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## Tonbridge Town Centre Redevelopment - Phase 2

### Order of Cost Estimate - Option 1

on behalf of

### Mace Developments



*Costs current at Q1 2023*

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Revision: 3

Project Nr:

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



**Order of Cost Estimate Summary - Overall**

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
<b>0 Facilitating Works</b>	£ 1,530,000				
<b>1 Substructure</b>	£ 12,512,625	£ 21	£ 28	£ 29,441	8.1%
<b>2 Superstructure</b>	£ 42,880,030	£ 71	£ 95	£ 100,894	27.7%
2.1 Frame	£ 4,823,250	£ 8	£ 11	£ 11,349	3.1%
2.2 Upper floors	£ 5,308,730	£ 9	£ 12	£ 12,491	3.4%
2.3 Roof	£ 5,407,775	£ 9	£ 12	£ 12,724	3.5%
2.4 Stairs and Ramps	£ 812,600	£ 1	£ 2	£ 1,912	0.5%
2.5 External Walls	£ 16,489,061	£ 27	£ 37	£ 38,798	10.7%
2.6 Windows and External Doors	£ 4,688,299	£ 8	£ 10	£ 11,031	3.0%
2.7 Internal Walls and Partitions	£ 4,709,448	£ 8	£ 10	£ 11,081	3.0%
2.8 Internal Doors	£ 640,867	£ 1	£ 1	£ 1,508	0.4%
<b>3 Internal Finishes</b>	£ 3,629,261	£ 6	£ 8	£ 8,539	2.3%
3.1 Wall Finishes	£ 562,326	£ 1	£ 1	£ 1,323	0.4%
3.2 Floor Finishes	£ 1,849,230	£ 3	£ 4	£ 4,351	1.2%
3.3 Ceiling Finishes	£ 1,217,706	£ 2	£ 3	£ 2,865	0.8%
<b>4 Fittings, Furnishings and Equipment</b>	£ 575,860	£ 1	£ 1	£ 1,355	0.4%
<b>5 Services</b>	£ 13,750,622	£ 23	£ 31	£ 32,354	8.9%
5.1 Sanitary Installation	£ 86,000	£ 0	£ 0	£ 202	0.1%
5.2-5.13 MEPH	£ 12,548,622	£ 21	£ 28	£ 29,526	8.1%
5.10 Lifts	£ 1,116,000	£ 2	£ 2	£ 2,626	0.7%
5.14 BWIC with services incl					
<b>6 Utilities connection + External Services</b>	£ 1,487,500	£ 2	£ 3	£ 3,500	1.0%
<b>7 Residential/Hotel/Office Fitout</b>	£ 22,788,987	£ 38	£ 51	£ 53,621	14.7%
<b>8 External works (Surface Car Park + Public Realm)</b>	£ 5,650,145	£ 9	£ 13	£ 13,294	3.7%
<b>9 Multi-Storey Car Park</b>	£ 8,863,000	£ 15	£ 20	£ 30,562	5.7%
<b>10 Net Construction</b>	£ 113,668,029	£ 188	£ 253	£ 267,454	73.5%
<b>Main Contractor On-Costs</b>					
11 Preliminaries 16.5%	£ 18,755,225	£ 31	£ 42	£ 44,130	12.1%
12 Design & Build Fees 4.0%	£ 5,296,930	£ 9	£ 12	£ 12,463	3.4%
13 OH&P 7.0%	£ 9,640,413	£ 16	£ 21	£ 22,683	6.2%
14 Construction Contingency 5.0%	£ 7,368,030	£ 12	£ 16	£ 17,337	4.8%
<b>14 On-Costs Sub-Total</b>	£ 41,060,598	£ 68	£ 91	£ 96,613	26.5%
<b>15 Gross Construction to 1Q 2023</b>	£ 154,728,627	£ 256	£ 344	£ 364,067	100.0%
16 Professional Fee Allowance	Excluded				
17 Development Contingency	Excluded				
<b>18 Development Costs</b>	£ -	£ -	£ -	£ -	0.0%
19 Substation Works	Excluded				
20 Public Realm and Community Landscaping	incl				
<b>Inflation</b>					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
<b>24 Gross Construction Forecast Outturn</b>	£ 154,728,627	£ 256	£ 344	£ 364,067	100.0%

Efficiencies	
1 Site usage	49%
2 GEA : GIA	N/A
3 NIA : GIA	43%
4 NIA : GIA (exc. Non-resi)	77%
5 Average unit NIA	617 ft2
6 External wall : GIA ratio	0.65
7 Typical glazing ratio	40%

Key Data	
1 Site area	310,789 ft2
2 Gross external area	N/A
3 GF footprint	153,096 ft2
4 Overall GIA	603,774 ft2
5 Net internal area	449,397 ft2
6 Residential NIA	262,265 ft2
7 Non-residential	187,132 ft2
8 Basement	75,779 m2
9 Apartments total	425 nr
10 Studio	0 nr
11 1B 2P	124 nr
12 2B 4P	178 nr
13 3B 5P	46 nr
14 4B 6P	7 nr
15 Hotel Rooms	70 nr
16 Highest storeys (incl. GF)	6 nr
17 Car Parking spaces	290 nr
18 External Wall	N/A
19 Balconies	72.7%
20 Bolt-On Balconies	309 nr



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

## Tonbridge Town Centre Redevelopment - Phase 2

### Order of Cost Estimate - Option 1



#### Basis / Assumptions

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|---|--|
| <p>1 All Rates are based on 1Q 2023.</p> <p>2 Main Contractor's Preliminaries is at 18%; OHP at 7%; D&amp;B Fees at 4%; Construction Contingency at 5%</p> <p>3 No allowance has been made for inflation.</p> <p>4 Utilities connection + external services allowed at <b>£3.5k</b> per unit with similar allowances for non-resi.</p> <p>5 Tenure: It is assumed building J is 100% BTR, the rest of the units are assumed 31% Private, 43% Affordable, 26% Shared Ownership</p> <p>6 Medium specification considered in line with the respective tenures</p> <p>7 1nr wardrobe to main bedroom of all units excluding social rent where there are none.</p> <p>8 All lifts are 8-person</p> <p>9 External Wall through wall construction Build up as brick</p> <p>10 Curtain walling is assumed to 60% of external wall to ground floor retail areas.</p> <p>11 External Wall area calculation for residential is based on W:F ratio of 0.65</p> <p>12 Residential - Floor to ceiling height of 2.5m</p> <p>13 MVHR to all units excluding any Nox filter requirements</p> <p>14 Metal balustrade to balconies and terraces.</p> <p>15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.</p> <p>16 Aluminium Composite windows assumed at £600/m2.</p> <p>17 Landscaping assumes 70:30 ratio for hard and soft</p> <p>18 Extra-over allowance of <b>£1k/unit</b> for Balcony access doors</p> <p>19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.</p> <p>20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information</p> <p>21 Each core is assumed to have 2 lifts and one staircase - not 2 per block 30m&gt; as per BS9991</p> <p>22 Facilitating works is based on the site area (overleaf) minus existing buildings to be retained.</p> <p>23 The office External Wall has been assumed as traditional brick built façade</p> <p>24 External works is based on site area minus building footprints.</p> <p>25 We have assumed lift overruns for each core</p> <p>26 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces</p> <p>27 Assumed works to surface car park includes minimal soft landscaping only.</p> <p>28 Retail has been allowed to shell and core only</p> <p>29 No basement has been allowed to all houses and the multi-storey Car Park</p> <p>30 No allowance has been made for PV across the site</p> <p>31 No additional allowances have been made for flood defences or protection</p> | <p>32 No allowance has been made for phasing requirements</p> <p>33 No allowance has been made for any 'wet side' facilities to the Leisure Centre</p> <p>34 No allowance has been made for a café to the Leisure centre</p> <p>35 This estimate is based on 355 residential units and 70 Hotel Units</p> <p>36 No allowance has been made for balconies to the hotel</p> <p>37 It has been assumed there are 500 spaces in the surface car park</p> <p>38 Allowance has been made for reception desk to hotel</p> <p>39 Basements have been allowed to at the full footprint of all flats, the Hotel and office block only</p> <p>40 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25% uplift would need to be made to allow for Passivhaus Classic.</p> <p>41 A provisional Allowance of <b>£200k</b> has been made for tidying up the River Medway Banks.</p> |
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## Tonbridge Town Centre Redevelopment - Phase 2

### Order of Cost Estimate - Option 1



#### Exclusions

1 Professional and development management fees.

2 Inflation.

3 Land acquisition costs.

4 Legal costs.

5 Planning costs.

6 Financing costs.

7 Clients own costs.

8 Marketing.

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

10 Commuted sums.

11 Non recoverable VAT.

12 Wayleaves and Easements.

13 Site Survey costs.

14 Capital allowances or other incentives / grants.

15 Unexpected ground conditions.

16 Home automation systems.

17 Marketing Suite Costs.

18 Under / over sail license or other statutory fees.

19 Comfort cooling to residential units.

20 Substation(s)

21 Cornice to internal of apartments.

22 BREEM.

23 Connection to district heating.

24 Loose Furniture.

25 Employer Insurances.

26 Legislation Changes.

27 Party Wall Awards.

28 Rights of Light.

29 Blackout Blinds.

30 Out of hours working.

31 Latent Defects Insurance.

32 Wireless Internet Routers

33 All Brexit related impact.

34 Curtains & Blinds to apartments.

35 Artwork across the scheme.

36 No allowance for Fire strategy accommodating 2 staircases.

37 No allowance for NOx filters.

38 Development Contingency

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

40 Upcoming safety Bill including fire regulations

41 Works to rooftop terraces

42 Green / Eco roofs

43 Ground Contamination and disposal

44 Abestos found in existing buildings

45 Reinforcement of existing services

46 Comfort Cooling

47 No allowance for works to Petrol stations

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



### Plot A - Residential: 26 Houses

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%				
<b>0</b>	<b>Facilitating Works</b>	£ -	£ -	£ -					<b>0.0%</b>
<b>1</b>	<b>Substructure</b>	£ 484,875	£ 21	£ 21	£ 18,649				<b>10.6%</b>
<b>2</b>	<b>Superstructure</b>	£ 1,168,895	£ 50	£ 50	£ 44,958				<b>25.5%</b>
2.1	Frame	£ 269,375	£ -	£ -	£ -				0.0%
2.2	Upper floors	£ 107,750	£ 5	£ 5	£ 4,144				2.4%
2.3	Roof	£ 269,375	£ 12	£ 12	£ 10,361				5.9%
2.4	Stairs and Ramps	£ 145,600	£ 6	£ 6	£ 5,600				3.2%
2.5	External Walls	£ 344,671	£ 15	£ 15	£ 13,257				7.5%
2.6	Windows and External Doors	£ 115,562	£ 5	£ 5	£ 4,445				2.5%
2.7	Internal Walls and Partitions	£ 185,938	£ 8	£ 8	£ 7,151				4.1%
2.8	Internal Doors	£ -	£ -	£ -	£ -				0.0%
<b>3</b>	<b>Internal Finishes</b>	£ 43,100	£ 2	£ 2	£ 1,658				<b>0.9%</b>
3.1	Wall Finishes	£ 10,775	£ 0	£ 0	£ 414				0.2%
3.2	Floor Finishes	£ 16,163	£ 1	£ 1	£ 622				0.4%
3.3	Ceiling Finishes	£ 16,163	£ 1	£ 1	£ 622				0.4%
<b>4</b>	<b>Fittings, Furnishings and Equipment</b>	£ -	£ -	£ -	£ -				<b>0.0%</b>
<b>5</b>	<b>Services</b>	£ 140,400	£ 6	£ 6	£ 5,400				<b>3.1%</b>
5.1	Sanitary Installation	£ -	£ -	£ -	£ -				0.0%
5.2-5.13	MEPH	£ 140,400	£ 6	£ 6	£ 5,400				3.1%
5.10	Lifts	£ -	£ -	£ -	£ -				0.0%
5.14	BWIC with services	inc							
<b>6</b>	<b>Prefabricated Buildings and Units</b>			n/a					
<b>7</b>	<b>Utilities connection + External Services</b>	£91,000	£ 4	£ 4	£ 3,500				<b>2.0%</b>
<b>8</b>	<b>Residential Fit-Out</b>	£1,432,832	£ 62	£ 62	£ 55,109				<b>31.3%</b>
<b>9</b>	<b>Sub-Total 1</b>	£ 3,361,102	£ 145	£ 145	£ 129,273				<b>73.5%</b>
<b>10</b>	<b>Basement</b>		£ -	£ -	£ -				<b>0.0%</b>
<b>11</b>	<b>External works</b>		£ -	£ -	£ -				<b>-</b>
<b>12</b>	<b>Sub-Total 2</b>	£ 3,361,102	£ 145	£ 145					<b>73.5%</b>
<b>13</b>	<b>Net Construction</b>	£ 3,361,102	£ 145	£ 145	£ 129,273				<b>73.5%</b>
<b>Main Contractor On-Costs</b>									
14	Preliminaries	16.5%	£ 554,582	£ 24	£ 24	£ 21,330			12.1%
15	Design and Build Fees	4.0%	£ 156,627	£ 7	£ 7	£ 6,024			3.4%
16	OH&P	7.0%	£ 285,062	£ 12	£ 12	£ 10,964			6.2%
17	Contingency	5.0%	£ 217,869	£ 9	£ 9	£ 8,380			4.8%
<b>18</b>	<b>On-Costs Sub-Total</b>	£ 1,214,140	£ 52	£ 52	£ 46,698				<b>26.5%</b>
<b>19</b>	<b>Gross Construction to 1Q 2023</b>	£ 4,575,241	£ 197	£ 197	£ 175,971				<b>100.0%</b>
<b>Inflation</b>									
21	To 1Q 2023	Included							
22	To start-on-site	Excluded							
23	To mid-point	Excluded							
<b>24</b>	<b>Gross Construction Forecast Outturn</b>	£ 4,575,241	£ 197	£ 197					<b>100.0%</b>

Efficiencies		
1	Site usage	75%
2	GEA : GIA	N/A
3	NIA : GIA	100%
4	NIA : GIA (exc. Non-resi)	0%
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	12,885 ft2
4	Overall GIA	23,196 ft2
5	Net internal area	23,196 ft2
6	Residential NIA	0 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					
<b>Facilitating</b>					
1	Contamination	Excluded			
2	Major demolition	✓			
3	Specialist groundworks	Excluded			
<b>Foundations</b>					
4	Strip and pad	Excluded			
5	Piling; CFA	✓			
6	Raft	Excluded			
7	Ground slab	✓			
8	Basement	Excluded			
<b>Frame</b>					
9	Steel frame	Excluded			
10	Space frame / deck	Excluded			
11	Concrete frame	✓			
12	Timber frame	Excluded			
13	Traditional	Excluded			
<b>Upper Floors</b>					
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			
<b>Roof</b>					
22	Single ply	✓			
23	Pitched	Excluded			
24	Brown	Excluded			
25	Green	Excluded			
26	Blue	Excluded			
27	Landscaped	Excluded			
<b>Stairs</b>					
28	Feature entrance	Excluded			
29	Stone	Excluded			
30	Timber	✓			
31	Precast concrete	✓			
32	Metal	Excluded			
<b>External Walls</b>					
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			
<b>Glazing</b>					
45	UPVC Double glazed	Excluded			
46	Triple glazed	Excluded			
47	Composite	✓			
48	Aluminium	Excluded			
<b>Bathrooms</b>					
49	Master; 3 piece	✓			
50	- sanitaryware budget				
51	Master; 4 piece	Excluded			
52	- sanitaryware budget				
53	Ensuites	✓			
54	- sanitaryware budget				
<b>MEPH</b>					
55	Radiators	✓			
56	Underfloor heating	Excluded			
57	MVHR	✓			
58	Cooling (to hotel)	Excluded			
<b>Landscaping</b>					
59	Hard landscaping	✓			
60	Soft landscaping	✓			
61	Attenuation	✓			
62	Play equipment	Excluded			
<b>Utilities</b>					
63	Diversions	Excluded			
64	Incoming supplies	✓			



## Tonbridge Town Centre Redevelopment - Phase 2

### Order of Cost Estimate - Option 1



#### Plot B - Residential: 72 Flats

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 2,418,125	£ 35	£ 35	£ 33,585	10.7%	
2	Superstructure	£ 7,649,800	£ 110	£ 110	£ 106,247	33.8%	
2.1	Frame	£ 807,375	£ 12	£ 12	£ 11,214	3.6%	
2.2	Upper floors	£ 912,800	£ 13	£ 13	£ 12,678	4.0%	
2.3	Roof	£ 928,550	£ 13	£ 13	£ 12,897	4.1%	
2.4	Stairs and Ramps	£ 100,000	£ 1	£ 1	£ 1,389	0.4%	
2.5	External Walls	£ 3,219,306	£ 46	£ 46	£ 44,713	14.2%	
2.6	Windows and External Doors	£ 583,739	£ 8	£ 8	£ 8,107	2.6%	
2.7	Internal Walls and Partitions	£ 968,850	£ 14	£ 14	£ 13,456	4.3%	
2.8	Internal Doors	£ 129,180	£ 2	£ 2	£ 1,794	0.6%	
3	Internal Finishes	£ 293,570	£ 4	£ 4	£ 4,077	1.3%	
3.1	Wall Finishes	£ 28,410	£ 0	£ 0	£ 395	0.1%	
3.2	Floor Finishes	£ 151,520	£ 2	£ 2	£ 2,104	0.7%	
3.3	Ceiling Finishes	£ 113,640	£ 2	£ 2	£ 1,578	0.5%	
4	Fittings, Furnishings and Equipment	£ 35,000	£ 1	£ 1	£ 486	0.2%	
5	Services	£ 2,307,173	£ 33	£ 33	£ 32,044	10.2%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	£ 42	0.0%	
5.2-5.13	MEPH	£ 2,034,173	£ 29	£ 29	£ 28,252	9.0%	
5.10	Lifts	£ 270,000	£ 4	£ 4	£ 3,750	1.2%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ 252,000	£ 4	£ 4	£ 3,500	1.1%	
8	Residential Fit-Out	£ 3,655,453	£ 53	£ 53	£ 50,770	16.2%	
9	Sub-Total 1	£ 16,611,121	£ 239	£ 239	£ 230,710	73.5%	
10	Basement		£ -	£ -	£ -	0.0%	
11	External works		£ -	£ -	£ -	0.0%	
12	Sub-Total 2	£ 16,611,121	£ 238.89	£ 238.89	£ 230,710	73.5%	
13	Net Construction	£ 16,611,121	£ 239	£ 239	£ 230,710	73.5%	
<b>Main Contractor On-Costs</b>							
14	Preliminaries	16.5%	£ 2,740,835	£ 39	£ 39	£ 38,067	12.1%
15	Design and Build Fees	4.0%	£ 774,078	£ 11	£ 11	£ 10,751	3.4%
16	OH&P	7.0%	£ 1,408,822	£ 20	£ 20	£ 19,567	6.2%
17	Contingency	5.0%	£ 1,076,743	£ 15	£ 15	£ 14,955	4.8%
18	On-Costs Sub-Total	£ 6,000,478	£ 86	£ 86	£ 83,340	26.5%	
19	Gross Construction to 1Q 2023	£ 22,611,599	£ 325	£ 325	£ 314,050	100.0%	
<b>Inflation</b>							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 22,611,599	£ 325	£ 325	£ 314,050	100.0%	

£ 3,500.25

Efficiencies		
1	Site usage	53%
2	GEA : GIA	N/A
3	NIA : GIA (Incl. Non-resi)	100%
4	NIA : GIA (exc. Non-resi)	71%
5	Average unit NIA	682 ft2
6	External wall : GIA ratio	0.69
7	Typical glazing ratio	30%

Key Data		
1	Site area	25,834 ft2
2	Gross external area	N/A
3	GF footprint	13,649 ft2
4	Overall GIA	69,535 ft2
5	Net internal area	69,535 ft2
6	Residential NIA	49,138 ft2
7	Non-residential NIA	9,828 ft2
8	Basement	N/A
9	Units total	72 nr
10	Houses - 2 Bed	0 nr
11	Houses - 3 Bed	0 nr
12	Houses - 4 Bed	0 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	1 nr
18	External Wall	4,483 m2
19	Bolt-On Balconies	36 nr



Project Summary		
<b>Facilitating</b>		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
<b>Foundations</b>		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
<b>Frame</b>		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
<b>Upper Floors</b>		
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	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	<b>Bathrooms</b>		
27	Landscaped	Excluded	49	Master; 3 piece	✓
<b>Stairs</b>			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	<b>MEPH</b>		
<b>External Walls</b>			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	✓	<b>Landscaping</b>		
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	<b>Utilities</b>		
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 1**



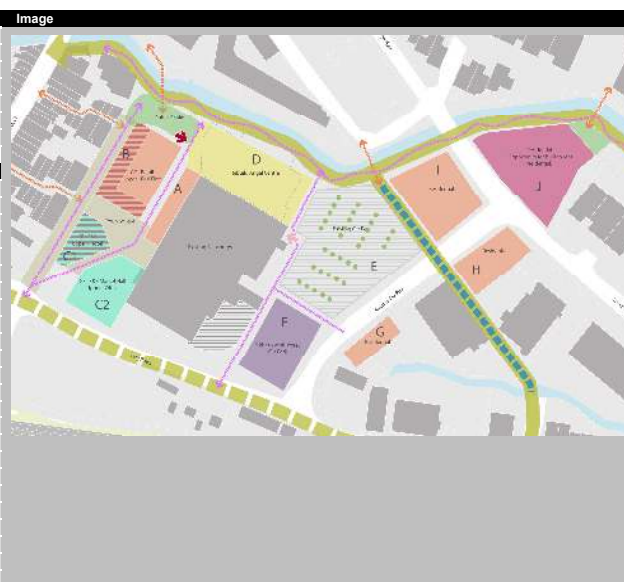
**Plot C1 - Hotel and Retail**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 300,375	£ 8	£ 14	£ 4,291	3.4%	
2	Superstructure	£ 2,521,098	£ 71	£ 117	£ 36,016	28.2%	
2.1	Frame	£ 300,375	£ 8	£ 14	£ 4,291	3.4%	
2.2	Upper floors	£ 320,400	£ 9	£ 15	£ 4,577	3.6%	
2.3	Roof	£ 392,490	£ 11	£ 18	£ 5,607	4.4%	
2.4	Stairs and Ramps	£ 90,000	£ 3	£ 4	£ 1,286	1.0%	
2.5	External Walls	£ 935,931	£ 26	£ 43	£ 13,370	10.5%	
2.6	Windows and External Doors	£ 209,562	£ 6	£ 10	£ 2,994	2.3%	
2.7	Internal Walls and Partitions	£ 240,300	£ 7	£ 11	£ 3,433	2.7%	
2.8	Internal Doors	£ 32,040	£ 1	£ 1	£ 458	0.4%	
3	Internal Finishes	£ 31,200	£ 1	£ 1	£ 446	0.3%	
3.1	Wall Finishes	£ 2,400	£ 0	£ 0	£ 34	0.0%	
3.2	Floor Finishes	£ 12,800	£ 0	£ 1	£ 183	0.1%	
3.3	Ceiling Finishes	£ 16,000	£ 0	£ 1	£ 229	0.2%	
4	Fittings, Furnishings and Equipment	£ 150,000	£ 4	£ 7	£ 2,143	1.7%	
5	Services	£ 1,100,858	£ 31	£ 51	£ 15,727	12.3%	
5.1	Sanitary Installation	£ 10,000	£ 0	£ 0	£ 143	0.1%	
5.2-5.13	MEPH	£ 1,000,858	£ 28	£ 46	£ 14,298	11.2%	
5.10	Lifts	£ 90,000	£ 3	£ 4	£ 1,286	1.0%	
5.14	BWIC with services	inc					
6	Prefabricated Buildings and Units		n/a				
7	Utilities connection + External Services	£ 245,000	£ 7	£ 11	£ 3,500	2.7%	
8	Hotel Room Fit-Out	£ 2,215,782	£ 63	£ 151	£ 31,654	24.8%	
9	Sub-Total 1	£ 6,564,312	£ 185	£ 304	£ 93,776	73.5%	
10	Basement	incl					
11	External works	£ -	£ -	£ -	£ -		
12	Sub-Total 2	£ 6,564,312	£ 185	£ 304.46	£ 93,776	73.5%	
13	Net Construction	£ 6,564,312	£ 185	£ 304	£ 93,776	73.5%	
<b>Main Contractor On-Costs</b>							
14	Preliminaries	16.5%	£ 1,083,112	£ 31	£ 50	£ 15,473	12.1%
15	Design and Build Fees	4.0%	£ 305,897	£ 9	£ 14	£ 4,370	3.4%
16	OH&P	7.0%	£ 556,732	£ 16	£ 26	£ 7,953	6.2%
17	Contingency	5.0%	£ 425,503	£ 12	£ 20	£ 6,079	4.8%
18	On-Costs Sub-Total	£ 2,371,244	£ 67	£ 110	£ 33,875	26.5%	
19	Gross Construction to 1Q 2023	£ 8,935,556	£ 252	£ 414	£ 127,651	100.0%	
<b>Inflation</b>							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
24	Gross Construction Forecast Outturn	£ 8,935,556	£ 252	£ 414	£ 127,651	100.0%	

Efficiencies		
1	Site usage	N/A
2	GEA : GIA	N/A
3	NIA : GIA	61%
4	NIA : GIA (exc. Non-resi)	85%
5	Average hotel room NIA	209 ft2
6	External wall : GIA ratio	0.51
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)	35,446 ft2
5	Residential GIA	17,244 ft2
6	Net internal area	21,560 ft2
7	Residential NIA	14,661 ft2
8	Non-residential NIA	6,900 ft2
9	Basement	9,580 ft2
10	Hotel rooms	70 nr
11	Highest storeys (incl. GF)	3 nr
12	Cores	2 nr
13	External Wall	1,682 m2
14	Balconies	0.0%
15	Bolt-On Balconies	0 nr
16		
17		
18		
19		
20		
21		



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

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

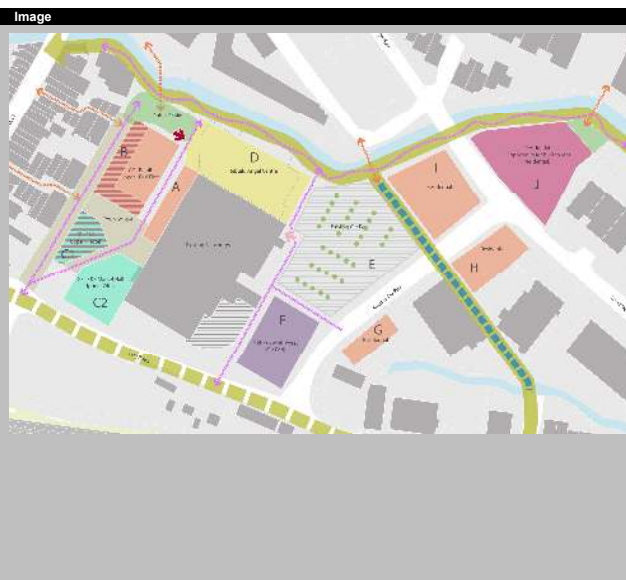


**Plot C2 - Offices and Retail**

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
<b>0 Facilitating Works</b>	£ -	£ -	£ -	N/A	0.0%
<b>1 Substructure</b>	£ 4,039,875	£ 54	£ 64	N/A	22.3%
<b>2 Superstructure</b>	£ 4,961,355	£ 66	£ 78	N/A	27.4%
2.1 Frame	£ 637,875	£ 8	£ 10	N/A	3.5%
2.2 Upper floors	£ 680,400	£ 9	£ 11	N/A	3.8%
2.3 Roof	£ 833,490	£ 11	£ 13	N/A	4.6%
2.4 Stairs and Ramps	£ 75,000	£ 1	£ 1	N/A	0.4%
2.5 External Walls	£ 2,030,376	£ 27	£ 32	N/A	11.2%
2.6 Windows and External Doors	£ 704,214	£ 9	£ 11	N/A	3.9%
2.7 Internal Walls and Partitions	£ -	£ -	£ -	N/A	0.0%
2.8 Internal Doors	£ -	£ -	£ -	N/A	0.0%
<b>3 Internal Finishes</b>	£ -	£ -	£ -	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%
<b>4 Fittings, Furnishings and Equipment</b>	£ 75,000	£ 1	£ 1	N/A	0.4%
<b>5 Services</b>	£ 1,413,698	£ 19	£ 22	N/A	7.8%
5.1 Sanitary Installation	£ 10,000	£ 0	£ 0	N/A	0.1%
5.2-5.13 MEPH	£ 1,322,698	£ 18	£ 21	N/A	7.3%
5.10 Lifts	£ 81,000	£ 1	£ 1	N/A	0.4%
5.14 BWIC with services	inc				
<b>6 Prefabricated Buildings and Units</b>		n/a			
<b>7 Utilities connection + External Services</b>	£ -	£ -	£ -	N/A	0.0%
<b>8 CAT A Office Fit-Out</b>	£ 2,835,000	£ 38	£ 65	N/A	15.6%
<b>9 Sub-Total 1</b>	£ 13,324,928	£ 177	£ 210	N/A	73.5%
<b>10 Basement</b>	incl				
<b>11 External works</b>	£ -	£ -	£ -	N/A	£ -
<b>12 Sub-Total 2</b>	£ 13,324,928	£ 177	£ 210.42	N/A	73.5%
<b>13 Net Construction</b>	£ 13,324,928	£ 177	£ 210	N/A	73.5%
<b>Main Contractor On-Costs</b>					
14 Preliminaries	16.5% £ 2,198,613	£ 29	£ 35	N/A	12.1%
15 Design and Build Fees	4.0% £ 620,942	£ 8	£ 10	N/A	3.4%
16 OH&P	7.0% £ 1,130,114	£ 15	£ 18	N/A	6.2%
17 Contingency	5.0% £ 863,730	£ 11	£ 14	N/A	4.8%
<b>18 On-Costs Sub-Total</b>	£ 4,813,398	£ 64	£ 76	N/A	26.5%
<b>19 Gross Construction to 1Q 2023</b>	£ 18,138,326	£ 241	£ 286	N/A	100.0%
<b>Inflation</b>					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
<b>24 Gross Construction Forecast Outturn</b>	£ 18,138,326	£ 241	£ 286	N/A	100.0%

Efficiencies	
1 Site usage	N/A
2 GEA : GIA	N/A
3 NIA : GIA	84%
4 NIA : GIA (exc. Non-resi)	#DIV/0!
5 Office NIA	40,688 ft2
6 External wall : GIA ratio	0.58
7 Typical glazing ratio	45%

Key Data	
1 Site area	20,344 ft2
2 Gross external area	N/A
3 GF footprint	20,344 ft2
4 Overall GIA (Incl Basement)	75,273 ft2
5 Residential GIA	0 ft2
6 Net internal area	63,325 ft2
7 Residential NIA	0 ft2
8 Non-residential NIA	43,939 ft2
9 Basement	20,344 ft2
10 Hotel rooms	0 nr
11 Highest storeys (incl. GF)	3 nr
12 Cores	2 nr
13 External Wall	4,082 m2
14 Balconies	0.0%
15 Bolt-On Balconies	0 nr
16	
17	
18	
19	
20	
21	



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

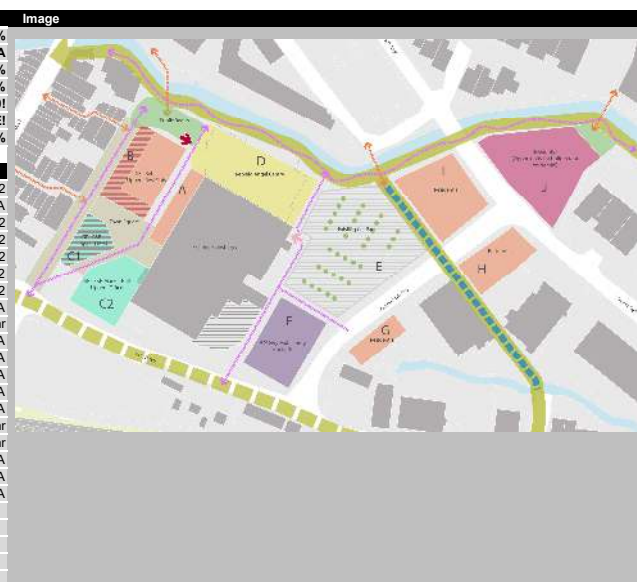


**Plot D - Angel Leisure Centre Rebuild**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
<b>0</b>	<b>Facilitating Works</b>	£ 1,530,000	£ 44	£ 44	N/A	11.0%	
<b>1</b>	<b>Substructure</b>	£ 973,200	£ 28	£ 28	N/A	7.0%	
<b>2</b>	<b>Superstructure</b>	£ 4,814,472	£ 138	£ 138	N/A	34.5%	
2.1	Frame	£ 811,000	£ 23	£ 23	N/A	5.8%	
2.2	Upper floors	£ 62,580	£ 2	£ 2	N/A	0.4%	
2.3	Roof	£ 1,364,620	£ 39	£ 39	N/A	9.8%	
2.4	Stairs and Ramps	£ 20,000	£ 1	£ 1	N/A	0.1%	
2.5	External Walls	£ 1,330,040	£ 38	£ 38	N/A	9.5%	
2.6	Windows and External Doors	£ 486,600	£ 14	£ 14	N/A	3.5%	
2.7	Internal Walls and Partitions	£ 616,360	£ 18	£ 18	N/A	4.4%	
2.8	Internal Doors	£ 123,272	£ 4	£ 4	N/A	0.9%	
<b>3</b>	<b>Internal Finishes</b>	£ 759,096	£ 22	£ 22	N/A	5.4%	
3.1	Wall Finishes	£ 240,056	£ 7	£ 7	N/A	1.7%	
3.2	Floor Finishes	£ 285,472	£ 8	£ 8	N/A	2.0%	
3.3	Ceiling Finishes	£ 233,568	£ 7	£ 7	N/A	1.7%	
<b>4</b>	<b>Fittings, Furnishings and Equipment</b>	£ 210,860	£ 6	£ 6	N/A	1.5%	
<b>5</b>	<b>Services</b>	£ 1,965,620	£ 56	£ 56	N/A	14.1%	
5.1	Sanitary Installation	£ 3,000	£ 0	£ 0	N/A	0.0%	
5.2-5.13	MEPH	£ 1,962,620	£ 56	£ 56	N/A	14.1%	
5.10	Lifts	£ -	£ -	£ -	N/A	0.0%	
5.14	BWIC with services	inc					
<b>6</b>	<b>Prefabricated Buildings and Units</b>		n/a				
<b>7</b>	<b>Utilities connection + External Services</b>	£ -	£ -	£ -	N/A	0.0%	
<b>8</b>	<b>Sub-Total 1</b>	£ 10,253,248	£ 294	£ 294	N/A	73.5%	
<b>9</b>	<b>Basement</b>		£ -	£ -	N/A	0.0%	
<b>10</b>	<b>External works</b>		£ -	£ -	N/A	0.0%	
<b>11</b>	<b>Sub-Total 2</b>	£ 10,253,248	£ 294	£ 293.63	N/A	73.5%	
<b>12</b>	<b>Net Construction</b>	£ 10,253,248	£ 294	£ 294	N/A	73.5%	
<b>Main Contractor On-Costs</b>							
13	Preliminaries	16.5%	£ 1,691,786	£ 48	£ 48	N/A	12.1%
14	Design and Build Fees	4.0%	£ 477,801	£ 14	£ 14	N/A	3.4%
15	OH&P	7.0%	£ 869,598	£ 25	£ 25	N/A	6.2%
16	Contingency	5.0%	£ 664,622	£ 19	£ 19	N/A	4.8%
<b>17</b>	<b>On-Costs Sub-Total</b>	£ 3,703,807	£ 106	£ 106	N/A	26.5%	
<b>18</b>	<b>Gross Construction to 1Q 2023</b>	£ 13,957,055	£ 400	£ 400	N/A	100.0%	
<b>Inflation</b>							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
<b>24</b>	<b>Gross Construction Forecast Outturn</b>	£ 13,957,055	£ 400	£ 400	N/A	100.0%	

Efficiencies		
1	Site usage	76%
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	28,428 ft2
4	Overall GIA	34,918 ft2
5	Net internal area	34,918 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	34,918 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			
<b>Facilitating</b>			
1	Contamination	Excluded	
2	Major demolition	✓	
3	Specialist groundworks	Excluded	
<b>Foundations</b>			
4	Strip and pad	Excluded	
5	Piling; CFA	Excluded	
6	Raft	Excluded	
7	Ground slab	Excluded	
8	Basement	Excluded	
<b>Frame</b>			
9	Steel frame	Excluded	
10	Space frame / deck	Excluded	
11	Concrete frame	Excluded	
12	Timber frame	Excluded	
13	Traditional	Excluded	
<b>Upper Floors</b>			
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	
<b>Roof</b>			
22	Single ply	Excluded	
23	Pitched	Excluded	
24	Brown	Excluded	
25	Green	Excluded	
26	Blue	Excluded	
27	Landscaped	Excluded	
<b>Stairs</b>			
28	Feature entrance	Excluded	
29	Stone	Excluded	
30	Timber	Excluded	
31	Precast concrete	Excluded	
32	Metal	Excluded	
<b>External Walls</b>			
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	
<b>Glazing</b>			
45	UPVC Double glazed	Excluded	
46	Triple glazed	Excluded	
47	Composite	Excluded	
48	Aluminium	Excluded	
<b>Bathrooms</b>			
49	Master; 3 piece	✓	
50	- sanitaryware budget		
51	Master; 4 piece	Excluded	
52	- sanitaryware budget		
53	Ensuites	✓	
54	- sanitaryware budget		
<b>MEPH</b>			
55	Radiators	✓	
56	Underfloor heating	Excluded	
57	MVHR	✓	
58	Cooling (to hotel)	Excluded	
<b>Landscaping</b>			
59	Hard landscaping	Excluded	
60	Soft landscaping	Excluded	
61	Attenuation	Excluded	
62	Play equipment	Excluded	
<b>Utilities</b>			
63	Diversions	Excluded	
64	Incoming supplies	✓	

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

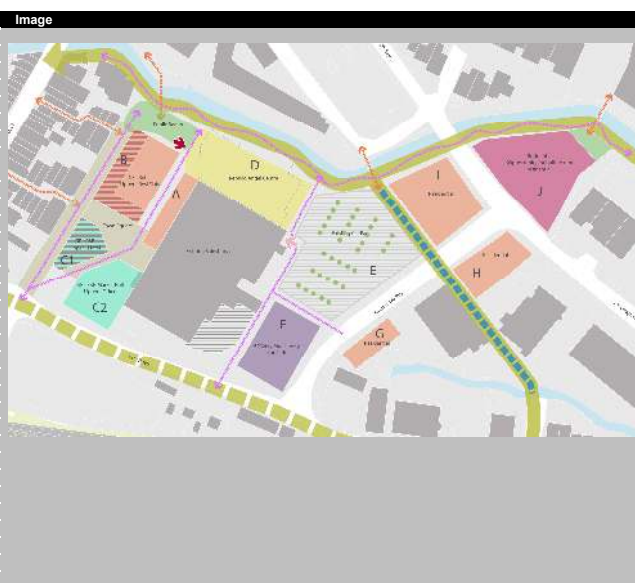


**Plot E - Surface Car Park**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%
1	Remedial works to existing car park	£ 329,500	£ 5	N/A	£ 659	73.5%
2	Sub-Total 1	£ 329,500	£ 5	N/A	£ 659	73.5%
3	Net Construction	£ 329,500	£ 5	N/A	£ 659	73.5%
<b>Main Contractor On-Costs</b>						
4	Preliminaries 16.5%	£ 54,368	£ 1	N/A	£ 109	12.1%
5	Design and Build Fees 4.0%	£ 15,355	£ 0		£ 31	3.4%
6	OH&P 7.0%	£ 27,946	£ 0	N/A	£ 56	6.2%
7	Contingency 5.0%	£ 21,358	£ 0		£ 43	4.8%
8	On-Costs Sub-Total	£ 119,026	£ 2	N/A	£ 238	26.5%
9	Gross Construction to 1Q 2023	£ 448,526	£ 6	N/A	£ 897	100.0%
<b>Inflation</b>						
10	To 1Q 2023	Included				
11	To start-on-site	Excluded				
12	To mid-point	Excluded				
13	Gross Construction Forecast Outturn	£ 448,526	£ 6	N/A	£ 897	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 70,935 ft2
2	Gross external area N/A
3	GF footprint N/A
4	Overall GIA 70,935 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 500 nr
16	Highest storeys (incl. GF) N/A
17	Cores N/A
18	External Wall N/A
19	Balconies N/A
20	Bolt-On Balconies N/A



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

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

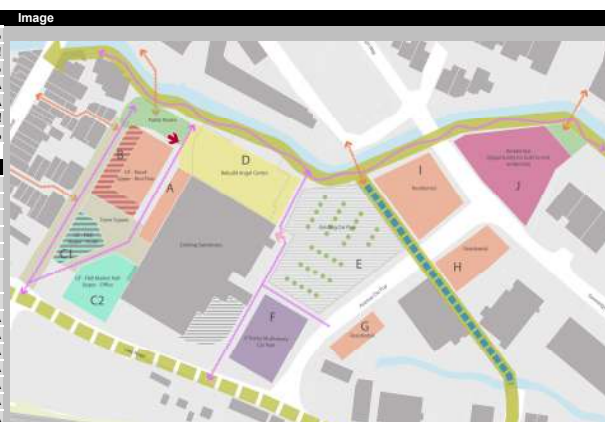


**Plot F - Multi-Storey Car Park**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / space	%	
0	Facilitating Works	£ -	£ -	£ -	£ -	0.0%	
1	Substructure	£ 1,558,000	£ 23	£ 23	£ 5,372	12.9%	
2	Superstructure	£ 4,769,000	£ 70	£ 70	£ 16,445	39.5%	
3	Internal Fitting Out	£ 656,000	£ 10	£ 10	£ 2,262	5.4%	
4	Services	£ 1,880,000	£ 28	£ 28	£ 6,483	15.6%	
5	<b>Sub-Total 1</b>	<b>£ 8,863,000</b>	<b>£ 130</b>	<b>£ 130</b>	<b>£ 30,562</b>	<b>73.5%</b>	
6	Electric Car Charging - 50% Passive, 50% Active	Incl			£ -		
7	<b>Sub-Total 2</b>	<b>£ 8,863,000</b>	<b>£ 130</b>	<b>£ 130</b>	<b>£ 30,562</b>	<b>73.5%</b>	
8	<b>Net Construction</b>	<b>£ 8,863,000</b>	<b>£ 130</b>	<b>£ 130</b>	<b>£ 30,562</b>	<b>73.5%</b>	
<b>Main Contractor On-Costs</b>							
9	Preliminaries	16.5%	£ 1,462,395	£ 21	£ 21	£ 5,043	12.1%
10	Design and Build Fees	4.0%	£ 413,016	£ 6	£ 6	£ 1,424	3.4%
11	OH&P	7.0%	£ 751,689	£ 11	£ 11	£ 2,592	6.2%
12	Contingency	5.0%	£ 574,505	£ 8	£ 8	£ 1,981	4.8%
13	<b>On-Costs Sub-Total</b>	<b>£ 3,201,605</b>	<b>£ 47</b>	<b>£ 47</b>	<b>£ 11,040</b>	<b>26.5%</b>	
14	<b>Gross Construction to 1Q 2023</b>	<b>£ 12,064,605</b>	<b>£ 177</b>	<b>£ 177</b>	<b>£ 41,602</b>	<b>100.0%</b>	
<b>Inflation</b>							
15	To 1Q 2023	Included					
16	To start-on-site	Excluded					
17	To mid-point	Excluded					
18	<b>Gross Construction Forecast Outturn</b>	<b>£ 12,064,605</b>	<b>£ 177</b>	<b>£ 177</b>	<b>£ 41,602</b>	<b>100.0%</b>	

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	25,403 ft2
2	Gross external area	25,403 ft2
3	GF footprint	68,265 ft2
4	Overall GIA	68,265 ft2
5	Net internal area	68,265 ft2
6	Residential NIA	0 ft2
7	Non-residential NIA	68,265 ft2
8	Basement	N/A
9	Apartments total	N/A
10	Studio	N/A
11	1B 2P	N/A
12	2B 3P	N/A
13	2B 4P	N/A
14	3B 5P	N/A
15	Car Parking Spaces	290 nr
16	Highest storeys (incl. GF)	3 nr
17	Cores	2 nr
18	External Wall	N/A
19	Balconies	N/A
20	Bolt-On Balconies	N/A



Project Summary		
<b>Facilitating</b>		
1	Contamination	Excluded
2	Major demolition	✓
3	Specialist groundworks	Excluded
<b>Foundations</b>		
4	Strip and pad	Excluded
5	Piling; CFA	✓
6	Raft	Excluded
7	Ground slab	✓
8	Basement	Excluded
<b>Frame</b>		
9	Steel frame	Excluded
10	Space frame / deck	Excluded
11	Concrete frame	✓
12	Timber frame	Excluded
13	Traditional	Excluded
<b>Upper Floors</b>		
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

<b>Roof</b>		
22	Terrace	Excluded
23	Pitched	Excluded
24	Brown	Excluded
25	Green	Excluded
26	Blue	Excluded
27	Landscaped	Excluded
<b>Stairs</b>		
28	Feature entrance	Excluded
29	Stone	Excluded
30	Timber	Excluded
31	Precast concrete	✓
32	Metal	Excluded
<b>External Walls</b>		
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

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

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



**Plot G - Residential: 9 Houses**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
<b>0</b>	<b>Facilitating Works</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>1</b>	<b>Substructure</b>	£ 111,000	£ 9	£ 14	£ 12,333	<b>6.5%</b>
<b>2</b>	<b>Superstructure</b>	£ 551,366	£ 46	£ 69	£ 61,263	<b>32.4%</b>
2.1	Frame	£ -	£ -	£ -	£ -	0.0%
2.2	Upper floors	£ 74,000	£ 6	£ 9	£ 8,222	4.4%
2.3	Roof	£ 104,000	£ 9	£ 13	£ 11,556	6.1%
2.4	Stairs and Ramps	£ 50,400	£ 4	£ 6	£ 5,600	3.0%
2.5	External Walls	£ 177,484	£ 15	£ 22	£ 19,720	10.4%
2.6	Windows and External Doors	£ 62,183	£ 5	£ 8	£ 6,909	3.7%
2.7	Internal Walls and Partitions	£ 83,300	£ 7	£ 10	£ 9,256	4.9%
2.8	Internal Doors	£ -	£ -	£ -	£ -	0.0%
<b>3</b>	<b>Internal Finishes - Shell &amp; Core</b>	£ 14,800	£ 1	£ 2	£ 1,644	<b>0.9%</b>
3.1	Wall Finishes	£ 3,700	£ 0	£ 0	£ 411	0.2%
3.2	Floor Finishes	£ 5,550	£ 0	£ 1	£ 617	0.3%
3.3	Ceiling Finishes	£ 5,550	£ 0	£ 1	£ 617	0.3%
<b>4</b>	<b>Fittings, Furnishings and Equipment</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>5</b>	<b>Services</b>	£ 48,600	£ 4	£ 6	£ 5,400	<b>2.9%</b>
5.1	Sanitary Installation - Incl in residential Fit Out	£ -	£ -	£ -	£ -	0.0%
5.2-5.13	MEPH	£ 48,600	£ 4	£ 6	£ 5,400	2.9%
5.10	Lifts	£ -	£ -	£ -	£ -	0.0%
5.14	BWIC with services	inc				
<b>6</b>	<b>Prefabricated Buildings and Units</b>		n/a			
<b>7</b>	<b>Utilities connection + External Services</b>	£ 31,500	£ 3	£ 4	£ 3,500	<b>1.9%</b>
<b>8</b>	<b>Residential Fit-Out</b>	£ 492,032	£ 41	£ 62	£ 54,670	<b>28.9%</b>
<b>9</b>	<b>Sub-Total 1</b>	£ 1,249,298	£ 105	£ 157	£ 138,811	<b>73.5%</b>
<b>10</b>	<b>Basement</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>11</b>	<b>External works</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>12</b>	<b>Sub-Total 2</b>	£ 1,249,298	£ 104.56	£ 156.84	£ 138,811	<b>73.5%</b>
<b>13</b>	<b>Net Construction</b>	£ 1,249,298	£ 105	£ 157	£ 138,811	<b>73.5%</b>
<b>Main Contractor On-Costs</b>						
14	Preliminaries	16.5%	£ 206,134	£ 17	£ 26	12.1%
15	Design and Build Fees	4.0%	£ 58,217	£ 5	£ 7	3.4%
16	OH&P	7.0%	£ 105,955	£ 9	£ 13	6.2%
17	Contingency	5.0%	£ 80,980	£ 7	£ 10	4.8%
<b>18</b>	<b>On-Costs Sub-Total</b>	£ 451,287	£ 38	£ 57	£ 50,143	<b>26.5%</b>
<b>19</b>	<b>Gross Construction to 1Q 2023</b>	£ 1,700,585	£ 142	£ 214	£ 188,954	<b>100.0%</b>
<b>Inflation</b>						
21	To 1Q 2023	Included				
22	To start-on-site	Excluded				
23	To mid-point	Excluded				
<b>24</b>	<b>Gross Construction Forecast Outturn</b>	£ 1,700,585	£ 142	£ 214	£ 188,954	<b>100.0%</b>

Efficiencies	
1 Site usage	30%
2 GEA : GIA	#DIV/0!
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	0 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



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

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



**Plot H - Residential: 15 Flats, 4 Houses**

ORDER OF COST		Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%	
<b>0</b>	<b>Facilitating Works</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>	
<b>1</b>	<b>Substructure</b>	£ 406,425	£ 16	£ 27	£ 21,391	<b>7.8%</b>	
<b>2</b>	<b>Superstructure</b>	£ 1,719,602	£ 69	£ 116	£ 90,505	<b>32.9%</b>	
2.1	Frame	£ 157,125	£ 6	£ 11	£ 8,270	3.0%	
2.2	Upper floors	£ 232,200	£ 9	£ 16	£ 12,221	4.4%	
2.3	Roof	£ 164,220	£ 7	£ 11	£ 8,643	3.1%	
2.4	Stairs and Ramps	£ 72,400	£ 3	£ 5	£ 3,811	1.4%	
2.5	External Walls	£ 868,195	£ 35	£ 59	£ 45,694	16.6%	
2.6	Windows and External Doors	£ 185,782	£ 7	£ 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%	
<b>3</b>	<b>Internal Finishes</b>	£ 61,535	£ 2	£ 4	£ 3,239	<b>1.2%</b>	
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%	
<b>4</b>	<b>Fittings, Furnishings and Equipment</b>	£ 35,000	£ 1	£ 2	£ 1,842	<b>0.7%</b>	
<b>5</b>	<b>Services</b>	£ 573,414	£ 23	£ 39	£ 30,180	<b>11.0%</b>	
5.1	Sanitary Installation	£ 20,000	£ 1	£ 1	£ 1,053	0.4%	
5.2-5.13	MEPH	£ 428,414	£ 17	£ 29	£ 22,548	8.2%	
5.10	Lifts	£ 125,000	£ 5	£ 8	£ 6,579	2.4%	
5.14	BWIC with services	inc					
<b>6</b>	<b>Prefabricated Buildings and Units</b>			n/a			
<b>7</b>	<b>Utilities connection + External Services</b>	£ 66,500	£ 3	£ 4	£ 3,500	<b>1.3%</b>	
<b>8</b>	<b>Residential Fit-Out</b>	£ 980,478	£ 39	£ 66	£ 51,604	<b>18.7%</b>	
<b>9</b>	<b>Sub-Total 1</b>	£ 3,842,955	£ 154	£ 260	£ 202,261	<b>73.5%</b>	
<b>10</b>	<b>Basement</b>		£ -	£ -	£ -	<b>0.0%</b>	
<b>11</b>	<b>External works</b>		£ -	£ -	£ -	<b>0.0%</b>	
<b>12</b>	<b>Sub-Total 2</b>	£ 3,842,955	£ 153.82	£ 259.65	£ 202,261	<b>73.5%</b>	
<b>13</b>	<b>Net Construction</b>	£ 3,842,955	£ 154	£ 260	£ 202,261	<b>73.5%</b>	
<b>Main Contractor On-Costs</b>							
14	Preliminaries	16.5%	£ 634,088	£ 25	£ 43	£ 33,373	12.1%
15	Design and Build Fees	4.0%	£ 179,082	£ 7	£ 12	£ 9,425	3.4%
16	OH&P	7.0%	£ 325,929	£ 13	£ 22	£ 17,154	6.2%
17	Contingency	5.0%	£ 249,103	£ 10	£ 17	£ 13,111	4.8%
<b>18</b>	<b>On-Costs Sub-Total</b>	£ 1,388,201	£ 56	£ 94	£ 73,063	<b>26.5%</b>	
<b>19</b>	<b>Gross Construction to 1Q 2023</b>	£ 5,231,156	£ 209	£ 353	£ 275,324	<b>100.0%</b>	
<b>Inflation</b>							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
<b>24</b>	<b>Gross Construction Forecast Outturn</b>	£ 5,231,156	£ 209	£ 353	£ 275,324	<b>100.0%</b>	

Efficiencies		
1	Site usage	30%
2	GEA : GIA	N/A
3	NIA : GIA	59%
4	NIA : GIA (exc. Non-resi)	59%
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	4,715 ft2
4	Overall GIA (Incl Basement)	24,983 ft2
5	Net internal area	14,801 ft2
6	Residential NIA	14,801 ft2
7	Non-residential NIA	0 ft2
8	Basement	2,454 ft2
9	Apartments total	19 nr
10	Studio	0 nr
11	1B 2P	5 nr
12	2B 3P	10 nr
13	2B 4P	2 nr
14	3B 5P	2 nr
15	Highest storeys (incl. GF)	5 nr
16	Cores	2 nr
17	External Wall	0 m2
18	Balconies	39.5%
19	Bolt-On Balconies	8 nr



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

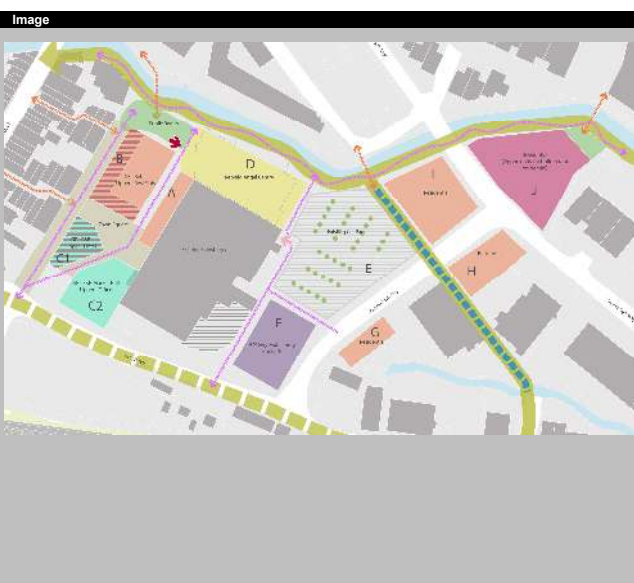
**Tonbridge Town Centre Redevelopment - Phase 2**  
**Order of Cost Estimate - Option 1**



**Plot I - Residential: 72 Flats, 7 Houses**

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%		
<b>0</b>	<b>Facilitating Works</b>	£ -	£ -	£ -	0.0%		
<b>1</b>	<b>Substructure</b>	£ 1,719,800	£ 18	£ 29	7.6%		
<b>2</b>	<b>Superstructure</b>	£ 7,549,740	£ 80	£ 127	£ 95,566	33.2%	
2.1	Frame	£ 762,000	£ 8	£ 13	£ 9,648	3.4%	
2.2	Upper floors	£ 1,078,800	£ 11	£ 18	£ 13,656	4.8%	
2.3	Roof	£ 576,340	£ 6	£ 10	£ 7,295	2.5%	
2.4	Stairs and Ramps	£ 99,200	£ 1	£ 2	£ 1,256	0.4%	
2.5	External Walls	£ 2,952,655	£ 31	£ 49	£ 37,375	13.0%	
2.6	Windows and External Doors	£ 981,951	£ 10	£ 16	£ 12,430	4.3%	
2.7	Internal Walls and Partitions	£ 976,875	£ 10	£ 16	£ 12,366	4.3%	
2.8	Internal Doors	£ 121,920	£ 1	£ 2	£ 1,543	0.5%	
<b>3</b>	<b>Internal Finishes</b>	£ 884,360	£ 9	£ 15	£ 11,194	3.9%	
3.1	Wall Finishes	£ 94,580	£ 1	£ 2	£ 1,197	0.4%	
3.2	Floor Finishes	£ 492,390	£ 5	£ 8	£ 6,233	2.2%	
3.3	Ceiling Finishes	£ 297,390	£ 3	£ 5	£ 3,764	1.3%	
<b>4</b>	<b>Fittings, Furnishings and Equipment</b>	£ 35,000	£ 0	£ 1	£ 443	0.2%	
<b>5</b>	<b>Services</b>	£ 2,176,683	£ 23	£ 36	£ 27,553	9.6%	
5.1	Sanitary Installation	£ 20,000	£ 0	£ 0	£ 253	0.1%	
5.2-5.13	MEPH	£ 2,006,683	£ 21	£ 34	£ 25,401	8.8%	
5.10	Lifts	£ 150,000	£ 2	£ 3	£ 1,899	0.7%	
5.14	BWIC with services	inc					
<b>6</b>	<b>Prefabricated Buildings and Units</b>		n/a				
<b>7</b>	<b>Utilities connection + External Services</b>	£ 276,500	£ 3	£ 5	£ 3,500	1.2%	
<b>8</b>	<b>Residential Fit-Out</b>	£ 4,040,004	£ 43	£ 68	£ 51,139	17.8%	
<b>9</b>	<b>Sub-Total 1</b>	£ 16,682,088	£ 176	£ 280	£ 211,166	73.5%	
<b>10</b>	<b>Basement</b>		£ -	£ -	£ -	0.0%	
<b>11</b>	<b>External works</b>		£ -	£ -	£ -	0.0%	
<b>12</b>	<b>Sub-Total 2</b>	£ 16,682,088	£ 176.85	£ 279.60	£ 211,166	73.5%	
<b>13</b>	<b>Net Construction</b>	£ 16,682,088	£ 176	£ 280	£ 211,166	73.5%	
<b>Main Contractor On-Costs</b>							
14	Preliminaries	16.5%	£ 2,752,544	£ 29	£ 46	£ 34,842	12.1%
15	Design and Build Fees	4.0%	£ 777,385	£ 8	£ 13	£ 9,840	3.4%
16	OH&P	7.0%	£ 1,414,841	£ 15	£ 24	£ 17,909	6.2%
17	Contingency	5.0%	£ 1,081,343	£ 11	£ 18	£ 13,688	4.8%
<b>18</b>	<b>On-Costs Sub-Total</b>	£ 6,026,114	£ 64	£ 101	£ 76,280	26.5%	
<b>19</b>	<b>Gross Construction to 1Q 2023</b>	£ 22,708,202	£ 239	£ 381	£ 287,446	100.0%	
<b>Inflation</b>							
21	To 1Q 2023	Included					
22	To start-on-site	Excluded					
23	To mid-point	Excluded					
<b>24</b>	<b>Gross Construction Forecast Outturn</b>	£ 22,708,202	£ 239	£ 381	£ 287,446	100.0%	

Efficiencies		
1	Site usage	53%
2	GEA : GIA	N/A
3	NIA : GIA	63%
4	NIA : GIA (exc. Non-resi)	63%
5	Average unit NIA	755 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	14,994 ft2
4	Overall GIA (Incl Basement)	94,863 ft2
5	Net internal area	59,665 ft2
6	Residential NIA	59,665 ft2
7	Non-residential NIA	0 ft2
8	Basement	11,130 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	4,978 m2
19	Balconies	45.6%
20	Bolt-On Balconies	36 nr



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

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



**Plot J - Residential: 150 Build To Rent Flats**

ORDER OF COST	Total	£ / GIA ft2	£ / NIA ft2	£ / unit	%
<b>0 Facilitating Works</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>1 Substructure</b>	£ 2,058,950	£ 14	£ 22	£ 13,726	<b>5.5%</b>
<b>2 Superstructure</b>	£ 11,943,702	£ 79	£ 129	£ 79,625	<b>32.2%</b>
2.1 Frame	£ 1,347,500	£ 9	£ 15	£ 8,983	3.6%
2.2 Upper floors	£ 1,839,800	£ 12	£ 20	£ 12,265	5.0%
2.3 Roof	£ 774,690	£ 5	£ 8	£ 5,165	2.1%
2.4 Stairs and Ramps	£ 160,000	£ 1	£ 2	£ 1,067	0.4%
2.5 External Walls	£ 4,630,405	£ 31	£ 50	£ 30,869	12.5%
2.6 Windows and External Doors	£ 1,358,708	£ 9	£ 15	£ 9,058	3.7%
2.7 Internal Walls and Partitions	£ 1,617,000	£ 11	£ 17	£ 10,780	4.4%
2.8 Internal Doors	£ 215,600	£ 1	£ 2	£ 1,437	0.6%
<b>3 Internal Finishes</b>	£ 1,541,600	£ 10	£ 17	£ 10,277	<b>4.2%</b>
3.1 Wall Finishes	£ 161,700	£ 1	£ 2	£ 1,078	0.4%
3.2 Floor Finishes	£ 862,400	£ 6	£ 9	£ 5,749	2.3%
3.3 Ceiling Finishes	£ 517,500	£ 3	£ 6	£ 3,450	1.4%
<b>4 Fittings, Furnishings and Equipment</b>	£ 35,000	£ 0	£ 0	£ 233	<b>0.1%</b>
<b>5 Services</b>	£ 4,024,176	£ 27	£ 43	£ 26,828	<b>10.8%</b>
5.1 Sanitary Installation	£ 20,000	£ 0	£ 0	£ 133	0.1%
5.2-5.13 MEPH	£ 3,604,176	£ 24	£ 39	£ 24,028	9.7%
5.10 Lifts	£ 400,000	£ 3	£ 4	£ 2,667	1.1%
5.14 BWIC with services	inc				
<b>6 Prefabricated Buildings and Units</b>		n/a			
<b>7 Utilities connection + External Services</b>	£ 525,000	£ 3	£ 6	£ 3,500	<b>1.4%</b>
<b>8 Residential Fit-Out</b>	£ 7,137,405	£ 47	£ 77	£ 47,583	<b>19.2%</b>
<b>9 Sub-Total 1</b>	£ 27,265,833	£ 180	£ 294	£ 181,772	<b>73.5%</b>
<b>10 Basement</b>	Incl				
<b>11 External works</b>	£ -	£ -	£ -	£ -	<b>0.0%</b>
<b>12 Sub-Total 2</b>	£ 27,265,833	£ 179.76	£ 293.69	£ 181,772	<b>73.5%</b>
<b>13 Net Construction</b>	£ 27,265,833	£ 180	£ 294	£ 181,772	<b>73.5%</b>
<b>Main Contractor On-Costs</b>					
14 Preliminaries	16.5% £ 4,498,862	£ 30	£ 48	£ 29,992	12.1%
15 Design and Build Fees	4.0% £ 1,270,588	£ 8	£ 14	£ 8,471	3.4%
16 OH&P	7.0% £ 2,312,470	£ 15	£ 25	£ 15,416	6.2%
17 Contingency	5.0% £ 1,767,388	£ 12	£ 19	£ 11,783	4.8%
<b>18 On-Costs Sub-Total</b>	£ 9,849,308	£ 65	£ 106	£ 65,662	<b>26.5%</b>
<b>19 Gross Construction to 2Q 2023</b>	£ 37,115,141	£ 245	£ 400	£ 247,434	<b>100.0%</b>
<b>Inflation</b>					
21 To 1Q 2023	Included				
22 To start-on-site	Excluded				
23 To mid-point	Excluded				
<b>24 Gross Construction Forecast Outturn</b>	£ 37,115,141	£ 245	£ 400	£ 247,434	<b>100.0%</b>

Efficiencies	
1 Site usage	41%
2 GEA : GIA	N/A
3 NIA : GIA	61%
4 NIA : GIA (exc. Non-resi)	61%
5 Average unit NIA	619 ft2
6 External wall : GIA ratio	0.50
7 Typical glazing ratio	30%

Key Data	
1 Site area	44,886 ft2
2 Gross external area	N/A
3 GF footprint	18,622 ft2
4 Overall GIA	151,676 ft2
5 Net internal area	92,840 ft2
6 Residential NIA	92,840 ft2
7 Non-residential NIA	0 ft2
8 Basement	18,622 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	75 nr



Project Summary	
<b>Facilitating</b>	
1 Contamination	Excluded
2 Major demolition	✓
3 Specialist groundworks	Excluded
<b>Foundations</b>	
4 Strip and pad	Excluded
5 Piling; CFA	✓
6 Raft	Excluded
7 Ground slab	✓
8 Basement	✓
<b>Frame</b>	
9 Steel frame	Excluded
10 Space frame / deck	Excluded
11 Concrete frame	✓
12 Timber frame	Excluded
13 Traditional	Excluded
<b>Upper Floors</b>	
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	<b>Bathrooms</b>	
27 Landscaped	Excluded	49 Master; 3 piece	✓
<b>Stairs</b>		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	<b>MEPH</b>	
<b>External Walls</b>		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	✓	<b>Landscaping</b>	
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	<b>Utilities</b>	
42 Brick slips at curved area	Excluded	63 Diversions	Excluded
43 Framing to sliding doors	✓	64 Incoming supplies	✓
44 Header course	Excluded		