57,600	£ 382,500	£ -	£ -	£ 62,900	£ 5,550	£ 17,895	£ 272,558	£ 517,500	£ 247,896	£ -
4 Fittings, Furnishings and Equipment	£ 980,245	£ -	£ 35,000	£ 150,000	£ 15,000	£ -	£ 5,000	£ 10,000	£ 15,000	£ -	£ 476,000	£ 37,700	£ -	£ 5,000	£ 15,000	£ 35,000	£ 181,545	£ -
5 Services	£ 22,455,284	£ 140,400	£ 2,205,258	£ 1,233,512	£ 2,186,458	£ 47,842	£ 972,357	£ 1,829,216	£ 3,068,128	£ 105,000	£ 1,266,000	£ 705,300	£ 48,600	£ 556,414	£ 1,995,610	£ 4,009,176	£ 2,086,015	£ -
5.1 Sanitary Installation - Cleaner's sink; see Resi fit-out	£ 66,000	N/A	£ 3,000	£ 10,000	£ 10,000	£ 3,000	£ 3,000	£ 3,000	£ 20,000	£ -	£ -	£ -	£ -	£ 3,000	£ 3,000	£ 5,000	£ 3,000	£ -
5.2-5.13 MEPH	£ 18,786,284	£ 140,400	£ 1,932,258	£ 1,103,512	£ 2,041,458	£ 44,842	£ 645,357	£ 1,502,216	£ 2,664,128	£ -	£ -	£ 705,300	£ 48,600	£ 428,414	£ 1,842,610	£ 3,604,176	£ 2,083,015	£ -
5.10 Lifts	£ 2,337,000	N/A	£ 270,000	£ 120,000	£ 135,000	£ -	£ 324,000	£ 324,000	£ 384,000	£ 105,000	£ -	£ -	£ -	£ 125,000	£ 150,000	£ 400,000	£ -	£ -
5.14 BWIC with services	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc	Inc
6 Utilities connection + External Services	£ 2,166,500	£ 91,000	£ 228,000	£ 259,000	£ 147,000	£ -	£ 80,000	£ 234,500	£ 248,500	£ -	£ -	£ -	£ 31,500	£ 66,500	£ 255,500	£ 525,000	£ -	£ -
7 Residential/Hotel/Office/GP Fitout	£ 34,610,015	£ 1,432,832	£ 3,015,945	£ 2,342,398	£ 3,301,612	£ -	£ 961,442	£ 3,327,396	£ 4,100,329	£ 3,587,106			£ 492,032	£ 961,110	£ 3,950,408	£ 7,137,405		
8 Creche Fit-out	£ 200,000						£ 200,000											
9 Amenity Fit-out	£ 2,771,730								£ 2,771,730									
10 External Works - Public Realm + Podium	£ 11,915,185	£ 62,850	£ 83,800					£ 135,000	£ 133,000			£ 27,100	£ 147,450	£ 158,125	£ 400,350	£ 669,500		£ 10,098,010
11 Net Construction	£ 159,938,582	£ 3,111,477	£ 13,935,282	£ 7,363,903	£ 13,655,724	£ 377,634	£ 4,934,326	£ 12,462,983	£ 21,165,286	£ 6,015,003	£ 5,782,000	£ 2,143,200	£ 1,362,748	£ 3,760,131	£ 14,894,580	£ 27,208,880	£ 11,667,416	£ 10,098,010
Main Contractor On-Costs																		
12 Preliminaries 16.5%	£ 26,389,866	£ 513,394	£ 2,299,322	£ 1,215,044	£ 2,253,194	£ 62,310	£ 814,164	£ 2,056,392	£ 3,492,272	£ 992,475	£ 954,030	£ 353,628	£ 224,853	£ 620,422	£ 2,457,606	£ 4,489,465	£ 1,925,124	£ 1,666,172
13 Design & Build Fees 4.0%	£ 7,453,138	£ 144,995	£ 649,384	£ 343,158	£ 636,357	£ 17,598	£ 229,940	£ 580,775	£ 986,302	£ 280,299	£ 269,441	£ 99,873	£ 63,504	£ 175,222	£ 694,087	£ 1,267,934	£ 543,702	£ 470,567
14 OH&P 7.0%	£ 13,564,711	£ 263,891	£ 1,181,879	£ 624,547	£ 1,158,169	£ 32,028	£ 418,490	£ 1,057,011	£ 1,795,070	£ 510,144	£ 490,383	£ 181,769	£ 115,577	£ 318,904	£ 1,263,239	£ 2,307,640	£ 989,537	£ 856,432
15 Construction Contingency 5.0%	£ 10,367,315	£ 201,688	£ 903,293	£ 477,333	£ 885,172	£ 24,478	£ 319,846	£ 807,858	£ 1,371,947	£ 389,896	£ 374,793	£ 138,924	£ 88,334	£ 243,734	£ 965,476	£ 1,763,696	£ 756,289	£ 654,559
15 On-Costs Sub-Total	£ 57,775,030	£ 1,123,967	£ 5,033,878	£ 2,660,082	£ 4,932,893	£ 136,414	£ 1,782,440	£ 4,502,036	£ 7,645,591	£ 2,172,815	£ 2,088,647	£ 774,194	£ 492,269	£ 1,358,282	£ 5,380,408	£ 9,828,735	£ 4,214,651	£ 3,647,730
16 Gross Construction to 1Q 2023	£ 217,713,612	£ 4,235,444	£ 18,969,161	£ 10,023,985	£ 18,588,616	£ 514,047	£ 6,716,766	£ 16,965,019	£ 28,810,877	£ 8,187,818	£ 7,870,647	£ 2,917,394	£ 1,855,017	£ 5,118,413	£ 20,274,988	£ 37,037,615	£ 15,882,067	£ 13,745,740
Apportioned Cost: -																		
Commercial - Retail / Creche			£ 2,315,603	£ 1,508,618	£ 2,755,085		£ 1,016,100											
Commercial - Offices					£ 4,999,894													
Hotel				£ 8,515,366														
Residential - Houses								£ 2,792,402						£ 890,627	£ 1,352,349			
Residential - Apartments			£ 16,653,557		£ 10,833,638		£ 5,700,666	£ 14,172,617						£ 4,227,786	£ 18,922,639			
Design Information: -																		
Gross Internal Area (GIA)		23,196 ft2	67,921 ft2	29,440 ft2	75,649 ft2	1,862 ft2	22,647 ft2	68,314 ft2	85,778 ft2	26,124 ft2		6,641 ft2	11,948 ft2	19,494 ft2	69,282 ft2	116,047 ft2	37,060 ft2	
Net Internal Area (NIA)		23,196 ft2	54,337 ft2	24,596 ft2	59,999 ft2	1,485 ft2	17,610 ft2	51,290 ft2	68,621 ft2	26,124 ft2		5,307 ft2	7,965 ft2	14,801 ft2	54,218 ft2	92,840 ft2	37,060 ft2	
GIA - Residential Apartment			55,639 ft2		38,998 ft2		18,869 ft2	48,212 ft2	85,778 ft2				11,948 ft2	13,520 ft2	60,160 ft2	116,047 ft2		
GIA - Residential Houses								20,102 ft2						5,974 ft2	9,122 ft2			
GIA - Hotel				20,818 ft2														
GIA - F&B / Retail			12,282 ft2	8,622 ft2	18,331 ft2													
GIA Creche							3,778 ft2											
GIA - Commercial / Offices					18,331 ft2													
NIA - Residential Apartment		23,196 ft2	44,509 ft2		30,677 ft2		14,585 ft2	37,889 ft2	68,621 ft2					10,818 ft2	48,137 ft2	92,840 ft2		
NIA - Residential Houses								13,401 ft2					7,965 ft2	3,983 ft2	6,082 ft2			
Unit / Rooms / Spaces				74 nr							150 nr							
Unit - Apartment			61 nr		42 nr			20 nr	52 nr	71 nr				15 nr	66 nr	150 nr		
Unit - Houses		26 nr						15 nr					9 nr	4 nr	7 nr			
Residential - NIA : GIA		100%	80%		79%		77%	79%	80%				67%	80%	80%			
Output: -																		
Cost/ft2 GIFA - Houses		£ 183																

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



Order of Cost Estimate Summary - Block by Block Summary

ORDER OF COST	Total	Block A - Resi	Block B - Resi	Block C1 - Hotel + F&B	Block C2 - Office/Resi	Block C3 - Retail (S&C)	Block D1 - Resi + Creche	Block D2 - Resi	Block E - Later Living	Block F1 - GP	Block F2 - MSCP	Block F3 - PFS	Block G - Houses	Block H - Resi	Block I - Resi	Block J - BTR	Block X - Leisure Centre	Public Ream + Podium	
Flood Mitigation: -																			
GF Parking	£ 1,916,750	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 237,150	£ 753,100	£ 926,500			
Raised FFL	£ 1,805,650	£ -	£ 275,800	£ 175,350	£ -	£ -	£ 136,500	£ 549,850	£ 333,200	£ -	£ -	£ -	£ -	£ -	£ 85,050	£ 249,900			
Podium	£ 12,036,000	£ 1,903,200	£ 1,934,400	£ 466,800	£ 2,270,400	£ 230,400	£ -	£ -	£ 1,333,200	£ 1,078,800	£ 2,818,800	£ -	£ -	£ -	£ -	£ -			
Sub-Total of floor mitigation	£ 15,758,400	£ 1,903,200	£ 2,210,200	£ 642,150	£ 2,270,400	£ 230,400	£ 136,500	£ 549,850	£ 1,666,400	£ 1,078,800	£ 2,818,800	£ -	£ -	£ 237,150	£ 838,150	£ 1,176,400			
Preliminaries 16.5%	£ 2,600,136	£ 314,028	£ 364,683	£ 105,955	£ 374,616	£ 38,016	£ 22,523	£ 90,725	£ 274,956	£ 178,002	£ 465,102	£ -	£ -	£ 39,130	£ 138,295	£ 194,106			
Design & Build Fees 4.0%	£ 734,341	£ 88,689	£ 102,995	£ 29,924	£ 105,801	£ 10,737	£ 6,361	£ 25,623	£ 77,654	£ 50,272	£ 131,356	£ -	£ -	£ 11,051	£ 39,058	£ 54,820			
OH&P 7.0%	£ 1,336,501	£ 161,414	£ 187,451	£ 54,462	£ 192,557	£ 19,541	£ 11,577	£ 46,634	£ 141,331	£ 91,495	£ 239,068	£ -	£ -	£ 20,113	£ 71,085	£ 99,773			
Construction Contingency 5.0%	£ 1,021,469	£ 123,367	£ 143,266	£ 41,625	£ 147,169	£ 14,935	£ 8,848	£ 35,642	£ 108,017	£ 69,928	£ 182,716	£ -	£ -	£ 15,372	£ 54,329	£ 76,255			
Total of floor mitigation	£ 21,450,848	£ 2,590,698	£ 3,008,596	£ 874,116	£ 3,090,542	£ 313,628	£ 185,808	£ 748,474	£ 2,268,358	£ 1,468,498	£ 3,837,042	£ -	£ -	£ 322,816	£ 1,140,917	£ 1,601,354			
Gross Const cost + Flood mitigation	£ 239,164,460	£ 6,826,142	£ 21,977,757	£ 10,898,100	£ 21,679,159	£ 827,675	£ 6,902,574	£ 17,713,492	£ 31,079,235	£ 9,656,316	£ 11,707,689	£ 2,917,394	£ 1,855,017	£ 5,441,229	£ 21,415,905	£ 38,638,969	£ 15,882,067	£ 13,745,740	

Mace Consult Limited: CONFIDENTIAL

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Order of Cost Estimate Summary - Overall

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0 Facilitating Works	£ 2,998,000	£ 4	£ 5	£ 4,907	1.3%
1 Substructure	£ 8,365,250	£ 11	£ 14	£ 13,691	3.5%
2 Superstructure	£ 64,230,466	£ 82	£ 107	£ 105,124	27.1%
2.1 Frame	£ 7,307,425	£ 9	£ 12	£ 11,960	3.1%
2.2 Upper floors	£ 8,250,500	£ 10	£ 14	£ 13,503	3.5%
2.3 Roof	£ 7,213,155	£ 9	£ 12	£ 11,805	3.0%
2.4 Stairs and Ramps	£ 1,416,600	£ 2	£ 2	£ 2,318	0.6%
2.5 External Walls	£ 24,712,077	£ 31	£ 41	£ 40,445	10.4%
2.6 Windows and External Doors	£ 6,936,577	£ 9	£ 12	£ 11,353	2.9%
2.7 Internal Walls and Partitions	£ 7,400,583	£ 9	£ 12	£ 12,112	3.1%
2.8 Internal Doors	£ 993,549	£ 1	£ 2	£ 1,626	0.4%
3 Internal Finishes	£ 5,205,907	£ 7	£ 9	£ 8,520	2.2%
3.1 Wall Finishes	£ 765,782	£ 1	£ 1	£ 1,253	0.3%
3.2 Floor Finishes	£ 2,667,547	£ 3	£ 4	£ 4,366	1.1%
3.3 Ceiling Finishes	£ 1,772,579	£ 2	£ 3	£ 2,901	0.7%
4 Fittings, Furnishings and Equipment	£ 504,245	£ 1	£ 1	£ 825	0.2%
5 Services	£ 21,189,284	£ 27	£ 35	£ 34,680	9.0%
5.1 Sanitary Installation	£ 66,000	£ 0	£ 0	£ 108	0.0%
5.2-5.13 MEPH	£ 18,786,284	£ 24	£ 31	£ 30,747	7.9%
5.10 Lifts	£ 2,337,000	£ 3	£ 4	£ 3,825	1.0%
5.14 BWIC with services incl					
6 Utilities connection + External Services	£ 2,166,500	£ 3	£ 4	£ 3,546	0.9%
7 Residential/Hotel/Office Fitout	£ 37,581,745	£ 48	£ 63	£ 61,509	15.9%
8 External works (Incl. Surface Car Park + Public Realm)	£ 8,400,385	£ 11	£ 14	£ 13,749	3.5%
9 Multi-Storey Car Park	£ 5,782,000	£ 7	£ 10	£ 38,547	2.4%
10 Podium	£ 3,514,800	£ 4	£ 6	£ 23,432	1.5%
11 Net Construction	£ 159,938,582	£ 203	£ 267	£ 261,765	67.6%
Main Contractor On-Costs					
12 Preliminaries 16.5%	£ 26,389,866	£ 33	£ 44	£ 43,191	11.1%
13 Design & Build Fees 4.0%	£ 7,453,138	£ 9	£ 12	£ 12,198	3.1%
14 OH&P 7.0%	£ 13,564,711	£ 17	£ 23	£ 22,201	5.7%
15 Construction Contingency 5.0%	£ 10,367,315	£ 13	£ 17	£ 16,968	4.4%
15 On-Costs Sub-Total	£ 57,775,030	£ 73	£ 96	£ 94,558	24.4%
16 Gross Construction to 1Q 2023	£ 217,713,612	£ 276	£ 363	£ 356,323	92.0%
17 Professional Fee Allowance	Excluded				
18 Development Contingency	Excluded				
19 Development Costs	£ -	£ -	£ -	£ -	0.0%
20 Flood mitigation - Basement + Podium (includes On-cost)	£ 18,992,938				
Inflation					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
24 Gross Construction Forecast Outturn	£ 236,706,550	£ 300	£ 395	£ 387,408	100.0%

Efficiencies	
1 Site usage	83%
2 GEA : GIA	N/A
3 NIA : GIA	53%
4 NIA : GIA (exc. Non-resi)	77%
5 Average unit NIA	688 ft2
6 External wall : GIA ratio	0.65
7 Typical glazing ratio	40%

Key Data	
1 Site area	319,508 ft2
2 Gross external area	N/A
3 GF footprint	264,450 ft2
4 Overall GIA	788,108 ft2
5 Net internal area	598,952 ft2
6 Residential NIA	420,399 ft2
7 Non-residential	178,553 ft2
8 Basement	81,182 m2
9 Apartments total	611 nr
10 Studio	0 nr
11 1B 2P	156 nr
12 2B 4P	239 nr
13 3B 5P	69 nr
14 4B 6P	9 nr
15 Hotel Rooms	74 nr
16 Highest storeys (incl. GF)	7 nr
17 Car Parking spaces	150 nr
18 External Wall	N/A
19 Balconies	77.9%
20 Bolt-On Balconies	476 nr
21 Podium Area	134,466 ft2



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	✓
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 4



Basis / Assumptions

- | | |
|---|--|
| 1 All Rates are based on 1Q 2023. | 32 No allowance has been made for phasing requirements |
| 2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&B Fees at 4%; Construction Contingency at 5% | 33 No allowance has been made for any 'wet side' facilities to the Leisure Centre |
| 3 No allowance has been made for inflation. | 34 No allowance has been made for a café to the Leisure centre |
| 4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi. | 35 This estimate is based on 537 residential units and 74 Hotel Units |
| 5 Tenure: It is assumed building J is 100% BTR, the rest of the units are assumed 31% Private, 43% Affordable, 26% Shared Ownership | 36 No allowance has been made for balconies to the hotel |
| 6 Medium specification considered in line with the respective tenures | 37 It has been assumed there are 500 spaces in the surface car park |
| 7 1nr wardrobe to main bedroom of all units excluding social rent where there are none. | 38 Allowance has been made for reception desk to hotel |
| 8 All lifts are 8-person, with the exception of the later living block which is assumed to be 13 person lifts | 39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only |
| 9 External Wall through wall construction Build up as brick | 40 Later living block includes panic alarms within every unit, illumination to entrance door architraves and a 1030m2 amenity space. Hoist tracks have been allowed within each unit, however the actual hoists have been excluded |
| 10 Curtain walling is assumed to 60% of external wall to ground floor retail areas. | 41 For the relocation of the model railway a £500k provisional sum has been allowed for removal and reinstatement of the train line including ancillary buildings |
| 11 External Wall area calculation for residential is based on W:F ratio of 0.65 | 42 A provisional allowance of £500k has been made for flood defences to the new Leisure Centre site. Scope of this has not yet been defined |
| 12 Residential - Floor to ceiling height of 2.5m | 43 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift would need to be made to allow for Passivhaus Classic. |
| 13 MVHR to all units excluding any Nox filter requirements | 44 Please note the podium has been allowed for under blocks A, B (partially), C1 (Partially), C2, E (Partially), F1 and F2. No podium has been allowed for under the Relocated petrol station in block F3. |
| 14 Metal balustrade to balconies and terraces. | 45 A provisional Allowance of £200k has been made for tidying up the River Medway Banks. |
| 15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel. | 46 No steel frame has been allowed for the Office elements - It is assumed this is all RC Concrete |
| 16 Aluminium Composite windows assumed at £600/m2. | 47 A 650m2 walkway has been included to the leisure centre. This has been included within the GIA |
| 17 Landscaping assumes 70:30 ratio for hard and soft | 48 Garden spaces to houses allow for turf plus close boarded fences |
| 18 Extra-over allowance of £1k/unit for Balcony access doors | 49 Garden spaces to apartment blocks generally include allowance for green space plus play areas and garden furniture. |
| 19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel. | 50 Buildings generally allow for either, GF level raised by 1.5m, GF parking or a podium in conjunction with the flood mitigation strategy. Please read in conjunction with Area Schedule. |
| 20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information | |
| 21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m> as per BS9991 | |
| 22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained. | |
| 23 The office External Wall has been assumed as 100% curtain walling. | |
| 24 External works is based on site area minus building footprints. | |
| 25 We have assumed lift overruns for each core | |
| 26 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces | |
| 27 Assumed works to surface car park includes minimal soft landscaping only. | |
| 28 Retail has been allowed to shell and core only | |
| 29 No basement has been allowed to all houses and the multi-storey Car Park | |
| 30 No allowance has been made for PV across the site | |
| 31 No additional allowances have been made for flood defences or protection | |

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4

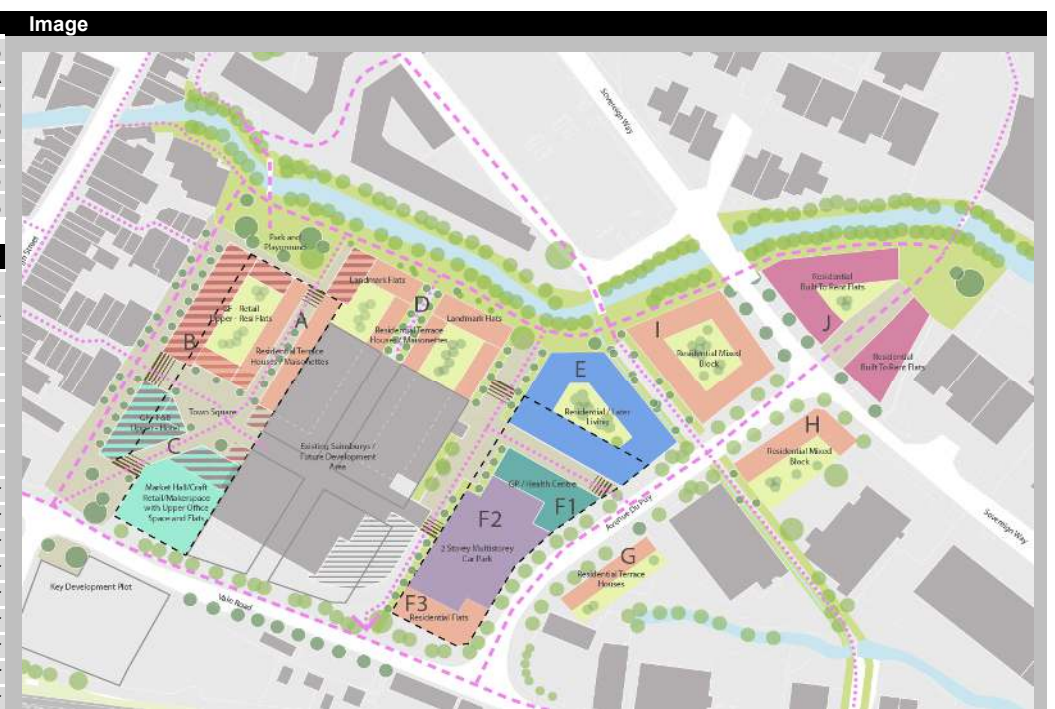


Plot A - Residential: 26 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -		0.0%
1	Substructure	£ 215,500	£ 9	£ 9	£ 8,288	5.1%
2	Superstructure	£ 1,168,895	£ 50	£ 50	£ 44,958	27.6%
2.1	Frame	£ -	£ -	£ -	£ -	0.0%
2.2	Upper floors	£ 107,750	£ 5	£ 5	£ 4,144	2.5%
2.3	Roof	£ 269,375	£ 12	£ 12	£ 10,361	6.4%
2.4	Stairs and Ramps	£ 145,600	£ 6	£ 6	£ 5,600	3.4%
2.5	External Walls	£ 344,671	£ 15	£ 15	£ 13,257	8.1%
2.6	Windows and External Doors	£ 115,562	£ 5	£ 5	£ 4,445	2.7%
2.7	Internal Walls and Partitions	£ 185,938	£ 8	£ 8	£ 7,151	4.4%
2.8	Internal Doors	£ -	£ -	£ -	£ -	0.0%
3	Internal Finishes	£ -	£ -	£ -	£ -	0.0%
3.1	Wall Finishes	£ -	£ -	£ -	£ -	0.0%
3.2	Floor Finishes	£ -	£ -	£ -	£ -	0.0%
3.3	Ceiling Finishes	£ -	£ -	£ -	£ -	0.0%
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	£ -	0.0%
5	Services	£ 140,400	£ 6	£ 6	£ 5,400	3.3%
5.1	Sanitary Installation	£ -	£ -	£ -	£ -	0.0%
5.2-5.13	MEPH	£ 140,400	£ 6	£ 6	£ 5,400	3.3%
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%
5.14	BWIC with services	inc				
6	External Works	£ 62,850	n/a			
7	Utilities connection + External Services	£ 91,000	£ 4	£ 4	£ 3,500	2.1%
8	Residential Fit-Out	£ 1,432,832	£ 62	£ 62	£ 55,109	33.8%
9	Sub-Total 1	£ 3,111,477	£ 134	£ 134	£ 119,672	73.5%
10	Basement		£ -	£ -	£ -	0.0%
11	Podium		£ -	£ -	£ -	£ -
12	Sub-Total 2	£ 3,111,477	£ 134	£ 134		73.5%
13	Net Construction	£ 3,111,477	£ 134	£ 134	£ 119,672	73.5%
	Main Contractor On-Costs					
14	Preliminaries 16.5%	£ 513,394	£ 22	£ 22	£ 19,746	12.1%
15	Design and Build Fees 4.0%	£ 144,995	£ 6	£ 6	£ 5,577	3.4%
16	OH&P 7.0%	£ 263,891	£ 11	£ 11	£ 10,150	6.2%
17	Contingency 5.0%	£ 201,688	£ 9	£ 9	£ 7,757	4.8%
18	On-Costs Sub-Total	£ 1,123,967	£ 48	£ 48	£ 43,229	26.5%
19	Gross Construction to 1Q 2023	£ 4,235,444	£ 183	£ 183	£ 162,902	100.0%
	Inflation					
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 4,235,444	£ 183	£ 183		100.0%

Efficiencies	
1	Site usage 74%
2	GEA : GIA N/A
3	NIA : GIA 100%
4	NIA : GIA (exc. Non-resi) 100%
5	Average unit NIA N/A
6	External wall : GIA ratio 0.65
7	Typical glazing ratio 30%

Key Data	
1	Site area 17,072 ft2
2	Gross external area N/A
3	GF footprint 12,691 ft2
4	Overall GIA 23,196 ft2
5	Net internal area 23,196 ft2
6	Residential NIA 23,196 ft2
7	Non-residential NIA 0 ft2
8	Basement 0 ft2
9	Apartments total 26 nr
10	Houses - 2 Bed 10 nr
11	Houses - 3 Bed 13 nr
12	Houses - 4 Bed 3 nr
13	Flats (1-Bed) 0 nr
14	Flats (2-Bed) 0 nr
15	Flats (3-Bed) 0 nr
16	Highest storeys (incl. GF) 3 nr
17	Cores 0 nr
18	External Wall 1,401 m2
19	Bolt-On Balconies 26 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

22	Roof Single ply ✓	45	Glazing 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 ✓	53	Ensuites ✓
31	Precast concrete ✓	54	- sanitaryware budget
32	Metal Excluded	MEPH	
External Walls		55	Radiators ✓
33	Scaffold ✓	56	Underfloor heating Excluded
34	Mast climbers Excluded	57	MVHR ✓
35	SFS inner Excluded	58	Cooling (to hotel) Excluded
36	Brickwork; hand laid ✓	Landscaping	
37	Alum PPC Excluded	59	Hard landscaping ✓
38	Brick slips Excluded	60	Soft landscaping ✓
39	Banding to façade Excluded	61	Attenuation ✓
40	Corbel to façade Excluded	62	Play equipment Excluded
41	Faceted window Excluded	Utilities	
42	Brick slips at curved area Excluded	63	Diversions Excluded
43	Framing to sliding doors ✓	64	Incoming supplies ✓
44	Header course Excluded		

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot B - Residential: 61 Flats

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 784,750	£ 12	£ 14	£ 12,865	4.1%	
2	Superstructure	£ 7,391,880	£ 109	£ 136	£ 121,178	39.0%	
2.1	Frame	£ 784,750	£ 12	£ 14	£ 12,865	4.1%	
2.2	Upper floors	£ 985,600	£ 15	£ 18	£ 16,157	5.2%	
2.3	Roof	£ 661,500	£ 10	£ 12	£ 10,844	3.5%	
2.4	Stairs and Ramps	£ 100,000	£ 1	£ 2	£ 1,639	0.5%	
2.5	External Walls	£ 3,179,218	£ 47	£ 59	£ 52,118	16.8%	
2.6	Windows and External Doors	£ 613,552	£ 9	£ 11	£ 10,058	3.2%	
2.7	Internal Walls and Partitions	£ 941,700	£ 14	£ 17	£ 15,438	5.0%	
2.8	Internal Doors	£ 125,560	£ 2	£ 2	£ 2,058	0.7%	
3	Internal Finishes	£ 190,650	£ 3	£ 4	£ 3,125	1.0%	
3.1	Wall Finishes	£ 18,450	£ 0	£ 0	£ 302	0.1%	
3.2	Floor Finishes	£ 98,400	£ 1	£ 2	£ 1,613	0.5%	
3.3	Ceiling Finishes	£ 73,800	£ 1	£ 1	£ 1,210	0.4%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 574	0.2%	
5	Services	£ 2,205,258	£ 32	£ 41	£ 36,152	11.6%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 49	0.0%	
5.2-5.13	MEPH	£ 1,932,258	£ 28	£ 36	£ 31,676	10.2%	
5.10	Lifts	£ 270,000	£ 4	£ 5	£ 4,426	1.4%	
5.14	BWIC with services	inc					
6	External Works	£ 83,800					
7	Utilities connection + External Services	£ 228,000	£ 3	£ 4	£ 3,738	1.2%	
8	Residential Fit-Out	£ 3,015,945	£ 44	£ 56	£ 49,442	15.9%	
9	Sub-Total 1	£ 13,935,282	£ 205	£ 256	£ 228,447	73.5%	
10	Basement	£ 0	£ -	£ -	£ -	0.0%	
11	Podium	£ 0	£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 13,935,282	£ 205.17	£ 256.46	£ 228,447	73.5%	
13	Net Construction	£ 13,935,282	£ 205	£ 256	£ 228,447	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 2,299,322	£ 34	£ 42	£ 37,694	12.1%
15	Design and Build Fees	4.0%	£ 649,384	£ 10	£ 12	£ 10,646	3.4%
16	OH&P	7.0%	£ 1,181,879	£ 17	£ 22	£ 19,375	6.2%
17	Contingency	5.0%	£ 903,293	£ 13	£ 17	£ 14,808	4.8%
18	On-Costs Sub-Total	£ 5,033,878	£ 74	£ 93	£ 82,523	26.5%	
19	Gross Construction to 1Q 2023	£ 18,969,161	£ 279	£ 349	£ 310,970	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 18,969,161	£ 279	£ 349	£ 310,970	100.0%	

Efficiencies		
1	Site usage	63%
2	GEA : GIA	N/A
3	NIA : GIA (Incl. Non-resi)	80%
4	NIA : GIA (exc. Non-resi)	66%
5	Average unit NIA	730 ft2
6	External wall : GIA ratio	0.68
7	Typical glazing ratio	30%

Key Data		
1	Site area	25,834 ft2
2	Gross external area	N/A
3	GF footprint	16,297 ft2
4	Overall GIA (incl basement)	67,921 ft2
5	Net internal area	54,337 ft2
6	Residential NIA	44,509 ft2
7	Non-residential NIA	9,828 ft2
8	Basement	16,297 ft2
9	Units total	61 nr
10	Houses - 2 Bed	0 nr
11	Houses - 3 Bed	0 nr
12	Houses - 4 Bed	0 nr
13	Flats (1-Bed)	19 nr
14	Flats (2-Bed)	32 nr
15	Flats (3-Bed)	10 nr
16	Highest storeys (incl. GF)	5 nr
17	Cores	2 nr
18	External Wall	4,283 m2
19	Bolt-On Balconies	31 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	✓	
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 4



Plot C1 - Hotel and Retail

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 341,875	£ 12	£ 14	£ 4,620	3.4%	
2	Superstructure	£ 2,980,373	£ 101	£ 121	£ 40,275	29.7%	
2.1	Frame	£ 341,875	£ 12	£ 14	£ 4,620	3.4%	
2.2	Upper floors	£ 386,800	£ 13	£ 16	£ 5,227	3.9%	
2.3	Roof	£ 392,490	£ 13	£ 16	£ 5,304	3.9%	
2.4	Stairs and Ramps	£ 150,000	£ 5	£ 6	£ 2,027	1.5%	
2.5	External Walls	£ 1,127,437	£ 38	£ 46	£ 15,236	11.2%	
2.6	Windows and External Doors	£ 252,991	£ 9	£ 10	£ 3,419	2.5%	
2.7	Internal Walls and Partitions	£ 290,100	£ 10	£ 12	£ 3,920	2.9%	
2.8	Internal Doors	£ 38,680	£ 1	£ 2	£ 523	0.4%	
3	Internal Finishes	£ 56,745	£ 2	£ 2	£ 767	0.6%	
3.1	Wall Finishes	£ 4,365	£ 0	£ 0	£ 59	0.0%	
3.2	Floor Finishes	£ 23,280	£ 1	£ 1	£ 315	0.2%	
3.3	Ceiling Finishes	£ 29,100	£ 1	£ 1	£ 393	0.3%	
4	Fittings, Furnishings and Equipment	£ 150,000	£ 5	£ 6	£ 2,027	1.5%	
5	Services	£ 1,233,512	£ 42	£ 50	£ 16,669	12.3%	
5.1	Sanitary Installation	£ 10,000	£ 0	£ 0	£ 135	0.1%	
5.2-5.13	MEPH	£ 1,103,512	£ 37	£ 45	£ 14,912	11.0%	
5.10	Lifts	£ 120,000	£ 4	£ 5	£ 1,622	1.2%	
5.14	BWIC with services	inc					
6	External Works		n/a				
7	Utilities connection + External Services	£ 259,000	£ 9	£ 11	£ 3,500	2.6%	
8	Hotel Room Fit-Out	£ 2,342,398	£ 80	£ 132	£ 31,654	23.4%	
9	Sub-Total 1	£ 7,363,903	£ 250	£ 299	£ 99,512	73.5%	
10	Basement	£ -	£ -	£ -	£ -	£ -	
11	Podium	£ -	£ -	£ -	£ -	£ -	
12	Sub-Total 2	£ 7,363,903	£ 250	£ 299.40	£ 99,512	73.5%	
13	Net Construction	£ 7,363,903	£ 250	£ 299	£ 99,512	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 1,215,044	£ 41	£ 49	£ 16,420	12.1%
15	Design and Build Fees	4.0%	£ 343,158	£ 12	£ 14	£ 4,637	3.4%
16	OH&P	7.0%	£ 624,547	£ 21	£ 25	£ 8,440	6.2%
17	Contingency	5.0%	£ 477,333	£ 16	£ 19	£ 6,450	4.8%
18	On-Costs Sub-Total	£ 2,660,082	£ 90	£ 108	£ 35,947	26.5%	
19	Gross Construction to 1Q 2023	£ 10,023,985	£ 340	£ 408	£ 135,459	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 10,023,985	£ 340	£ 408	£ 135,459	100.0%	

Efficiencies		
1	Site usage	N/A
2	GEA : GIA	N/A
3	NIA : GIA	84%
4	NIA : GIA (exc. Non-resi)	85%
5	Average hotel room NIA	239 ft2
6	External wall : GIA ratio	0.69
7	Typical glazing ratio	45%

Key Data		
1	Site area	9,580 ft2
2	Gross external area	N/A
3	GF footprint	9,580 ft2
4	Overall GIA (Incl Basement)	29,440 ft2
5	Residential GIA	20,818 ft2
6	Net internal area	24,596 ft2
7	Residential NIA	17,696 ft2
8	Non-residential NIA	6,900 ft2
9	Basement	9,580 ft2
10	Hotel rooms	74 nr
11	Highest storeys (incl. GF)	3 nr
12	Cores	2 nr
13	External Wall	1,898 m2
14	Balconies	0.0%
15	Bolt-On Balconies	0 nr
16		
17		
18		
19		
20		
21		



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 4



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

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	N/A	0.0%	
1	Substructure	£ 878,500	£ 12	£ 13	N/A	4.7%	
2	Superstructure	£ 6,976,614	£ 92	£ 102	N/A	37.5%	
2.1	Frame	£ 878,500	£ 12	£ 13	N/A	4.7%	
2.2	Upper floors	£ 1,065,000	£ 14	£ 16	N/A	5.7%	
2.3	Roof	£ 834,470	£ 11	£ 12	N/A	4.5%	
2.4	Stairs and Ramps	£ 125,000	£ 2	£ 2	N/A	0.7%	
2.5	External Walls	£ 2,518,759	£ 33	£ 37	N/A	13.6%	
2.6	Windows and External Doors	£ 939,145	£ 12	£ 14	N/A	5.1%	
2.7	Internal Walls and Partitions	£ 543,300	£ 7	£ 8	N/A	2.9%	
2.8	Internal Doors	£ 72,440	£ 1	£ 1	N/A	0.4%	
3	Internal Finishes	£ 150,540	£ 2	£ 2	N/A	0.8%	
3.1	Wall Finishes	£ 11,580	£ 0	£ 0	N/A	0.1%	
3.2	Floor Finishes	£ 61,760	£ 1	£ 1	N/A	0.3%	
3.3	Ceiling Finishes	£ 77,200	£ 1	£ 1	N/A	0.4%	
4	Fittings, Furnishings and Equipment	£ 15,000	£ 0	£ 0	N/A	0.1%	
5	Services	£ 2,186,458	£ 29	£ 32	N/A	11.8%	
5.1	Sanitary Installation	£ 10,000	£ 0	£ 0	N/A	0.1%	
5.2-5.13	MEPH	£ 2,041,458	£ 27	£ 30	N/A	11.0%	
5.10	Lifts	£ 135,000	£ 2	£ 2	N/A	0.7%	
5.14	BWIC with services	inc					
6	External Works		n/a				
7	Utilities connection + External Services	£ 147,000	£ 2	£ 2	N/A	0.8%	
8	CAT A Office + Resi Fit-Out	£ 3,301,612	£ 44	£ 55	N/A	17.8%	
9	Sub-Total 1	£ 13,655,724	£ 181	£ 200	N/A	73.5%	
10	Basement	incl					
11	Podium	£ -	£ -	£ -	N/A	£ -	
12	Sub-Total 2	£ 13,655,724	£ 181	£ 199.91	N/A	73.5%	
13	Net Construction	£ 13,655,724	£ 181	£ 200	N/A	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 2,253,194	£ 30	£ 33	N/A	12.1%
15	Design and Build Fees	4.0%	£ 636,357	£ 8	£ 9	N/A	3.4%
16	OH&P	7.0%	£ 1,158,169	£ 15	£ 17	N/A	6.2%
17	Contingency	5.0%	£ 885,172	£ 12	£ 13	N/A	4.8%
18	On-Costs Sub-Total	£ 4,932,893	£ 65	£ 72	N/A	26.5%	
19	Gross Construction to 1Q 2023	£ 18,588,616	£ 246	£ 272	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	£ 18,588,616	£ 246	£ 272	N/A	100.0%	

Efficiencies		
1	Site usage	N/A
2	GEA : GIA	N/A
3	NIA : GIA	90%
4	NIA : GIA (exc. Non-resi)	0%
5	Office NIA	40,731 ft2
6	External wall : GIA ratio	0.72
7	Typical glazing ratio	45%

Key Data		
1	Site area	20,365 ft2
2	Gross external area	N/A
3	GF footprint	20,365 ft2
4	Overall GIA (Incl Basement)	75,649 ft2
5	Residential GIA	30,677 ft2
6	Net internal area	68,308 ft2
7	Residential NIA	0 ft2
8	Non-residential NIA	59,999 ft2
9	Basement	20,365 ft2
10	Residential Units	42 nr
11	Highest storeys (incl. GF)	3 nr
12	Cores	2 nr
13	External Wall	5,079 m2
14	Balconies	0.0%
15	Bolt-On Balconies	0 nr
16		
17		
18		
19		
20		
21		



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 4



Plot C3 - Retail Only Units

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 21,625	£ 12	£ 15	£ 10,813	4.2%	
2	Superstructure	£ 308,167	£ 165	£ 207	£ 154,084	59.9%	
2.1	Frame	£ 21,625	£ 12	£ 15	£ 10,813	4.2%	
2.2	Upper floors	£ -	£ -	£ -	£ -	0.0%	
2.3	Roof	£ 84,770	£ 46	£ 57	£ 42,385	16.5%	
2.4	Stairs and Ramps	£ 20,000	£ 11	£ 13	£ 10,000	3.9%	
2.5	External Walls	£ 178,312	£ 96	£ 120	£ 89,156	34.7%	
2.6	Windows and External Doors	£ -	£ -	£ -	£ -	0.0%	
2.7	Internal Walls and Partitions	£ -	£ -	£ -	£ -	0.0%	
2.8	Internal Doors	£ 3,460	£ 2	£ 2	£ 1,730	0.7%	
3	Internal Finishes	£ -	£ -	£ -	£ -	0.0%	
3.1	Wall Finishes	£ -	£ -	£ -	£ -	0.0%	
3.2	Floor Finishes	£ -	£ -	£ -	£ -	0.0%	
3.3	Ceiling Finishes	£ -	£ -	£ -	£ -	0.0%	
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	£ -	0.0%	
5	Services	£ 47,842	£ 26	£ 32	£ 23,921	9.3%	
5.1	Sanitary Installation	£ 3,000	£ 2	£ 2	£ 1,500	0.6%	
5.2-5.13	MEPH	£ 44,842	£ 24	£ 30	£ 22,421	8.7%	
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%	
5.14	BWIC with services	inc					
6	External Works		n/a				
7	Utilities connection + External Services	£ -	£ -	£ -	£ -	0.0%	
8	Fit Out - Excluded		£ -	£ -	£ -	0.0%	
9	Sub-Total 1	£ 377,634	£ 203	£ 254	£ 188,817	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	Podium	£0	£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 377,634	£ 202.79	£ 254.22	£ 188,817	73.5%	
13	Net Construction	£ 377,634	£ 203	£ 254	£ 188,817	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 62,310	£ 33	£ 42	£ 31,155	12.1%
15	Design and Build Fees	4.0%	£ 17,598	£ 9	£ 12	£ 8,799	3.4%
16	OH&P	7.0%	£ 32,028	£ 17	£ 22	£ 16,014	6.2%
17	Contingency	5.0%	£ 24,478	£ 13	£ 16	£ 12,239	4.8%
18	On-Costs Sub-Total	£ 136,414	£ 73	£ 92	£ 68,207	26.5%	
19	Gross Construction to 1Q 2023	£ 514,047	£ 276	£ 346	£ 257,024	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 514,047	£ 276	£ 346	£ 257,024	100.0%	

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA (Incl. Non-resi)	80%
4	NIA : GIA (exc. Non-resi)	0%
5	Average unit NIA	0 ft2
6	External wall : GIA ratio	0.80
7	Typical glazing ratio	30%

Key Data		
1	Site area	2,067 ft2
2	Gross external area	N/A
3	GF footprint	2,067 ft2
4	Overall GIA (incl basement)	1,862 ft2
5	Net internal area	1,485 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	1,862 ft2
8	Basement	2,067 ft2
9	Retail Units total	2 nr
10	Houses - 2 Bed	N/A
11	Houses - 3 Bed	N/A
12	Houses - 4 Bed	N/A
13	Flats (1-Bed)	N/A
14	Flats (2-Bed)	N/A
15	Flats (3-Bed)	N/A
16	Highest storeys (incl. GF)	1 nr
17	Cores	1 nr
18	External Wall	138 m2
19	Bolt-On Balconies	0 nr



Project Summary					
Facilitating		Roof			
1	Contamination	Excluded	22	Single ply	✓
2	Major demolition	✓	23	Pitched	Excluded
3	Specialist groundworks	Excluded	24	Brown	Excluded
Foundations		Stairs			
4	Strip and pad	Excluded	25	Green	Excluded
5	Piling; CFA	✓	26	Blue	Excluded
6	Raft	Excluded	27	Landscaped	Excluded
7	Ground slab	✓	Bathrooms		
8	Basement	Excluded	49	Master; 3 piece	✓
Frame		External Walls			
9	Steel frame	Excluded	33	Scaffold	✓
10	Space frame / deck	Excluded	34	Mast climbers	Excluded
11	Concrete frame	✓	35	SFS inner	Excluded
12	Timber frame	Excluded	36	Brickwork; hand laid	✓
13	Traditional	Excluded	MEPH		
Upper Floors		Landscaping			
14	Concrete floors	✓	59	Hard landscaping	✓
15	- thickness	varies	60	Soft landscaping	✓
16	Metal decking form work	Excluded	61	Attenuation	✓
17	CLT	Excluded	62	Play equipment	Excluded
18	Angle supports	✓	Utilities		
19	- every floor	✓	63	Diversions	Excluded
20	- every second floor	Excluded	64	Incoming supplies	✓
21	- every third floor	Excluded			

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot D1 - Residential: 20 Flats and a Creche

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1	Substructure	£ 263,000	£ 12	£ 15	£ 13,150	3.9%
2	Superstructure	£ 2,379,988	£ 105	£ 135	£ 118,999	35.4%
2.1	Frame	£ 263,000	£ 12	£ 15	£ 13,150	3.9%
2.2	Upper floors	£ 350,600	£ 15	£ 20	£ 17,530	5.2%
2.3	Roof	£ 171,990	£ 8	£ 10	£ 8,600	2.6%
2.4	Stairs and Ramps	£ 120,000	£ 5	£ 7	£ 6,000	1.8%
2.5	External Walls	£ 815,923	£ 36	£ 46	£ 40,796	12.1%
2.6	Windows and External Doors	£ 300,795	£ 13	£ 17	£ 15,040	4.5%
2.7	Internal Walls and Partitions	£ 315,600	£ 14	£ 18	£ 15,780	4.7%
2.8	Internal Doors	£ 42,080	£ 2	£ 2	£ 2,104	0.6%
3	Internal Finishes	£ 72,540	£ 3	£ 4	£ 3,627	1.1%
3.1	Wall Finishes	£ 7,020	£ 0	£ 0	£ 351	0.1%
3.2	Floor Finishes	£ 37,440	£ 2	£ 2	£ 1,872	0.6%
3.3	Ceiling Finishes	£ 28,080	£ 1	£ 2	£ 1,404	0.4%
4	Fittings, Furnishings and Equipment	£ 5,000	£ 0	£ 0	£ 250	0.1%
5	Services	£ 972,357	£ 43	£ 55	£ 48,618	14.5%
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 150	0.0%
5.2-5.13	MEPH	£ 645,357	£ 29	£ 37	£ 32,268	9.6%
5.10	Lifts	£ 324,000	£ 14	£ 18	£ 16,200	4.8%
5.14	BWIC with services inc					
6	External Works		n/a			
7	Utilities connection + External Services	£ 80,000	£ 4	£ 5	£ 4,000	1.2%
8	Residential Fit-Out	£ 961,442	£ 42	£ 55	£ 48,072	14.3%
9	Creche Fit Out	£ 200,000	£ 9	£ 11	£ 10,000	3.0%
10	Sub-Total 1	£ 4,934,326	£ 218	£ 280	£ 246,716	73.5%
11	Basement		£ -	£ -	£ -	0.0%
12	Podium		£ -	£ -	£ -	0.0%
13	Sub-Total 2	£ 4,934,326	£ 217.88	£ 280.20	£ 246,716	73.5%
14	Net Construction	£ 4,934,326	£ 218	£ 280	£ 246,716	73.5%
	Main Contractor On-Costs					
15	Preliminaries 16.5%	£ 814,164	£ 36	£ 46	£ 40,708	12.1%
16	Design and Build Fees 4.0%	£ 229,940	£ 10	£ 13	£ 11,497	3.4%
17	OH&P 7.0%	£ 418,490	£ 18	£ 24	£ 20,925	6.2%
18	Contingency 5.0%	£ 319,846	£ 14	£ 18	£ 15,992	4.8%
19	On-Costs Sub-Total	£ 1,782,440	£ 79	£ 101	£ 89,122	26.5%
20	Gross Construction to 1Q 2023	£ 6,716,766	£ 297	£ 381	£ 335,838	100.0%
	Inflation					
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 6,716,766	£ 297	£ 381	£ 335,838	100.0%

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA (Incl. Non-resi)	78%
4	NIA : GIA (exc. Non-resi)	64%
5	Average unit NIA	729 ft2
6	External wall : GIA ratio	0.68
7	Typical glazing ratio	30%

Key Data		
1	Site area	4,198 ft2
2	Gross external area	N/A
3	GF footprint	4,198 ft2
4	Overall GIA (incl basement)	22,647 ft2
5	Net internal area	17,610 ft2
6	Residential NIA	14,585 ft2
7	Non-residential NIA	3,025 ft2
8	Basement	4,198 ft2
9	Units total	20 nr
10	Houses - 2 Bed	0 nr
11	Houses - 3 Bed	0 nr
12	Houses - 4 Bed	0 nr
13	Flats (1-Bed)	6 nr
14	Flats (2-Bed)	11 nr
15	Flats (3-Bed)	3 nr
16	Highest storeys (incl. GF)	6 nr
17	Cores	1 nr
18	External Wall	1,420 m2
19	Bolt-On Balconies	20 nr



Project Summary		Roof		Glazing		
1	Contamination	Excluded	22	Single ply	✓	
2	Major demolition	✓	23	Pitched	Excluded	
3	Specialist groundworks	Excluded	24	Brown	Excluded	
	Foundations		25	Green	Excluded	
4	Strip and pad	Excluded	26	Blue	Excluded	
5	Piling; CFA	✓	27	Landscaped	Excluded	
6	Raft	Excluded		Stairs		
7	Ground slab	✓	28	Feature entrance	Excluded	
8	Basement	Excluded	29	Stone	Excluded	
	Frame		30	Timber	✓	
9	Steel frame	Excluded	31	Precast concrete	✓	
10	Space frame / deck	Excluded	32	Metal	Excluded	
11	Concrete frame	✓		External Walls		
12	Timber frame	Excluded	33	Scaffold	✓	
13	Traditional	Excluded	34	Mast climbers	Excluded	
	Upper Floors		35	SFS inner	Excluded	
14	Concrete floors	✓	36	Brickwork; hand laid	✓	
15	- thickness	varies	37	Alum PPC	Excluded	
16	Metal decking form work	Excluded	38	Brick slips	Excluded	
17	CLT	Excluded	39	Banding to façade	Excluded	
18	Angle supports	✓	40	Corbel to façade	Excluded	
19	- every floor	✓	41	Faceted window	Excluded	
20	- every second floor	Excluded	42	Brick slips at curved area	Excluded	
21	- every third floor	Excluded	43	Framing to sliding doors	✓	
			44	Header course	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 4



Plot D2 - Residential: 52 Flats, 15 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1	Substructure	£ 840,125	£ 12	£ 16	£ 12,539	5.0%
2	Superstructure	£ 5,937,946	£ 87	£ 116	£ 88,626	35.0%
2.1	Frame	£ 560,000	£ 8	£ 11	£ 8,358	3.3%
2.2	Upper floors	£ 787,650	£ 12	£ 15	£ 11,756	4.6%
2.3	Roof	£ 573,595	£ 8	£ 11	£ 8,561	3.4%
2.4	Stairs and Ramps	£ 204,000	£ 3	£ 4	£ 3,045	1.2%
2.5	External Walls	£ 2,447,536	£ 36	£ 48	£ 36,530	14.4%
2.6	Windows and External Doors	£ 499,441	£ 7	£ 10	£ 7,454	2.9%
2.7	Internal Walls and Partitions	£ 776,125	£ 11	£ 15	£ 11,584	4.6%
2.8	Internal Doors	£ 89,600	£ 1	£ 2	£ 1,337	0.5%
3	Internal Finishes	£ 148,800	£ 2	£ 3	£ 2,221	0.9%
3.1	Wall Finishes	£ 14,400	£ 0	£ 0	£ 215	0.1%
3.2	Floor Finishes	£ 76,800	£ 1	£ 2	£ 1,146	0.5%
3.3	Ceiling Finishes	£ 57,600	£ 1	£ 1	£ 860	0.3%
4	Fittings, Furnishings and Equipment	£ 10,000	£ 0	£ 0	£ 149	0.1%
5	Services	£ 1,829,216	£ 27	£ 36	£ 27,302	10.8%
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 45	0.0%
5.2-5.13	MEPH	£ 1,502,216	£ 22	£ 29	£ 22,421	8.9%
5.10	Lifts	£ 324,000	£ 5	£ 6	£ 4,836	1.9%
5.14	BWIC with services	inc				
6	External Works	£ 135,000	£ 2	£ 3	£ 2,015	0.8%
7	Utilities connection + External Services	£ 234,500	£ 3	£ 5	£ 3,500	1.4%
8	Residential Fit-Out	£ 3,327,396	£ 49	£ 65	£ 49,663	19.6%
9	Sub-Total 1	£ 12,462,983	£ 182	£ 243	£ 186,015	73.5%
10	Basement	£ 0	£ -	£ -	£ -	0.0%
11	Podium	N/A				
12	Sub-Total 2	£ 12,462,983	£ 182.44	£ 242.99	£ 186,015	73.5%
13	Net Construction	£ 12,462,983	£ 182	£ 243	£ 186,015	73.5%
	Main Contractor On-Costs					
14	Preliminaries 16.5%	£ 2,056,392	£ 30	£ 40	£ 30,692	12.1%
15	Design and Build Fees 4.0%	£ 580,775	£ 9	£ 11	£ 8,668	3.4%
16	OH&P 7.0%	£ 1,057,011	£ 15	£ 21	£ 15,776	6.2%
17	Contingency 5.0%	£ 807,858	£ 12	£ 16	£ 12,058	4.8%
18	On-Costs Sub-Total	£ 4,502,036	£ 66	£ 88	£ 67,195	26.5%
19	Gross Construction to 1Q 2023	£ 16,965,019	£ 248	£ 331	£ 253,209	100.0%
	Inflation					
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 16,965,019	£ 248	£ 331	£ 253,209	100.0%

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA (Incl. Non-resi)	75%
4	NIA : GIA (exc. Non-resi)	75%
5	Average unit NIA	766 ft2
6	External wall : GIA ratio	0.48
7	Typical glazing ratio	30%

Key Data		
1	Site area	21,851 ft2
2	Gross external area	N/A
3	GF footprint	21,851 ft2
4	Overall GIA (incl basement)	68,314 ft2
5	Net internal area	51,290 ft2
6	Residential NIA	51,290 ft2
7	Non-residential NIA	0 ft2
8	Basement	10,204 ft2
9	Units total	67 nr
10	Houses - 2 Bed	6 nr
11	Houses - 3 Bed	7 nr
12	Houses - 4 Bed	2 nr
13	Flats (1-Bed)	16 nr
14	Flats (2-Bed)	28 nr
15	Flats (3-Bed)	8 nr
16	Highest storeys (incl. GF)	6 nr
17	Cores	1 nr
18	External Wall	3,040 m2
19	Bolt-On Balconies	52 nr
20	Podium Area	0 ft2



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	✓	53	Ensuites	✓
31	Precast concrete	✓	54	- sanitaryware budget	
32	Metal	Excluded	MEPH		
External Walls			55	Radiators	✓
33	Scaffold	✓	56	Underfloor heating	Excluded
34	Mast climbers	Excluded	57	MVHR	✓
35	SFS inner	Excluded	58	Cooling (to hotel)	Excluded
36	Brickwork; hand laid	✓	Landscaping		
37	Alum PPC	Excluded	59	Hard landscaping	✓
38	Brick slips	Excluded	60	Soft landscaping	✓
39	Banding to façade	Excluded	61	Attenuation	✓
40	Corbel to façade	Excluded	62	Play equipment	Excluded
41	Faceted window	Excluded	Utilities		
42	Brick slips at curved area	Excluded	63	Diversions	Excluded
43	Framing to sliding doors	✓	64	Incoming supplies	✓
44	Header course	Excluded			

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot E - Residential: 70 Later Living Flats

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%
1	Substructure	£ 996,125	£ 12	£ 15	£ 14,030	3.5%
2	Superstructure	£ 8,692,918	£ 101	£ 127	£ 122,435	30.2%
2.1	Frame	£ 996,125	£ 12	£ 15	£ 14,030	3.5%
2.2	Upper floors	£ 1,087,600	£ 13	£ 16	£ 15,318	3.8%
2.3	Roof	£ 480,890	£ 6	£ 7	£ 6,773	1.7%
2.4	Stairs and Ramps	£ 120,000	£ 1	£ 2	£ 1,690	0.4%
2.5	External Walls	£ 3,551,584	£ 41	£ 52	£ 50,022	12.3%
2.6	Windows and External Doors	£ 1,101,989	£ 13	£ 16	£ 15,521	3.8%
2.7	Internal Walls and Partitions	£ 1,195,350	£ 14	£ 17	£ 16,836	4.1%
2.8	Internal Doors	£ 159,380	£ 2	£ 2	£ 2,245	0.6%
3	Internal Finishes	£ 1,139,555	£ 13	£ 17	£ 16,050	4.0%
3.1	Wall Finishes	£ 119,535	£ 1	£ 2	£ 1,684	0.4%
3.2	Floor Finishes	£ 637,520	£ 7	£ 9	£ 8,979	2.2%
3.3	Ceiling Finishes	£ 382,500	£ 4	£ 6	£ 5,387	1.3%
4	Fittings, Furnishings and Equipment	£ 15,000	£ 0	£ 0	£ 211	0.1%
5	Services	£ 3,068,128	£ 36	£ 45	£ 43,213	10.6%
5.1	Sanitary Installation	£ 20,000	£ 0	£ 0	£ 282	0.1%
5.2-5.13	MEPH	£ 2,664,128	£ 31	£ 39	£ 37,523	9.2%
5.10	Lifts	£ 384,000	£ 4	£ 6	£ 5,408	1.3%
5.14	BWIC with services	inc				
6	External Works	£ 133,000	£ 2	£ 2	£ 1,873	0.5%
7	Utilities connection + External Services	£ 248,500	£ 3	£ 4	£ 3,500	0.9%
8	Residential Fit-Out	£ 4,100,329	£ 48	£ 60	£ 57,751	14.2%
8a	Amenity Fit out	£ 2,771,730	£ 32	£ 40	£ 39,038	9.6%
9	Sub-Total 1	£ 21,165,286	£ 247	£ 308	£ 298,103	73.5%
10	Basement	£ 0	£ -	£ -	£ -	0.0%
11	Podium	£ 0	£ -	£ -	£ -	0.0%
12	Sub-Total 2	£ 21,165,286	£ 246.74	£ 308.44	£ 298,103	73.5%
13	Net Construction	£ 21,165,286	£ 247	£ 308	£ 298,103	73.5%
	Main Contractor On-Costs					
14	Preliminaries	16.5% £ 3,492,272	£ 41	£ 51	£ 49,187	12.1%
15	Design and Build Fees	4.0% £ 986,302	£ 12	£ 14	£ 13,892	3.4%
16	OH&P	7.0% £ 1,795,070	£ 21	£ 26	£ 25,283	6.2%
17	Contingency	5.0% £ 1,371,947	£ 16	£ 20	£ 19,323	4.8%
18	On-Costs Sub-Total	£ 7,645,591	£ 89	£ 111	£ 107,684	26.5%
19	Gross Construction to 2Q 2023	£ 28,810,877	£ 336	£ 420	£ 405,787	100.0%
	Inflation					
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
24	Gross Construction Forecast Outturn	£ 28,810,877	£ 336	£ 420	£ 405,787	100.0%

Efficiencies		
1	Site usage	88%
2	GEA : GIA	N/A
3	NIA : GIA	80%
4	NIA : GIA (exc. Non-resi)	80%
5	Average unit NIA	966 ft2
6	External wall : GIA ratio	0.75
7	Typical glazing ratio	30%

Key Data		
1	Site area	34,585 ft2
2	Gross external area	N/A
3	GF footprint	30,279 ft2
4	Overall GIA	85,778 ft2
5	Net internal area	68,621 ft2
6	Residential NIA	68,621 ft2
7	Non-residential NIA	0 ft2
8	Basement	30,279 ft2
9	Apartments total	71 nr
10	Studio	0 nr
11	1B 2P	0 nr
12	2B 3P	0 nr
13	2B 4P	71 nr
14	3B 5P	0 nr
15	Highest storeys (incl. GF)	6 nr
16	Cores	2 nr
17	External Wall	5,977 m2
18	Balconies	100.0%
19	Bolt-On Balconies	71 nr
20	Amenity Space	11,087 ft2
21	Podium Area	11,227 ft2



Project Summary		Roof		Glazing	
Facilitating		22	Single ply	45	UPVC Double glazed
1	Contamination		✓	46	Triple glazed
2	Major demolition		✓	47	Composite
3	Specialist groundworks		Excluded	48	Aluminium
Foundations		23	Pitched		
4	Strip and pad		Excluded		
5	Piling; CFA		Excluded		
6	Raft		Excluded		
7	Ground slab		Excluded		
8	Basement		Excluded		
Frame		24	Brown		
9	Steel frame		Excluded		
10	Space frame / deck		Excluded		
11	Concrete frame		Excluded		
12	Timber frame		Excluded		
13	Traditional		Excluded		
Upper Floors		25	Green		
14	Concrete floors		Excluded		
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		
External Walls		26	Blue		
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		
Bathrooms		27	Landscaped		
49	Master; 3 piece		✓		
50	- sanitaryware budget				
51	Master; 4 piece		Excluded		
52	- sanitaryware budget				
53	Ensuites		✓		
54	- sanitaryware budget				
MEPH		28	Feature entrance		
55	Radiators		✓		
56	Underfloor heating		Excluded		
57	MVHR		✓		
58	Cooling (to hotel)		Excluded		
Landscaping		29	Stone		
59	Hard landscaping		✓		
60	Soft landscaping		✓		
61	Attenuation		✓		
62	Play equipment		Excluded		
Utilities		30	Timber		
63	Diversions		Excluded		
64	Incoming supplies		✓		

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4

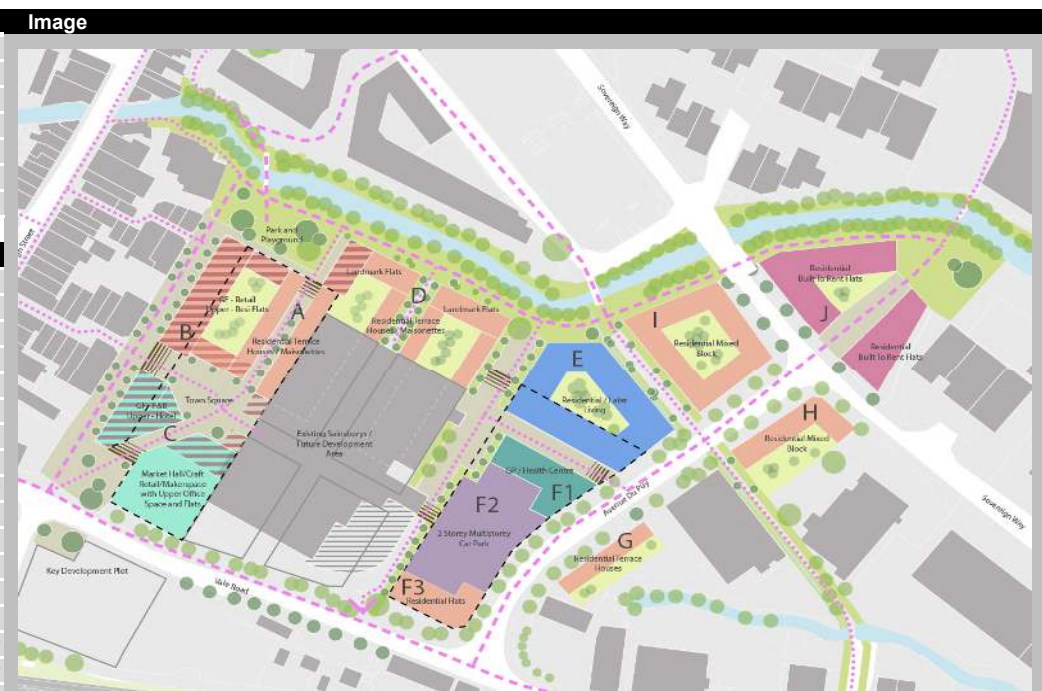


Plot F1 - GP Health Clinic

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	N/A	0.0%	
1	Substructure	£ 303,375	£ 12	£ 12	N/A	3.7%	
2	Superstructure	£ 2,019,522	£ 77	£ 77	N/A	24.7%	
2.1	Frame	£ 303,375	£ 12	£ 12	N/A	3.7%	
2.2	Upper floors	£ 323,600	£ 12	£ 12	N/A	4.0%	
2.3	Roof	£ 307,420	£ 12	£ 12	N/A	3.8%	
2.4	Stairs and Ramps	£ 30,000	£ 1	£ 1	N/A	0.4%	
2.5	External Walls	£ 783,000	£ 30	£ 30	N/A	9.6%	
2.6	Windows and External Doors	£ 272,127	£ 10	£ 10	N/A	3.3%	
2.7	Internal Walls and Partitions	£ -	£ -	£ -	N/A	0.0%	
2.8	Internal Doors	£ -	£ -	£ -	N/A	0.0%	
3	Internal Finishes	£ -	£ -	£ -	N/A	0.0%	
3.1	Wall Finishes	£ -	£ -	£ -	N/A	0.0%	
3.2	Floor Finishes	£ -	£ -	£ -	N/A	0.0%	
3.3	Ceiling Finishes	£ -	£ -	£ -	N/A	0.0%	
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	N/A	0.0%	
5	Services	£ 105,000	£ 4	£ 4	N/A	1.3%	
5.1	Sanitary Installation	£ -	£ -	£ -	N/A	0.0%	
5.2-5.13	MEPH	£ -	£ -	£ -	N/A	0.0%	
5.10	Lifts	£ 105,000	£ 4	£ 4	N/A	1.3%	
5.14	BWIC with services	inc					
6	External Works		n/a				
7	Utilities connection + External Services	£ -	£ -	£ -	N/A	0.0%	
8	GP Fit Out	£ 3,587,106	£ 137	£ 137		43.8%	
9	Sub-Total 1	£ 6,015,003	£ 230	£ 230	N/A	73.5%	
10	Basement		£ -	£ -	N/A	0.0%	
11	Podium	£ 0	£ -	£ -	N/A	0.0%	
12	Sub-Total 2	£ 6,015,003	£ 230	£ 230.25	N/A	73.5%	
13	Net Construction	£ 6,015,003	£ 230	£ 230	N/A	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 992,475	£ 38	£ 38	N/A	12.1%
15	Design and Build Fees	4.0%	£ 280,299	£ 11	£ 11	N/A	3.4%
16	OH&P	7.0%	£ 510,144	£ 20	£ 20	N/A	6.2%
17	Contingency	5.0%	£ 389,896	£ 15	£ 15	N/A	4.8%
18	On-Costs Sub-Total	£ 2,172,815	£ 83	£ 83	N/A	26.5%	
19	Gross Construction to 1Q 2023	£ 8,187,818	£ 313	£ 313	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	£ 8,187,818	£ 313	£ 313	N/A	100.0%	

Efficiencies		
1	Site usage	26%
2	GEA : GIA	N/A
3	NIA : GIA	100%
4	NIA : GIA (exc. Non-resi)	0%
5	Average unit NIA	#DIV/0!
6	External wall : GIA ratio	#VALUE!
7	Typical glazing ratio	30%

Key Data		
1	Site area	37,513 ft2
2	Gross external area	N/A
3	GF footprint	9,677 ft2
4	Overall GIA	26,124 ft2
5	Net internal area	26,124 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	26,124 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	2 nr
17	External Wall	N/A
18	Balconies	N/A
19	Bolt-On Balconies	N/A
20	Podium Area	9,677 ft2



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 4



Plot F2 - Multi-Storey Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 1,061,000	£ 23	£ 23	£ 7,073	13.5%	
2	Superstructure	£ 2,979,000	£ 65	£ 65	£ 19,860	37.8%	
3	Internal Fitting Out	£ 476,000	£ 10	£ 10	£ 3,173	6.0%	
4	Services	£ 1,266,000	£ 28	£ 28	£ 8,440	16.1%	
5	Sub-Total 1	£ 5,782,000	£ 127	£ 127	£ 38,547	73.5%	
6	Electric Car Charging - 50% Passive, 50% Active	Incl					
8	Podium	£ -	£ -	£ -	£ -	0.0%	
9	Sub-Total 2	£ 5,782,000	£ 127	£ 127	£ 38,547	73.5%	
10	Net Construction	£ 5,782,000	£ 127	£ 127	£ 38,547	73.5%	
Main Contractor On-Costs							
11	Preliminaries	16.5%	£ 954,030	£ 21	£ 21	£ 6,360	12.1%
12	Design and Build Fees	4.0%	£ 269,441	£ 6	£ 6	£ 1,796	3.4%
13	OH&P	7.0%	£ 490,383	£ 11	£ 11	£ 3,269	6.2%
14	Contingency	5.0%	£ 374,793	£ 8	£ 8	£ 2,499	4.8%
15	On-Costs Sub-Total	£ 2,088,647	£ 46	£ 46	£ 13,924	26.5%	
16	Gross Construction to 1Q 2023	£ 7,870,647	£ 173	£ 173	£ 52,471	100.0%	
Inflation							
17	To 1Q 2023	Included					
18	To start-on-site	Excluded					
19	To mid-point	Excluded					
20	Gross Construction Forecast Outturn	£ 7,870,647	£ 173	£ 173	£ 52,471	100.0%	

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

Key Data		
1	Site area	25,285 ft2
2	Gross external area	
3	GF footprint	25,285 ft2
4	Overall GIA	45,521 ft2
5	Net internal area	45,521 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	45,521 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	150 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
21	Podium Area	25,285 ft2



Project Summary								
Facilitating		Roof		Glazing				
1	Contamination	Excluded	22	Terrace	Excluded	45	UPVC Double glazed	Excluded
2	Major demolition	✓	23	Pitched	Excluded	46	Triple glazed	Excluded
3	Specialist groundworks	Excluded	24	Brown	Excluded	47	Composite	Excluded
Foundations		Stairs		Bathrooms				
4	Strip and pad	Excluded	25	Green	Excluded	48	Aluminium	Excluded
5	Piling: CFA	✓	26	Blue	Excluded	49	Master; 3 piece	Excluded
6	Raft	Excluded	27	Landscaped	Excluded	50	- sanitaryware budget	
7	Ground slab	✓	Frame		51	Master; 4 piece	Excluded	
8	Basement	Excluded	9	Steel frame	Excluded	52	- sanitaryware budget	
Upper Floors		External Walls		MEPH				
9	Concrete floors	✓	30	Timber	Excluded	53	Ensuites	Excluded
10	- thickness	varies	31	Precast concrete	✓	54	- sanitaryware budget	
11	Metal decking form work	Excluded	32	Metal	Excluded	Landscaping		
12	CLT	Excluded	Landscaping		55	Hard landscaping	Excluded	
13	Angle supports	✓	33	Brick slips	Excluded	56	Soft landscaping	Excluded
14	- every floor	✓	34	Banding to façade	Excluded	57	Attenuation	Excluded
15	- every second floor	Excluded	35	Corbel to façade	Excluded	58	Play equipment	Excluded
16	- every third floor	Excluded	36	Faceted window	Excluded	Utilities		
17			37	Brick slips at curved area	Excluded	63	Diversions	Excluded
18			38	Framing to sliding doors	Excluded	64	Incoming supplies	Excluded
19			39	Header course	Excluded			

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot F3 - Petrol Station

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / Pump	%	
0	Facilitating Works	£ 468,000	£ 70	£ 88	£ 39,000	16.0%	
1	Substructure	£ 428,100	£ 64	£ 81	£ 35,675	14.7%	
2	Superstructure	£ 264,000	£ 40	£ 50	£ 22,000	9.0%	
2.1	Frame	£ 94,300	£ 14	£ 18	£ 7,858	3.2%	
2.2	Upper floors	£ -	£ -	£ -	£ -	0.0%	
2.3	Roof	£ 75,400	£ 11	£ 14	£ 6,283	2.6%	
2.4	Stairs and Ramps	£ -	£ -	£ -	£ -	0.0%	
2.5	External Walls	£ 94,300	£ 14	£ 18	£ 7,858	3.2%	
2.6	Windows and External Doors	£ -	£ -	£ -	£ -	0.0%	
2.7	Internal Walls and Partitions	£ -	£ -	£ -	£ -	0.0%	
2.8	Internal Doors	£ -	£ -	£ -	£ -	0.0%	
3	Internal Finishes	£ 213,000	£ 32	£ 40	£ 17,750	7.3%	
3.1	Wall Finishes	£ 62,900	£ 9	£ 12	£ 5,242	2.2%	
3.2	Floor Finishes	£ 87,200	£ 13	£ 16	£ 7,267	3.0%	
3.3	Ceiling Finishes	£ 62,900	£ 9	£ 12	£ 5,242	2.2%	
4	Fittings, Furnishings and Equipment	£ 37,700	£ 6	£ 7	£ 3,142	1.3%	
5	Services	£ 705,300	£ 106	£ 133	£ 58,775	24.2%	
5.1	Sanitary Installation	£ -	£ -	£ -	£ -	0.0%	
5.2-5.13	MEPH	£ 705,300	£ 106	£ 133	£ 58,775	24.2%	
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ -	£ -	£ -	£ -	0.0%	
8	Sub-Total 1	£ 2,116,100	£ 319	£ 399	£ 176,342	72.5%	
9	Podium	Excl					
10	External works	£27,100	£ 4	£ 5.11	£ 2,258	0.9%	
11	Sub-Total 2	£ 2,143,200	£ 323	£ 403.87	£ 178,600	73.5%	
12	Net Construction	£ 2,143,200	£ 323	£ 404	£ 178,600	73.5%	
Main Contractor On-Costs							
13	Preliminaries	16.5%	£ 353,628	£ 53	£ 67	£ 29,469	12.1%
14	Design and Build Fees	4.0%	£ 99,873	£ 15	£ 19	£ 8,323	3.4%
15	OH&P	7.0%	£ 181,769	£ 27	£ 34	£ 15,147	6.2%
16	Contingency	5.0%	£ 138,924	£ 21	£ 26	£ 11,577	4.8%
17	On-Costs Sub-Total	£ 774,194	£ 117	£ 146	£ 64,516	26.5%	
18	Gross Construction to 1Q 2023	£ 2,917,394	£ 439	£ 550	£ 243,116	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 2,917,394	£ 439	£ 550	£ 243,116	100.0%	

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA	80%
4	NIA : GIA (exc. Non-resi)	0%
5	Average unit NIA	0 ft2
6	External wall : GIA ratio	N/A
7	Typical glazing ratio	30%

Key Data		
1	Site area	7,373 ft2
2	Gross external area	N/A
3	GF footprint	7,373 ft2
4	Overall GIA	6,641 ft2
5	Net internal area	5,307 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	5,307 ft2
8	Basement	N/A
9	Pumps Total	12 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)	N/A
16	Cores	N/A
17	External Wall	N/A
18	Balconies	N/A
19	Bolt-On Balconies	N/A
20	Podium Area	Excl



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 4



Plot G - Residential: 9 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 111,000	£ 9	£ 14	£ 12,333	6.0%	
2	Superstructure	£ 517,366	£ 43	£ 65	£ 57,485	27.9%	
2.1	Frame	£ -	£ -	£ -	£ -	0.0%	
2.2	Upper floors	£ 74,000	£ 6	£ 9	£ 8,222	4.0%	
2.3	Roof	£ 92,500	£ 8	£ 12	£ 10,278	5.0%	
2.4	Stairs and Ramps	£ 50,400	£ 4	£ 6	£ 5,600	2.7%	
2.5	External Walls	£ 177,484	£ 15	£ 22	£ 19,720	9.6%	
2.6	Windows and External Doors	£ 39,683	£ 3	£ 5	£ 4,409	2.1%	
2.7	Internal Walls and Partitions	£ 83,300	£ 7	£ 10	£ 9,256	4.5%	
2.8	Internal Doors	£ -	£ -	£ -	£ -	0.0%	
3	Internal Finishes - Shell & Core	£ 14,800	£ 1	£ 2	£ 1,644	0.8%	
3.1	Wall Finishes - Incl in residential Fit Out	£ 3,700	£ 0	£ 0	£ 411	0.2%	
3.2	Floor Finishes - Incl in residential Fit Out	£ 5,550	£ 0	£ 1	£ 617	0.3%	
3.3	Ceiling Finishes - Incl in residential Fit Out	£ 5,550	£ 0	£ 1	£ 617	0.3%	
4	Fittings, Furnishings and Equipment	£ -	£ -	£ -	£ -	0.0%	
5	Services	£ 48,600	£ 4	£ 6	£ 5,400	2.6%	
5.1	Sanitary Installation - Incl in residential Fit Out	£ -	£ -	£ -	£ -	0.0%	
5.2-5.13	MEPH	£ 48,600	£ 4	£ 6	£ 5,400	2.6%	
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%	
5.14	BWIC with services	inc					
6	External Works	£ 147,450	£ 12	£ 19	£ 16,383	7.9%	
7	Utilities connection + External Services	£ 31,500	£ 3	£ 4	£ 3,500	1.7%	
8	Residential Fit-Out	£ 492,032	£ 41	£ 62	£ 54,670	26.5%	
9	Sub-Total 1	£ 1,362,748	£ 114	£ 171	£ 151,416	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	Podium		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 1,362,748	£ 114.06	£ 171.08	£ 151,416	73.5%	
13	Net Construction	£ 1,362,748	£ 114	£ 171	£ 151,416	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 224,853	£ 19	£ 28	£ 24,984	12.1%
15	Design and Build Fees	4.0%	£ 63,504	£ 5	£ 8	£ 7,056	3.4%
16	OH&P	7.0%	£ 115,577	£ 10	£ 15	£ 12,842	6.2%
17	Contingency	5.0%	£ 88,334	£ 7	£ 11	£ 9,815	4.8%
18	On-Costs Sub-Total	£ 492,269	£ 41	£ 62	£ 54,697	26.5%	
19	Gross Construction to 1Q 2023	£ 1,855,017	£ 155	£ 233	£ 206,113	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 1,855,017	£ 155	£ 233	£ 206,113	100.0%	

Efficiencies	
1	Site usage 30%
2	GEA : GIA 90%
3	NIA : GIA 67%
4	NIA : GIA (exc. Non-resi) 67%
5	Average unit NIA 885 ft2
6	External wall : GIA ratio 0.00
7	Typical glazing ratio 30%

Key Data	
1	Site area 15,005 ft2
2	Gross external area 13,272 ft2
3	GF footprint 4,478 ft2
4	Overall GIA 11,948 ft2
5	Net internal area 7,965 ft2
6	Residential NIA 7,965 ft2
7	Non-residential NIA 0 ft2
8	Basement 0 ft2
9	Apartments total 9 nr
10	Studio 0 nr
11	2B 4P 4 nr
12	3B 5P 4 nr
13	4B 6P 1 nr
14	
15	Highest storeys (incl. GF) 3 nr
16	Cores N/A
17	External Wall 0 m2
18	Balconies N/A
19	Bolt-On Balconies N/A
20	Podium area 0 ft2



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		55	Radiators ✓
33	Scaffold ✓	56	Underfloor heating Excluded
34	Mast climbers Excluded	57	MVHR ✓
35	SFS inner Excluded	58	Cooling (to hotel) Excluded
36	Brickwork; hand laid ✓	Landscaping	
37	Alum PPC Excluded	59	Hard landscaping ✓
38	Brick slips Excluded	60	Soft landscaping ✓
39	Banding to façade Excluded	61	Attenuation ✓
40	Corbel to façade Excluded	62	Play equipment Excluded
41	Faceted window Excluded	Utilities	
42	Brick slips at curved area Excluded	63	Diversions Excluded
43	Framing to sliding doors ✓	64	Incoming supplies ✓
44	Header course Excluded		

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot H - Residential: 15 Flats, 4 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 212,625	£ 11	£ 14	£ 11,191	4.2%	
2	Superstructure	£ 1,738,822	£ 89	£ 117	£ 91,517	34.0%	
2.1	Frame	£ 157,125	£ 8	£ 11	£ 8,270	3.1%	
2.2	Upper floors	£ 232,200	£ 12	£ 16	£ 12,221	4.5%	
2.3	Roof	£ 193,940	£ 10	£ 13	£ 10,207	3.8%	
2.4	Stairs and Ramps	£ 72,400	£ 4	£ 5	£ 3,811	1.4%	
2.5	External Walls	£ 857,695	£ 44	£ 58	£ 45,142	16.8%	
2.6	Windows and External Doors	£ 185,782	£ 10	£ 13	£ 9,778	3.6%	
2.7	Internal Walls and Partitions	£ 20,825	£ 1	£ 1	£ 1,096	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	£ 5,000	£ 0	£ 0	£ 263	0.1%	
5	Services	£ 556,414	£ 29	£ 38	£ 29,285	10.9%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 158	0.1%	
5.2-5.13	MEPH	£ 428,414	£ 22	£ 29	£ 22,548	8.4%	
5.10	Lifts	£ 125,000	£ 6	£ 8	£ 6,579	2.4%	
5.14	BWIC with services	inc					
6	External Works	£ 158,125	£ 8	£ 11	£ 8,322	3.1%	
7	Utilities connection + External Services	£ 66,500	£ 3	£ 4	£ 3,500	1.3%	
8	Residential Fit-Out	£ 961,110	£ 49	£ 65	£ 50,585	18.8%	
9	Sub-Total 1	£ 3,760,131	£ 193	£ 254	£ 197,902	73.5%	
10	Basement	£ 0	£ -	£ -	£ -	0.0%	
11	Podium	N/A					
12	Sub-Total 2	£ 3,760,131	£ 192.89	£ 254.05	£ 197,902	73.5%	
13	Net Construction	£ 3,760,131	£ 193	£ 254	£ 197,902	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 620,422	£ 32	£ 42	£ 32,654	12.1%
15	Design and Build Fees	4.0%	£ 175,222	£ 9	£ 12	£ 9,222	3.4%
16	OH&P	7.0%	£ 318,904	£ 16	£ 22	£ 16,784	6.2%
17	Contingency	5.0%	£ 243,734	£ 13	£ 16	£ 12,828	4.8%
18	On-Costs Sub-Total	£ 1,358,282	£ 70	£ 92	£ 71,489	26.5%	
19	Gross Construction to 1Q 2023	£ 5,118,413	£ 263	£ 346	£ 269,390	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 5,118,413	£ 263	£ 346	£ 269,390	100.0%	

Efficiencies		
1	Site usage	37%
2	GEA : GIA	N/A
3	NIA : GIA	76%
4	NIA : GIA (exc. Non-resi)	76%
5	Average unit NIA	779 ft2
6	External wall : GIA ratio	0.00
7	Typical glazing ratio	30%

Key Data		
1	Site area	15,694 ft2
2	Gross external area	N/A
3	GF footprint	5,791 ft2
4	Overall GIA (Incl Basement)	19,494 ft2
5	Net internal area	14,801 ft2
6	Residential NIA	14,801 ft2
7	Non-residential NIA	0 ft2
8	Basement	3,369 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	0 m2
18	Balconies	78.9%
19	Bolt-On Balconies	15 nr
20	Podium Area	0 ft2



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 4



Plot I - Residential: 72 Flats, 7 Houses

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 783,250	£ 11	£ 14	£ 9,915	3.9%	
2	Superstructure	£ 6,683,982	£ 96	£ 123	£ 84,607	33.0%	
2.1	Frame	£ 698,500	£ 10	£ 13	£ 8,842	3.4%	
2.2	Upper floors	£ 970,900	£ 14	£ 18	£ 12,290	4.8%	
2.3	Roof	£ 568,465	£ 8	£ 10	£ 7,196	2.8%	
2.4	Stairs and Ramps	£ 99,200	£ 1	£ 2	£ 1,256	0.5%	
2.5	External Walls	£ 2,594,129	£ 37	£ 48	£ 32,837	12.8%	
2.6	Windows and External Doors	£ 740,353	£ 11	£ 14	£ 9,372	3.7%	
2.7	Internal Walls and Partitions	£ 900,675	£ 13	£ 17	£ 11,401	4.4%	
2.8	Internal Doors	£ 111,760	£ 2	£ 2	£ 1,415	0.6%	
3	Internal Finishes	£ 810,480	£ 12	£ 15	£ 10,259	4.0%	
3.1	Wall Finishes	£ 86,645	£ 1	£ 2	£ 1,097	0.4%	
3.2	Floor Finishes	£ 451,278	£ 7	£ 8	£ 5,712	2.2%	
3.3	Ceiling Finishes	£ 272,558	£ 4	£ 5	£ 3,450	1.3%	
4	Fittings, Furnishings and Equipment	£ 15,000	£ 0	£ 0	£ 190	0.1%	
5	Services	£ 1,995,610	£ 29	£ 37	£ 25,261	9.8%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 38	0.0%	
5.2-5.13	MEPH	£ 1,842,610	£ 27	£ 34	£ 23,324	9.1%	
5.10	Lifts	£ 150,000	£ 2	£ 3	£ 1,899	0.7%	
5.14	BWIC with services	inc					
6	External Works	£ 400,350	£ 6	£ 7	£ 5,068	2.0%	
7	Utilities connection + External Services	£ 255,500	£ 4	£ 5	£ 3,234	1.3%	
8	Residential Fit-Out	£ 3,950,408	£ 57	£ 73	£ 50,005	19.5%	
9	Sub-Total 1	£ 14,894,580	£ 215	£ 275	£ 188,539	73.5%	
10	Basement	£ 0	£ -	£ -	£ -	0.0%	
11	Podium	N/A					
12	Sub-Total 2	£ 14,894,580	£ 214.98	£ 274.72	£ 188,539	73.5%	
13	Net Construction	£ 14,894,580	£ 215	£ 275	£ 188,539	73.5%	
Main Contractor On-Costs							
14	Preliminaries	16.5%	£ 2,457,606	£ 35	£ 45	£ 31,109	12.1%
15	Design and Build Fees	4.0%	£ 694,087	£ 10	£ 13	£ 8,786	3.4%
16	OH&P	7.0%	£ 1,263,239	£ 18	£ 23	£ 15,990	6.2%
17	Contingency	5.0%	£ 965,476	£ 14	£ 18	£ 12,221	4.8%
18	On-Costs Sub-Total	£ 5,380,408	£ 78	£ 99	£ 68,106	26.5%	
19	Gross Construction to 1Q 2023	£ 20,274,988	£ 293	£ 374	£ 256,645	100.0%	
Inflation							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 20,274,988	£ 293	£ 374	£ 256,645	100.0%	

Efficiencies		
1	Site usage	56%
2	GEA : GIA	N/A
3	NIA : GIA	78%
4	NIA : GIA (exc. Non-resi)	78%
5	Average unit NIA	686 ft2
6	External wall : GIA ratio	0.56
7	Typical glazing ratio	30%

Key Data		
1	Site area	28,525 ft2
2	Gross external area	N/A
3	GF footprint	16,028 ft2
4	Overall GIA (Incl Basement)	69,282 ft2
5	Net internal area	54,218 ft2
6	Residential NIA	54,218 ft2
7	Non-residential NIA	0 ft2
8	Basement	12,153 ft2
9	Units total	79 nr
10	Houses - 2 Bed	3 nr
11	Houses - 3 Bed	3 nr
12	Houses - 4 Bed	1 nr
13	Flats (1-Bed)	22 nr
14	Flats (2-Bed)	38 nr
15	Flats (3-Bed)	12 nr
16	Highest storeys (incl. GF)	5 nr
17	Cores	2 nr
18	External Wall	3,632 m2
19	Balconies	91.1%
20	Bolt-On Balconies	72 nr
21	Podium Area	0 ft2



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			55	Radiators	✓
33	Scaffold	✓	56	Underfloor heating	Excluded
34	Mast climbers	Excluded	57	MVHR	✓
35	SFS inner	✓	58	Cooling (to hotel)	Excluded
36	Brickwork; hand laid	Excluded	Landscaping		
37	Alum PPC	Excluded	59	Hard landscaping	✓
38	Brick slips	✓	60	Soft landscaping	✓
39	Banding to façade	✓	61	Attenuation	✓
40	Corbel to façade	Excluded	62	Play equipment	Excluded
41	Faceted window	Excluded	Utilities		
42	Brick slips at curved area	Excluded	63	Diversions	Excluded
43	Framing to sliding doors	✓	64	Incoming supplies	✓
44	Header course	Excluded			

Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 4



Plot J - Residential: 150 Build To Rent Flats

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 1,347,500	£ 12	£ 15	£ 8,983	3.6%	
2	Superstructure	£ 11,943,699	£ 103	£ 129	£ 79,625	32.2%	
2.1	Frame	£ 1,347,500	£ 12	£ 15	£ 8,983	3.6%	
2.2	Upper floors	£ 1,839,800	£ 16	£ 20	£ 12,265	5.0%	
2.3	Roof	£ 774,690	£ 7	£ 8	£ 5,165	2.1%	
2.4	Stairs and Ramps	£ 160,000	£ 1	£ 2	£ 1,067	0.4%	
2.5	External Walls	£ 4,630,402	£ 40	£ 50	£ 30,869	12.5%	
2.6	Windows and External Doors	£ 1,358,708	£ 12	£ 15	£ 9,058	3.7%	
2.7	Internal Walls and Partitions	£ 1,617,000	£ 14	£ 17	£ 10,780	4.4%	
2.8	Internal Doors	£ 215,600	£ 2	£ 2	£ 1,437	0.6%	
3	Internal Finishes	£ 1,541,600	£ 13	£ 17	£ 10,277	4.2%	
3.1	Wall Finishes	£ 161,700	£ 1	£ 2	£ 1,078	0.4%	
3.2	Floor Finishes	£ 862,400	£ 7	£ 9	£ 5,749	2.3%	
3.3	Ceiling Finishes	£ 517,500	£ 4	£ 6	£ 3,450	1.4%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 0	£ 0	£ 233	0.1%	
5	Services	£ 4,009,176	£ 35	£ 43	£ 26,728	10.8%	
5.1	Sanitary Installation	£ 5,000	£ 0	£ 0	£ 33	0.0%	
5.2-5.13	MEPH	£ 3,604,176	£ 31	£ 39	£ 24,028	9.7%	
5.10	Lifts	£ 400,000	£ 3	£ 4	£ 2,667	1.1%	
5.14	BWIC with services inc						
6	External Works	£ 669,500	£ 6	£ 7	£ 4,463	1.8%	
7	Utilities connection + External Services	£ 525,000	£ 5	£ 6	£ 3,500	1.4%	
8	Residential Fit-Out	£ 7,137,405	£ 62	£ 77	£ 47,583	19.3%	
9	Sub-Total 1	£ 27,208,880	£ 234	£ 293	£ 181,393	73.5%	
10	Basement	£ 0	£ -	£ -	£ -	0.0%	
11	Podium	N/A					
12	Sub-Total 2	£ 27,208,880	£ 234.46	£ 293.07	£ 181,393	73.5%	
13	Net Construction	£ 27,208,880	£ 234	£ 293	£ 181,393	73.5%	
	Main Contractor On-Costs						
14	Preliminaries	16.5%	£ 4,489,465	£ 39	£ 48	£ 29,930	12.1%
15	Design and Build Fees	4.0%	£ 1,267,934	£ 11	£ 14	£ 8,453	3.4%
16	OH&P	7.0%	£ 2,307,640	£ 20	£ 25	£ 15,384	6.2%
17	Contingency	5.0%	£ 1,763,696	£ 15	£ 19	£ 11,758	4.8%
18	On-Costs Sub-Total	£ 9,828,735	£ 85	£ 106	£ 65,525	26.5%	
19	Gross Construction to 2Q 2023	£ 37,037,615	£ 319	£ 399	£ 246,917	100.0%	
	Inflation						
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 37,037,615	£ 319	£ 399	£ 246,917	100.0%	

Efficiencies		
1	Site usage	43%
2	GEA : GIA	N/A
3	NIA : GIA	80%
4	NIA : GIA (exc. Non-resi)	80%
5	Average unit NIA	619 ft2
6	External wall : GIA ratio	0.65
7	Typical glazing ratio	30%

Key Data		
1	Site area	44,886 ft2
2	Gross external area	N/A
3	GF footprint	19,418 ft2
4	Overall GIA	116,047 ft2
5	Net internal area	92,840 ft2
6	Residential NIA	92,840 ft2
7	Non-residential NIA	0 ft2
8	Basement	19,418 ft2
9	Apartments total	150 nr
10	Studio	0 nr
11	1B 2P	75 nr
12	2B 3P	75 nr
13	2B 4P	0 nr
14	3B 5P	0 nr
15	Highest storeys (incl. GF)	6 nr
16	Cores	2 nr
17	External Wall	7,007 m2
18	Balconies	100.0%
19	Bolt-On Balconies	150 nr
20	Podium Area	0 ft2



Project Summary			
Facilitating		Roof	
1 Contamination	Excluded	22 Single ply	✓
2 Major demolition	✓	23 Pitched	Excluded
3 Specialist groundworks	Excluded	24 Brown	Excluded
		25 Green	Excluded
Foundations		26 Blue	Excluded
4 Strip and pad	Excluded	27 Landscaped	Excluded
5 Piling; CFA	✓		
6 Raft	Excluded	Stairs	
7 Ground slab	✓	28 Feature entrance	Excluded
8 Basement	✓	29 Stone	Excluded
		30 Timber	Excluded
Frame		31 Precast concrete	✓
9 Steel frame	Excluded	32 Metal	Excluded
10 Space frame / deck	Excluded		
11 Concrete frame	✓	External Walls	
12 Timber frame	Excluded	33 Scaffold	✓
13 Traditional	Excluded	34 Mast climbers	Excluded
		35 SFS inner	Excluded
Upper Floors		36 Brickwork; hand laid	✓
14 Concrete floors	✓	37 Alum PPC	Excluded
15 - thickness	varies	38 Brick slips	Excluded
16 Metal decking form work	Excluded	39 Banding to façade	Excluded
17 CLT	Excluded	40 Corbel to façade	Excluded
18 Angle supports	✓	41 Faceted window	Excluded
19 - every floor	✓	42 Brick slips at curved area	Excluded
20 - every second floor	Excluded	43 Framing to sliding doors	✓
21 - every third floor	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	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 4



Plot X - Offsite Leisure Centre rebuild

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ 2,530,000	£ 68	£ 68	N/A	15.9%	
1	Substructure	£ 837,900	£ 23	£ 23	N/A	5.3%	
2	Superstructure	£ 5,226,294	£ 141	£ 141	N/A	32.9%	
2.1	Frame	£ 860,750	£ 23	£ 23	N/A	5.4%	
2.2	Upper floors	£ 39,000	£ 1	£ 1	N/A	0.2%	
2.3	Roof	£ 1,731,660	£ 47	£ 47	N/A	10.9%	
2.4	Stairs and Ramps	£ 20,000	£ 1	£ 1	N/A	0.1%	
2.5	External Walls	£ 1,411,630	£ 38	£ 38	N/A	8.9%	
2.6	Windows and External Doors	£ 516,450	£ 14	£ 14	N/A	3.3%	
2.7	Internal Walls and Partitions	£ 530,670	£ 14	£ 14	N/A	3.3%	
2.8	Internal Doors	£ 116,134	£ 3	£ 3	N/A	0.7%	
3	Internal Finishes	£ 805,662	£ 22	£ 22	N/A	5.1%	
3.1	Wall Finishes	£ 254,782	£ 7	£ 7	N/A	1.6%	
3.2	Floor Finishes	£ 302,984	£ 8	£ 8	N/A	1.9%	
3.3	Ceiling Finishes	£ 247,896	£ 7	£ 7	N/A	1.6%	
4	Fittings, Furnishings and Equipment	£ 181,545	£ 5	£ 5	N/A	1.1%	
5	Services	£ 2,086,015	£ 56	£ 56	N/A	13.1%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	N/A	0.0%	
5.2-5.13	MEPH	£ 2,083,015	£ 56	£ 56	N/A	13.1%	
5.10	Lifts	£ -	£ -	£ -	N/A	0.0%	
5.14	BWIC with services inc						
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ -	£ -	£ -	N/A	0.0%	
8	Sub-Total 1	£ 11,667,416	£ 315	£ 315	N/A	73.5%	
9	Basement		£ -	£ -	N/A	0.0%	
10	External works		£ -	£ -	N/A	0.0%	
11	Sub-Total 2	£ 11,667,416	£ 315	£ 314.82	N/A	73.5%	
12	Net Construction	£ 11,667,416	£ 315	£ 315	N/A	73.5%	
Main Contractor On-Costs							
13	Preliminaries	16.5%	£ 1,925,124	£ 52	£ 52	N/A	12.1%
14	Design and Build Fees	4.0%	£ 543,702	£ 15	£ 15	N/A	3.4%
15	OH&P	7.0%	£ 989,537	£ 27	£ 27	N/A	6.2%
16	Contingency	5.0%	£ 756,289	£ 20	£ 20	N/A	4.8%
17	On-Costs Sub-Total	£ 4,214,651	£ 114	£ 114	N/A	26.5%	
18	Gross Construction to 1Q 2023	£ 15,882,067	£ 429	£ 429	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	£ 15,882,067	£ 429	£ 429	N/A	100.0%	

Efficiencies		
1	Site usage	100%
2	GEA : GIA	N/A
3	NIA : GIA	100%
4	NIA : GIA (exc. Non-resi)	0%
5	Average unit NIA	#DIV/0!
6	External wall : GIA ratio	#VALUE!
7	Typical glazing ratio	30%

Key Data		
1	Site area	37,513 ft2
2	Gross external area	N/A
3	GF footprint	37,513 ft2
4	Overall GIA	37,060 ft2
5	Net internal area	37,060 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	37,060 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	2 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 4



Public Realm and Podium Car Park

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%	
1	Public Realm External Works	£ 4,278,800	£ 26	N/A	£ 17,115	31.1%	
2	Site Drainage	£ 601,260	£ 4	N/A	£ 2,405	4.4%	
3	Attenuation	£ 1,503,150	£ 9	N/A	£ 6,013	10.9%	
4	Podium - Public realm Only	£ 3,514,800	£ 22	N/A	£ 14,059	25.6%	
5	Tidying up Medway River Banks - PS	£ 200,000	£ 1	N/A	£ 800	1.5%	
6	Sub-Total 1	£ 10,098,010	£ 62	N/A	£ 40,392	73.5%	
7	Net Construction	£ 10,098,010	£ 62	N/A	£ 40,392	73.5%	
Main Contractor On-Costs							
8	Preliminaries	16.5%	£ 1,666,172	£ 10	N/A	£ 6,665	12.1%
9	Design and Build Fees	4.0%	£ 470,567	£ 3	N/A	£ 1,882	3.4%
10	OH&P	7.0%	£ 856,432	£ 5	N/A	£ 3,426	6.2%
11	Contingency	5.0%	£ 654,559	£ 4	N/A	£ 2,618	4.8%
12	On-Costs Sub-Total	£ 3,647,730	£ 22	N/A	£ 14,591	26.5%	
13	Gross Construction to 1Q 2023	£ 13,745,740	£ 84	N/A	£ 54,983	100.0%	
Inflation							
14	To 1Q 2023	Included					
15	To start-on-site	Excluded					
16	To mid-point	Excluded					
17	Gross Construction Forecast Outturn	£ 13,745,740	£ 84	N/A	£ 54,983	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	163,505 ft2
2	Gross external area	
3	GF footprint	N/A
4	Overall GIA	163,505 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	250 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
	Podium area	



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	