

| | | 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 | 4Q | £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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Planning strategy development | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Planning documentation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Planning determination period | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Agreement of planning pre-conditions etc | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Assemble Design Team | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Stage 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Stage 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Stage 4 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Surveys and investigations | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Main contractor prequalification | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 1st Stage Tender | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Negotiate and Appoint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Pre-Construction Services Agreement | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Negotiate and Appoint | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 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 | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | 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 | |