

	Budeet	Contata	Costs to						2022											2024								_	2025								
	Buaget	Costs to	l		2022	o /   N						T	202.	; 		<u> </u>	O 1 N				[			2024	1 . 1		0.1				T			202	25		
	£000's	fnnn's	Jul £000's	Aug £000's	Sep	Oct No	NOV DO	OO's fi	Jan Fo	eb Mai	Apr	May	Jun £000's	Jul A COOO's FO	ug S	Sep (	Oct No	ov Dec	Jan £000's	Feb FOOO's	Mar £000's	Apr N	lay Jur nn's £nnn	Jul 's £000's	Aug + £000's	Sep £000's	food's	NOV   I	Dec Ja DOD's FOO	an Feb no's £000'	Mar s food	Apr	May s £000's	Jun £000's	Jul £000's	Aug £000's	Sep Oct
Milestones		2000 5	20000	2000 5	20000		200		2000	2000	5 2000 5	20000	2000 5	2000	50 0 20	,000	2000		2000	20000	20000	20000 20	2000	2000	20000	2000 0	2000 5	20000	200	2000	5 2000	5 2000	2000	20000	20000	10000	
Planning strategy development		-						Blon	ning Strata	gy Developi	nont																						+				
Planning documentation	_	1						Pian	ining Strate	gy Developi	nent	<u> </u>		Planning [	Ocumper	nte																	+				
Planning determination period		1	1											riailillig L			Planning [	Determination	Period														+				
Agreement of planning pre-conditions etc		1	1														i idiiiiig L		I	Condition	ons etc												+			-	
Assemble Design Team		1																		Jonata													+				
Stage 2		11		1				Stage 2	2																								+				
Stage 3								Ĭ					Stage	3																			1				
Stage 4													Ĭ					St	age 4														1				
Surveys and investigations		1						S	Surveys & In	nvestigation	S								Ī														1				
Main contractor prequalification									Contractor F																												
1st Stage Tender											1st Stag	e Tender																									
Negotiate and Appoint																																					
Pre-Construction Services Agreement																	PC	CSA																			
Negotiate and Appoint		4																																			
Construction		1																																			
Client fit out / move in		4																																			
		<u> </u>																																			
2.0 Site Related Costs	750,000		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 (
2.2 Allowance for surveys and investigations	750,000	D				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 48	3 1,021	1,527	2,001	2,443	2,855	3,233 3,5	77 3,8	93 4,17	75 4,425	5 4,643	4,829	4,983	5,106 5,196
6.1 Construction Cost (incl phasing costs if required)	104,355,000																							38	2 807	1,207	1,582	1,931	2,256 2	2,555 2,82	28 3,0	77 3,30	00 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 1	9 40	60	79	97	113	128 1	41 1	54 16	65 175	5 184	191	197	202 205
6.3 Construction risks 10.00			0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0		0 0	0	0	0	0 3	8 81	121	158	193	226	256 26	83 3	308 33	30 350	367	382	394	404 411
6.4 Allowance for inflation 10.00			0	0	0	0	0	0	0	0	0 0	0	0	0	0	0	0	0	) (	0 0	0	0	0	0 4	4 93	139	182	222	260	294 3	25 3	354 38	80 402	2 422	439	453	464 472
8.0 Professional Fees 25.00		_	) 0	0	0	550	550	550	550	550 5	50 1,100	1,100	1,100	1,100	1,100	1,100	1,100 1	1,100 1,10	1,100	0 1,100	1,100	367	367 3	367 36	7 367	367	367	367	367			367 36			367	367	367 367
8.2 Professional Fees 25.00						550	550	550	550		50 1 100	1 100						1,100 1,10			1,100	367		367 36		367	367	367	367	367 30		367 36			367	367	367 36
9.0 Planning and other Statutory Costs	9,000,000			0	0	235		235	235	000	35 235	.,	.,	235	235	235	235	235 23	5 23	- '	5,000	007	007	0	0 0	007	007	007	007	007	0	0	0 (	007	001	001	0 (
9.1 Planning and other Statutory Costs	9,000,000			U	U	235		235	235		35 235			235	235	235	235	235 23	5 23		•	0				U	0								0		
	2,750,000					233	230	233	233	230 2	0 230	235	233	235	233	233	233	230 23	23:	0 200	5,000		0	0	0 0	0	0		0	0	0	0		0 0	0		
		_	U	U	U	U	U	U	U	U	0	U	U	U	U	U	U	U		0	U	U	U	U	0	U	U	U	U	U	J	U	0	0	U	U	0
9.1 Allowance for FF&E / IT / AV	2,750,000	<u> </u>	-																																		
9.2 Allowance for inflation - incl 0.00		11	0	0	0	U	U	U	U	0	0 0	0	0	0	U	0	U	0	, (	0	0	0	U	U	0	0	0	0	U	U	U	U	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 6	6	1 61	61	61	61	61 6	61	61	61	61	61	61	61	51 6	61 61	1 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 6	1 6	1 61	61	61	61	61 6	1 61	61	61	61	61	61	61	61 6	1 61	1 61	61	61	61 61
Subtotal excl contingency	182,500,000		61	61	61			926	936	936	36 1,476	.,	, -					1,396 1,39			•		427 4	127 91			2,428		3,282	3,660 4,0					,		5,533 5,623
13.0 Client Contingency	27,500,000		9	9	9	139	139	139	140	140 1	40 221	221	221	209	209	209	209	209 20	209		924	64	64	64 13		293	364	431	492	549 6		69	90 728		788	812	830 843
14.1 Client Contingency 15.00			9	9	9	139	139	139	140	140 1	40 221	221	221	209	209	209	209	209 20	209	9 209	924	64	64	64 13	7 217	293	364	431	492	549 60	01 6	69		761	788	812	830 843
Subtotal incl contingency	210,000,000		70	70	70	1,065	1,065 1	1,065	1,076 1	1,076 1,0	76 1,697	1,697	1,697	1,605	1,605	1,605	1,605 1	1,605 1,60	1,60	5 1,605	7,085	491	491 4	1,04	7 1,665	2,247	2,792	3,301	3,774	1,209 4,6	05 4,9	68 5,29	5,580	5,831	6,044	6,222	6,363 6,466
14.0 Taxation	C		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 (
14.1 VAT 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 (
Total Project Budget	210,000,000		70	70	70	1,065	1,065 1	1,065	1,076	1,076 1,0	76 1,697	1,697	1,697	1,605	1,605	1,605	1,605	1,605 1,60	1,60	5 1,605	7,085	491	491 4	1, <u>04</u>	7 1,665	2,247	2,792	3,301	3,774	4,209 4,60	05 4,9	68 5 <u>,2</u> 9	5,580	5,831	6,044	6,222	6,363 6,466
Cumulative Spend		C	70	139		1,274 2																															97,064 103,530
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