Project Budget & Cashflow



						2022									2022											2024											2025			
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		£000's	f000's	Jul £000's	Aug £000's	Sep f000's f	Oct I	NOV (	Dec Doo's f	Jan   1 6000's f0	000's f0	lar A  00's £00	or M O's foo	ay Ji Do's foo	un Ju 100's £000	Aug D's £000's	Sep s fooo's	Oct +000's	NOV £000's	f000's	Jan £000's	F000's 4	Mar FOOO's f	Apr Ma 2000's £00	ny Jun N's £000's	Jul s £000's	Aug £000's	Sep £000's	f000's	NOV f000's f	Dec .	)00's £00	11 de 10 2'01	Mar 000's f	Apr N	nay Ju no's foo	in Jui 0's £000'	Aug S £000's	Sep s £000's	f000's
Milestones		2000	2000	2000	20000	20000				20000		200		20	200	2000	2000	2000	20000	2000	2000		2000 0 2	2000	2000	20000	1	20000	20000	20000	2000	200			200	200	2000	C ZCCC	Z Z Z Z	2000
Planning strategy development									Plan	nning Strat	tegy Develo	nment																												
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1st Stage Tender												1st	Stage Ter	nder																										
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Client fit out / move in																																								-
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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
2.2 Allowance for surveys and investigations		750,000					80	80	80	90	90	90	80	80	80																									
6.0 Works	1;	32,000,000	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 4,8	29 4,98	5,10	5,196
6.1 Construction Cost (incl phasing costs if require	d) 10	04,355,000																								382	807	1,207	1,582	1,931	2,256	2,555 2	,828	3,077	3,300	3,498 3	,670 3,8	17 3,93	39 4,030	6 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 1	91 19	97 202	2 205
	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 3	82 39	94 404	411
6.4 Allowance for inflation		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	1 93	139	182	222	260	294	325	354	380	402	422 4	39 4	53 464	472
		33,000,000	0	0	0	0	550	550	550	550	550	550 1	,100 1	,100	,100 1,	100 1,10	00 1,10	0 1,100	1,100	1,100	1,100	1,100	1,100	367	367 36	367	7 367	367	367	367	367		367	367	367		367 3	67 36	36	7 367
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9.0 Planning and other Statutory Costs		9,000,000	0	0	0	0	235	235	235	235	235	235	235	235	, ,	, ,	35 23		,	235	235	235	5,000	0	0	0 0	) 0	00.	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 23				235	235	235	5,000																	
9.0 FF&E/IT/AV		2,750,000	0	0	0	0	200	200	200	200	<u></u>	0	0	0	0	0	0	0 200	200	200	200	200	0,000	0	0	0 0	) 0	0	0	0	0	0	0	0	0	0	0	0	0	1 0
9.1 Allowance for FF&E / IT / AV		2,750,000			- 0	-	U	- U	U		- 0	-					•		- 0	U	U	U	-					- 0	-	-	0	- U		· ·		J		3	,	
	0.00%	2,730,000					0							0		0	0	0 0	0					0		0 0		0					0		0			0	0	1 0
9.2 Allowance for inflation - incl		F 000 000	•	0	0	0	C4	64	64	64	64	64	64	64	64	64	4 .	4 04	0	0	0	0	0	64	64	4 24	0	0	0	0	64	64	64	64	64	64	64	64 4	24 2	1 0
13.0 Client Internal Costs		5,000,000	0	61	61	61	61	61	61	61	61	61	61	61	61	01 6	6	61	61	61	61	61	61	61	01 (	61	61	61	61	61	61	61	61	61	61	61	61	61 (	61 6	61
13.1 Client Internal Costs		5,000,000		61	61	61	61	61	61	61	61	61	61	61	61	61 6	01 6	1 61	61	61	61	61	61	61	61 6	61	61	61	61	61	61	61	61	61	61	61	61	b1 (	01 6	61
Subtotal excl contingency		82,500,000	0	61	61	61	926	926	926	936	936	936 1		, -		396 1,39					1,396	1,396	6,161	427	427 42			,	2,428		3,282		,004		4,602	-	,070 5,2			5,623
13.0 Client Contingency		27,500,000	0	9	9	9	139	139	139	140	140	140	221				9 20		209	209	209	209	924	64	64 6	137		293	364	431	492	549	601	648	690			88 8		843
		27,500,000		9	9	9	139	139	139	140	140	140	221	221		209 20			209	209	209	209	924	64	64 6	34 137		293	364	431	492	0.0	601	648	690	. 20	761 7	88 8	12 830	0.0
Subtotal incl contingency	2	10,000,000	0	70	70	70	1,065	1,065	1,065	1,076	1,076	1,076 1	,697 1	,697	,697 1,	605 1,60	1,60	5 1,605	1,605	1,605	1,605	1,605	7,085	491	491 49	1,047	1,665	2,247	2,792	3,301	3,774	4,209 4	,605	4,968	5,292	5,580 5	,831 6,0	44 6,22	6,36	6,466
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	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 ر
Total Project Budget	2	10,000,000	0	70	70	70	1,065	1,065	1,065	1,076	1,076	1,076 1	,697 1	,697	,697 1,	605 1,60	1,60	5 1,605	1,605	1,605	1,605	1,605	7,085	491	491 49	1,047	1,665	2,247	2,792	3,301	3,774	4,209 4	,605	4,968	5,292	5,580 5	,831 6,0	44 6,22	6,36	6,466
Cumulative Spend			0	70	139	209	1,274	2,339	3,404	4,479	5,555	6,631 8	,328 10	,025 11	,722 13,	327 14,93			19,746	21,351			31,646	32,137 32	628 33,12	20 34,167	35,832	38,079	40,872	44,173	47,947	2,156 56	,762 6	61,730	67,022 7	2,603 78	,434 84,4	78 90,70	97,06	103,530





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		Budget								20	26											20	27							202	.8	Т
		£000's	Nov £000's	Dec	Jan £000's	Feb	Mar £000's	Apr	May	Jun £000's	Jul £000's	Aug	Sep	Oct	Nov £000's	Dec	Jan £000's	Feb	Mar £000's	Apr	May	Jun £000's	Jul £000's	Aug	Sep	Oct	Nov £000's	Dec £000's	1Q £000's	2Q £000's	3Q 4	Q )0's f(
Milestones		20000	2000	2000	20000	20000	2000	20000	20000	2000	20000	20000	20000	20000	20000	2000	2000	2000	2000	20000	2000	20000	20000	20000	20000	20000		20000	20000	2000	2000	
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Client fit out / move in																																
O 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	0
2 Allowance for surveys and investigation	ons	750,000																														
) 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	0	1,962	0	0 132
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
2 Design risks	5.00%	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	0	78	0	0 5
B Construction risks	10.00%	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	0	143	0	0 10
4 Allowance for inflation	10.00%	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	0	177	0	0 12
Professional Fees	25.00%	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	0	.,,	0	0 33
																													U	٩	0	
Professional Fees	25.00%	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	367				33
Planning and other Statutory Costs	3	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
Planning and other Statutory Costs		9,000,000																														
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	1,375	1,375	0	0 2
Allowance for FF&E / IT / AV		2,750,000																											1,375	1,375		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 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	500	500	0	0 5
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	500	500		
btotal 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	427	1,875	3,837	0	0 182
																								421	421	421		427			0	
.0 Client Contingency		27,500,000	852	856	855	850	839	824		779	750						471	408	340		190	404	04	64	64	64	64	04	281	711	U	0 27
.1 Client Contingency	15.00%	27,500,000	852	856	855	850	839	824	804	779	750	715	676	632	583		471	408	340	267	190	404	64	64	• .	64	64	64	281	711	0	0 27
btotal 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	491	2,156	4,548	0	0 210
.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
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
tal 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	491	2,156	4,548	0	0 210