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Tonbridge Town Centre Redevelopment - Phase 2

Order of Cost Estimate - Option 3

on behalf of

Mace Developments

Costs current at Q1 2023

Issue Date:	29 June 2023
Revision:	1
Project Nr:	
Prepared by:	Lawrence Evans
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Order of Cost Estimate Summary - Overall

ORDER (OF COST	Total	£/G	GIA ft2	£ / NIA ft2	£ / uni	%	Effic	iencies	000/	Image	9			
•								1	Site usage	66%					
0	Facilitating Works	£ 1,595	900					2		N/A 50%					
1	Substructure	£ 16.300	£ 000	24	د c	D £ 36	465 8.8%			77%	A /			A THE SALES	
1	Substructure	£ 16,300	000 £	24	£ J	J £ 36	400 0.0%	4		754 ft2					
2	Superstructure	£ 51,101	E 4 9 C	75	<u>د</u> م	5 £ 114	321 27.6%		°	0.65				parties for	
2.1	Frame		750 £				505 3.0%			40%					
2.1	Upper floors		140 £	10			951 3.6%	1	Typical glazing fatto	40 %	The state				
2.2	Roof		520 £				706 3.1%	Key	Data	_					
2.3	Stairs and Ramps		200 £				365 0.6%		Site area	269,434 ft2	199	Test her		a pro-	
2.4	External Walls	,	200 £ 244 £	29			346 10.6%			209,434 H2 N/A	1.00		R		
2.5	Windows and External Doors		244 £ 940 £				083 2.9%		GF footprint	177,111 ft2	Bach	And an other states		Annes	
2.0	Internal Walls and Partitions		068 £				020 3.4%		Overall GIA	680,468 ft2					
2.7	Internal Doors		587 £				345 0.4%		Net internal area	540,493 ft2		makes history	TUMULA	Annual J	
2.0	Internal Doors	1 024	507 L		2	<u> </u>	0.470	6	Residential NIA	337,150 ft2	1		Added agring	and and a set of the s	
3	Internal Finishes	£ 3.876	722 £	6	£	7 £ 8	673 2.1%		Non-residential	203,343 ft2	1/2	B			
3.1	Wall Finishes		048 £				331 0.3%		Basement	203,343 HZ N/A	I E				
3.2	Floor Finishes		461 £				422 1.1%		Apartments total	447 nr	11-	Record And Provide Street		E2	
3.3	Ceiling Finishes	,	213 £				920 0.7%			0 nr		C	fi and Lature Cartes	H	
0.0	Coning Finishes	2 1,000	210 2	2	~		0.170		1B 2P	115 nr			E		
4	Fittings, Furnishings and Equipment	£ 520	360 £	1	£	1 £ 1	164 0.3%			165 nr			-		
-	rittings, rurnsnings and Equipment	2 320	500 2		~		0.5%	13		50 nr			1		2
5	Services	£ 16.521	564 £	24	د c	1 £ 36	961 8.9%			11 nr	4		× 14		
5.1	Sanitary Installation		000 £				318 0.1%			106 nr	-	A Design of the second s	100		
5.2-5.13			564 £	22			300 7.9%			6 nr		San - Cortes			
5.10	Lifts		2004 £				343 0.9%			290 nr			1		
5.14	BWIC with services	2 1,710	incl	J	2	5 2 5	0.370	18		2301m			-		
3.14	Divic with services							19		85.9%					
6	Utilities connection + External Services	£ 1.860	225 £	3	£	3 £ 4	182 1.0%			384 nr					
	ounces connection + External Services	2 1,003	225 L	J	2	5 2 4	102 1.070	20	Boil-On Balconies	504 m			1		
7	Residential/Hotel Fitout	£ 26,242	706 £	39	¢ A	9 £ 58	709 14.2%								
•	nesidentialimoter i nout	~ 10,141	100 2	00	~ 7	5 2 00	14.270								
	External works (Surface Car Park +														
8		£ 6.490	430 £		£ 1	2 £ 14	520 3.5%								
•	Public Realm)	~ 0,400		10	- I	<u> </u>	520 5.5%								
	Public Realm)	2 0,400		10	2 1	L L 14	520 5.5%		ect Summary						
9	,	,						Proje	ect Summary Facilitating			Roof		Glazing	
-	Public Realm) Multi-Storey Car Park	£ 11,344		17		1 £ 39		Proje	Facilitating	Excluded	22	Roof Single ply	45	Glazing	Excluded
-	Multi-Storey Car Park	£ 11,344	000 £	17	£ 2	1 £ 39	117 6.1%	Proje	Facilitating Contamination	Excluded	22 23	Single ply		UPVC Double glazed	Excluded
-	,	,	000 £		£ 2	1 £ 39	117 6.1%	Proje	Facilitating Contamination Major demolition	✓	23	Single ply Pitched Exclude	ed 46	UPVC Double glazed Triple glazed	Excluded Excluded ✓
-	Multi-Storey Car Park	£ 11,344	000 £	17	£ 2	1 £ 39	117 6.1%	Proje	Facilitating Contamination		23 24	Single ply Pitched Exclude Brown Exclude	ed 46 ed 47	UPVC Double glazed Triple glazed Composite	Excluded
-	Multi-Storey Car Park	£ 11,344	000 £	17	£ 2	1 £ 39	117 6.1%	Proje	Facilitating Contamination Major demolition	✓	23 24 25	Single ply Pitched Exclude Brown Exclude Green Exclude	ed 46 ed 47 ed 48	UPVC Double glazed Triple glazed Composite	Excluded
9	Multi-Storey Car Park Net Construction Main Contractor On-Costs	£ 11,344 £ 135,862	000 £ 456 £	17	£ 2 £ 25	1 £ 39	117 6.1%	Proj 1 2 3	Facilitating Contamination Major demolition Specialist groundworks	√ Excluded	23 24 25 26	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude	ed 46 ed 47 ed 48 ed	UPVC Double glazed Triple glazed Composite	Excluded
9 10 11	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 11,344 £ 135,862 £ 22,417	000 £ 456 £ 305 £	17 200 33	£ 2 £ 25 £ 4	1 £ 39 1 £ 303 1 £ 50	117 6.1% 043 73.5% 151 12.1%	Proje	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude	ed 46 ed 47 ed 48 ed	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded
9 10 11 12	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	£ 11,344 £ 135,862 £ 22,417 £ 6,331	2000 £ 456 £ 305 £ 190 £	17 200 33 9	£ 2 £ 25 £ 4 £ 1	1 £ 39 1 £ 303 1 £ 50 2 £ 14	117 6.1% 943 73.5% 151 12.1% 164 3.4%	Proje 1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded ✓	23 24 25 26	Single ply Pitched Exclud Brown Exclud Green Exclud Blue Exclude Landscaped Exclude	ed 46 ed 47 ed 48 ed 6 ed 48 ed 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded ✓ Excluded
9 10 11 12 13	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	€ 11,344 € 135,862 € 22,417 € 6,331 £ 11,522	2000 £ 456 £ 305 £ 190 £ 767 £	17 200 33 9 17	£ 2 £ 25 £ 4 £ 1 £ 2	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25	117 6.1% 73.5% 151 12.1% 164 3.4% 778 6.2%	Proj 1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25 26 27	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs	ed 46 ed 47 ed 48 ed 48 ed 48 ed 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded ✓ Excluded
9 10 11 12	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0%	€ 11,344 € 135,862 € 22,417 € 6,331 £ 11,522	2000 £ 456 £ 305 £ 190 £	17 200 33 9	£ 2 £ 25 £ 4 £ 1 £ 2	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25	117 6.1% 73.5% 151 12.1% 164 3.4% 778 6.2%	Proj 1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded	23 24 25 26 27 28	Single ply Pritched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude	ed 46 ed 47 ed 48 ed 48 ed 49 50 ed 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded ✓ Excluded
9 10 11 12 13	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0%	€ 11,344 € 135,862 € 22,417 € 6,331 £ 11,522	000 £ 456 £ 305 £ 190 £ 767 £ 386 £	17 200 33 9 17	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25	117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8%	Proid 1 2 3 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27	Single ply Pritched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude	ed 46 ed 47 ed 48 ed 48 ed 49 50 ed 51 ed 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Excluded ✓ Excluded
9 10 11 12 13 14	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	 £ 11,344 £ 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 	2000 £ 456 £ 305 £ 190 £ 767 £ 586 £	17 200 33 9 17 13	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	1117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8% 794 26.5%	Proid 1 2 3 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	23 24 25 26 27 28 28 29	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude	ed 46 ed 47 ed 48 ed 48 ed 49 50 ed 51 ed 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded
9 10 11 12 13 14 14	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0%	£ 11,344 £ 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806	2000 £ 456 £ 305 £ 190 £ 767 £ 586 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	1117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8% 794 26.5%	Proid 1 2 3 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30 31	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Timber Exclude	ed 46 ed 47 ed 48 ed 50 ed 51 ed 52 ed 53 ✓ 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded
9 10 11 12 13 14 14	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total	 £ 11,344 £ 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 	2000 £ 456 £ 305 £ 190 £ 767 £ 586 £ 948 £ 404 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	1117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8% 794 26.5%	Prof 1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Timber Exclude	ed 46 ed 47 ed 48 ed 50 ed 51 ed 52 ed 53 ✓ 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded
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9 10 11 12 13 14 14 15	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 11,344 £ 135,862 £ 135,862 £ 6,331 £ 1,522 £ 8,806 £ 49,077 £ 184,940 Exclu Exclu	000 £ 456 £ 305 £ 190 £ 767 £ 586 £ 948 £ 404 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	1117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8% 794 26.5%	Prot 1 2 3 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Stel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Metal Exclude External Walls	ad 466 ad 47 ad 48 ad 48 ad 48 ad 50 ad 51 ad 52 ad 53 3 ∕ 54 ad 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded
9 10 11 12 13 14 14 15 16	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£ 11,344 £ 135,862 £ 135,862 £ 6,331 £ 1,522 £ 8,806 £ 49,077 £ 184,940 Exclu Exclu	000 £ 456 £ 305 £ 190 £ 767 £ 586 £ 948 £ 404 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	1117 6.1% 943 73.5% 151 12.1% 164 3.4% 778 6.2% 702 4.8% 794 26.5%	Prot 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Specia frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Metal Exclude External Walls	ad 466 ad 47 48 48 ad 48 ad 48 ad 50 50 ad 51 53 4 53 54 ad 52 24 55 55 55 55 55 55 55 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded
9 10 11 12 13 14 14 14 15 16 17	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance	£ 11,344 £ 135,862 £ 135,862 £ 6,331 £ 1,522 £ 8,806 £ 49,077 £ 184,940 Exclu Exclu	000 £ 456 £ 305 £ 190 £ 3866 £ 948 £ 4044 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Prot 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Specia frame / deck Concrete frame Timber frame	Excluded Excluded V Excluded V Excluded V Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Exclude Brown Exclude Green Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Precast concrete Metal Exclude Scaffold Mast climbers Exclude	ad 46 ad 47 ad 48 ad 48 ad 50 ad 51 ad 52 ad 53 ad 53 ad 55 ad 55 ad 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded V Excluded V V V
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9 10 11 12 13 14 14 14 15 16 17	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency	£ 11,344 £ 135,862 £ 22,417 £ 6,331 £ 1,522 £ 8,806 £ 49,077 £ 184,940 Exclu Exclu	000 £ 456 £ 305 £ 190 £ 767 £ 5886 £ 948 £ 404 £ 404 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Prot 1 2 3 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded V Excluded V Excluded V Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Metal Exclude External Walls Scaffold Mast climbers Exclude SFS inner Exclude	ad 46 46 ad 47 48 ad 48 48 ad 50 50 ad 51 51 ad 52 53 ad 53 54 ad 55 56 ad 57 56 ad 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded V Excluded V Excluded V V V V V V
9 10 11 12 13 14 14 15 16 17 18	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Oesign & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs	€ 11,344 € 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 E 184,940 Exclu Exclu	000 £ 456 £ 305 £ 190 £ 767 £ 5886 £ 948 £ 404 £ 404 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Proj 1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Blue Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Precast concrete Metal Exclude External Walls Scaffold O Mast climbers Exclude SFS inner Exclude	ed 466 47 48 47 48 49 50 49 50 40 51 40 51 40 53 47 55 47 55 47 56 47 58 47 58 47 58 47 58 47 58 47 58 47 58 58 47 58 58 58 58 58 58 58 58 58 58 58 58 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded V Excluded V Excluded V V V V V V
9 10 11 12 13 14 14 15 16 17 18 18	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works	€ 11,344 € 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 E 184,940 Exclu Exclu	000 £ 456 £ 305 £ 306 £ 307 £ 308 £ 486 £ 404 £ - £ ded	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Proj 1 2 3 3 4 5 5 6 7 7 8 9 10 111 122 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Specialitional Upper Floors Concrete frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Exclude Brown Exclude Brown Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude External Walls Scaffold Stris Exclude Brick slips Exclude Strick slips Exclude	ed 466 47 46 47 48 47 48 48 49 50 50 51 50 51 51 52 54 53 54 55 55 5	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded
9 10 11 12 13 14 14 15 16 17 18 18	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Oesign & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping	€ 11,344 € 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 E 184,940 Exclu Exclu	000 £ 456 £ 305 £ 306 £ 307 £ 308 £ 486 £ 404 £ - £ ded	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Projc 1 2 3 3 4 4 5 6 6 7 7 8 9 10 11 12 2 3 3 3 4 4 5 6 6 7 7 8 9 10 11 12 12 13 13 14 15 16 16 16 16 16 16 16 16 16 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded V Excluded V Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded	23 24 25 26 27 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Precast concrete External Walls Scaffold Mast climbers Exclude Brickwork; hand laid Brickw	ad 46 46 44 47 48 ad 48 48 ad 50 50 ad 51 52 54 ad 52 54 56 ad 55 56 58 57 ad 58 7 56 58 ad 58 7 56 58 ad 58 7 56 58 ad 59 59 59 59 ad 60 59 59 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping	Excluded Excluded Excluded
9 10 11 12 13 14 14 15 16 17 18 19 20	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 10 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation	£ 11,344 £ 135,862 £ 135,862 £ 6,331 £ 1,522 £ 8,806 £ 49,077 £ 134,940 Exclu Exclu £ Exclu	000 £ 456 £ 305 £ 906 £ 886 £ 948 £ 4044 £ ded	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Projci 1 2 3 3 4 5 6 7 7 8 9 10 11 12 13 14 15 16 16 17 17 10 10 10 10 10 10 10 10 10 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded V Excluded V Excluded V Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 37 38 39 40	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Precast concrete Metal Exclude Scaffold Mast climbers Exclude Brick work; hand laid Brickwork; hand laid Brickwork; hand laid Corbel to façade Exclude	ad 46 46 44 47 48 ad 48 48 ad 50 50 ad 51 53 55 56 56 55 56 58 6d 59 59 ad 60 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation	Excluded V Excluded V Excluded V Excluded V V Excluded V V V V V V V V V V V V V
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9 10 11 12 13 14 14 14 15 16 17 18 19 20 21	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023	£ 11,344 £ 135,862 £ 22,417 £ 6,331 £ 11,522 £ 8,806 £ 49,077 £ 184,940 Exclu Exclu E Exclu	000 £ 456 £ 305 £ 305 £ 305 £ 306 £ 307 £ 308 £ 309 £ 309 £ 309 £ 309 £ 309 £ 309 £ 309 £ 309 £ 309 £ 3046 £ 3046 £ 3046 £ 3046 £ 3047 £ 3048 £ 3049 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £ 3040 £	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 2 £ 1 £ 9	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 25 5 £ 19 1 £ 109	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Projct 1 2 3 4 4 5 6 6 7 7 8 9 9 9 100 111 122 133 141 155 166 177 18 19 9 9 100 111 122 13 100 111 122 130 111 122 130 111 122 130 111 122 130 130 1111 122 130 130 130 130 130 130 130 130	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Specialist frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Constraints Excluded Constraints Excluded Constraints Excluded Excluded Constraints Excluded Excluded Excluded Excluded Excluded Constraints Excluded	23 24 25 26 27 27 27 30 31 32 33 34 35 36 36 37 37 38 39 40 41 42 43	Single ply Pitched Exclude Brown Exclude Green Exclude Landscaped Exclude Stairs Feature entrance Exclude Stone Exclude Pirecast concrete Metal Exclude Brok slips Exclude Brick work; hand laid Alum PPC Exclude Brick wips Exclude Brading to façade Exclude Framing to silding doors	ad 46 ad 47 ad 47 ad 48 ad 50 ad 50 ad 52 ad 53 ad 53 ad 53 ad 55 ad 57 ad 58 ad 59 ad 61 ad 61 ad 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Fixcluded Excluded Excluded Fixcluded Fixcluded Fixcluded Fixcluded Fixcluded Fixcluded
9 10 11 12 13 14 14 14 15 16 17 18 19 20 21 22 23	Multi-Storey Car Park Net Construction Main Contractor On-Costs Preliminaries 16.5% Design & Build Fees 4.0% OH&P 7.0% Construction Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Professional Fee Allowance Development Contingency Development Costs Substation Works Public Realm and Community Landscaping Inflation To 1Q 2023 To start-on-site	E 11,344 E 135,862 E 22,417 E 6,331 E 11,522 E 8,806 E 49,077 E 184,940 Exclu E E E E E E E E E E E E E E E E E E E	000 £ 456 £ 305 £ 190 £ 767 £ 886 £ 948 £ 46d	17 200 33 9 17 13 72	£ 2 £ 25 £ 4 £ 1 £ 2 £ 1 £ 9 £ 34 £ -	1 £ 39 1 £ 303 1 £ 50 2 £ 14 1 £ 50 2 £ 14 1 £ 25 1 £ 19 1 £ 109 2 £ 413 £ £ £ £ 413 £	117 6.1% 943 73.5% 151 12.1% 153 6.2% 778 6.2% 702 4.8% 794 26.5% 737 100.0%	Projc 1 2 3 3 4 4 5 6 6 7 7 8 9 9 10 11 12 13 13 14 15 16 17 18 19 9 20 21 22 23 23 23 24 25 25 25 25 25 25 25 25 25 25	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Specialist frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Second Secon	23 24 25 26 27 27 27 30 31 32 33 34 35 36 36 37 37 38 39 40 41 42 43	Single ply Pitched Exclude Brown Exclude Green Exclude Blue Exclude Blue Exclude Stairs Feature entrance Exclude Stone Exclude Timber Exclude Precast concrete Metal Exclude Scaffold Grick slips Exclude Brick vork; hand laid Corbel to façade Exclude Faceted window Faceted Faceted Window Faceted Faceted Window Faceted Facetef FacetefFacete FacetefFacete Fa	ad 46 44 47 44 47 ad 48 ad 50 ad 51 ad 52 ad 51 ad 52 ad 53 ad 54 ad 55 ad 56 ad 57 ad 58 ad 59 ad 60 ad 61 ad 62 ad 62 ad 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded

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Annex 5iii

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Basis / Assumptions

1 All Rates are based on 1Q 2023.	31 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	32 No allowance has been made for any 'wet side' facilities to the Leisure Centre
at 5%	33 No allowance has been made for a café to the Leisure centre
3 No allowance has been made for inflation.	34 This estimate is based on 341 residential units and 106 Hotel Units
4 Utilities connection + external services allowed at £3.5k per unit with similar allowances for non-resi.	35 No allowance has been made for balconies to the hotel
5 Tenure: It is assumed building I is 100% BTR, the rest of the units are assumed 21% Private,	36 It has been assumed there are 500 spaces in the surface car park
49% Affordable, 30% Shared Ownership	37 Office Fit out has been allowed for to CAT A only
6 Medium specification considered in line with the respective tenures	38 Assumed GP fit out is excluded - Shell and Core only allowed
7 1nr wardrobe to main bedroom of all units excluding social rent where there are none.	39 No allowance has been made to uplift specification to obtain sustainable Accreditation. A circa 25%
8 All lifts are 8-person	uplift would need to be made to allow for Passivhaus Classic.
9 External Wall through wall construction Build up as brick	40 A provisional Allowance of £200k has been made for tidying up the River Medway Banks.
10 Curtain walling is assumed to 60% of external wall to ground floor retail and Cinema areas.	
11 External Wall area calculation for residential is based on W:F ratio of 0.65	
12 Residential - Floor to ceiling height of 2.5m	
13 MVHR to all units excluding any Nox filter requirements	
14 Metal balustrade to balconies and terraces.	
15 External Wall: Solid to Glaze ratio assumes 70:30 and 65:35 in Hotel.	
16 Aluminium Composite windows assumed at £600/m2.	
17 Landscaping assumes 70:30 ratio for hard and soft	
18 Extra-over allowance of £1k/unit for Balcony access doors	
19 Every residential unit assumed to have balcony/ground terrace allowance. None for hotel.	
20 Substructure allowance is based on £/m2 in the absence of any desktop / geotechnical information	
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 plus	
allowances for removing pub and single storey building next to clinic.	
23 External works is based on site area minus building footprints.	
24 We have assumed lift overruns for each core	
25 Allowance for electric charging in MSCP assumed 50% passive and 50% active to spaces	
26 Assumed works to surface car park includes minimal soft landscaping only.	
27 Retail has been allowed to shell and core only	
28 No basement has been allowed to all houses and the multi-storey Car Park	
29 It is assumed that the cinema screens will be provided by others	
30 No additional allowances have been made for flood defences or protection	



Exclusions

1 Professional and development management fees.	32 Wireless Internet Routers
2 Inflation.	33 All Brexit related impact.
3 Land acquisition costs.	34 Curtains & Blinds to apartments.
4 Legal costs.	35 Artwork across the scheme.
5 Planning costs.	36 No allowance for Fire strategy accommodating 2 staircases.
6 Financing costs.	37 No allowance for NOx filters.
7 Clients own costs.	38 Development Contingency
8 Marketing.	39 FFE to car park area (such as ticket machines)
9 CIL / S106 / S38 , works and/or contributions. S278 Systra quote included	40 Upcoming safety Bill including fire regulations
10 Commuted sums.	41 Works to rooftop terraces
11 Non recoverable VAT.	42 Green / Eco roofs
12 Wayleaves and Easements.	43 Ground Contamination and disposal
13 Site Survey costs.	44 Abestos found in existing buildings
14 Capital allowances or other incentives / grants.	45 Reinforcement of existing services
15 Unexpected ground conditions.	46 Comfort Cooling
16 Home automation systems.	47 Fit out to GP Clinic
17 Marketing Suite Costs.	
18 Under / over sail license or other statutory fees.	
19 Comfort cooling to residential units.	
20 Substation(s)	
21 Cornice to internal of apartments.	
22 BREEAM.	
23 Connection to district heating.	
24 Loose Furniture.	
25 Employer Insurances.	
26 Legislation Changes.	
27 Party Wall Awards.	
28 Rights of Light.	
29 Blackout Blinds.	
30 Out of hours working.	
31 Latent Defects Insurance.	

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Plot A - Hotel, Retail and Office Space

ORDER 0	OF COST	Total	6/	CIA #2	£ / NIA ft2	£/un	ih 9/		encies		Image				
UKDER (of cost	Total	27	GIA ILZ	z / NIA ILZ	z./ui	10 %	1		N/A	Image				
0	Facilitating Works	£ -	£		£-	£	- 0.0%			N/A					
-		Ĩ	-		-	-		3		92%		N. N. N.		and the second	
1	Substructure	£ 3,180,00	£ 0	48	£ 52	£ 30	000 14.0%	4	NIA : GIA (exc. Non-resi)	80%					
								5	Average hotel room NIA	302 ft2				and the second	
2	Superstructure	£ 6,133,43		92			863 27.0%	6	External wall : GIA ratio	0.71					- A
2.1	Frame	£ 773,75		12			300 3.4%	7	Typical glazing ratio	45%	and the second			Carlo Carlos	
2.2	Upper floors	£ 990,40		15			343 4.4%						R.		
2.3	Roof	£ 673,75		10			356 3.0%				And		1		643 (PA)
2.4	Stairs and Ramps	£ 150,00		2			415 0.7%	1	Site area	N/A		D	al and		1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -
2.5	External Walls	£ 2,029,68		30			148 8.9%			N/A		10(309)	-	Sanda Sanda	
2.6	Windows and External Doors	£ 884,47		13			344 3.9%			13,326 ft2	B B			an and a second	1. 84
2.7	Internal Walls and Partitions	£ 557,10		8			256 2.5%	4	Overall GIA	66,629 ft2					 Alternative
2.8	Internal Doors	£ 74,28	0 £	1	£ 1	£	701 0.3%	5		39,977 ft2	/= 1-405 habes				
					£ 2			6	Net internal area	61,290 ft2	C	11 100	NARN.	F2 Hanna	
3 3.1	Internal Finishes Wall Finishes	£ 144,84 £ 11.14		2 0			366 0.6% 105 0.0%	7	Residential NIA Non-residential NIA	31,982 ft2		N11 1	***	Н	
3.1	Floor Finishes	£ 11,12 £ 59,42		1			561 0.3%	9	Basement	21,313 ft2 14,801 ft2		Sh-	E		
3.2	Ceiling Finishes	£ 59,42 £ 74,28		1			701 0.3%		Hotel rooms	14,801 ll2 106 nr					
3.3	Centrig Finishes	£ 14,20	U £		۲ I	L	701 0.3%		Highest storeys (incl. GF)	4 nr		≡// r →	-		
4	Fittings, Furnishings and Equipment	£ 75,00	o 6	1	£ 1	£	708 0.3%		Cores	2 nr		={	11		
-	Fittings, Furnishings and Equipment	2 75,00	0 2		2 1	L	700 0.3%	13		4,395 m2	The second se	1			
5	Services	£ 2,487,94	8 F	37	£ 41	£ 23	471 11.0%	14		0.0%			1		
5.1	Sanitary Installation		0 £	0			94 0.0%		Bolt-On Balconies	0 nr			-	line A	
5.2-5.13		£ 2,153,94		32			320 9.5%			0.11				and the second se	1000
5.10		£ 324,00		5			057 1.4%				· · · ·				1
	BWIC with services	ir						18			TRANSPORTATION OF THE OWNER		1		All area -
								19				Bann	1	And the lot of the local division of the loc	
6	Prefabricated Buildings and Units			n/a				20							
								21							
7	Utilities connection + External Services	£ 367,50	£ 0	6	£ 6	£ 3	467 1.6%								
8	Hotel Room Fit-Out	£ 3,355,32	7 £	50	£ 105	£ 31	654 14.8%								
9	Office Fit-Out	£ 928,50	£ 0	14	£ 44	N/A	4.1%			_					
				0.00	0 050		288 73.5%		ct Summary Facilitating						
10	Sub-Total 1	£ 16,672,55	4 £	250	£ 2/2	£ 157					De of			Olaalin n	
11	Basement						200 73.376			Evoluded	Roof		AE	Glazing	Evoluted
		1					200 73.3%	1	Contamination	Excluded	22 Single ply	√ Excluded		UPVC Double glazed	Excluded
		ir	cl				200 73.3%	1 2	Contamination Major demolition	Excluded	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
12		ir			£			1	Contamination Major demolition		22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
12	External works	ir	£	-	£-		- £ -	1 2	Contamination Major demolition Specialist groundworks	Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
	External works		£			£	- £ -	1 2 3	Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded
12 13		ir £ 16,672,55	£	- 250	£ - £ 272.03	£	- £ -	1 2 3 4	Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded ✓ Excluded
13	External works Sub-Total 2	£ 16,672,55	£ 4 £	250	£ 272.03	£ £ 157	- £ - 288 73.5%	1 2 3 4 5	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded
	External works		£ 4 £			£ £ 157	- £ - 288 73.5%	1 2 3 4 5 6	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded ✓ Excluded
13	External works Sub-Total 2	£ 16,672,55	£ 4 £	250	£ 272.03	£ £ 157	- £ - 288 73.5%	1 2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded ✓ Excluded
13	External works Sub-Total 2 Net Construction	£ 16,672,55	£ 4 £	250	£ 272.03	£ £ 157	- £ - 288 73.5%	1 2 3 4 5 6	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded ✓ Excluded
13 14	External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 16,672,55	£ 4 £	250 250	£ 272.03 £ 272	£ £ 157 £ 157	- £ - 288 73.5% 288 73.5%	1 2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded ✓ Excluded
13	External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ 16,672,55 £ 16,672,55 £ 2,750,97	£ 4 £ 4 £	250	£ 272.03 £ 272 £ 45	£ £ 157 £ 157 £ 25	- £ - 288 73.5%	1 2 3 4 5 6 7	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded ✓ Excluded ✓ Excluded
13 14 15	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ 16,672,58 £ 16,672,58 £ 2,750,97 £ 776,94	£ 4 £ 4 £ 1 £ 1 £	250 250 41	£ 272.03 £ 272 £ 45 £ 13	£ £ 157 £ 157 £ 25 £ 7	- £ - 288 73.5% 288 73.5% 953 12.1%	1 2 3 4 5 6 7 8	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded ✓ Excluded
13 14 15 16	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ 16,672,55 £ 16,672,55 £ 2,750,97 £ 776,94 £ 1,414,03	£ 4 £ 4 £ 1 £ 1 £ 3 £	250 250 41 12	£ 272.03 £ 272 £ 45 £ 13 £ 23	£ £ 157 £ 157 £ 25 £ 7 £ 13	- £ - 288 73.5% 288 73.5% 953 12.1% 330 3.4%	1 2 3 3 4 5 6 7 8 9	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget	Excluded ✓ Excluded ✓ Excluded
13 14 15 16 17	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 16,672,55 £ 16,672,55 £ 2,750,97 £ 776,94 £ 1,414,03	£ 4 £ 4 £ 1 £ 1 £ 3 £	250 250 41 12 21	£ 272.03 £ 272 £ 45 £ 13 £ 23	£ £ 157 £ 157 £ 25 £ 7 £ 13	- £ - 288 73.5% 288 73.6% 953 12.1% 330 3.4% 340 6.2%	1 2 3 4 5 6 7 8 9 10 11	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded × Excluded × Excluded
13 14 15 16 17	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ 16,672,55 £ 16,672,55 £ 2,750,97 £ 776,94 £ 1,414,03	£ 4 £ 4 £ 1 £ 1 £ 3 £	250 250 41 12 21	£ 272.03 £ 272 £ 45 £ 13 £ 23	£ £ 157 £ 157 £ 25 £ 7 £ 13	- £ - 288 73.5% 288 73.6% 953 12.1% 330 3.4% 340 6.2%	1 2 3 4 5 6 7 8 9 10 11	Contramination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded ✓ Excluded ✓ Excluded ✓
13 14 15 16 17	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 16,672,55 £ 16,672,55 £ 2,750,97 £ 776,94 £ 1,414,03	£ 4 £ 1 £ 1 £ 5 £	250 250 41 12 21	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18	£ £ 157 £ 157 £ 25 £ 7 £ 13	- £ - 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded ✓ Excluded ✓ Excluded ✓
13 14 15 16 17 18	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 16,672,50 £ 16,672,50 £ 2,750,97 £ 776,94 £ 1,414,02 £ 1,080,72	£ 4 £ 1 £ 1 £ 5 £	250 250 41 12 21 16	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18	£ £ 157 £ 157 £ 25 £ 7 £ 13 £ 10	- £ - 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8%	1 2 3 4 5 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded V Excluded V Excluded V Excluded V
13 14 15 16 17 18 19	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 16,672,50 £ 16,672,50 £ 2,750,97 £ 776,94 £ 1,414,00 £ 1,080,72 £ 6,022,67	£ 4 £ 4 £ 1 £ 1 £ 3 £ 5 £ 0 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 6 7 8 9 10 11 12 13	Contramination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors	Excluded Excluded Excluded Zxcluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded V Excluded V Excluded V Excluded V
13 14 15 16 17 18	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ 16,672,50 £ 16,672,50 £ 2,750,97 £ 776,94 £ 1,414,02 £ 1,080,72	£ 4 £ 4 £ 1 £ 1 £ 3 £ 5 £ 0 £	250 250 41 12 21 16	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 25 £ 7 £ 13 £ 10	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 6 7 8 9 10 11 12 13	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork, hand laid 37 Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded
13 14 15 16 17 18 19	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ 16,672,50 £ 16,672,50 £ 2,750,97 £ 776,94 £ 1,414,00 £ 1,080,72 £ 6,022,67	£ 4 £ 4 £ 1 £ 1 £ 3 £ 5 £ 0 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Timber frame Timber frame Timber frame Timber frame Concrete frame Timber frame Concrete frame Timber frame Traditional	Excluded Exclude Exc	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded v Excluded v Excluded v Excluded v v
13 14 15 16 17 18 19	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ 16,672,50 £ 16,672,50 £ 2,750,97 £ 776,94 £ 1,414,00 £ 1,080,72 £ 6,022,67	£ 4 £ 4 £ 1 £ 1 £ 3 £ 5 £ 0 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 4 5 6 6 7 7 8 9 9 10 11 11 2 13 13 14 15 16	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS Inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) - Landscaping Hard landscaping Soft landscaping	Excluded
13 14 15 16 17 18 19 20	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Oh48P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	E 16,672,55 E 16,672,55 E 2,750,97 E 776,97 E 1,414,05 E 1,080,72 E 6,022,67 E 22,695,22	£ 4 £ 1 £ 1 £ 3 £ 5 £ 0 £ 4 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 3 4 5 6 6 7 8 9 9 10 111 12 13 13 14 15 16 6 17	Contramination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Attenuation	Excluded
13 14 15 16 17 18 19 20 21	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	E 16,672,55 E 16,672,55 E 2,750,97 E 776,94 E 1,414,03 E 1,414,03 E 0,022,67 E 22,695,22 Include	£ 4 £ 1 £ 1 £ 5 £ 0 £ 4 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 3 4 4 5 6 6 7 8 9 10 111 12 13 13 14 4 15 16 6 17 18	Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) - Landscaping Hard landscaping Soft landscaping	Excluded
13 14 15 16 17 18 19 20 20 21 22	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 16.672.55 £ 16.672.55 £ 2.750.91 £ 776.94 £ 1.414.02 £ 1.080.72 £ 6.022.67 £ 22.695.22 Include Exclude	£ 4 £ 4 £ 1 £ 3 £ 5 £ 0 £ 4 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 3 4 4 5 6 6 7 7 8 9 10 11 11 22 13 13 14 14 15 16 6 17 8 9 9 10	Contramination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Xaries	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal 28 Staffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid 37 Alum PPC 38 Brading to façade 40 Corbel to façade 41 Faceted window 42 Birck slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded
13 14 15 16 17 18 19 20 21	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	E 16,672,55 E 16,672,55 E 2,750,97 E 776,94 E 1,414,03 E 1,414,03 E 0,022,67 E 22,695,22 Include	£ 4 £ 4 £ 1 £ 3 £ 5 £ 0 £ 4 £	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 157 £ 13 £ 10 £ 56	- £ - 288 73.5% 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5%	1 2 3 3 4 4 5 6 6 7 8 8 9 9 100 111 122 13 3 14 15 16 6 17 7 18 8 99 200	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 30 Timber 31 Precast concrete 32 Metal External Walls External Walls 33 Scaffold 34 Mast climberts 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded
13 14 15 16 17 18 19 20 21 22 23	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-peint	E 16,672,55 E 16,672,55 E 2,750,97 E 776,92 E 1,414,02 E 6,022,67 E 22,695,22 Include Exclude Exclude Exclude	£ 4 £ 4 £ 1 £ 1 £ 5 5 6 6 6	250 250 41 12 21 16 90 341	€ 272.03 € 272 £ 45 £ 13 £ 23 £ 18 £ 98 £ 370	£ £ 157 £ 157 £ 25 £ 7 £ 13 £ 10 £ 56 £ 214	- E - 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5% 106 100.0%	1 2 3 3 4 4 5 6 6 7 7 8 9 10 11 11 22 13 13 14 14 15 16 6 17 8 9 9 10	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Xaries	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal 28 Staffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid 37 Alum PPC 38 Brading to façade 40 Corbel to façade 41 Faceted window 42 Birck slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities Diversions	Excluded Excluded Excluded Excluded Excluded Excluded
13 14 15 16 17 18 19 20 20 21 22	External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ 16.672.55 £ 16.672.55 £ 2.750.91 £ 776.94 £ 1.414.02 £ 1.080.72 £ 6.022.67 £ 22.695.22 Include Exclude	£ 4 £ 4 £ 1 £ 1 £ 5 5 6 6 6	250 250 41 12 21 16 90	£ 272.03 £ 272 £ 45 £ 13 £ 23 £ 18 £ 98	£ £ 157 £ 157 £ 25 £ 7 £ 13 £ 10 £ 56 £ 214	- E - 288 73.5% 288 73.5% 953 12.1% 330 3.4% 340 6.2% 196 4.8% 818 26.5% 106 100.0%	1 2 3 3 4 4 5 6 6 7 8 8 9 9 100 111 122 13 3 14 15 16 6 17 7 18 8 99 200	Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 30 Timber 31 Precast concrete 32 Metal External Walls External Walls 33 Scaffold 34 Mast climberts 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded

Mace Consult Limited: CONFIDENTIAL

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IIIImace

Plot B - Residential: 64 Flats, 11 Houses

	DF COST		Total	£ / GIA f	2 £	/ NIA ft2	£ / uni	%		encies	_	Image	e				
										Site usage	56%						
0	Facilitating Works	£	-	£	£	- 1	2	0.0%	2		N/A						
									3		78%					A ALL A	
1	Substructure	£	1,310,425	£	16 £	21 8	E 17,4	72 6.5%		NIA : GIA (exc. Non-resi)	66%						
									5	Average unit NIA	715 ft2						
2	Superstructure	£	7,347,425		91 £	117 1	E 97,9	66 36.3%	6	External wall : GIA ratio	0.62						
2.1	Frame	£	695,375	£	9 £	11 1	9,2	72 3.4%	7	Typical glazing ratio	30%		izkali 📃			and the second s	Same and
2.2	Upper floors	£	989,600	£	12 £	16 1	£ 13,1	95 4.9%				27		1	10	and the second s	
2.3	Roof	£	732,450	£	9 £	12 8	9,1	66 3.6%	Key I	Data		100	interest of the		1	Serve	
2.4	Stairs and Ramps	£	161,600	£	2 £	3 8	2,1	55 0.8%	1	Site area	32,852 ft2			D	-	1	
2.5	External Walls	£	3,022,426	£	37 £	48 1	40,2	99 14.9%	2	Gross external area	N/A		E NALL TANK	TORMAN		and and a second	
2.6	Windows and External Doors	£	644,076	£	8 £	10	2 8,5	88 3.2%	3	GF footprint	18,406 ft2	100				- Spintaric Rose and	
2.7	Internal Walls and Partitions	£	990,638	£	12 £	16 1	13,2	09 4.9%	4	Overall GIA	80,891 ft2		R				
2.8	Internal Doors	£	111,260		1 £	2 1		83 0.6%	5	Net internal area	62,808 ft2						
							. ,		6	Residential NIA	53,594 ft2	1	HINT HE POLICE			alles and a second seco	
3	Internal Finishes	£	79.115	f	1 £	1 1	: 10	55 0.4%	7	Non-residential NIA	9,214 m2		C	1. In The		EZ	
3.1	Wall Finishes	£	10,445		0 £	0 1		39 0.1%	8	Basement	16,168 m2		· · · · · · · · · · · · · · · · · · ·		(2))	H	
3.2	Floor Finishes	£	38,265		0 £	1 1		10 0.2%		Units total	75 nr			h	E	-	
3.3	Ceiling Finishes	£	30,405		0 £	0 1		05 0.2%		Houses - 2 Bed	4 nr			3/000		dan and the second	
0.0	Coming Finiterios	2	00,400	~	5 2	5,		0.270		Houses - 3 Bed	6 nr			/ F			1
4	Fittings, Furnishings and Equipment	£	35,000	c	0 £	1 1		67 0.2%		Houses - 4 Bed	1 nr				- 1	G	
4	Fittings, Furnishings and Equipment	£	35,000	L	UŁ	1 1	. 4	0.2%		Flats (1-Bed)	20 nr			The sector advector	1.4.4		
-		•		•									No.				100
5	Services	£	2,094,330		26 £	33 4				Flats (2-Bed)	34 nr				(internet	No.	
5.1	Sanitary Installation	£	3,000		£ 0	0 1		40 0.0%		Flats (3-Bed)	10 nr				-		
5.2-5.13		£	1,821,330		23 £	29				Highest storeys (incl. GF)	5 nr		1.		1		
5.10		£	270,000	£	3 £	4 1	2 3,6	00 1.3%		Cores	2 nr				- 14		
5.14	BWIC with services		inc							External Wall	4,664 m2		Contraction of the local division of the loc		-		William .
									19	Bolt-On Balconies	32 nr	65					
6	Prefabricated Buildings and Units				n/a									and the second			
7	Utilities connection + External Services	£	262,500	£	3 £	4 4	2 3,5	00 1.3%									
7 8	Utilities connection + External Services Residential Fit-Out	£	262,500 3,731,963		3 £ 46 £	4 H 59 H											
8	Residential Fit-Out		3,731,963	£	46 £	59 H	2 49,7	60 18.4%		ct Summary							
				£			2 49,7	60 18.4%		Facilitating			Roof			Glazing	
8 9	Residential Fit-Out Sub-Total 1		3,731,963	£ £ 1	46 £ 84 £	59 ±	2 49,1 2 198,1	60 18.4% 43 73.5%	1	Facilitating Contamination	Excluded		Single ply	✓		UPVC Double glazed	
8	Residential Fit-Out		3,731,963	£ £ 1	46 £	59 H	2 49,1 2 198,1	60 18.4%		Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclud
8 9 10	Residential Fit-Out Sub-Total 1 Basement		3,731,963	£ 1 £ -	46 £ 84 £	59 s 237 s	2 49, ⁷ 2 198,7	50 18.4% 43 73.5% 0.0%	1	Facilitating Contamination			Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclue
8 9	Residential Fit-Out Sub-Total 1		3,731,963	£ £ 1	46 £ 84 £ £	59 ±	2 49, ⁷ 2 198,7	60 18.4% 43 73.5%	1	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
8 9 10	Residential Fit-Out Sub-Total 1 Basement		3,731,963 14,860,758	£ 1 £ -	46 £ 84 £ £	59 s 237 s	2 49,1 2 198,1 2	60 18.4% 43 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition	✓	23 24	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud
8 9 10	Residential Fit-Out Sub-Total 1 Basement External works		3,731,963	£ 1 £ -	46 £ 84 £ £	59 s 237 s	2 49,1 2 198,1 2	60 18.4% 43 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclud
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		3,731,963 14,860,758	£ 1 £ -	46 £ 84 £ £ £	59 1 237 1 - 1	2 49,1 2 198,1 2	60 18.4% 43 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclud
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	3,731,963 14,860,758 14,860,758	£ 1 £ - £ - £ 183.	46 £ 84 £ £ 71 £	59 5 237 5 - 5 236.61 5	2 49,1 2 198, ⁻ 2 198, ⁻ 2 198, ⁻	50 18.4% 43 73.5% 0.0% 0.0% 43 73.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclu
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		3,731,963 14,860,758	£ 1 £ - £ - £ 183.	46 £ 84 £ £ £	59 1 237 1 - 1	2 49,1 2 198, ⁻ 2 198, ⁻ 2 198, ⁻	50 18.4% 43 73.5% 0.0% 0.0% 43 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded ✓	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece	Exclud
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	3,731,963 14,860,758 14,860,758	£ 1 £ - £ - £ 183.	46 £ 84 £ £ 71 £	59 5 237 5 - 5 236.61 5	2 49,1 2 198, ⁻ 2 198, ⁻ 2 198, ⁻	50 18.4% 43 73.5% 0.0% 0.0% 43 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclud
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	3,731,963 14,860,758 14,860,758	£ 1 £ - £ - £ 183.	46 £ 84 £ £ 71 £	59 5 237 5 - 5 236.61 5	2 49,1 2 198, ⁻ 2 198, ⁻ 2 198, ⁻	50 18.4% 43 73.5% 0.0% 0.0% 43 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclud
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	3,731,963 14,860,758 14,860,758 14,860,758	£ 1 £ 1 £ - £ 183. £ 1	46 £ 84 £ £ 71 £ 84 £	59 3 237 3 - 3 236.61 3 237 3	2 49,1 2 198,1 2 198,1 2 198, 2 198,1	50 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclud
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025	£ 1 £ 1 £ - £ 183 £ 1 £ 1	46 £ 84 £ £ 71 £ 84 £ 30 £	59 3 237 3 - 4 236.61 3 237 3 237 3	2 49, 1 2 198, 2 2 198, 2 2 198, 3 2 198, 3 2 198, 3 2 32, 1	50 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 43 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Pirecast concrete	Excluded Excluded Excluded Excluded Excluded Excluded ×	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget - sanitaryware budget	Exclud
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511	£ 1 £ - £ - £ 183 £ 1 £ 1 £ 1 £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £	59 3 237 4 - 4 236.61 4 236.61 4 237 4 39 4 11 4	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 32,6 2 9,2	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 33 3.4%	1 2 3 4 5 6 7 8 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Pirecast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclud
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371	£ 1 £ 1 £ £ 1833 £ 1 £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £	59 1 237 1 - 1 236.61 1 237 1 237 1 39 1 11 1 20 1	2 49,1 2 198,1 2 198,1 2 198, 2 198, 2 198, 2 198, 2 9,2 2 9,2 16,6	50 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 43 73.5% 94 12.1% 33 3.4% 56 6.2%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	✓ Excluded ✓ Excluded ✓ Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded ×	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclud
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511	£ 1 £ 1 £ £ 1833 £ 1 £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £	59 3 237 4 - 4 236.61 4 236.61 4 237 4 39 4 11 4	2 49,1 2 198,1 2 198,1 2 198, 2 198, 2 198, 2 198, 2 9,2 2 9,2 2 16,8	50 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 43 73.5% 94 12.1% 33 3.4% 56 6.2%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Pirecast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget = sanitaryware budget MEPH Radiators	Exclue
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371	£ 1 £ 1 £ £ 1833 £ 1 £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £	59 1 237 1 - 1 236.61 1 237 1 237 1 39 1 11 1 20 1	2 49,1 2 198,1 2 198,1 2 198, 2 198, 2 198, 2 198, 2 9,2 2 9,2 16,6	50 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 43 73.5% 94 12.1% 33 3.4% 56 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclus
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,321 963,283	£ 1 £ 1 £ . £ . £ . 183 £ . £ . £ . £ . £ . £ . £ . £ . £ .	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £	59 1 237 1 - 1 236.61 1 237 1 237 1 39 1 11 1 20 1 15 1	2 49,7 2 198,7 2 2 2 198,7 2 198,7 2 198,7 2 198,7 2 9,2 2 9,2 2 10,5 2 12,5	60 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 44 73.5% 94 12.1% 33 3.4% 56.2%	1 2 3 4 5 6 7 8 9 10 111 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded C Excluded C Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371	£ 1 £ 1 £ . £ . £ . 183 £ . £ . £ . £ . £ . £ . £ . £ . £ .	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £	59 1 237 1 - 1 236.61 1 237 1 237 1 39 1 11 1 20 1	2 49,7 2 198,7 2 2 2 198,7 2 198,7 2 198,7 2 198,7 2 9,2 2 9,2 2 10,5 2 12,5	60 18.4% 43 73.5% 0.0% 43 73.5% 43 73.5% 44 73.5% 94 12.1% 33 3.4% 56.2%	1 2 3 4 5 6 7 8 9 10 111 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclud
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded C Excluded C Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,321 963,283	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £	59 1 237 1 - 1 236.61 1 237 1 237 1 39 1 11 1 20 1 15 1	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluc
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 4 5 6 7 8 9 90 101 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers Sfs inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluc
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 13 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded V X Varies	23 24 25 26 27 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclud
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 4 5 6 6 7 8 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Stael frame Traditional Upper Floors Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Secluded Excluded Excluded Excluded Excluded Excluded X Excluded X Xaries Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclue
8 9 10 11 12 13 14 15 16 17 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190 20,228,948	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 3 4 5 6 7 7 8 9 9 100 111 12 13 3 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Xaries Excluded Excluded Excluded Facture Excluded Exclude Exclude Exclude Exc	23 24 25 26 27 30 31 32 33 33 435 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 55 56 57 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping Soft landscaping	Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% OH&P 7.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,37 963,283 5,368,190 20,228,948 Included	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 3 4 4 5 6 7 7 8 9 100 111 122 133 144 155 166 77 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Secluded Excluded Excluded Excluded Excluded Excluded Excluded Xerlides Varies Excluded Excluded Excluded Xerlides Varies Excluded Excluded Excluded Xerlides Yerlides Yerl	23 24 25 26 27 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 55 56 57 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190 20,228,948 Included Excluded	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 3 4 5 6 6 7 8 9 9 10 111 12 133 14 15 16 6 17 7 18 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Steel frame Steel frame Steel frame Concrete frame Tiraber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded V Excluded V Excluded Excluded Excluded Excluded Excluded Varies Excluded V	23 24 25 26 27 27 27 30 31 32 33 34 35 36 37 38 39 9 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SF5 inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 55 56 57 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MePH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu Exclu
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% OH&P 7.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,37 963,283 5,368,190 20,228,948 Included	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 3 4 5 6 6 7 7 8 9 10 11 12 13 13 14 15 16 17 7 18 19 9 20 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Varies Excluded Varies Excluded Varies Excluded Varies Excluded	23 24 25 26 27 30 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluc Excluc Excluc Excluc Excluc
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £ £	3,731,963 14,860,758 14,860,758 14,860,758 14,860,758 2,452,025 692,511 1,260,371 963,283 5,368,190 20,228,948 Included Excluded	£ 1 £ - 1 £ - 2 £ 183 £ 183 £ 1 £ £ £ £ £ £ £ £ £	46 £ 84 £ £ 71 £ 84 £ 30 £ 9 £ 16 £ 12 £	59 1 237 1 - 4 236.61 4 237 1 236.61 4 237 1 239 9 11 4 20 9 15 9 15 9	2 49,7 2 198,7 2 198,7 2 198,7 2 198,7 2 198,7 2 9,7 2 9,7 2 12,7 2 12,7 2 71,5	60 18.4% 43 73.5% 0.0% 0.0% 43 73.5% 43 73.5% 94 12.1% 93 3.4% 95 6.2% 44 4.8% 76 26.5%	1 2 3 3 4 5 6 6 7 8 9 9 10 111 12 133 14 15 16 177 18 8 9 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded V Excluded V Excluded Excluded Excluded Excluded Excluded Varies Excluded V	23 24 25 26 27 30 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SF5 inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MePH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclud Exclud Exclud Exclud Exclud Exclud

Mace Consult Limited: CONFIDENTIAL

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Plot C - Residential: 20 Flats, 16 Houses

	F COST		Total	£ / GIA 1	ft2	£ / NIA ft2		£ / unit	%	Efficie		_	Image				
										1	Site usage	64%					
0	Facilitating Works	£	-	£	-	£ -			0.0%	2	GEA : GIA	N/A					
										3	NIA : GIA	74%	2				all a
1	Substructure	£	469,500	£	11	£ 14	£	13,042	4.9%	4	NIA : GIA (exc. Non-resi)	65%					A CONTRACTOR
										5	Average unit NIA	N/A					
2	Superstructure	£	3,515,090	£	79	£ 107	£	97,641	36.8%	6	External wall : GIA ratio	0.68					
2.1	Frame	£	270,000		6		£	7,500	2.8%	7	Typical glazing ratio	30%		ieron .			YA COM
2.2	Upper floors	£	478,600		11		£	13,294	5.0%	•	Typical glazing ratio		1997	1 / / 1			and the second second
2.2	Roof	£	377,930		8		£	10,498	4.0%	Key D	loto	_		Here the		25	
												19,375 ft2	193	the /	D		
2.4	Stairs and Ramps	£	139,600		3		£	3,878	1.5%	1	Site area		1	I Exam.	Toketi		
2.5	External Walls	£	1,406,747		31		£	39,076	14.7%	2	Gross external area	N/A	- 75		Toket I	-	Spreak to a second
2.6	Windows and External Doors	£	325,073		7		£	9,030	3.4%	3	GF footprint	12,325 ft2		B			ALTERNIE .
2.7	Internal Walls and Partitions	£	473,940		11		£	13,165	5.0%	4	Overall GIA	44,724 ft2					
2.8	Internal Doors	£	43,200	£	1	£ 1	£	1,200	0.5%	5	Net internal area	32,916 ft2	12		236		9/619
										6	Residential NIA	29,192 ft2		BI ME ME ME FOR A LAND	127		EZ S
3	Internal Finishes	£	93,250	£	2	£ 3	£	2,590	1.0%	7	Non-residential NIA	3,724 ft2		C			2000 C 100 C 100 C 100
3.1	Wall Finishes	£	13,100		0		£	364	0.1%	8	Basement	5,167 ft2		· · · · · · · · · · · · · · · · · · ·			H
3.2	Floor Finishes	£	44,375		1		£	1,233	0.5%	9	Apartments total	36 nr			- free	E	
3.3	Ceiling Finishes	£	35,775		1		£	994	0.4%	10	Houses - 2 Bed	5 nr					State State
0.0	coming i monoo	2	55,775	~		~ '	2	334	0.470	11	Houses - 2 Bed	8 nr	1		=// F 🔨	100	A 1 2
		•		•												- A	G
4	Fittings, Furnishings and Equipment	£	35,000	Ł	1	± 1	£	972	0.4%	12	Houses - 4 Bed	3 nr			CYLLENA Mart	110	y
										13	Flats (1-Bed)	6 nr		teres /			
5	Services	£	892,272		20		£	24,785	9.3%	14	Flats (2-Bed)	11 nr				Anna .	
5.1	Sanitary Installation	£	3,000	£	0	£ 0	£	83	0.0%	15	Flats (3-Bed)	3 nr				-	
5.2-5.13	MEPH	£	754,272	£	17	£ 23	£	20,952	7.9%	16	Highest storeys (incl. GF)	5 nr					and the second se
5.10	Lifts	£	135,000	£	3	£ 4	£	3,750	1.4%	17	Cores	1 nr		4 4 - 1		- 3	
5.14	BWIC with services		inc					-,		18	External Wall	2,820 m2	100	14		See. 1	
0.11										19	Bolt-On Balconies	10 nr		A CONTRACTOR OF THE OWNER OF THE			
6	Prefabricated Buildings and Units				n/a					15	Doit-On Datcomes	10111			and the second second		
0	Freiabricateu Bullulligs allu Offits				II/a												
-				0	•	^	0	0.500	4.00/								
7	Utilities connection + External Services		£126,000	£	3	£ 4	£	3,500	1.3%								
7 8	Utilities connection + External Services Residential Fit-Out		£126,000 £1,886,568		3 42		£	3,500 52,405	1.3% 19.7%								
			£1,886,568	£					19.7%	Proje	ct Summary						
		£		£			£			Proje	ct Summary Facilitating		_	Roof	_		Glazing
8	Residential Fit-Out	£	£1,886,568	£	42	£ 57	£	52,405	19.7%	Projet 1		Excluded	22	Roof Single ply	·	45	Glazing UPVC Double glazed
8 9	Residential Fit-Out Sub-Total 1	£	£1,886,568	£	42 157	£ 57 £ 213	£	52,405	19.7% 73.5%	1	Facilitating Contamination	Excluded ✓		Single ply			UPVC Double glazed
8	Residential Fit-Out	£	£1,886,568	£	42	£ 57 £ 213	£	52,405 194,936	19.7%	1	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed
8 9 10	Residential Fit-Out Sub-Total 1 Basement	£	£1,886,568	£	42 157 -	£ 57 £ 213 £ -	£	52,405 194,936 -	19.7% 73.5% 0.0%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite
8 9	Residential Fit-Out Sub-Total 1	£	£1,886,568	£	42 157 -	£ 57 £ 213	£	52,405 194,936	19.7% 73.5% 0.0%	1	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works	£	£1,886,568 7,017,680	£ £ £	42 157 -	£ 57 £ 213 £ - £ - £ -	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ -	1 2 3	Facilitating Contamination Major demolition Security of the security of the se	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium
8 9 10	Residential Fit-Out Sub-Total 1 Basement	£	£1,886,568	£ £ £	42 157 -	£ 57 £ 213 £ -	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works	£	£1,886,568 7,017,680	£ £ £	42 157 -	£ 57 £ 213 £ - £ - £ -	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ -	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	£1,886,568 7,017,680 7,017,680	£ £ £ £	42 157 - 157	£ 57 £ 213 £ - £ - £ 213.20	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ - 73.5%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works	£	£1,886,568 7,017,680	£ £ £ £	42 157 -	£ 57 £ 213 £ - £ - £ 213.20	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ -	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	£1,886,568 7,017,680 7,017,680	£ £ £ £	42 157 - 157	£ 57 £ 213 £ - £ - £ 213.20	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ - 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded ✓ Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	£1,886,568 7,017,680 7,017,680	£ £ £ £	42 157 - 157	£ 57 £ 213 £ - £ - £ 213.20	£ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ - 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded ✓ Excluded ✓ Excluded ✓	23 24 25 26 27 28 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs		£1,886,568 7,017,680 7,017,680 7,017,680	£ £ £ £ £	42 157 - 157 157	£ 57 £ 213 £ - £ - £ 213.20 £ 213	£ £ £	52,405 194,936 - - 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded ✓ Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensultes
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680	£ £ £ £ £	42 157 - 157 157 26	£ 57 £ 213 £ - £ - £ 213.20 £ 213 £ 35	£ £ £ £	52,405 194,936 -	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Pirecast concrete	Excluded Excluded Excluded Excluded Excluded Excluded X	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024	£ £ £ £ £ £	42 157 - 157 157 26 7	£ 57 £ 213 £ - £ - £ 213.20 £ 213 £ 35 £ 10	£ £ £ £	52,405 194,936 - - 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Fxcluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Asatr; 3 piece - sanitaryware budg Ensuites - sanitaryware budg
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ 5 £	42 157 - 157 157 26 7 13	€ 57 € 213 € - € - € 213.20 € 213.20 € 213.20 € 35 € 10 € 18	£ £ £ £	52,405 194,936 - - 194,936	19.7% 73.5% 0.0% £ - 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded X	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg Master; 4 piece
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ 5 £	42 157 - 157 157 26 7	€ 57 € 213 € - € - € 213.20 € 213.20 € 213.20 € 35 € 10 € 18	£ £ £ £	52,405 194,936 - - 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ 5 £	42 157 - 157 157 26 7 13	€ 57 € 213 € - € - € 213.20 € 213.20 € 213.20 € 35 € 10 € 18	£ £ £ £	52,405 194,936 - - 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded X	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg - sanitaryware budg meret - sanitaryware budg
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ 5 £	42 157 - 157 157 26 7 13	€ 57 € 213 € - € - € 213.20 € 213.20 € 213.20 € 35 € 10 € 18	£ £ £ £	52,405 194,936 - - 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13	 £ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 148 £ 144 	£ £ £ £ £	52,405 194,936 - 194,936 32,164 16,533	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scafloid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,133 454,890	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - - 157 26 7 13 10	€ 57 € 213 € - € - € 213.20 € 213.20 € 213.20 € 35 € 10 € 18	£ £ £ £ £	52,405 194,936 - - 194,936 32,164	19.7% 73.5% 0.0% £ - 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel)
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,133 454,890	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - - 157 26 7 13 10	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - 194,936 32,164 16,533	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR
8 9 10 11 12 13 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber Frame Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Upper Floors Concrete floors - thickness	Excluded Excluded Constraints Excluded Excluded Excluded Excluded Excluded Excluded Excluded xcluded xxluded xxluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls SScaffold Mast climbers SFS Inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping
8 9 10 11 12 13 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete frame Traditional Upper Floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Bibue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Upper Floors Concrete floors - thickness	Excluded Excluded Constraints Excluded Excluded Excluded Excluded Excluded Excluded Excluded xcluded xxluded xxluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls SScaffold Mast climbers SFS Inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budy Master; 4 piece - sanitaryware budy Ensuites - sanitaryware budy MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete frame Traditional Upper Floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 27 28 29 30 31 32 33 31 32 33 33 34 35 36 37 38 39 9 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls SSEAfold Mast climbers SFS inner Brickwork, hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware bud Ensuites - sanitaryware bud Ensuites - sanitaryware bud MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% OH&P 7.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 395,704 395,704 3454,890 2,535,015 9,552,695 Included	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 7 7 8 9 10 111 12 13 14 14 15 16 7 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 940 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015 9,552,695 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 9 10 111 12 13 13 14 15 16 177 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Space frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Secluded Secluded	23 24 25 26 27 28 829 30 31 32 33 34 35 36 37 38 39 940 41 42	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips t curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Attenuation Play equipment
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% OH&P 7.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 395,704 395,704 3454,890 2,535,015 9,552,695 Included	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213 £ 105 £ 105 £ 114 £ 77	£ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 7 7 8 9 10 11 12 13 13 14 15 16 17 18 19 99 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Stoel frame Space frame / deck Concrete frame Timber Frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT - every floor	Excluded Excluded Excluded Excluded Excluded Excluded X Excluded Varies Excluded Varies Excluded X Varies Excluded X Varies Excluded X X X X X X X X X X X X X	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to silding dors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Master; 4 piece - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Play equipment Utilities
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £	£1,886,568 7,017,680 7,017,680 7,017,680 7,017,680 1,157,917 327,024 595,183 454,890 2,535,015 9,552,695 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 157 - 157 157 26 7 13 10 57	£ 57 £ 213 £ - £ - £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 213.20 £ 100 £ 100 £ 100 £ 144 £ 77 £ 290	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	52,405 194,936 - - 194,936 32,164 16,533 70,417	19.7% 73.5% 0.0% £ - 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 9 10 111 12 13 13 14 15 16 177 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Space frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Secluded Secluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips t curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budg Ensuites - sanitaryware budg Ensuites - sanitaryware budg MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Attenuation Play equipment

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Plot D - Residential: 70 Flats, 6 Houses

	OF COST		Total	£/G	A ft2	£ / NIA ft2	£	2 / unit	%	Effici	encies		Imag	e				
										1	Site usage	70%						
0	Facilitating Works	£	-	£	-	£ -	£	-	0.0%	2	GEA : GIA	N/A						100
										3	NIA : GIA	61%					Mill In	
1	Substructure	£	2,379,900	£	28	£ 46	£	31,314	11.8%	4	NIA : GIA (exc. Non-resi)	61%						
										5	Average unit NIA	683 ft2						
2	Superstructure	£	6,197,692	£	72	£ 119	£	81,549	30.8%	6	External wall : GIA ratio	0.51	5					100
2.1	Frame	£	675,000	£	8	£ 13	£	8,882	3.4%	7	Typical glazing ratio	30%		And have been				C KI
2.2	Upper floors	£	914,600	£	11	£ 18	£	12,034	4.5%		,, , ,					R		
2.3	Roof	£	592,450	£	7	£ 11	£	7,795	2.9%	Key I	ata			The days of the second se	-	1		
2.4	Stairs and Ramps	£	133,600	£	2	£ 3	£	1,758	0.7%	1	Site area	26,910 ft2		A CONTRACT OF A	D	-		
2.5	External Walls	£	2,223,453		26	£ 43	£	29,256	11.1%	2	Gross external area	0 ft2	-				Annual Line	
2.6	Windows and External Doors	£	717,609	£	8	£ 14	£	9,442	3.6%	3	GF footprint	18,891 ft2				Party Party	antended at	1 Augusta
2.7	Internal Walls and Partitions	£	859,980	£	10	£ 17	£	11,316	4.3%	4	Overall GIA	85,660 ft2	1	B				1.55
2.8	Internal Doors	£	81,000	£	1	£ 2	£	1,066	0.4%	5	Net internal area	51,936 ft2		=	R.		Tennese .	
										6	Residential NIA	51,936 ft2		- Lourison Antrabalan	127		EZ	
3	Internal Finishes - Shell & Core	£	177,520	£	2	£ 3	£	2,336	0.9%	7	Non-residential NIA	0 ft2		C	mattern 14	diana.	hears L	
3.1	Wall Finishes	£	18,730	£	0	£ 0	£	246	0.1%	8	Basement	16,168 ft2				-		
3.2	Floor Finishes	£	90,195		1		£	1,187	0.4%	9	Units total	76 nr			K	E		
3.3	Ceiling Finishes	£	68,595	£	1	£ 1	£	903	0.3%	10	Houses - 2 Bed	2 nr						
	Ť									11	Houses - 3 Bed	3 nr			F	1		C
4	Fittings, Furnishings and Equipment	£	20,000	£	0	£ 0	£	263	0.1%	12	Houses - 4 Bed	1 nr			contract 1	11	G	
		-		-	-		-		,.	13	Flats (1-Bed)	22 nr			Laffah.	100		1
5	Services	£	2,045,080	£	24	F 39	£	26,909	10.2%		Flats (2-Bed)	37 nr				~		
5.1	Sanitary Installation	£	3,000		0		£	39	0.0%		Flats (3-Bed)	11 nr						
5.2-5.13		£	1,782,080		21		£	23,448	8.9%		Highest storeys (incl. GF)	5 nr						
5.10		£	260,000		3		£	3,421	1.3%	17	Cores	2 nr		1 11		- 1		
5.14	BWIC with services	~	inc		Ū	_ 0	~	0,121	1.070	18	External Wall	4.058 m2		14				Riff and
0.14	Divide with schools		110							19	Balconies	46.1%						
6	Prefabricated Buildings and Units				n/a					20	Bolt-On Balconies	35 nr						
•	Trefabricated Dananigs and Onits				11/4					20	Doit-Off Dalconics	00111						
7	Utilities connection + External Services	£	266,000	f	3	F 5	£	3,500	1.3%									
		~	200,000	~		~ *	~	0,000										
8	Residential Fit-Out	£	3,687,670	£	43	F 71	£	48,522	18.3%									
0	Residential Fit-Out	I.																
0	Residential Fit-Out	L	0,007,070	~	40	~	~	,	1010 /0	Proje	ct Summary							
9	Sub-Total 1	£	14,773,862		172			194,393	73.5%	Proje	t Summary Facilitating			Roof			Glazing	
		£								Proje		Excluded	22		✓	45	Glazing UPVC Double glazed	Excluded
		£				E 284	£				Facilitating	Excluded ✓	22 23	Single ply	✓ Excluded			Excluded
9	Sub-Total 1	£		£	172	E 284	£	194,393	73.5%	1	Facilitating Contamination			Single ply Pitched		46	UPVC Double glazed	
9	Sub-Total 1	£		£	172	E 284	£	194,393	73.5% 0.0%	1	Facilitating Contamination Major demolition	✓	23	Single ply Pitched Brown	Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
9 10	Sub-Total 1 Basement	£		£	172	E 284	£	194,393 -	73.5%	1	Facilitating Contamination Major demolition	✓	23 24	Single ply Pitched Brown Green	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded 🗸
9 10	Sub-Total 1 Basement	£		£ £	172	ε 284 ε - ε -	£ £ £	194,393 -	73.5% 0.0% 0.0%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded 🗸
9 10 11	Sub-Total 1 Basement External works	£	14,773,862	£ £	172	ε 284 ε - ε -	£ £ £	194,393 -	73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite	Excluded 🗸
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	14,773,862 14,773,862	£ £ £ £ 1	172 - 72.47	E 284 E - E - E 284.46	£ £ £	194,393 - 194,393	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded 🗸
9 10 11	Sub-Total 1 Basement External works	£	14,773,862	£ £ £ £ 1	172	E 284 E - E - E 284.46	£ £ £	194,393 -	73.5% 0.0% 0.0%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded 🗸
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	14,773,862 14,773,862	£ £ £ £ 1	172 - 72.47	E 284 E - E - E 284.46	£ £ £	194,393 - 194,393	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded ✓ Excluded
9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2	£	14,773,862 14,773,862	£ £ £ £ 1	172 - 72.47	E 284 E - E - E 284.46	£ £ £	194,393 - 194,393	73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Excluded ✓ Excluded
9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£	14,773,862 14,773,862 14,773,862	£ £ £ £	172 72.47 172	E 284 E - E - E 284.46 E 284	£ £ £ £	194,393 - 194,393 194,393	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensultes	Excluded ✓ Excluded
9 10 11 12 13 14	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £	14,773,862 14,773,862 14,773,862 2,437,687	£ £ £ £	172 - 72.47 172 28	E 284 E - E - E 284.46 E 284	£ £ £ £	194,393 - - 194,393 194,393 32,075	73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Scluded Scluded Scluded Scluded Scluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Excluded ✓ Excluded
9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,867 688,462	£ £ £ £ £ £ £	172 - 72.47 172 28 8	E 284 E - E - E 284.46 E 284 E 47 E 13	£ £ £ £ £	194,393 - 194,393 194,393 32,075 9,059	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded V Excluded V Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget	Excluded ✓ Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,887 688,462 1,253,001	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15	E 284 E - E - E 284.46 E 284 E 47 E 13 E 24	£ £ £ £ £ £	194,393 	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Fxcluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Piched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget - sanitaryware budget MEPH	Excluded Excluded Excluded
9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,867 688,462	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8	E 284 E - E - E 284.46 E 284 E 47 E 13 E 24	£ £ £ £ £	194,393 - 194,393 194,393 32,075 9,059	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,887 688,462 1,253,001	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15	E 284 E - E - E 284.46 E 284 E 47 E 13 E 24	£ £ £ £ £ £	194,393 	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,687 688,462 1,253,001 957,651	£ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11	E 284 E - E - E 284.46 E 284.46 E 284.46 E 284 E 284 E 13 E 24 E 18	£ £ £ £ £ £ £ £	194,393 - 194,393 194,393 32,075 9,059 16,487 12,601	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded X	23 24 25 26 27 28 29 30 31 32 33 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Insuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded V Excluded V Excluded V Excluded V
9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,887 688,462 1,253,001	£ £ £ £ £ £ £	172 - 72.47 172 28 8 15	E 284 E - E - E 284.46 E 284 E 47 E 13 E 24	£ £ £ £ £ £ £ £	194,393 	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 14,773,862 14,773,862 1,253,001 957,651 5,336,800	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded V Excluded V Excluded V Excluded V
9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	14,773,862 14,773,862 14,773,862 2,437,687 688,462 1,253,001 957,651	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 - 194,393 194,393 32,075 9,059 16,487 12,601	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Insuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded V Excluded V Excluded V Excluded V
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 14,773,862 14,773,862 1,253,001 957,651 5,336,800	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 33 4 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded V Excluded V Excluded V Excluded V
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 14,773,862 14,773,862 1,253,001 957,651 5,336,800	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 7 8 9 9 100 111 12 13 3 14 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Upper Floors Concrete floors - thickness	Excluded Exclude Exc	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Piched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded V Excluded V Excluded
9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 14,773,862 14,773,862 1,253,001 957,651 5,336,800	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 7 7 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Comparison Excluded Excluded Excluded Excluded Excluded Comparison Varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
9 10 11 12 13 14 15 16 17 18 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 2,437,887 688,462 1,253,001 957,651 5,336,800 20,110,662	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 4 5 6 7 7 8 9 10 11 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Attenuation	Excluded
9 10 11 12 13 14 15 16 17 18 19 21	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 2,437,687 688,462 1,253,001 957,651 5,336,800 20,110,662 Included	£ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 7 7 8 9 10 11 12 13 13 14 14 15 16 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Exclude	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Single ply Piched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded
9 10 11 12 13 14 15 16 17 18 19 21 22	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	14,773,862 14,774,774 14,774,774,774 14,774,774,774,774 14,774,774,774,774,774 14,774,774,774,774,774,774,774,774,774,7	£ £ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 6 7 8 9 10 111 12 13 13 14 14 15 16 6 17 7 8 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Space frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded xeries Excluded Excluded Secluded Se	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 9 40 41 42	Single ply Pitched Brown Green Bilue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slop at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget - sanitaryware budget MULT - sanitaryware budget MULT - sanitaryware budget MULT - sanitaryware budget - sanitaryw	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded
9 10 11 12 13 14 15 16 17 18 19 21	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £	14,773,862 14,773,862 14,773,862 2,437,687 688,462 1,253,001 957,651 5,336,800 20,110,662 Included	£ £ £ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 7 7 8 9 9 100 111 12 13 3 14 15 16 17 7 18 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame / deck Concrete frame / deck Concrete frame Timber frame / deck Concrete frame Timber frame Concrete floors Concrete floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Varies Excluded Varies Excluded Varies Excluded Varies Excluded Varies Excluded Varies Excluded Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclud	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 55 55 55 55 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded V Excluded V Excluded V Excluded
9 10 11 12 13 14 15 16 17 18 19 21 22	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £	14,773,862 14,774,774 14,774,774,774 14,774,774,774,774 14,774,774,774,774,774 14,774,774,774,774,774,774,774,774,774,7	£ £ £ £ £ £ £ £	172 - 72.47 172 28 8 15 11 62	E 284 E - E - E 284.46 E 284.46 E 284 E 133 E 244 E 188 E 103	£ £ £ £ £ £ £	194,393 194,393 194,393 32,075 9,059 16,487 12,601 70,221	73.5% 0.0% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 6 7 8 9 10 111 12 13 13 14 14 15 16 6 17 7 8 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Space frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded xeries Excluded Excluded Secluded Se	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 9 40 41 42	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget - sanitaryware budget MULT - sanitaryware budget MULT - sanitaryware budget MULT - sanitaryware budget - sanitaryw	Excluded Excluded Excluded Excluded V Excluded V Excluded V Excluded V V Excluded

Mace Consult Limited: CONFIDENTIAL

mace

Plot E1 - Angel Leisure Centre New Build and GP Clinic

	F COST		Total	£ / GIA ft2	£	/ NIA ft2	£ / unit	%	Efficie	encies		Image		_		
									1	Site usage	70%					
0	Facilitating Works	£	1,595,900	£ 2	5 £	25	N/A	5.7%	2	GEA : GIA	N/A				ally the	
									3	NIA : GIA	100%					
1	Substructure	£	4,310,400	£ 6	9 £	69	N/A	15.4%	4	NIA : GIA (exc. Non-resi)	0%					- 1 (Table 2)
									5	Average unit NIA	N/A	All				
2	Superstructure	£	6,687,176	£ 10	6 £	106	N/A	23.9%	6	External wall : GIA ratio	N/A	Jaciwy Variation			and the second second	
2.1	Frame	£	1,032,000		6 £	16	N/A	3.7%		Typical glazing ratio	30%				and the second s	
2.2	Upper floors	£	250,740		4 £		N/A	0.9%		·) [and the second s		5		
2.3	Roof	£	1,478,850		4 £		N/A		Key D	ata	_	The second secon	D		1 1240	ne al
2.4	Stairs and Ramps	£	40,000		1 £		N/A	0.1%	1	Site area	44,994 ft2					n Hanna
2.4	External Walls	£	2,484,024		1 L 0 £		N/A	8.9%	2	Gross external area	44,994 112 N/A		- All		Trivers a sele to	
2.6	Windows and External Doors	£	471,600		8 £		N/A	1.7%	3	GF footprint	31,539 ft2	R			A CONTRACT OF A	
2.0	Internal Walls and Partitions	£	751,710		0 £ 2 £		N/A N/A	2.7%	4	Overall GIA	62,819 ft2					V
2.7	Internal Doors	£					N/A N/A					/= warm	194 C		313414	
2.8	Internal Doors	£.	178,252	£	3 £	3	N/A	0.6%	5	Net internal area	62,819 ft2	the second secon	M.		EZ Sates	
									6	Residential NIA	0 ft2		1 1 1	die un-	н	
3	Internal Finishes	£	1,030,896		6 £		N/A	3.7%	7	Non-residential NIA	62,819 ft2			F		
3.1	Wall Finishes	£	272,016		4 £		N/A	1.0%	8	Basement	N/A			-	and	
3.2	Floor Finishes	£	434,112		7 £		N/A	1.6%	9	Apartments total	0 nr					
3.3	Ceiling Finishes	£	324,768	£	5 £	5	N/A	1.2%		Studio	N/A		=// F	h	6	
										1B 2P	N/A		ALPHIPALTER.	1		
4	Fittings, Furnishings and Equipment	£	215,360	£	3 £	3	N/A	0.8%		2B 3P	N/A		Silver /	1		
									13	2B 4P	N/A			10		
5	Services	£	2,715,824	£ 4	3 £	43	N/A	9.7%	14	3B 5P	N/A			and a	Anna Carlos	
5.1	Sanitary Installation	£	43,000	£	1 £	1	N/A	0.2%	15	Highest storeys (incl. GF)	2 nr					
	MEPH	£	2,618,824		2 £		N/A	9.4%		Cores	3 nr	4 4				
5.10	Lifts	£	54,000		1 £		N/A	0.2%		External Wall	N/A	14		. 1		HOR.
5.14	BWIC with services	~	inc	~	. ~			0.270		Balconies	N/A	Contraction of the Contraction o			The second s	ALC: NOT THE OWNER OF
0.14	Divite with services		110							Bolt-On Balconies	N/A		Statistics of			STREET, STREET
6	GP Fit out	£	2,908,704	c 4	6 £	46	N/A	10.4%	13	Dolt-Off Dalconies	11/2					
0	GP Fil Oul	z	2,900,704	L 4	0 L	40	IN/A	10.470								
_				•				0.404								
7	Utilities connection + External Services	£	25,725	£	£ 0	0	N/A	0.1%								
		£														
7 8		£	25,725 19,489,985		£ 0	0 310		0.1%								
8	Sub-Total 1	£	19,489,985	£ 31	0 £	310	N/A	69.8%	Proje	t Summary						
		£	19,489,985	£ 31						Facilitating		Roof			Glazing	
8 9	Sub-Total 1 Basement	£	19,489,985	£ 31 £ -	0 £	310 -	N/A N/A	69.8% 0.0%	1	Facilitating Contamination	Excluded	22 Single ply	Excluded	45	UPVC Double glazed	
8	Sub-Total 1	£	19,489,985	£ 31 £ -	0 £	310	N/A N/A	69.8%	1	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46	UPVC Double glazed Triple glazed	Exclude
8 9	Sub-Total 1 Basement External works	£	19,489,985	£ 31 £ -	0 £	310 -	N/A N/A	69.8% 0.0% 3.7%	1	Facilitating Contamination		22 Single ply 23 Pitched 24 Brown		46 47	UPVC Double glazed Triple glazed Composite	Exclude
8 9	Sub-Total 1 Basement External works	£	19,489,985	£ 31 £ - £ 16.2	0 £	310 -	N/A N/A N/A	69.8% 0.0%	1	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched	Excluded	46 47	UPVC Double glazed Triple glazed	Exclude
8 9 10	Sub-Total 1 Basement External works	£	19,489,985 1,022,400.00	£ 31 £ - £ 16.2	0 £ £ 8 £	310 - 16.28	N/A N/A N/A	69.8% 0.0% 3.7%	1	Facilitating Contamination Major demolition	✓	22 Single ply 23 Pitched 24 Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	
8 9 10 11	Sub-Total 1 Basement External works Sub-Total 2	£	19,489,985 1,022,400.00 20,512,385	£ 31 £ - £ 16.2 £ 32	0 £ £ 8 £ 7 £	310 - 16.28 326.53	N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Exclude
8 9 10	Sub-Total 1 Basement External works	£	19,489,985 1,022,400.00	£ 31 £ - £ 16.2 £ 32	0 £ £ 8 £ 7 £	310 - 16.28	N/A N/A N/A	69.8% 0.0% 3.7%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclude
8 9 10 11	Sub-Total 1 Basement External works Sub-Total 2	£	19,489,985 1,022,400.00 20,512,385	£ 31 £ - £ 16.2 £ 32	0 £ £ 8 £ 7 £	310 - 16.28 326.53	N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Exclude
8 9 10 11	Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	19,489,985 1,022,400.00 20,512,385	£ 31 £ - £ 16.2 £ 32	0 £ £ 8 £ 7 £	310 - 16.28 326.53	N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclude Exclude Exclude
8 9 10 11 12	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385	£ 31 £ - £ 16.2 £ 32 £ 32	0 £ £ 8 £ 7 £ 7 £	310 - 16.28 326.53 327	N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Exclude
8 9 10 11 12 13	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5	0 £ £ 8 £ 7 £ 7 £	310 - 16.28 326.53 327 54	N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Exclude Exclude Exclude
8 9 10 11 12 13 14	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £	310 - 16.28 326.53 327 54 15	N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
8 9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 1 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £	310 - 16.28 326.53 327 54 15 28	N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Exclude Exclude Exclude
8 9 10 11 12 13 14	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 1 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £	310 - 16.28 326.53 327 54 15 28	N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Exclude Exclude Exclude
8 9 10 11 12 13 14 15	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 1 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £	310 - 16.28 326.53 327 54 15 28	N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 5 Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclude Exclude Exclude Exclude
8 9 10 11 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,879 1,739,625	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 2 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget	Exclude
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 2 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £	310 - 16.28 326.53 327 54 15 28	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,879 1,739,625	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 2 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,879 1,739,625	£ 31 £ - £ 16.2 £ 32 £ 32 £ 5 £ 1 £ 2 £ 2	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Statel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SF5 inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclud Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 3 4 5 6 7 7 8 9 9 10 11 11 2 13 3 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete fnors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclud Exclud Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,956 1,329,625 7,409,742 27,922,127 Included	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 111 122 133 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Statel frame Statel frame Statel frame Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Store 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid 37 Alum PPC 38 Brading to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclud Exclud Exclud Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17 18 21 22	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,696 1,329,625 7,409,742 27,922,127	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 7 8 9 10 111 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped Stairs 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 40 Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping	Exclud Exclud Exclud Exclud Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17 18	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,956 1,329,625 7,409,742 27,922,127 Included	£ 31 £ - £ 16.2 £ 32 £ 32 £ 32 £ 1 £ 2 £ 2 £ 2 £ 11	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 7 8 9 100 111 122 133 14 15 16 17 7 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 33 Scaffold 34 Mast climbers 35 SFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Banding to façade 40 Corbel to façade 41 Faceted window	Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclud Exclud Exclud Exclud Exclud Exclud Exclud Exclud Exclud
8 9 10 11 12 13 14 15 16 17 18 21 22 23	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023 To start-on-site To mid-point	£ £ £ £ £ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,976 1,329,625 7,409,742 27,922,127 Included Excluded Excluded	£ 31 £ - £ 16.2 £ 32 £ 32 £ 11 £ 11 £ 44	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £ 4 £	310 - 16.28 326.53 327 54 15 28 21 118 444	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 4 5 6 7 7 8 9 10 11 12 13 13 14 14 15 16 6 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Statel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid 37 Alum PPC 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Birck slips at curved area	Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18 21 22 23	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,976 1,329,625 7,409,742 27,922,127 Included Excluded Excluded	£ 31 £ - £ 16.2 £ 32 £ 32 £ 11 £ 11 £ 44	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £	310 - 16.28 326.53 327 54 15 28 21 118 444	N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 4 5 6 7 8 8 9 9 100 111 12 13 3 14 15 16 17 7 18 19 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls 35 Scaffold 34 Mast climbers 35 SrFS inner 36 Brickwork; hand laid 37 Alum PPC 38 Brick slips 39 Banding to façade 41 Faceted window 42 Brick slips at curved area 43 Framing to sliding doors	Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude
8 9 10 11 12 13 14 15 16 17 18 21 22 23	Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 10 2023 To start-on-site To mid-point	£ £ £ £ £ £ £ £	19,489,985 1,022,400.00 20,512,385 20,512,385 3,384,544 955,877 1,739,976 1,329,625 7,409,742 27,922,127 Included Excluded Excluded	£ 31 £ - £ 16.2 £ 32 £ 32 £ 11 £ 11 £ 44	0 £ £ 8 £ 7 £ 7 £ 4 £ 5 £ 8 £ 1 £ 8 £ 4 £	310 - 16.28 326.53 327 54 15 28 21 118 444	N/A N/A N/A N/A N/A N/A N/A N/A N/A	69.8% 0.0% 3.7% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 4 5 6 7 7 8 9 10 11 12 13 13 14 14 15 16 6 17 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Single ply 23 Pitched 24 Brown 25 Green 26 Blue 27 Landscaped 28 Feature entrance 29 Stone 30 Timber 31 Precast concrete 32 Metal External Walls Scaffold 34 Mast climbers 35 SFS linner 36 Brickwork; hand laid 37 Alum PPC 39 Banding to façade 40 Corbel to façade 41 Faceted window 42 Birck slips at curved area	Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclud Exclud Exclud Exclud Exclud Exclud Exclud Exclud Exclud

Classification - Public

9

mace

Plot E2 - Residential: 35 Flats

_	OF COST	То	tal	£ / GIA ft2	£/	NIA ft2	£ / unit	%	Effici			Image					
									1		52%						
0	Facilitating Works	£	-	£-	£	- £	-	0.0%	2	GEA : GIA	N/A					all all a	
									3	NIA : GIA	62%						
1	Substructure	£	677,025	£ 23	3 £	37 £	19,344	7.6%	4	NIA : GIA (exc. Non-resi)	62%						1
									5	Average unit NIA	529 ft2	a second					
2	Superstructure		2,804,399		5 £	151 £		31.3%	6	External wall : GIA ratio	0.54 30%		7 120 000			frank all	- KA
2.1	Frame	£	286,875		£ 0	15 £		3.2%	/	Typical glazing ratio	30%	- C		1	R	and the second s	
2.2	Upper floors	£	367,200		2 £	20 £		4.1%			_	1000	Marrie Car	10 M	1		
2.3	Roof	£	224,910		8 £	12 £		2.5%	Key I		10 5 10 60			D	- Street		
2.4	Stairs and Ramps External Walls	£	50,000		2 £ 0 £	3 £ 64 £		0.6%	1	Site area	10,549 ft2	-	//= x.a.x. // No.	Toket I	-	a arara J	
2.5			1,192,938		0 £ 0 £			3.3%	2	Gross external area GF footprint	N/A				4.675.4	- transferrers	1.1.1
2.6	Windows and External Doors	£	292,327			16 £			3		5,490 ft2	14	R				
2.7	Internal Walls and Partitions	£	344,250		2 £	19 £		3.8%	4	Overall GIA	29,644 ft2			Pall .			
2.8	Internal Doors	£	45,900	£	2 £	2 £	1,311	0.5%	5	Net internal area	18,525 ft2	- 7/4	HI HE HE ALL AND A HE ALL AND A	127		EZ	
		•							6	Residential NIA	18,525 ft2		C AL	Hites		1 + + + + + + + + + + + + + + + + + + +	
3	Internal Finishes	£	321,225		1 £	17 £		3.6%	7	Non-residential NIA	0 ft2						
3.1	Wall Finishes	£	34,425		1 £	2 £	984	0.4%	8	Basement	5,490 ft2			- true	E:		
3.2	Floor Finishes	£	183,600		£ 6	10 £	5,246	2.0%	9	Apartments total	35 nr				Ŷ	en e	2
3.3	Ceiling Finishes	£	103,200	1	3 £	6 £	2,949	1.2%	10		0 nr			F	1		
				•				• • • •		1B 2P	11 nr			museum	1		
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	2 £	1,000	0.4%		2B 3P	0 nr		Ha	artin			
									13	2B 4P	19 nr			5 1 1 1	1		
5	Services	£	928,864		1 £	50 £		10.4%		3B 5P	5 nr				1.	-	
5.1	Sanitary Installation	£	20,000		1 £	1 £	571	0.2%		Highest storeys (incl. GF)	5 nr			And the second second			
5.2-5.13		£	783,864		6 £	42 £		8.7%	16		1 nr		4 4 1 4				
5.10	Lifts	£	125,000	£	4 £	7 £	3,571	1.4%	17		1,492 m2	No.	14				
5.14	BWIC with services		inc						18	Balconies	51.4%		AND STATE OF STREET, ST				10000000
									19	Bolt-On Balconies	18 nr	1000		CERCIPICIPACIES -			and the second se
6	Prefabricated Buildings and Units			n	/a												
7	Utilities connection + External Services	£	122,500	£ 4	4 £	7 £	3,500	1.4%									
7		-															
7 8	Utilities connection + External Services Residential Fit-Out	-	122,500 1,695,259		4 £ 7 £	7 £ 92 £		1.4% 18.9%									
	Residential Fit-Out	£	1,695,259	£ 5	7 £	92 £	48,436	18.9%	Proje	ct Summary							
		£		£ 5		92 £				Facilitating			Roof			Glazing	
8	Residential Fit-Out	£	1,695,259 6,584,272	£ 5	7 £	92 £	48,436	18.9%	1	Facilitating Contamination	Excluded		Single ply	¥		UPVC Double glazed	Excluded
	Residential Fit-Out	£	1,695,259	£ 5	7 £	92 £	48,436	18.9%		Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
8 9 10	Residential Fit-Out Sub-Total 1 Basement	£	1,695,259 6,584,272	£ 51	7 £ 2 £	92 £ 355 £	48,436 188,122	18.9% 73.5%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
8	Residential Fit-Out Sub-Total 1	£	1,695,259 6,584,272	£ 5	7 £ 2 £	92 £	48,436 188,122	18.9%	1	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46	UPVC Double glazed Triple glazed Composite	Excluded
8 9 10	Residential Fit-Out Sub-Total 1 Basement External works	£	1,695,259 6,584,272 Incl	£ 5 £ 22 £ -	7 £ 2 £ £	92 £ 355 £ - £	48,436 188,122	18.9% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded
8 9 10	Residential Fit-Out Sub-Total 1 Basement	£	1,695,259 6,584,272	£ 5 £ 22 £ -	7 £ 2 £ £	92 £ 355 £	48,436 188,122	18.9% 73.5%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works	£	1,695,259 6,584,272 Incl	£ 5 £ 22 £ -	7 £ 2 £ £	92 £ 355 £ - £	48,436 188,122	18.9% 73.5% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded ✓	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	1,695,259 6,584,272 Incl 6,584,272	£ 55 £ 225 £ - £ 222.1	7 £ 2 £ £ 1 £	92 £ 355 £ - £ 355.43 £	48,436 188,122 - 188,122	18.9% 73.5% 0.0% 73.5%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works	£	1,695,259 6,584,272 Incl	£ 55 £ 225 £ - £ 222.1	7 £ 2 £ £	92 £ 355 £ - £	48,436 188,122 - 188,122	18.9% 73.5% 0.0%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded ✓	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	1,695,259 6,584,272 Incl 6,584,272	£ 55 £ 225 £ - £ 222.1	7 £ 2 £ £ 1 £	92 £ 355 £ - £ 355.43 £	48,436 188,122 - 188,122	18.9% 73.5% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded ✓ Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	1,695,259 6,584,272 Incl 6,584,272	£ 55 £ 225 £ - £ 222.1	7 £ 2 £ £ 1 £	92 £ 355 £ - £ 355.43 £	48,436 188,122 - 188,122	18.9% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded ✓ Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	1,695,259 6,584,272 Incl 6,584,272	£ 57 £ 222 £ - £ 222.1 £ 222.1	7 £ 2 £ £ 1 £	92 £ 355 £ - £ 355.43 £	48,436 188,122 - 188,122 188,122 188,122	18.9% 73.5% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget - sanitaryware budget	Excluded ✓ Excluded
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272	£ 57 £ 222 £ - £ 222.1 £ 222.1	7 £ 2 £ £ 1 £ 2 £	92 £ 355 £ 355.43 £ 355.43 £	48,436 188,122 	18.9% 73.5% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded Excluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded
8 9 10 11 12 13 14	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272	 £ 55 £ 223 £ - £ 222.1 £ 222.1 £ 222.1 £ 222.1 £ 222.1 £ 11 	7 £ 2 £ 1 £ 7 £	92 £ 355 £ - £ 355.43 £ 355 £	48,436 188,122 188,122 188,122 188,122 31,040 8,766	18.9% 73.5% 0.0% 73.5% 73.5% 12.1%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded V Excluded ✓ Excluded ✓ Excluded ✓ ✓	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded ✓ Excluded
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827	£ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222 £ 111 £ 111 £ 111	7 £ 2 £ 1 £ 7 £ 0 £	92 £ 355 £ 355.43 £ 355.43 £ 355 £ 59 £ 17 £	48,436 188,122 188,122 188,122 188,122 188,122 31,040 8,766 15,955	18.9% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 3 4 5 6 7 8 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget	Excluded ✓ Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425	£ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222 £ 111 £ 111 £ 111	7 £ 2 £ 1 £ 7 £ 9 £	92 £ 355 £ 355.43 £ 355.43 £ 355 £ 59 £ 17 £ 30 £	48,436 188,122 188,122 188,122 188,122 188,122 31,040 8,766 15,955	18.9% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Comparison Excluded V Excluded Excluded Excluded V V Excluded V V Second Se	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425	£ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222 £ 111 £ 111 £ 111	7 £ 2 £ 1 £ 7 £ 9 £	92 £ 355 £ 355.43 £ 355.43 £ 355 £ 59 £ 17 £ 30 £	48,436 188,122 188,122 188,122 188,122 188,122 31,040 8,766 15,955	18.9% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scafloid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796	£ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222.11 £ 222.11 £ 11 £ 11 £ 11	7 £ 2 £ 1 £ 7 £ 9 £	92 £ 355 £ - £ 355.43 £ 355 £ 59 £ 17 £ 30 £ 23 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Comparison Excluded V Excluded Excluded Excluded V V Excluded V V Second Se	23 24 25 26 27 28 29 30 31 32 33 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425	£ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222.11 £ 222.11 £ 11 £ 11 £ 11	7 £ 2 £ 1 £ 7 £ 9 £	92 £ 355 £ 355.43 £ 355.43 £ 355 £ 59 £ 17 £ 30 £	48,436 188,122 188,122 188,122 188,122 188,122 31,040 8,766 15,955	18.9% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded V Excluded V Excluded V Excluded V
8 9 10 11 12 13 14 15 16 17 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454	 £ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222.11 £ 115 £ 111 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 112 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796	 £ 55 £ 222 £ - £ 222.11 £ 222.11 £ 222.11 £ 115 £ 111 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 9 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 0.0% 73.5% 73.5% 12.1% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 112 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 112 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded V Excluded V Excluded V Excluded V
8 9 10 11 12 13 14 15 16 17 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Philing: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Exclude	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls SScaffold Mast climbers SFS Inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded
8 9 10 11 12 13 14 15 16 17 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,584,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 4 5 6 7 8 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls External Walls Scafiold Mast climbers SFS inner Brickwork, hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Bathrooms - sanitaryware budget - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	1,695,259 6,554,272 Incl 6,594,272 6,594,272 1,086,405 306,827 558,425 426,796 2,378,454 8,962,726	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 7 7 8 9 9 100 111 12 13 3 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 33 31 32 33 33 34 35 36 37 38 39 9 40	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls SSEAfold Mast climbers SFS inner Brickwork, hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping	Excluded
8 9 10 11 12 13 14 15 16 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Ontingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 10, 2023	£ £ £ £ £ £ £ £	1,695,259 6,554,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454 8,962,726 Included	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 4 5 6 7 7 8 9 10 11 12 13 13 14 14 15 16 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 27 28 29 30 31 31 32 33 34 35 36 37 38 39 9 40 40 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Bathrooms - sanitaryware budget - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	Excluded
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site		1,695,259 6,554,272 Incl 6,584,272 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454 8,962,726 Included Excluded	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 6 7 8 8 9 9 10 111 12 133 14 14 15 16 17 7 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Space frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded	23 24 25 26 27 27 28 29 30 31 32 33 34 35 36 37 38 39 9 40 41 42	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips t curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded V Excluded V Excluded V V Excluded
8 9 10 11 12 13 14 15 16 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Ontingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 10, 2023		1,695,259 6,554,272 Incl 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454 8,962,726 Included	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ 2 £ 1 £ 7 £ 0 £ 9 £ 4 £ 0 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122 188,122	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 7 8 9 10 11 12 13 3 14 14 15 16 17 18 17 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Philing; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded V Excluded Excluded Excluded Excluded Excluded Varies Excluded Varies Excluded Excluded Varies Excluded Excluded Excluded Xaries Excluded Excluded Excluded Xaries Excluded Excluded Excluded Excluded Xaries Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips a cluved area Framing to silding dors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded V Excluded V Excluded V Excluded
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	1,695,259 6,554,272 Incl 6,584,272 6,584,272 6,584,272 1,086,405 306,827 558,425 426,796 2,378,454 8,962,726 Included Excluded	 £ 55 £ 222 £ - £ 222.1 £ 222.1 £ 222.1 £ 115 £ 115 £ 115 £ 115 £ 115 £ 115 	7 £ £ £ 1 1 £ 2 £ 7 £ 0 £ 2 £ 0 £ 2 2 £	92 £ 355 £ - £ 355.43 £ 355 £ 17 £ 30 £ 23 £ 128 £	48,436 188,122 188,122 188,122 188,122 31,040 8,765 15,955 12,194 67,956 256,078	18.9% 73.5% 73.5% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 4 5 6 6 7 8 8 9 9 10 111 12 133 14 14 15 16 17 7 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Space frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT - every floor - every second floor	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips t curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded V Excluded V Excluded V Excluded V V V V V V V V V V V V V

Mace Consult Limited: CONFIDENTIAL

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Plot F - Multi-Storey Car Park

						_	_										
ORDER (OF COST		Total	£ / GIA ft2	£/NI	A ft2	£/space	%	Efficie	Site usage	100%	Image	e				
0	Enallitating Marka		-	£-	£	- £		0.0%	1	GEA : GIA				NOP.			
U	Facilitating Works	£	-	£ -	£	- 1	-	0.0%	2	NIA : GIA	N/A 100%					pille in	
1	Substructure	£	2,057,000	£ 2'	£	27 £	7,093	13.3%	4	NIA : GIA (exc. Non-resi)	N/A		S. 4 📉 🖂 🔨				
	Substructure	~	2,037,000	L 2	~	21 2	1,055	13.3 /6	5	Average unit NIA	N/A					All	
2	Superstructure	£	5,990,000	£ 7	£	79 £	20,655	38.8%	6	External wall : GIA ratio	N/A						
-	oupoionaotaro	~	0,000,000	~ .	~		20,000	00.070		Typical glazing ratio	0%		Azzeiki Azzeiki	and a second		and the second s	1 A S
3	Internal Fitting Out	£	839,000	£ 1	£	11 £	2,893	5.4%		Typical glazing rate	0,0	1		A STATE OF THE OWNER	R		
									Key D			114		D	1		• /
4	Services	£	2,458,000	£ 3	£	32 £	8,476	15.9%	1	Site area	25,403 ft2		I E around	U HIGHTSH	and the second s		
									2	Gross external area				HIDEON		Kanya/Karm	
									3	GF footprint	25,403 ft2		B			all	1201
5	Sub-Total 1	£	11,344,000	£ 14	£	149 £	39,117	73.5%	4	Overall GIA	76,209 ft2						
									5	Net internal area	76,209 ft2		E Alter Disciences	55		and a second	
6	Electric Car Charging - 50% Passive, 50% Active		Incl						6	Residential NIA	0 ft2			1 may		E2 H	S
						£	-		7	Non-residential NIA	76,209 ft2				F		
						~			8	Basement	N/A		1		÷ _		
									9	Apartments total	N/A	- N.					
									10	Studio	N/A	- 6			4	G 🔪 💊	
									11	1B 2P	N/A			Constant and			
									12	2B 3P	N/A		19-40 //				
									13	2B 4P	N/A				Contra la		
									14	3B 5P	N/A						and the second se
									15	Car Parking Spaces	290 nr		1 10 1		- 1		
									16		3 nr		14				100
									17		2 nr		A CONTRACTOR OF A CONTRACTOR O	144			Contraction of the local distance of the loc
									18		N/A			Silling and a second			and a second
7	Sub-Total 2	£	11,344,000	£ 14	£	149 £	39,117	73.5%		Balconies	N/A						
									20	Bolt-On Balconies	N/A						
8	Net Construction	£	11,344,000	£ 14	£	149 £	39,117	73.5%									
	Main Contractor On-Costs																
9	Main Contractor On-Costs Preliminaries 16.5%	£	1,871,760	£ 2	£	25 £	6,454	12.1%	Projec	ct Summary							
9 10			1,871,760 528,630		£	25 £ 7 £		12.1% 3.4%	Projec	t Summary Facilitating	-		Roof	-		Glazing	
	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £	528,630 962,107	£ 1	£		1,823 3,318	3.4% 6.2%	Projec		Excluded	22	Terrace	Excluded		UPVC Double glazed	Excluded
10	Preliminaries 16.5% Design and Build Fees 4.0%	£ £	528,630	£ 1	£	7 £	1,823 3,318	3.4%	1	Facilitating Contamination Major demolition	✓	23	Terrace Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
10 11	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £	528,630 962,107 735,325	£ 1: £ 1: £ 1:	£ £ 0 £	7 £ 13 £ 10 £	1,823 3,318 2,536	3.4% 6.2% 4.8%	1	Facilitating Contamination		23 24	Terrace Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded Excluded
10 11	Preliminaries16.5%Design and Build Fees4.0%OH&P7.0%	£ £	528,630 962,107	£ 1: £ 1: £ 1:	£	7 £ 13 £	1,823 3,318 2,536	3.4% 6.2%	1	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Terrace Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
10 11 12	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £	528,630 962,107 735,325 4,097,823	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Terrace Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded Excluded
10 11 12	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £	528,630 962,107 735,325	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25	Terrace Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded Excluded Excluded
10 11 12	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £	528,630 962,107 735,325 4,097,823	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA	✓ Excluded Excluded	23 24 25 26	Terrace Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded Excluded
10 11 12	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £	528,630 962,107 735,325 4,097,823	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27	Terrace Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded Excluded Excluded
10 11 12	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £	528,630 962,107 735,325 4,097,823	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Fxcluded ✓ Excluded ✓	23 24 25 26 27 28	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded Excluded
10 11 12 13 14	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £	528,630 962,107 735,325 4,097,823 15,441,823	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27 28 28 29	Terrace Priched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Excluded Excluded Excluded Excluded
10 11 12 13 14 15	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £	528,630 962,107 735,325 4,097,823 15,441,823 Included	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement	Excluded Excluded Fxcluded ✓ Excluded ✓	23 24 25 26 27 28 29 30	Terrace Pitched Brown Green Biue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget Ensuites	Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Coste	£	528,630 962,107 735,325 4,097,823 15,441,823 Included Excluded	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Scluded Scluded Scluded Scluded Scluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget	Excluded Excluded Excluded Excluded
10 11 12 13 14 15	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£	528,630 962,107 735,325 4,097,823 15,441,823 Included	£ 1: £ 1: £ 1: £ 5:	£ £ £	7 £ 13 £ 10 £ 54 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Scluded Scluded Excluded Excluded	23 24 25 26 27 28 29 30	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Scluded Scluded Scluded Scluded Scluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Brown Green Biue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget Ensuites	Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Coste	£ £ £	528,630 962,107 735,325 4,097,823 15,441,823 Included Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V	23 24 25 26 27 28 29 30 31 32	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 8 9 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Scluded Excluded Fxcluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Special frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget - sanitaryware budget - sanitaryware budget MEPH Radiators Underfloor heating	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Special frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 33 34	Terrace Pitched Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 112 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35	Terrace Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 111 12 13 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Stele frame Space frame / deck Concrete frame Timber Frame Upper Floors Concrete floors	Excluded Excluded C Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded V Excluded V Excluded V Varies	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Terrace Pitched Pitched Brown Green Biue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete frame Traditional Upper Floors - thickness	Excluded Excluded Excluded Facture Excluded Excluded Excluded Excluded xcluded varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Terrace Pitched Pitched Brown Green Bitue Landscaped Stairs Feature entrance Stone Timber Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 4 5 6 7 7 8 9 10 11 11 12 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Constraints Excluded Excluded Excluded Excluded Excluded Excluded Constraints Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13 14 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Facture Excluded Excluded Excluded Excluded xcluded varies Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbet to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 3 4 5 6 7 7 8 9 10 11 12 13 13 14 15 16 17 7 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Frame Steel frame Steel frame Steel frame Concrete frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded varies Excluded Excluded varies Excluded Excluded xoluded xolude xolude xolude xolud	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40	Terrace Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13 14 14 15 16 17 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Constraints Excluded Varies Excluded Excluded Excluded Excluded Varies Excluded Excluded Excluded Varies Excluded Excluded Excluded Excluded Varies Excluded Excluded Varies Excluded Excluded Varies Excluded Varies Excluded Excluded Varies Varies Excluded Varies Excluded Varies Excluded Varies Excluded Varies	23 24 25 26 27 30 31 32 33 34 35 36 37 38 39 9 40 41 42	Terrace Pitched Pitched Pitched Strown Green Biue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
10 11 12 13 14 14 15 16	Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site To mid-point	£ £ £	528,630 962,107 735,325 4,097,323 15,441,323 Included Excluded Excluded	£ 1: £ 1: £ 5: £ 20:	£ £ £ £	7 £ 13 £ 10 £ 54 £ 203 £	1,823 3,318 2,536 14,130 53,248	3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 111 12 13 13 14 15 16 17 18 19 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded V Excluded V Varies Excluded Exclude Exclude	23 24 25 26 27 30 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Terrace Pitched Pitched Pitched Strown Green Biue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded	46 47 48 50 51 52 53 54 55 55 55 55 55 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded

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Annex 5iii

Mace Consult Limited: CONFIDENTIAL

Plot E - Surface Car Park

RDER C	DF COST		Total	£ / GIA ft2	£/NI	Απ2 £	/ space	%		encies		Image					
										Site usage	100%						
	Formation of new hardstanding car park	£	357,500	£ 4	/ N/A	£	9,931	73.5%	2	GEA : GIA	N/A	100					
									3	NIA : GIA	N/A					A TAR	
										NIA : GIA (exc. Non-resi)	N/A						
										Average unit NIA	N/A	- Andrews					
									6	External wall : GIA ratio	N/A		124-411				1
									7	Typical glazing ratio	N/A	1	7			and the second s	100
												1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Serve and				
									Key D			13400 1	And Andrew Construction	D	-	Sure	
									1	Site area	7,578 ft2		TANK TANK	Tokeli			
									2	Gross external area						Anna and a	
									3	GF footprint	N/A	172	R				
									4	Overall GIA	7,578 ft2						
									5	Net internal area	N/A	/ wo	er su best alle state at	.597		5/100	
									6	Residential NIA	N/A	0			14.144	EZ	
									7	Non-residential NIA	N/A			N 11 **	29	Н	
									8	Basement	N/A			S has	E		
									9	Apartments total	N/A					1 - No. 1	
									10		N/A			=// F			1. 2
										1B 2P	N/A				1		
										2B 3P	N/A N/A		No. The P	210	1		
										2B 4P					-		
										3B 5P	N/A				-	-	
										Car Parking Spaces Highest storeys (incl. GF)	36 nr N/A				1		
											N/A N/A		4.44		- 21		
										Cores External Wall	N/A N/A	100Rates	1 44				and the second s
2	Sub-Total 1	C.	357.500	c A	Z N/A	c	9,931	73.5%	18		N/A N/A	A REPORT OF	A CONTRACTOR OF			the set of	
2	Sub-Total 1	£	357,500	£ 4	N/A	£	9,931	73.5%		Balconies Bolt-On Balconies	N/A N/A	The second	and the second se	ALCONTRACTOR			
									20	Don-On Datconles	IN/M						
3	Net Construction	£	357,500	£ 4	N/A	£	9,931	73.5%									
3		£	357,500	£ 4	N/A	£	9,931	73.5%									
3	Net Construction Main Contractor On-Costs Preliminaries 16.5%		357,500 58,988		7 N/A	£	9,931 1,639	73.5%	Projec	st Summary							
1	Main Contractor On-Costs	£		£					Projec	t Summary Facilitating		Roof				Glazing	
1	Main Contractor On-Costs Preliminaries 16.5%	£	58,988	£	3 N/A	£	1,639	12.1%	Projec 1		Excluded	Roof 22 Terrad	ce	Excluded	45	Glazing UPVC Double glazed	Excl
4 5 6	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	58,988 16,660	£ £ £	3 N/A	£	1,639 463	12.1% 3.4%		Facilitating	Excluded			Excluded			
4 5 6	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	58,988 16,660 30,320	£ £ £	3 N/A 2 4 N/A	£ £	1,639 463 842	12.1% 3.4% 6.2%	1	Facilitating Contamination Major demolition		22 Terra	ed		46	UPVC Double glazed	Exclu
4 5 6 7	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £	58,988 16,660 30,320	£ : £ : £ : £ :	3 N/A 2 4 N/A	£ £	1,639 463 842	12.1% 3.4% 6.2%	1	Facilitating Contamination Major demolition	Excluded	22 Terrao 23 Pitche	ed า	Excluded	46 47	UPVC Double glazed Triple glazed	Exclu
4 5 6 7	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	58,988 16,660 30,320 23,173	£ : £ : £ : £ :	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644	12.1% 3.4% 6.2% 4.8%	1	Facilitating Contamination Major demolition	Excluded	22 Terrao 23 Pitche 24 Brown	ed า	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu
4 5 6 7 8	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £	58,988 16,660 30,320 23,173	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644	12.1% 3.4% 6.2% 4.8%	1	Facilitating Contamination Major demolition Specialist groundworks	Excluded	22 Terrad 23 Pitche 24 Brown 25 Green	ed 1	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Exclu Exclu
4 5 6 7 8	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 5.0%	£ £ £	58,988 16,660 30,320 23,173 129,141	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	Excluded Excluded	22 Terrad 23 Pitche 24 Browr 25 Green 26 Blue	ed 1	Excluded Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium	Exclu Exclu Exclu
4 5 6 7 8	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 5.0%	£ £ £	58,988 16,660 30,320 23,173 129,141	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	Excluded Excluded Excluded	22 Terrad 23 Pitche 24 Browr 25 Green 26 Blue	ed 1 1 scaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Exclu Exclu Exclu
4 5 7 8	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 5.0%	£ £ £	58,988 16,660 30,320 23,173 129,141	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Browr 25 Greer 26 Blue 27 Lands Stairs	ed 1 1 scaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu Exclu Exclu Exclu
L 5 7	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 5.0%	£ £ £	58,988 16,660 30,320 23,173 129,141	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft	Excluded Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Browr 25 Greer 26 Blue 27 Lands Stairs	ed n scaped s re entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Exclu
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £	58,988 16,660 30,320 23,173 129,141	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Browr 25 Greer 26 Blue 27 Lands Stairs 28 Featu	ed h kcaped s re entrance	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget - sanitaryware budget	Excli Excli Excli Excli Excli
L 5 7	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation Inflation	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrar 23 Pitche 24 Browr 25 Greer 26 Blue 27 Lands 27 Lands 5tairs 28 Featu 29 Stone 30 Timbe 31 Preca	ed h scaped re entrance r	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master, 3 piece - sanitaryware budget - sanitaryware budget	Exclu Exclu Exclu Exclu Exclu
1 5 7 8 0 1	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included	£ £ £ £	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrar 23 Pitche 24 Browr 25 Greer 26 Blue 27 Lands Stairs 28 Featu 29 Stone 30 Timbe	ed h scaped re entrance r	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	Excli Excli Excli Excli Excli
4 5 6 7 8 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Gross Construction to 1Q 2023	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ : : £ : : £ : : £ : 1 £ : 6	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling: CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stone 30 Timbe 31 Preca 32 Metal	ed h h scaped s re entrance s r st concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu Exclu Exclu Exclu Exclu Exclu
4 5 6 7 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Gross Construction to 1Q 2023	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3	£ £	1,639 463 842 644 3,587	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands Stairs 28 Featu 29 Stone 30 Timbe 31 Preca 32 Metal	ed i iscaped is re entrance r rst concrete nal Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Exclu Exclu Exclu Exclu Exclu Exclu
1 5 3 7 8 9 0 1 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrac 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stone 30 Timbe 31 Preca 32 Metal	ed i iscaped is re entrance r rst concrete nal Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Exclu Exclu Exclu Exclu Exclu Exclu
4 5 6 7 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrad 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 8 Featu 29 Stone 30 Timbe 31 Preca 32 Metal Exter 33 33 Scaffd 34 Mast d	ed i iscaped is re entrance er st concrete mai Walls old olimbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excli Excli Excli Excli Excli Excli Excli
4 5 6 7 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrad 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stone 31 Preca 32 Metal Exter 33 Scaff 34 Masti 35 SFS ii	ed h ccaped s re entrance s ror st concrete nal Walts hd climbers nner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
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1 5 3 7 8 9 0 1 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber frame Timber frame Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrad 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stone 31 Preca 32 Metal Exter 33 Scaff 34 Masti 35 SFS ii	ed 1 1 1 ccaped 5 re entrance 5 r rst concrete 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
4 5 6 7 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 11 11 12 13 14	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber Frame Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stairs 31 Preca 32 Metal 33 Scaff 34 Mast 35 SF5 36 Brickv 37 Alum	ed 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 12 13 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Biue 27 Lands 28 Featu 29 Stone 31 Preca 32 Metal 33 Scaffc 34 Mast 35 SFS is 36 Brickw 37 Alum 38 Brick	ed a b ccaped s r r entrance er st concrete mal Walls bid climbers nner vork; hand laid PPC slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
D 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Frame Steel frame Steel frame Steel frame Traditional Upper Floors Concrete frame Traditional Upper Floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 30 Timbe 30 Timbe 31 Preca 32 Metal 34 Mast 35 SFS ii 36 Brick 37 Alum 38 Brick 39 Bandi	ed i i ccaped i i caped i i re entrance i r or i concrete i i concrete i i i i i i i i i i i i i i i i i i	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 57 58 59 60	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excli
0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ :: £ :: £ :: £ :: £ ::	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 4 5 6 7 7 8 9 10 11 11 12 13 13 14 15 16 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber Frame Dupper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stairs 30 Timbe 31 Preca 32 Metal 35 SFS ii 36 Brick 37 Alum 38 Brick. 39 Bandi 40 Corbe	ed i i i i i i i i i i i i i i i i i i i	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
0 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded Excluded	£ : : £ : : £ : : £ : 1 £ : 6	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 111 12 13 13 14 14 15 16 7 18	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stone 31 Preca 32 Metal 33 Scaffc 34 Mast 35 SFS ii 36 Bricku 37 Alum 38 Bricku 39 Bandi 40 Corbe 41 Facet	ed a b b ccaped b c r e entrance e r e entrance e r e at Walls b climbers nner vork; hand laid PPC slips ng to façade l to façade d window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
1 5 3 7 8 9 0 1 1 2	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded	£ : : £ : : £ : : £ : 1 £ : 6	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 4 5 6 7 7 8 9 9 10 111 12 13 13 14 15 16 17 7 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Pilling; CFA Raft Ground slab Basement Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stairs 30 Timbe 32 Metal 33 Scaff 34 Mast 35 SF5 is 36 Bricku 37 Alum 38 Baricku 39 Bandl 40 Corbe 41 Facet 42 Bricku	ed i ccaped i ccaped i centrance i re entrance i rational statement st concrete i rational statemen	Excluded Exc	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MePH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
4 5 6 7 8 9 9	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded	£ : : £ : : £ : : £ : 1 £ : 6	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 5 6 7 7 8 9 10 11 12 13 13 14 15 16 17 18 19 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Space frame Space frame / deck Concrete frame Timber Frame Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stairs 30 Timbe 31 Preca 32 Metal 33 Saff 34 Mast 35 SFS in 36 Brick 37 Alum 38 Brick 39 Bandi 40 Corbe 41 Facet 42 Brick 43 Frami	ed b ccaped	Excluded Exc	46 47 48 50 51 52 53 53 54 55 56 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) - Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu
4 5 6 7 8 9 10 11 12	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0 Gross Construction to 1Q 2023 1 Inflation 1 To 1Q 2023 1 To start-on-site 1 To mid-point 1	£ £ £	58,988 16,660 30,320 23,173 129,141 486,641 Included Excluded	£ : : £ : : £ : : £ : 1 £ : 6	3 N/A 2 4 N/A 3 7 N/A 6 N/A	£ £	1,639 463 842 644 3,587 13,518	12.1% 3.4% 6.2% 4.8% 26.5% 100.0%	1 2 3 4 4 5 6 7 7 8 9 9 10 111 12 13 13 14 15 16 17 7 18 19	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Space frame Space frame / deck Concrete frame Timber Frame Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	22 Terrai 23 Pitche 23 Pitche 24 Brown 25 Greer 26 Blue 27 Lands 28 Featu 29 Stairs 30 Timbe 32 Metal 33 Scaff 34 Mast 35 SF5 is 36 Bricku 37 Alum 38 Baricku 39 Bandl 40 Corbe 41 Facet 42 Bricku	ed b ccaped	Excluded Exc	46 47 48 50 51 52 53 54 55 56 57 55 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MePH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu Exclu

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Plot H - Residential: 15 Flats, 4 Houses

GROEN C	DF COST		Total	£ / GIA	ft2	£ / NIA ft2	1	£ / unit	%		encies	_	Image	e				
										1	Site usage	28%						
0	Facilitating Works	£	-	£	- 1	÷ -	£	-	0.0%	2	GEA : GIA	N/A					alle a	
										3	NIA : GIA	66%						
1	Substructure	£	406,425	£	18 1	E 27	£	21,391	7.8%	4		66%						1.1
										5		779 ft2	- 24					
2	Superstructure	£	1,733,239		77 🕯			91,223	33.3%	6		1.68	1	1 revus			and the second se	and the second sec
2.1	Frame	£	157,125		7 £			8,270	3.0%	7	Typical glazing ratio	30%	1					
2.2	Upper floors	£	232,200		10 £		£	12,221	4.5%				1.0	1 Store the		1		
2.3	Roof	£	183,940		8 £			9,681		Key I					D	-	Server	
2.4	Stairs and Ramps	£	72,400		3 1		£	3,811	1.4%	1	Site area	15,715 ft2		/= x.m. 7 /	Toketi			
2.5	External Walls	£	862,945		38 i		£	45,418	16.6%	2	Gross external area	N/A	2			-		
2.6	Windows and External Doors	£	185,782		8 1	E 13	£	9,778	3.6%	3	GF footprint	4,446 ft2		R				
2.7	Internal Walls and Partitions	£	19,992		1 5		£	1,052	0.4%	4	Overall GIA	22,529 ft2						
2.8	Internal Doors	£	18,855	£	1 5	E 1	£	992	0.4%	5	Net internal area	14,801 ft2	1	E HAR BE	527		Schen .	
										6	Residential NIA	14,801 ft2		C	// mm	1000	E2	
3	Internal Finishes	£	61,535	£	3 1	E 4	£	3,239	1.2%	7	Non-residential NIA	0 ft2		· · · · · · · · · · · · · · · · · · ·	1 1 4	20	Н	
3.1	Wall Finishes	£	20,705		1 £		£	1,090	0.4%	8	Basement	2,454 ft2			The second	E		
3.2	Floor Finishes	£	22,935		1 1	2 2	£	1,207	0.4%	9	Apartments total	19 nr		- < as	2000		and the second	
3.3	Ceiling Finishes	£	17,895	£	1 1	E 1	£	942	0.3%	10	Studio	0 nr	- P.		7/ E			A
										11	1B 2P	5 nr	1.			1	G	
4	Fittings, Furnishings and Equipment	£	35,000	£	2 1	2 2	£	1,842	0.7%	12	2B 3P	10 nr			STATE BALL	1.60	7	
										13	2B 4P	2 nr		19 20	No.A.			
5	Services	£	573,414	£	25 1	E 39	£	30,180	11.0%	14	3B 5P	2 nr				Contraction of		
5.1	Sanitary Installation	£	20,000		1 5	2 1	£	1,053	0.4%	15	Highest storeys (incl. GF)	5 nr						
5.2-5.13		£	428,414		19 £		£	22,548	8.2%	16		2 nr		H In I				
5.10	Lifts	£	125,000		6 1		£	6,579	2.4%	17		3,510 m2				- 4		States .
5.14	BWIC with services		inc					.,		18		42.1%		Contraction of the second				Contraction of
											Bolt-On Balconies	8 nr	0.8					BARRIER PROVIDENT
6	Prefabricated Buildings and Units				n/a										a can barren			
•	i foldoriou bullango ana onito																	
7	Utilities connection + External Services	£	66 500	f	3 4	- 4	£	3 500	1.3%									
7	Utilities connection + External Services	£	66,500	£	3 1	2 4	£	3,500	1.3%									
7 8	Utilities connection + External Services Residential Fit-Out	£	66,500 949,308		3 4 42 9		£	3,500 49,964	1.3% 18.2%	Proje	ct Summary							
8	Residential Fit-Out				42 1	2 64	£	49,964	18.2%	Proje	ct Summary			Roof			Glazing	_
			949,308				£				Facilitating	Excluded	22	Roof		45	Glazing	Excluded
8 9	Residential Fit-Out Sub-Total 1		949,308	£	42 s	2 64 2 258	£	49,964 201,338	18.2% 73.5%	1	Facilitating Contamination	Excluded	22	Single ply	✓ Excluded		UPVC Double glazed	
8	Residential Fit-Out		949,308		42 1	2 64 2 258	£	49,964	18.2%	1	Facilitating Contamination Major demolition	✓	23	Single ply Pitched	Excluded	46	UPVC Double glazed Triple glazed	Excluded
8 9 10	Residential Fit-Out Sub-Total 1 Basement		949,308	£ £	42 £	2 64 2 258 2 -	£	49,964 201,338 -	18.2% 73.5% 0.0%	1	Facilitating Contamination		23 24	Single ply Pitched Brown	Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite	Excluded
8 9	Residential Fit-Out Sub-Total 1		949,308	£	42 s	2 64 2 258 2 -	£	49,964 201,338	18.2% 73.5%	1	Facilitating Contamination Major demolition Specialist groundworks	✓	23 24 25	Single ply Pitched Brown Green	Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed	Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		949,308 3,825,422	£ £ £	42 5 170 5 - 5	2 64 2 258 2 - 2 -	£ £ £	49,964 201,338 -	18.2% 73.5% 0.0% 0.0%	1 2 3	Facilitating Contamination Major demolition Specialist groundworks Foundations	✓ Excluded	23 24 25 26	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded Excluded	46 47	UPVC Double glazed Triple glazed Composite Aluminium	Excluded
8 9 10	Residential Fit-Out Sub-Total 1 Basement		949,308	£ £ £	42 £	2 64 2 258 2 - 2 -	£ £ £	49,964 201,338 -	18.2% 73.5% 0.0%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad	✓ Excluded Excluded	23 24 25	Single ply Pitched Brown Green Blue	Excluded Excluded Excluded	46 47 48	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms	Excluded ✓ Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2		949,308 3,825,422 3,825,422	£ £ £ £ £	42 5 170 5 - 5 9.80 5	2 64 2 258 2 - 2 - 2 258.47	£ £ £ £	49,964 201,338 - 201,338	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA	✓ Excluded Excluded ✓	23 24 25 26	Single ply Pitched Brown Green Blue Landscaped	Excluded Excluded Excluded Excluded	46 47 48 49	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece	Excluded
8 9 10 11	Residential Fit-Out Sub-Total 1 Basement External works		949,308 3,825,422	£ £ £ £ £	42 5 170 5 - 5	2 64 2 258 2 - 2 - 2 258.47	£ £ £ £	49,964 201,338 -	18.2% 73.5% 0.0% 0.0%	1 2 3 4	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27	Single ply Pitched Brown Green Blue Landscaped Stairs	Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget	Excluded Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2	£	949,308 3,825,422 3,825,422	£ £ £ £ £	42 5 170 5 - 5 9.80 5	2 64 2 258 2 - 2 - 2 258.47	£ £ £ £	49,964 201,338 - 201,338	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27 28	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance	Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece	Excluded Excluded
8 9 10 11 12	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction	£	949,308 3,825,422 3,825,422	£ £ £ £ £	42 5 170 5 - 5 9.80 5	2 64 2 258 2 - 2 - 2 258.47	£ £ £ £	49,964 201,338 - 201,338	18.2% 73.5% 0.0% 0.0% 73.5%	1 2 3 4 5	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27 28 28 29	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	Excluded Excluded
8 9 10 11 12 13	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs	£ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422	£ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5	2 64 2 258 2 - 2 - 2 - 2 258.47 2 258	£ £ £ £	49,964 201,338 - 201,338 201,338	18.2% 73.5% 0.0% 0.0% 73.5% 73.5%	1 2 3 4 5 6 7	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement	✓ Excluded Excluded ✓ Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13 14	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5%	£ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195	£ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5	2 64 2 258 2 - 2 - 2 258.47 2 258 2 43	£ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221	18.2% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame	Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	Excluded Excluded
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,265	£ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5	2 64 2 258 2 - 2 - 2 - 2 258.47 2 258.47 2 258 2 43 2 12	£ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget	Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 6,31,195 178,265 324,442	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 - 2 258.47 2 258.47 2 258 2 43 2 12 2 22 2 22	£ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076	18.2% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded Excluded Excluded X
8 9 10 11 12 13 14 15	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,265	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5	2 64 2 258 2 - 2 - 2 258.47 2 258.47 2 258 2 43 2 12 2 22 2 22	£ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4%	1 2 3 4 5 6 7 8 9 10 11	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget - sanitaryware budget MEPH Radiators	Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 6,31,195 178,265 324,442	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 - 2 258.47 2 258.47 2 258 2 43 2 12 2 22 2 22	£ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076	18.2% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195 178,265 324,442 247,966	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 - 2 258.47 2 258 2 258 2 43 2 12 2 22 2 17	£ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 6,31,195 178,265 324,442	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 - 2 258.47 2 258 2 258 2 43 2 12 2 22 2 17	£ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076	18.2% 73.5% 0.0% 73.5% 73.5% 73.5%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 33	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195 178,265 324,442 247,966	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 - 2 258.47 2 258 2 258 2 43 2 12 2 22 2 17	£ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 12	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 33 34	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,285 324,442 247,966 1,381,867	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Timber frame Timber frame Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 55 56 57	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195 178,265 324,442 247,966	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 5 - 5 9.80 5 170 5 28 5 8 5 14 5	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,285 324,442 247,966 1,381,867	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Priling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SF5 inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,285 324,442 247,966 1,381,867	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Steel frame Steel frame Steel frame Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SF5 inner Brickwork, hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,285 324,442 247,966 1,381,867	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 14 15	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 53 54 55 56 57 58 59	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded V
8 9 10 11 12 13 14 15 16 17 18	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 631,195 178,285 324,442 247,966 1,381,867	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 7 8 9 10 11 12 13 13 14 15 16	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Second	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Ensuites - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded V Excluded Excluded Excluded V Excluded V Excluded V C Excluded V C C C C C C C C C C C C C
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195 178,265 324,442 247,966 1,381,867 5,207,289 Included	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 3 4 5 6 6 7 7 8 9 9 10 111 12 13 14 15 16 6 17 7 8	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 940 41	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Soft landscaping Soft landscaping Soft landscaping Alternuation	Excluded Excluded Excluded Excluded Excluded Excluded
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 43,195 178,265 324,442 247,966 1,381,867 5,207,289 Included Excluded	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 6 7 8 9 10 111 12 13 13 14 14 15 16 6 17 7 8 9 9 10 9 10 111 112 13 13 13 14 14 15 16 16 17 17 17 17 17 17 17 17 17 17 17 17 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Timber frame Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded Xaries Excluded Secluded Varies Excluded Secluded Y	23 24 25 26 27 30 31 32 33 34 35 36 37 38 39 940 41	Single ply Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 50 51 52 53 54 55 56 57 58 59 60 61	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded Excluded Excluded Excluded V Excluded V Excluded V Excluded V V
8 9 10 11 12 13 14 15 16 17 18 19 21	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 631,195 178,265 324,442 247,966 1,381,867 5,207,289 Included	£ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	2 64 2 258 2 - 2 258.47 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 258 2 12 2 22 2 17 2 93	£ £ £ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 7 8 9 10 11 11 12 13 13 14 15 16 17 7 18 19 9 20	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Priling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame / deck Concrete frame / Timber frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	23 24 25 26 27 20 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Attenuation Play equipment Utilities	Excluded
8 9 10 11 12 13 14 15 16 17 18 19 21 22	Residential Fit-Out Sub-Total 1 Basement External works Sub-Total 2 Net Construction Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site	£ £ £ £ £ £ £	949,308 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 3,825,422 43,195 178,265 324,442 247,966 1,381,867 5,207,289 Included Excluded	£ £ £ £ £ £ £ £	42 5 170 4 - 5 9.80 4 170 8 9.80 4 170 8 28 5 8 5 14 5 11 5 61 4	E 64 2 258 2 - 2 - 2 258.47 2 258 2 258 2 258 2 228 2 12 2 22 2 17 2 93 2 352	£ £ £ £ £ £ £ £	49,964 201,338 - 201,338 201,338 201,338 33,221 9,382 17,076 13,051 72,730	18.2% 73.5% 0.0% 73.5% 73.5% 12.1% 3.4% 6.2% 4.8% 26.5%	1 2 3 4 5 6 6 7 8 9 10 111 12 13 13 14 14 15 16 6 17 7 8 9 9 10 9 10 111 112 13 13 13 14 14 15 16 16 17 17 17 17 17 17 17 17 17 17 17 17 17	Facilitating Contamination Major demolition Specialist groundworks Foundations Strip and pad Piling; CFA Raft Ground slab Basement Steel frame Space frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Secluded Secluded Secluded Excluded Excluded Excluded Excluded Excluded Xaries Excluded Secluded Varies Excluded Secluded Y	23 24 25 26 27 20 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Single ply Pitched Pitched Brown Green Blue Landscaped Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63	UPVC Double glazed Triple glazed Composite Aluminium Bathrooms Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Attenuation Play equipment	Excluded Excluded Excluded

Mace Consult Limited: CONFIDENTIAL

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Plot I - Residential: 150 Build To Rent Flats

ORDER (OF COST		Total	£ / GIA ft2	£/NIA	ft2	£/unit	%	Efficie	ncies		Image	2				
									1	Site usage	77%						
0	Facilitating Works	£	-	£ -	£	- £	-	0.0%	2	GEA : GIA	N/A			W			
									3	NIA : GIA	80%	1				MR. D	
1	Substructure	£	2,507,550	£ 22	£	27 £	16,717	6.7%		NIA : GIA (exc. Non-resi)	80%						
										Average unit NIA	619 ft2		and the second				1
2	Superstructure	£	11,874,585	£ 102	£	128 £	79,164	31.7%		External wall : GIA ratio	0.65						
2.1	Frame	£	1,347,750		£	15 £		3.6%		Typical glazing ratio	30%	A85				and the second second	
2.2	Upper floors	£	1,798,800		£	19 £		4.8%		·) []]		100			R		
2.3	Roof	£	876.120		£	9 £		2.3%	Kev D	ata		100	A A A A A A A A A A A A A A A A A A A	100	1	Sines	
2.4	Stairs and Ramps	£	120,000		£	1 £		0.3%	1	Site area	28,525 ft2			D	- Alertain		
2.5	External Walls	£	4,540,044		£	49 £		12.1%	2	Gross external area	N/A	-		Toketit ////		Barna J	
2.6	Windows and External Doors	£	1,358,932		£	15 £		3.6%	3	GF footprint	21,948 ft2				54.815 Y.	an end at a	
2.0	Internal Walls and Partitions	£	1,617,300		£	17 £		4.3%	4		116,057 ft2		R				1 A A
2.7	Internal Doors	£	215,640		£	2 £		4.5%	5	Net internal area	92,840 ft2	1 E		24		V.L.W	
2.8	Internal Doors	£	215,640	£ 2	£	2 £	1,438	0.6%				- 73	BI AT AT	127		E2	1000
									6	Residential NIA	92,840 ft2		C	// m.m.		1. A	
3	Internal Finishes	£	1,541,790		£	17 £		4.1%	7	Non-residential NIA	0 ft2		· · · · · · · · · · · · · · · · · · ·			H	
3.1	Wall Finishes	£	161,730		£	2 £		0.4%	8	Basement	21,948 ft2			An	E		
3.2	Floor Finishes	£	862,560		£	9 £		2.3%		Apartments total	150 nr		< <u></u>	3/	1	en de State de Carelande de Carel	
3.3	Ceiling Finishes	£	517,500	£ 4	£	6 £	3,450	1.4%	10	Studio	0 nr			F			5 mg
									11	1B 2P	75 nr				1	G	
4	Fittings, Furnishings and Equipment	£	35,000	£ 0	£	0 £	233	0.1%	12	2B 3P	75 nr			STORES Main	China State	× × *	-
									13	2B 4P	0 nr						
5	Services	£	3,924,694	£ 34	£	42 £	26,165	10.5%	14	3B 5P	0 nr				Caller .		
5.1	Sanitary Installation	£	20,000	£ 0	£	0 £	133	0.1%	15	Highest storeys (incl. GF)	6 nr				-		
5.2-5.13	MEPH	£	3,604,694	£ 31	£	39 £	24,031	9.6%	16	Cores	2 nr		I a a		- 1	and the second s	
5.10	Lifts	£	300,000		£	3 £		0.8%	17	External Wall	7,008 m2				- 7		
5.14	BWIC with services	-	inc		-		_,		18	Balconies	50.0%	12	Contractory of the local division of the loc		100		Witness .
0.11										Bolt-On Balconies	75 nr	883	Second States and States and States	- 11 de			National States
6	Prefabricated Buildings and Units			n/a					15	Bolt-Off Balconies	7511	1000		AV SPRIMAN			and the second se
0	Freiabricateu Bunungs and Onits			11/6													
7	Utilities connection + External Services	£	525,000	с г	£	6 £	3,500	1.4%									
1	Utilities connection + External Services	£	525,000	£ 5	£	0 £	3,500	1.4%									
•		•			•		17 500	40.00/									
8	Residential Fit-Out	£	7,137,405	£ 62	£	77 £	47,583	19.0%									
									Proje	t Summary					_		
9	Sub-Total 1	£	27,546,025	£ 237	£	297 £	183,640	73.5%		Facilitating			Roof			Glazing	
									1	Contamination	Excluded	22		✓		UPVC Double glazed	Excluded
10	Basement		Incl							Major demolition	✓	23		Excluded	46		Excluded
									3	Specialist groundworks	Excluded	24		Excluded	47		✓
11	External works			£ -	£	- £	-	0.0%				25	Green	Excluded	48	Aluminium	Excluded
										Foundations		26	Blue	Excluded			
12	Sub-Total 2	£	27,546,025	£ 237.35	£ 29	6.71 £	183,640	73.5%	4	Strip and pad						Bathrooms	
										Strip and pad	Excluded	27	Landscaped	Excluded		Daunooms	
13									5	Piling; CFA	Excluded	27	Landscaped	Excluded	49		✓
		~		0 00-			100.010	-0 -0(Piling; CFA		27	Landscaped Stairs	Excluded	49 50		✓
13	Net Construction	£	27,546,025	£ 237	£	297 £	183,640	73.5%	5	Piling; CFA	✓	27	· · · · ·	Excluded		Master; 3 piece	✓ Excluded
- 15	Net Construction	£	27,546,025	£ 237	£	297 £	183,640	73.5%	5 6	Piling; CFA Raft	✓ Excluded		Stairs		50	Master; 3 piece - sanitaryware budget Master; 4 piece	✓ Excluded
10		£	27,546,025	£ 237	£	297 £	183,640	73.5%	5 6 7	Piling; CFA Raft Ground slab	✓ Excluded ✓	28 29	Stairs Feature entrance Stone	Excluded Excluded	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	✓ Excluded
	Main Contractor On-Costs								5 6 7	Piling; CFA Raft Ground slab Basement	✓ Excluded ✓	28 29 30	Stairs Feature entrance Stone Timber	Excluded Excluded Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
14	Main Contractor On-Costs Preliminaries 16.5%	£	4,545,094	£ 39	£	49 £	30,301	12.1%	5 6 7 8	Piling; CFA Raft Ground slab Basement Frame	✓ Excluded ✓	28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded ✓	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	4,545,094 1,283,645	£ 39 £ 11	£	49 £ 14 £	30,301 8,558	12.1% 3.4%	5 6 7 8 9	Piling; CFA Raft Ground slab Basement Frame Steel frame	✓ Excluded ✓ ✓	28 29 30	Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget	
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £	4,545,094 1,283,645 2,336,233	£ 39 £ 11 £ 20	£ £ £	49 £ 14 £ 25 £	30,301 8,558 15,575	12.1% 3.4% 6.2%	5 6 7 8 9 10	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Fixed and a second	28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete Metal	Excluded Excluded Excluded ✓	50 51 52 53 54	Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	×
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	£	4,545,094 1,283,645	£ 39 £ 11 £ 20	£	49 £ 14 £	30,301 8,558 15,575	12.1% 3.4%	5 6 7 8 9 10 11	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	✓ Excluded ✓ ✓ Excluded Excluded	28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded	50 51 52 53 54 55	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	¥
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £	4,545,094 1,283,645 2,336,233	£ 39 £ 11 £ 20	£ £ £	49 £ 14 £ 25 £	30,301 8,558 15,575	12.1% 3.4% 6.2%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded V Excluded Excluded Excluded Excluded V Excluded	28 29 30 31 32 33	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56	Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	✓ ✓ Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £	4,545,094 1,283,645 2,336,233 1,785,550	£ 39 £ 11 £ 20 £ 15	£ £ £ £	49 £ 14 £ 25 £ 19 £	30,301 8,558 15,575 11,904	12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	✓ Excluded ✓ ✓ Excluded Excluded	28 29 30 31 32 33 33 34	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	✓ Excluded ✓
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	£ £	4,545,094 1,283,645 2,336,233	£ 39 £ 11 £ 20 £ 15	£ £ £ £	49 £ 14 £ 25 £	30,301 8,558 15,575	12.1% 3.4% 6.2%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional	Excluded V Excluded Excluded Excluded Excluded V Excluded	28 29 30 31 32 33 34 35	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner	Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master, 3 piece - sanitaryware budget Master, 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	✓ ✓ Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £	4,545,094 1,283,645 2,336,233 1,785,550	£ 39 £ 11 £ 20 £ 15	£ £ £ £	49 £ 14 £ 25 £ 19 £	30,301 8,558 15,575 11,904	12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded V Excluded Excluded Excluded Excluded V Excluded	28 29 30 31 32 33 33 34	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner	Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	✓ Excluded ✓
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS liner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	✓ Excluded ✓
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	£ £	4,545,094 1,283,645 2,336,233 1,785,550	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8%	5 6 7 8 9 10 11 12 13 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Upper Floors Concrete floors	Excluded Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclud	28 29 30 31 32 33 34 35 36 37	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS liner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	✓ Excluded ✓
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 13 14	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded	28 29 30 31 32 33 34 35 36 37 38	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	✓ Excluded ✓ Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Timber frame Timber frame Upper Floors Concrete floors	Excluded Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclude Exclud	28 29 30 31 32 33 34 35 36 37 38	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	✓ Excluded ✓
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 13 14	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Excluded xcluded xcluded xcluded	28 29 30 31 32 33 34 35 36 37 38 39	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS liner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	✓ Excluded ✓ Excluded
14 15 16 17 18 19	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522 37,496,547	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 14 14 15 16 17	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded Excluded Excluded Control Excluded varies Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Alteruation	✓ Excluded ✓ Excluded ✓
14 15 16 17 18 19 21	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522 37,496,547 Included	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 14 15 16 17 18	Piling; CFA Raft Ground slab Basement Frame Steel frame Steel frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded	28 29 30 31 32 33 34 35 36 37 38 39 40 41	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Faceted window	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	✓ Excluded ✓ Excluded
14 15 16 17 18 19 21 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site Context	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522 37,496,547 Included Excluded	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded V Excluded V Excluded V varies Excluded Excluded V	28 29 30 31 32 33 34 35 36 37 38 39 40 41	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	✓ Excluded ✓ Excluded ✓
14 15 16 17 18 19 21	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522 37,496,547 Included	£ 39 £ 11 £ 20 £ 15 £ 86	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Piling; CFA Raft Ground slab Basement Steel frame Steel frame / deck Concrete frame Timber frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every second floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded xcluded xcluded xcluded Excluded Excluded Excluded Excluded xcluded xclude xxclude xxcl	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to silding doors	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	✓ Excluded ✓ Excluded ✓ ✓ ✓ ✓ ✓
14 15 16 17 18 19 21 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 2Q 2023 Inflation To 1Q 2023 To start-on-site Context	£ £ £ £	4,545,094 1,283,645 2,336,233 1,785,550 9,950,522 37,496,547 Included Excluded	£ 39 £ 11 £ 20 £ 15 £ 866 £ 323	£ £ £ £	49 £ 14 £ 25 £ 19 £ 107 £	30,301 8,558 15,575 11,904 66,337	12.1% 3.4% 6.2% 4.8% 26.5%	5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded V Excluded V Excluded V varies Excluded Excluded V	28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62 63	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) 	✓ Excluded ✓ Excluded ✓

Mace Consult Limited: CONFIDENTIAL

III mace

Plot J - Residential: 30 Flats, 25 Houses

ORDER C	OF COST		Total	£ / GIA ft2	£/N	IA ft2	£ / unit	%	Effici	encies		Image					
									1	Site usage	38%						
0	Facilitating Works	£	-	£ -	£	-	£-	0.0%		GEA : GIA	N/A			1.0		all all a	
									3	NIA : GIA	63%						
1	Substructure	£	1,058,775	£ 1	5 £	24	£ 19,25	0 7.7%		NIA : GIA (exc. Non-resi)	63%						100
									5	Average unit NIA	805 ft2						
2	Superstructure	£	4,808,508		£ 8	109				External wall : GIA ratio	0.59		are and a second			and the second sec	Section Section
2.1	Frame	£	351,875		5 £	8			7	Typical glazing ratio	30%	19				and a second	
2.2	Upper floors	£	661,000		9 £	15						1000	interest of the		1	Sunda	
2.3	Roof	£	539,120		8 £	12									- Antonio	Alle's	
2.4	Stairs and Ramps	£	190,000		3 £	4				Site area	42,733 ft2	- 1	E ALARA T	and the	-	and and a second	1 4
2.5	External Walls	£	1,836,989		26 £	41				Gross external area	N/A	100		11.	4.615.5	-transte	
2.6	Windows and External Doors	£	521,066		7 £	12				GF footprint	16,286 ft2		R				
2.7	Internal Walls and Partitions	£	652,158		9 £	15				Overall GIA	70,321 ft2						
2.8	Internal Doors	£	56,300	£	1 £	1	£ 1,024	4 0.4%		Net internal area	44,294 ft2	14	No of a local sector of a loca	157		51619 C	
									6	Residential NIA	44,294 ft2		CN	1 maria	12	EZ A A A A A A A A A A A A A A A A A A A	
3	Internal Finishes	£	426,545		6 £	10				Non-residential NIA	0 ft2			1		Н	
3.1	Wall Finishes	£	52,755		1 £	1				Basement	4,951 ft2			<u> </u>	8		
3.2	Floor Finishes	£	240,995		3 £	5				Apartments total	55 nr				1	an a the second s	
3.3	Ceiling Finishes	£	132,795	£	2 £	3	£ 2,41	4 1.0%			0 nr			F	1		1
									11	1B 2P	9 nr				1	G	
4	Fittings, Furnishings and Equipment	£	35,000	£	1 £	1	£ 63	6 0.3%			24 nr			THE REAL	C. Marry		
									13	3B 5P	18 nr				V		
5	Services	£	859,138	£ 1	2 £	19	£ 15,62	1 6.2%	14	4B 6P	4 nr					A A A A A A A A A A A A A A A A A A A	
5.1	Sanitary Installation	£	20,000	£	£ 0	0	£ 364	4 0.1%	15	Highest storeys (incl. GF)	5 nr				- 1		
5.2-5.13	MEPH	£	714,138	£ 1	£ 0	16	£ 12,984	4 5.2%	16	Cores	2 nr		1		- 11		
5.10	Lifts	£	125,000	£	2 £	3	£ 2,27	3 0.9%	17	External Wall	3,883 m2	-	14	The second			100
5.14	BWIC with services		inc						18	Balconies	27.3%		Children and Child		1		A DOTTON AND
									19		15 nr	GRIE	State of the second				
6	Prefabricated Buildings and Units			n	n/a									Personal			
7	Utilities connection + External Services	£	107,500	£	2 £	2	£ 1,95	5 0.8%									
8	Residential Fit-Out	£	2,870,706	c (1 £	65	£ 52,19	5 20.7%									
8	Residential Fit-Out	£	2,870,706	£ 4	I Ł	60	£ 52,19	5 20.7%		ct Summary							
9	Sub-Total 1	c	10,166,173	C 44	15 £	230	£ 184,84	0 72 59/		Facilitating			Roof			Glazing	
9	Sub-Total 1	Ł	10,166,173	£ 14	ວະ	230	2. 184,84	0 73.5%	1	Contamination	Excluded		Single ply	~	45	UPVC Double glazed	Excluded
10	Deservert			£-	£		£-	0.0%			Excluded	22	Pitched	* Excluded		Triple glazed	Excluded
10	Basement			£ -	L	-	£ -	0.0%	2	Major demolition	Excluded	23	Brown	Excluded			Excluded
11	Future lucedes			£-	· ·		£-	0.00/	3	Specialist groundworks	Excluded					Composite Aluminium	
	External works			£ -	£	•	£ -	0.0%		Form detterne		25 26	Green	Excluded Excluded	48	Aluminium	Excluded
40			10.166.173		_					Foundations			Blue				
12	Sub-Total 2									a							
		~	10,100,175	£ 144.5	57 £ 2	229.52	£ 184,84	0 73.5%		Strip and pad	Excluded	20	Landscaped	Excluded		Bathrooms	
		~	10,100,175	£ 144.5	7 £ :	229.52	£ 184,84	0 73.5%	5	Piling; CFA	✓					Master; 3 piece	√
13	Net Construction	£								Piling; CFA Raft	✓ Excluded	27	Stairs	Excluded	50	Master; 3 piece - sanitaryware budget	
13	Net Construction	£	10,166,173		57 £ 2	229.52 230			5 6 7	Piling; CFA Raft Ground slab	✓ Excluded ✓	27 28	Stairs Feature entrance	Excluded Excluded	50 51	Master; 3 piece - sanitaryware budget Master; 4 piece	✓ Excluded
13		£							5	Piling; CFA Raft	✓ Excluded	27 28 29	Stairs Feature entrance Stone	Excluded Excluded Excluded	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	
	Main Contractor On-Costs		10,166,173	£ 14	15 £	230	£ 184,84	0 73.5%	5 6 7 8	Piling; CFA Raft Ground slab Basement	✓ Excluded ✓	27 28 29 30	Stairs Feature entrance Stone Timber	Excluded Excluded Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
14	Main Contractor On-Costs Preliminaries 16.5%	Ð £	10,166,173 1,677,418	£ 14 £ 2	15 £	230 38	£ 184,84	0 73.5% 9 12.1%	5 6 7 8	Piling; CFA Raft Ground slab Basement Frame	✓ Excluded ✓ Excluded	27 28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded	50 51 52	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget	
	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	Ð £	10,166,173	£ 14 £ 2	15 £	230	£ 184,84 £ 30,49 £ 8,614	0 73.5% 9 12.1% 4 3.4%	5 6 7 8	Piling; CFA Raft Ground slab Basement	✓ Excluded ✓	27 28 29 30	Stairs Feature entrance Stone Timber	Excluded Excluded Excluded	50 51 52 53	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites	
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213	£ 14 £ 2 £ 1 £ 1	24 £ 7 £ 2 £	230 38 11 19	£ 184,84 £ 30,49 £ 8,61 £ 15,67	0 73.5% 9 12.1% 4 3.4% 7 6.2%	5 6 7 8 9 10	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck	Excluded Fxcluded Excluded Excluded Excluded	27 28 29 30 31	Stairs Feature entrance Stone Timber Precast concrete	Excluded Excluded Excluded Excluded	50 51 52 53 54	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH	Excluded ✓
14 15	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0%	Ð £ £ £	10,166,173 1,677,418 473,744	£ 14 £ 2 £ 1 £ 1	24 £ 7 £	230 38 11	£ 184,84 £ 30,49 £ 8,61 £ 15,67	0 73.5% 9 12.1% 4 3.4% 7 6.2%	5 6 7 8 9 10 11	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded	27 28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded	50 51 52 53 54 55	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded ✓
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213	£ 14 £ 2 £ 1 £ 1	24 £ 7 £ 2 £	230 38 11 19	£ 184,84 £ 30,49 £ 8,61 £ 15,67	0 73.5% 9 12.1% 4 3.4% 7 6.2%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Fxcluded Excluded Excluded Excluded	27 28 29 30 31 32 33	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded ✓
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213	£ 14 £ 2 £ 1 £ 1	24 £ 7 £ 2 £	230 38 11 19	£ 184,84 £ 30,49 £ 8,61 £ 15,67	0 73.5% 9 12.1% 4 3.4% 7 6.2%	5 6 7 8 9 10 11 12	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame	Excluded Excluded Excluded	27 28 29 30 31 32	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls	Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators	Excluded ✓
14 15 16	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213	£ 14 £ 2 £ 1 £ 1 £ 1	24 £ 7 £ 2 £	230 38 11 19	£ 184,84 £ 30,49 £ 8,61 £ 15,67	D 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8%	5 6 7 8 9 10 11 12 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold	Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating	Excluded ✓
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213 658,977	£ 14 £ 2 £ 1 £ 1 £ 1	24 £ 7 £ 2 £	230 38 11 19	£ 184,844 £ 30,499 £ 8,614 £ 15,67 £ 11,98	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8%	5 6 7 8 9 10 11 12 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame	Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 33	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers	Excluded Excluded Excluded Zxcluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR	Excluded Excluded Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors	Excluded Excluded Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 34 35 36	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid	Excluded Excluded Excluded Excluded Excluded Zxcluded Excluded Excluded	50 51 52 53 54 55 55 56 57	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel)	Excluded Excluded Excluded
14 15 16 17	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0%	Ð £ £ £	10,166,173 1,677,418 473,744 862,213 658,977	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	24 £ 7 £ 2 £	230 38 11 19	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 13	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Tiraditional Upper Floors Concrete floors	Excluded Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 34 35 36 37	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping	Excluded Excluded Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 0	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 13 14 14	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness	Excluded Excluded Excluded Excluded Excluded Xexluded	27 28 29 30 31 32 33 34 35 36 37 38	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping	Excluded Excluded Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 13 14 14 15 16	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39	Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded
14 15 16 17 18 19	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub=Total Gross Construction to 1Q 2023 Inflation Inflation	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353 13,838,526	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 14 14 15 16 17	Piling; CFA Raft Ground slab Basement Frame Steel frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39 40	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner Brickwork, hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Zxcluded Zxcluded Excluded Zxcluded Excluded Zxcluded Zxcluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Excluded Excluded Excluded
14 15 16 17 18	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 13 14 14 15 16	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work	Excluded Excluded Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39	Stairs Feature entrance Stone Timber Precast concrete Metai External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping	Excluded Excluded Excluded
14 15 16 17 18 19	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub=Total Gross Construction to 1Q 2023 Inflation	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353 13,838,526	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 14 14 15 16 17	Piling; CFA Raft Ground slab Basement Frame Steel frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT	Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39 40 41	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS Inner Brickwork, hand laid Alum PPC Brick slips Banding to façade Corbel to façade	Excluded Excluded Excluded Zxcluded Zxcluded Excluded Zxcluded Excluded Zxcluded Zxcluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) - Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded
14 15 16 17 18 19 21	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total 6 Gross Construction to 1Q 2023 1 Inflation To 1Q 2023	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353 13,838,526 Included	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 14 14 15 16 17 18	Piling; CFA Raft Ground slab Basement Frame Steel frame / deck Concrete frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports	Excluded Excluded Excluded Excluded Excluded Excluded Excluded xcluded xcluded Excluded xcluded xxluded xxlud	27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Z Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation	Excluded Excluded Excluded
14 15 16 17 18 19 21 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Gross Construction	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353 13,838,526 Included Excluded	£ 14 £ 2 £ 1 £ 1 £ 1 £ 5	15 £ 24 £ 7 £ 22 £ 9 £ 32 £	230 38 11 19 15 83	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5%	5 6 7 8 9 10 11 12 13 13 14 15 16 17 18 19	Piling; CFA Raft Ground slab Basement Frame Steel frame Space frame / deck Concrete frame Timber frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor	Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS inner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area	Excluded Excluded Excluded Excluded C Excluded C Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) - Landscaping Hard landscaping Soft landscaping Attenuation Play equipment	Excluded Excluded Excluded
14 15 16 17 18 19 21 22	Main Contractor On-Costs Preliminaries 16.5% Design and Build Fees 4.0% OH&P 7.0% Contingency 5.0% On-Costs Sub-Total Gross Construction to 1Q 2023 Inflation To 1Q 2023 To start-on-site Gross Construction	20 £ £ £ £	10,166,173 1,677,418 473,744 862,213 658,977 3,672,353 13,838,526 Included Excluded	 £ 14 £ 2 £ 1 £ 1 £ 1 £ 5 £ 19 	24 £ 7 £ 22 £ 9 £ 22 £	230 38 11 19 15 83 312	£ 184,841 £ 30,499 £ 8,614 £ 15,67 £ 11,98 £ 66,770	0 73.5% 9 12.1% 4 3.4% 7 6.2% 1 4.8% 0 26.5% 0 100.0%	5 6 7 8 9 10 11 12 13 14 14 15 16 17 18 19 20	Piling; CFA Raft Ground slab Basement Frame Steel frame / deck Concrete frame / deck Concrete frame Traditional Upper Floors Concrete floors - thickness Metal decking form work CLT Angle supports - every floor - every floor	Excluded Excluded Excluded Excluded Excluded Varies Excluded Excluded Excluded Excluded Varies Excluded	27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43	Stairs Feature entrance Stone Timber Precast concrete Metal External Walls Scaffold Mast climbers SFS linner Brickwork; hand laid Alum PPC Brick slips Banding to façade Corbel to façade Faceted window Brick slips at curved area Framing to sliding doors	Excluded Excluded Excluded Excluded Excluded Z Excluded Excluded Excluded Excluded Excluded Excluded	50 51 52 53 54 55 56 57 58 59 60 61 62 63	Master; 3 piece - sanitaryware budget Master; 4 piece - sanitaryware budget Ensuites - sanitaryware budget MEPH Radiators Underfloor heating MVHR Cooling (to hotel) Landscaping Hard landscaping Soft landscaping Soft landscaping Attenuation Play equipment Utilities	Excludee

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