

		Budget	Costs to Date	2022												2023												2024												2025														
		£000's	£000's	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct											
Milestones																																																						
	Planning strategy development					Planning Strategy Development										Planning Documents																																						
	Planning documentation																																																					
	Planning determination period																																																					
	Agreement of planning pre-conditions etc																																																					
	Assemble Design Team																																																					
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	Construction																																																					
	Client fit out / move in																																																					
2.0	Site Related Costs	750,000	0	0	0	0	80	80	80	90	90	90	80	80	80	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
2.2	Allowance for surveys and investigations	750,000					80	80	80	90	90	90	80	80	80																																							
6.0	Works	132,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	483	1,021	1,527	2,001	2,443	2,855	3,233	3,577	3,893	4,175	4,425	4,643	4,829	4,983	5,106	5,196											
6.1	Construction Cost (incl phasing costs if required)	104,355,000																										382	807	1,207	1,582	1,931	2,256	2,555	2,828	3,077	3,300	3,498	3,670	3,817	3,939	4,036	4,108											
6.2	Design risks 5.00%	5,218,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	40	60	79	97	113	128	141	154	165	175	184	191	197	202	205											
6.3	Construction risks 10.00%	10,427,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	38	81	121	158	193	226	256	283	308	330	350	367	382	394	404	411											
6.4	Allowance for inflation 10.00%	12,000,000		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	93	139	182	222	260	294	325	354	380	402	422	439	453	464	472											
8.0	Professional Fees 25.00%	33,000,000	0	0	0	0	550	550	550	550	550	550	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367				
8.2	Professional Fees 25.00%	33,000,000					550	550	550	550	550	550	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367				
9.0	Planning and other Statutory Costs	9,000,000	0	0	0	0	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			
9.1	Planning and other Statutory Costs	9,000,000					235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	5,000																												
9.0	FF&E / IT / AV	2,750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
9.1	Allowance for FF&E / IT / AV	2,750,000																																																				
9.2	Allowance for inflation - incl	0.00%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				
13.0	Client Internal Costs	5,000,000	0	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61					
13.1	Client Internal Costs	5,000,000		61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61					
	Subtotal excl contingency	182,500,000	0	61	61	61	926	926	926	936	936	936	1,476	1,476	1,476	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	1,396	6,161	427	427	427	910	1,448	1,954	2,428	2,870	3,282	3,660	4,004	4,320	4,602	4,852	5,070	5,256	5,410	5,533	5,623										
13.0	Client Contingency	27,500,000	0	9	9	9	139	139	139	140	140	140	221	221	221	209	209	209	209	209	209	209	209	209	209	924	64	64	64	137	217	293	364	431	492	549	601	648	690	728	761	788	812	830	843									
14.1	Client Contingency	27,500,000		9	9	9	139	139	139	140	140	140	221	221	221	209	209	209	209	209	209	209	209	209	209	924	64	64	64	137	217	293																						

		Budget	2026														2027										2028				Total	
			Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	1Q	2Q		3Q
		£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's	£000's
Milestones																																
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	Construction																															
	Client fit out / move in																															
2.0	Site Related Costs	750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	750,000
2.2	Allowance for surveys and investigations	750,000																														750,000
6.0	Works	132,000,000	5,255	5,282	5,276	5,238	5,169	5,068	4,934	4,767	4,571	4,342	4,080	3,787	3,462	3,104	2,715	2,294	1,841	1,356	838	2,269	0	0	0	0	0	0	1,962	0	0	132,000,000
6.1	Construction Cost (incl phasing costs if required)	104,355,000	4,154	4,175	4,170	4,141	4,086	4,006	3,900	3,769	3,613	3,432	3,225	2,994	2,736	2,454	2,146	1,813	1,455	1,072	663	1,794						1,564			104,355,000	
6.2	Design risks	5,218,000	208	209	209	207	204	200	195	188	181	172	161	150	137	123	107	91	73	54	33	90	0	0	0	0	0	0	78	0	0	5,220,000
6.3	Construction risks	10,427,000	415	418	417	414	409	401	390	377	361	343	323	299	274	245	215	181	146	107	66	179	0	0	0	0	0	0	143	0	0	10,425,000
6.4	Allowance for inflation	12,000,000	478	480	480	476	470	461	449	433	416	395	371	344	315	282	247	209	167	123	76	206	0	0	0	0	0	0	177	0	0	12,000,000
8.0	Professional Fees	33,000,000	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	0	0	0	0	33,000,000
8.2	Professional Fees	33,000,000	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367	367					33,000,000
9.0	Planning and other Statutory Costs	9,000,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9,000,000
9.1	Planning and other Statutory Costs	9,000,000																														9,000,000
9.0	FF&E / IT / AV	2,750,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,375	1,375	0	0	2,750,000
9.1	Allowance for FF&E / IT / AV	2,750,000																										1,375	1,375			2,750,000
9.2	Allowance for inflation - incl	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13.0	Client Internal Costs	5,000,000	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	500	500	0	0	5,000,000
13.1	Client Internal Costs	5,000,000	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	61	500	500			5,000,000
Subtotal excl contingency		182,500,000	5,682	5,709	5,703	5,665	5,596	5,495	5,361	5,194	4,998	4,769	4,507	4,214	3,889	3,531	3,142	2,721	2,268	1,783	1,265	2,696	427	427	427	427	427	1,875	3,837	0	0	182,500,000
13.0	Client Contingency	27,500,000	852	856	855	850	839	824	804	779	750	715	676	632	583	530	471	408	340	267	190	404	64	64	64	64	64	281	711	0	0	27,500,000
14.1	Client Contingency	27,500,000	852	856	855	850	839	824	804	779	750	715	676	632	583	530	471	408	340	267	190	404	64	64	64	64	64	281	711	0	0	27,500,000
Subtotal incl contingency		210,000,000	6,534	6,565	6,558	6,515	6,435	6,319	6,165	5,973	5,748	5,484	5,183	4,846	4,472	4,061	3,613	3,129	2,608	2,050	1,455	3,100	491	491	491	491	491	2,156	4,548	0	0	210,000,000
14.0	Taxation	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14.1	VAT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Project Budget		210,000,000	6,534	6,565	6,558	6,515	6,435	6,319	6,165	5,973	5,748	5,484	5,183	4,846	4,472	4,061	3,613	3,129	2,608	2,050	1,455	3,100	491	491	491	491	491	2,156	4,548	0	0	210,000,000
Cumulative Spend			110,064	116,629	123,188	129,703	136,138	142,458	148,623	154,596	160,344	165,829	171,012	175,858	180,330	184,392	188,005	191,134	193,743	195,793	197,248	200,348	200,840	201,331	201,822	202,313	202,805	203,296	205,452	210,000	210,000	210,000