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c/o Richard Jones
Projects Director
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18 March 2025

Dear Richard,

Hotspur Press, Manchester | Financial Viability Addendum

Context

CBRE has been appointed by DLM (Manchester) Limited ('the Applicant') to objectively assess, and report upon, the financial viability of the proposed residential development of Hotspur Press, 2 Gloucester Street, Manchester, M1 5QR ('the Site').

CBRE previously prepared a Financial Viability Assessment in April 2024 for the existing planning application (ref; 138805/FO/2023). Commencement and implementation of the existing planning has been delayed due to an unsuccessful listing application, during which a number of design changes including a more intensive scheme of 619 no. student bedrooms (increase of 13 no. bedrooms) and inclusion of an additional floor taking the building to 35 storeys has been incorporated into the proposals (hereinafter referred to as the 'Proposed Development').

The purpose of this technical letter is for use by the Applicant and Manchester City Council ('MCC') as a robust Financial Viability Assessment Addendum ('Viability Addendum') to the original submitted Financial Viability Assessment prepared by CBRE (dated April 2024). The Viability Addendum addresses the financial viability of the current Proposed Development.

To aid in continuity, CBRE has sought to restrict amendments to viability modelling inputs to those necessary to reflect the latest scheme design, at the present day.

CBRE has referenced the CBRE Financial Viability Statement dated April 2024 (hereinafter referred to as the CBRE FVS 2024) and the Savills Independent Viability Review dated May 2024 (hereinafter referred to as the Savills Review 2024) and which was prepared on behalf of MCC produced for the original planning application throughout this document.

The Scheme

The Proposed Development comprises a ground + 35 storey Purpose Built Student Accommodation (PBSA) block providing 256 no. cluster bedrooms, 361 no. studio apartments and 2 no. 1 bedroom apartments. The basement, ground and mezzanine floors will provide up to 14,946ft² of resident amenity space and 4,092ft² of commercial space.

A copy of the Accommodation Schedule is provided at **Appendix A**. The updated unit mix is presented in Table 1.

Table 1: Summary PBSA Unit Mix | Proposed Development

Type	Unit Type	No. of Units	Avg. NIA (m ²)	Avg. NIA (ft ²)	Total NIA (ft ²)
PBSA Units	Cluster	256	14.0	151	38,679
	Studios	361	20.3	219	78,984
	1-Bed Apartments	2	33.6	361	722
Total/ Avg:		619	17.8	191	118,386

Source: Architectural Design Consultancy

Development Revenue

CBRE's original Viability Statement was prepared in April 2024. Given the passage of time, CBRE has updated the development revenue to reflect current market conditions.

PBSA | Open Market ERVs

CBRE has updated the previous rental analysis to inform updated ERVs for the Proposed Development in the current market. Regard has been given to marketed rental data for the 2025/26 academic year from the following nearby, modern purpose-built student accommodation schemes (which optimistically adds in an element of rental inflation over present 2024/25 net achieved rents):

- **Bridgewater Heights | Unite Students:** located 200m south-east of the Site, on Great Marlborough Street, Bridgewater Heights comprises 530 bedspaces and provides residents a common room with ping pong, pool and foosball tables; a gym; and study space. Current quoting rents for the 2025/26 academic year for a 51 week term are as follows:
 - En-suites £275-£329 per week (£72.00 - £111.00/ft²)
 - Studios £315-£449 per week (£71.00 - £99.00/ft²)
- **Artisan Heights | Unite Students:** built in 2020 and located on New Wakefield Street, within c. 250m of the Site, Artisan Heights comprises approximately 600 bedspaces and provides residents with a laundry facility; bike storage; cinema room; common area; and communal study space. Remaining available units for the 2025/26 academic year, available on 51-week terms, are presented below:
 - En-suites £295-£315 per week
 - Studios £375-£395 per week
- **Circle Square | Vita Student:** located off Oxford Road, within close proximity to the University of Manchester ('UoM') and Manchester Metropolitan University ('MMU') buildings, Circle Square comprises 1,100 bedspaces over 16 floors. Vita's Circle Square is a premium proposition, marketed as 'luxury' accommodation with all services covered. The development features high quality amenities including a state of the art gym (with free personal training sessions); private study room; movie room; coffee lounge; private dining room; outside terrace; and laundry room. Residents also receive a free, bi-weekly cleaning

service and weekday grab & go breakfast. Remaining available units for the 2025/26 academic year, available on 51-week terms, are presented below:

- En-suites £325-£338 per week (£96.00 - £100.00/ft²)
- Studio £367-£438 per week (£79.00 - £109.00/ft²)
- Ultimate Studio £588 per week (£70.00/ft²)
- Shared Twin Studio £567 per week (£73.00/ft²)
- **House of Social | Vita Student:** located within First Street, House of Social is expected to complete during Summer 2025. The development is to incorporate a new food hall on the lower floors with 100 cluster apartments providing 576 student bedrooms aimed at 2nd and 3rd year students. On-site amenity includes a state-of-the-art gym and co-working space. Remaining available units for the 2025/26 academic year, available on 51-week terms, are presented below:
 - En-suites £274-£315 per week (£102.00 - £124.00/ft²)
 - Studios £324-£453 per week (£59.00 - £100.00/ft²)
- **First Street | Vita Student:** Vita's original student residence in Manchester is located on First Street and is within 100m of the Site. The development comprises 279 bedspaces over 10 floors. Amenities include a movie room; private study room; laundry room; coffee lounge; pool & table tennis tables; gym; 24/7 on-site team; and the complimentary cleaning service and grab and go breakfast. Remaining available units for the 2025/26 academic year, available on 51-week terms, are presented below:
 - Classic Studio £332 per week (£87.00/ft²)
 - Classic Plus Studio £337-£342 per week (£89.00 - £90.00/ft²)
- **Sir Charles Grove Hall | Unite Students:** Located on Booth Street West, adjacent and highly accessible to both UoM and MMU buildings, Sir Charles Grove Hall accommodates 600 bedspaces and is operated by Unite Students. Resident amenity comprises a courtyard with large decking area. Available studio bedspaces are currently being marketed on 51-week terms at the following rents:
 - Studio Classic: £319 per week (£87.00/ft²)
 - Studio Premium Range 1: £339 per week (£85.00/ft²)
 - Studio Premium Range 2: £374 per week (£54.00/ft²)
- **Canvas Manchester:** located at 2 River Street, approximately 400m south-west of the Site, Canvas Manchester is understood to comprise 792 student bedspaces, offering residents an on-site gym; games room; cinema; study spaces; social spaces; 24hr team; and laundry. Available bedspaces are currently being marketed on 51-week terms at the following rents:
 - En-suites £259 - £344 per week (£68.00 - £107.00/ft²)
 - Studios: £314 - £424 per week (£65.00 - £91.00/ft²)

Drawing on the updated comparable data for academic year 2025/26, PBSA schemes within close proximity to the Site represent average weekly quoting rents of £296 per week (£96/ft²) for en-suites and £361 per week (£81.20/ft²) for studios. A copy of the quoting rents for the 2025/26 academic year is enclosed within **Appendix B**.

CBRE has adopted a robust view on ERVs taking into account unit sizes, floor heights and demand for PBSA beds within Manchester City Centre since the completion of the CBRE FVS 2024 and Savills Review 2024. It should be noted the ERVs referenced in Appendix B are for academic year 2025/26, and will therefore account for both a level of growth and optimism.

The open market pricing schedule for the Proposed Development is summarised in Table 2.

Table 2: Summary Of Achievable PBSA Gross Open Market ERVs | Proposed Development

Unit Type	Total Units	Avg. Unit NSA (ft²)	Avg. Rent (£/Wk)	Avg. Rent (£/pa)	Total Rent (£)	Total Rent (£/ft²)
PBSA: Cluster	256	151	£281	£14,630	£3,745,348	£96.83
PBSA: Studios	361	219	£372	£19,323	£6,975,617	£88.32
PBSA: 1-Bed Apartments	2	361	£514	£26,714	£53,428	£73.97
Total	619	191	£335	£17,406	£10,774,393	£91.01

Source: CBRE

Sundry Income

CBRE have adopted £25.50 per bed per annum as per the Savills Review 2024.

Operational Expenditure and Voids

The total gross annual PBSA and sundry income has been reduced by the equivalent of 25.00% to account for OPEX and running void. This remains consistent with the rate that was accepted and agreed within the Savills Review 2024.

This is considered reasonable compared to other amenity rich PBSA schemes within Manchester City Centre.

Ground Floor Commercial Unit | Class E

CBRE understands that the Proposed Development will provide 4,092ft² of Class E Retail space on the ground and mezzanine floor.

CBRE has applied a rental rate of £20.00/ft², which reflects a mid-point between the CBRE FVS 2024 and the Savills Review 2024 given there has been little appreciation in lease terms for retail use premises on a comparable basis in the intervening period.

CBRE has optimistically assumed that the unit will be pre-let on PC, capitalised this rental value at an 8.00% Net Initial Yield ('NIY'), with a 24 month rent free period/fit-out contribution.

Gross Development Value

CBRE's investment yield data identifies prime regional direct let PBSA blocks are stable at 5.00% (noting forward funding yields are 50bps higher than stabilised yields, as a minimum) and have remained at that level since the CBRE FVS 2024 and the Savills Review 2024.

Given the nature of the scheme and risks associated with the Proposed Development, notably the façade retention and proximity to the railway viaduct and River Medlock, there is a heightened risk associated with the Proposed Development when compared to other PBSA forward funding transactions. CBRE has therefore made an additional 25bps discount to the yield to account for this.

On that basis, CBRE have adopted a forward funding yield of 5.75%, which is consistent with the Savills Review 2024.

Development Costs

Beadmans has provided an updated Cost Plan dated 5th March 2025 reflecting the revised scheme design for the Proposed Development.

The Cost Plan reflects a total estimated cost for construction of £95,630,000 incorporating allowances for demolition/site preparation works, base build, external works, main contractor's preliminaries (18.0%), main contractor's overheads and profit (5.0%), design and build risk premium (2%), contingency (8.00%), PCSA allowance and inflation.

To remain consistent with the recommendations of the Savills Review 2024 relating to contingency, risk and inflation, CBRE has deducted these costs from the Beadmans Cost Plan reflecting a total adopted cost of £84,237,680.

To account for the removal of these costs, CBRE has increased the overall project contingency to 10.00%, which represents a consistent stance to that adopted within the Savills Review 2024.

A copy of the Beadmans Cost Plan is enclosed within **Appendix C**.

Other Development Costs

Other development costs have been updated and are summarised in Table 3 below.

Table 3: Other Development Costs | Proposed Development

Cost Heading	Rate	Commentary
Professional Fees	10.00%	Assumes a 10.00% professional fee allowance. Consistent with the Savills Review 2024.
Listed Building Application Challenge Fees	£487,000	Actual consultant costs incurred by Applicant to challenge the Listed Building Application
Development Management	3.00%	Applies a 3.00% development management budget. Consistent with the Savills Review 2024.
Contingency	10.00%	Increased allowance due to removal of contingency, risk and inflation from Cost Plan. Consistent with the Savills Review 2024
PBSA FF&E	£3,000/unit	An extra over allowance for loose FF&E. Consistent with the Savills Review 2024.
Right to Light	£640,000	Assessment provided by Applicant. Accepted in the Savills Review 2024
LDI	1.00% of Base Cost	Assessment provided by Applicant. Accepted in the Savills Review 2024
Insurances	£1,250,000	Assessment provided by Applicant. Accepted in the Savills Review 2024
Section 278 Costs	£595,000	Assessment provided by Applicant.
Marketing Fees	£220,000	Marketing budget allowance as accepted in the Savills Review 2024 for a scheme with less beds
Commercial Letting Agent Fee	10.00%	Of Commercial GDV. Consistent with the Savills Review 2024.
Commercial Letting Legal Fee	0.50%	Of Commercial GDV. Consistent with the Savills Review 2024.
Funding Agent Fee	1.00%	Of Commercial GDV. Consistent with the Savills Review 2024.

Cost Heading	Rate	Commentary
Funding Legal Fee	0.50%	Of Commercial GDV. Consistent with the Savills Review 2024.
Purchaser's Costs (Land)	SDLT + 1.8%	Standard SDLT + 1.00% agent fee + 0.5% legal fee + VAT
Purchaser's Costs (Investment)	2.30%	It is anticipated the asset will be disposed of/acquired via an SPV, which is the most tax efficient method. Consistent with the Savills Review 2024.
Finance	5.75%	To match the forward funding yield. Consistent with the Savills Review 2024.
Developer's return (Profit on Cost)	15.00%	Consistent with the Savills Review 2024.

Source: CBRE; the Applicant

Development & Disposal

The adopted development programme is unchanged from that adopted within the CBRE FVS 2024. This is summarised in Table 4 below.

Table 4: Development & Disposal Programme | Summary

Duration	Stage	Description
Month 1:	Site Purchase	Consistent with the Savills Review 2024
Months 2 - 6:	Pre-Construction	Consistent with the Savills Review 2024
Months 7 - 39:	Construction	Consistent with the Savills Review 2024
Months 40:	Sales Period	Consistent with the Savills Review 2024

Benchmark Land Value (‘BLV’)

The BLV has been determined utilising the relevant Government¹ and RICS Guidance² and Professional Standards³.

The Savills Review 2024 determined a BLV of £3m to be suitable given this would incentivise the current landowner to dispose of their interest at a reasonable return (vs a significant loss should they dispose of their ownership for £1) and this BLV was supported by comparable evidence provided by Savills.

¹ MHCLG (2019) Planning Practice Guidance: Viability (‘PPGV’)

² RICS (2021) Assessing viability in planning under the National Planning Policy Framework 2019 for England RICS guidance note, England 1st edition, March 2021 (effective from 1 July 2021)

³ RICS (May 2019) Financial viability in planning: conduct and reporting, 1st Edition

Furthermore, the adoption of a £3m BLV was acknowledged in the MCC Officer Report to Planning Committee underpinning determination of the original planning application, which concluded the previous scheme could not incorporate any affordable beds due to viability issues.

On that basis, CBRE has adopted a BLV of £3m, maintaining consistency with the Savills Review 2024, and MCC's basis for determination.

Appraisal Results

CBRE has prepared a viability appraisal for the (updated) Proposed Development scheme. The viability appraisal is provided within **Appendix D**.

The viability appraisal demonstrates that, when incorporating the BLV as a fixed input, the outturn residual profit margin is 11.5% on cost.

The residual profit margin falls below the minimum risk-adjusted developer's return of 15% on cost and on that basis is viability challenged.

Before consideration of any affordable accommodation, the Proposed Development fails to generate the minimum target return and the inclusion of affordable accommodation at a discount to open market rents will further reduce revenues and increase the viability deficit. Therefore, the Proposed Development is unable to support any level of affordable accommodation.

Sensitivity Testing

CBRE has undertaken updated sensitivity testing of key appraisal variables to demonstrate the level of change necessary to return the Proposed Development to a financially viable position.

Sensitivity testing illustrates that the Proposed Development would need to achieve concurrent increases c. £1.50/ft² in rents and a decrease in construction costs of circa -£10.00/ft² to return an outturn residual profit margin that broadly meets the minimum risk-adjusted developer's return.

A copy of the Sensitivity Analysis Report is provided within **Appendix E**.

This sensitivity scenario would carry significant risk and should be treated with a very high degree of caution and, CBRE would advise, given limited weight.

Conclusion

The viability appraisal demonstrates that, when incorporating the BLV as a fixed input, the outturn residual profit margin is 11.5% on cost. The residual profit margin falls below the minimum risk-adjusted developer's return of 15.00% on cost and is viability challenged on that basis.

As supported by national planning policy and guidance, given the commercial risks, it would be CBRE's recommendation that the Proposed Development does not incorporate any affordable bedspaces (or a payment in lieu of on-site provision) and any sums towards planning obligations.

The commercial decision whether to proceed with the scheme will therefore be at the discretion, and risk, of the Applicant.

Please do contact me should you have any queries or wish to discuss this further.

Yours sincerely,

CBRE Ltd

Enclosures:

- Appendix A: Proposed Development Site Plan & Accommodation Schedule
- Appendix B: PBSA ERV Market Data
- Appendix C: Cost Plan
- Appendix D: Proposed Development Viability Appraisal
- Appendix E: Sensitivity Testing

A Proposed Development Site Plan & Accommodation Schedule

Schedule Of Accommodation

Podium														
	Cluster	Studio	1B Apartments	Beds per floor	LKD m²	Cluster Corridor sq.m	Amenity m²	Outdoor m²	Commercial m²	NIA m²	NIA ft²	GIA m²	GIA ft²	Gross to Net %
Level -01							409			422	4545	978	10521	43
Level 00							494			764	8221	1028	11061	74
Level MEZ							183		260	320	3443	534	5748	60
Level 01	4	19		23	47	6	57			640	6891	903	9716	71
Level 02	4	19		23	47	6	57			640	6891	903	9716	71
Level 03	4	13		17	47	6	189	123		595	6404	866	9318	69
Total	12	51					1,389	123	380	3,382	36,395	5,212	56,081	65
	63						1,893							

Tower																		
	Cluster	Studio	1B Apartments	Beds per floor	LKD m²	Cluster Corridor sq.m	Amenity m²	Outdoor m²	Commercial m²	NIA m²	NIA ft²	GIA m²	GIA ft²	Gross to Net %				
Level 04	8	10		18	36.8	23				385	4143	519	5584	74				
Level 05	8	10		18	36.8	23				385	4143	519	5584	74				
Level 06	8	10		18	36.8	23				385	4143	519	5584	74				
Level 07	8	10		18	36.8	23				385	4143	519	5584	74				
Level 08	8	10		18	36.8	23				385	4143	519	5584	74				
Level 09	8	10		18	36.8	23				385	4143	519	5584	74				
Level 10	8	10		18	36.8	23				385	4143	519	5584	74				
Level 11	8	10		18	36.8	23				385	4143	519	5584	74				
Level 12	8	10		18	36.8	23				385	4143	519	5584	74				
Level 13	8	10		18	36.8	23				385	4143	519	5584	74				
Level 14	8	10		18	36.8	23				385	4143	519	5584	74				
Level 15	8	10		18	36.8	23				385	4143	519	5584	74				
Level 16	8	10		18	36.8	23				387	4162	521	5606	74				
Level 17	8	10		18	36.8	23				387	4162	521	5606	74				
Level 18	8	10		18	36.8	23				387	4162	521	5606	74				
Level 19	8	10		18	36.8	23				387	4162	521	5606	74				
Level 20	8	10		18	36.8	23				387	4162	521	5606	74				
Level 21	8	10		18	36.8	23				387	4162	521	5606	74				
Level 22	8	10		18	36.8	23				387	4162	521	5606	74				
Level 23	8	10		18	36.8	23				387	4162	521	5606	74				
Level 24	8	10		18	36.8	23				387	4162	521	5606	74				
Level 25	8	10		18	36.8	23				387	4162	521	5606	74				
Level 26	8	10		18	36.8	23				392	4218	522	5615	75				
Level 27	8	10		18	36.8	23				392	4218	522	5615	75				
Level 28	8	10		18	36.8	23				392	4218	522	5615	75				
Level 29	8	10		18	36.8	23				392	4218	522	5615	75				
Level 30	8	10		18	36.8	23				392	4218	522	5615	75				
Level 31	8	10		18	36.8	23				392	4218	522	5615	75				
Level 32	8	10		18	36.8	23				392	4218	522	5615	75				
Level 33	8	10		18	36.8	23				392	4218	522	5615	75				
Level 34	4	10		2	16	34.2				9				392	4218	522	5617	75
Level 35																377	4061	0
Total	244	310		2							12,016	129,292	16,512	177,667	73			
	556																	

Accommodation Mix		
	Unit Total	% Mix
Cluster	256	41.4%
Studio	361	58.3%
1B Apartments	2	0.3%
Total	619	

Total Building GIA		
	m²	ft²
	21,724	233,748

Total Building NIA		
	m²	ft²
	15,398	165,687

Total	m²	ft²
Amenity	1,389.0	14,945.6
Commercial	380.3	4,092.0

Gross/Net %
71%

*NIA calculation includes corridors and LKD of clusters.

NIA has been measured to the inside of full height glazing in accordance with NIA 4 of the RICS Guidance - on the basis that elements of the window structure or design do not render the space substantially unusable. In accordance with NIA 1 an area is usable if it can be used for any sensible purpose in connection with the purposes for which the premises are to be used.

*GIA calculation is taken with the structural columns set within the facade of the tower.

B PBSA Rental Market Data

Appendix B - PBSA ERV Data

Development	Operator	Link	New-Build / Re-Let	Date	Post Code	Address	Area	Accommodation Type	Unit Type	Term	Academic Year	Storey(s)	m²	ft²	Rent PW (£)	Rent PA (£)	Average Rent (£/ft²)	Comments
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Lite Studio	51	2025-26	2.0	16.0	172	£367	£18,717	£109	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Lite Studio	51	2025-26	16.0	16.0	172	£381	£19,431	£113	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Premium Studio	51	2025-26	1.0	20.0	215	£394	£20,094	£93	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Premium Studio	51	2025-26	16.0	20.0	215	£414	£21,114	£98	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Premium Plus Studio	51	2025-26	3.0	25.0	269	£414	£21,114	£78	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Premium Plus Studio	51	2025-26	15.0	25.0	269	£436	£22,236	£83	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Deluxe Studio	51	2025-26	1.0	26.0	280	£432	£22,032	£79	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Deluxe Studio	51	2025-26	9.0	26.0	280	£438	£22,338	£80	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Studio	Ultimate Studio	51	2025-26	10.0	40.0	431	£588	£29,988	£70	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	En-suite	En-suite Classic	51	2025-26	6.0	16.0	172	£325	£16,575	£96	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	En-suite	En-suite Classic	51	2025-26	16.0	16.0	172	£338	£17,238	£100	
Circle Square	Vita Student	https://www.vitastudent.com/en/c	New-Build	25/02/2025	M1 7FA	Circle Square, 8 Nobel Way, Manchester	City Centre	Shared Twin	Shared Twin Room	51	2025-26	2.0	37.0	398	£567	£28,917	£73	
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	En-suite	Classic En-suite	51	2025-26				£295	£15,045		
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	En-suite	Premium Range 1 En-suite	51	2025-26				£305	£15,555		
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	En-suite	Premium Range 2 En-suite	51	2025-26				£315	£16,065		
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	Studio	Classic Studio	51	2025-26				£375	£19,125		
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	Studio	Premium Range 1 Studio	51	2025-26				£385	£19,635		
Artisan Heights	Unite Students	https://www.unitestudents.com/st	New-Build	25/02/2025	M1 5AA	3 New Wakefield Street, Manchester	City Centre	Studio	Premium Range 2 Studio	51	2025-26				£395	£20,145		
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	10 Coleman Street, Manchester	City Centre	En-suite	Essential	51	2025-26	2.0	12.0	129	£274	£13,974	£108	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	En-suite	Essential	51	2025-26	13.0	12.0	129	£314	£16,014	£124	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	En-suite	Essential Extra	51	2025-26	7.0	14.0	151	£300	£15,300	£102	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	En-suite	Essential Extra	51	2025-26	12.0	14.0	151	£315	£16,065	£107	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	Studio	Enhanced	51	2025-26	4.0	17.0	183	£324	£16,524	£90	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	Studio	Enhanced	51	2025-26	13.0	17.0	183	£359	£18,309	£100	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	Studio	Elite	51	2025-26	6.0	29.0	312	£359	£18,309	£59	
House of Social	Vita Student	https://www.houseofsocial.com/s/	New-Build	24/02/2025	M15 4ND	First Street, Manchester	City Centre	Studio	Elite	51	2025-26	13.0	29.0	312	£453	£23,103	£74	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Bronze Ensuite Mid	51	2025-26		13.0	140	£259	£13,209	£94	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Bronze Ensuite Upper	51	2025-26		13.0	140	£264	£13,464	£96	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Silver Ensuite Mid	51	2025-26		14.0	151	£274	£13,974	£93	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Silver Ensuite Upper	51	2025-26		14.0	151	£279	£14,229	£94	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Bronze Ensuite Penthouse	51	2025-26		13.0	140	£294	£14,994	£107	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Gold Ensuite Mid	51	2025-26		15.0	161	£279	£14,229	£88	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Gold Ensuite Upper	51	2025-26		15.0	161	£284	£14,484	£90	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Gold Ensuite Upper	51	2025-26		15.0	161	£284	£14,484	£90	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Bronze Ensuite Lower	51	2025-26		13.0	140	£254	£12,954	£93	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Gold Ensuite Penthouse	51	2025-26		15.0	161	£289	£14,739	£91	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Silver Ensuite Lower	51	2025-26		15.0	161	£309	£15,759	£98	Available
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Diamond Ensuite Lower	51	2025-26		24.0	258	£344	£17,544	£68	Available
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Platinum Ensuite Lower	51	2025-26		15.0	161	£319	£16,269	£101	Available
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	24/02/2025	M15 5QG	2 River Street, Manchester	City Centre	En-suite	Silver Ensuite Penthouse	51	2025-26		14.0	151	£284	£14,484	£96	Fully booked
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Mid	44	2025-26		15.0	161	£334	£14,696	£91	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Lower	44	2025-26		17.0	183	£329	£14,476	£79	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Lower	51	2025-26		17.0	183	£314	£16,014	£88	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Lower	51	2025-26		18.0	194	£319	£16,269	£84	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Upper	44	2025-26				£339	£14,916		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Upper	51	2025-26				£324	£16,524		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Mid	44	2025-26				£339	£14,916		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Mid	51	2025-26				£324	£16,524		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Upper	44	2025-26				£344	£15,136		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Upper	51	2025-26				£329	£16,779		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Penthouse	44	2025-26				£344	£15,136		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Bronze Studio Penthouse	51	2025-26				£329	£16,779		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Gold Studio Lower	44	2025-26				£344	£15,136		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Gold Studio Lower	51	2025-26				£334	£17,034		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Gold Studio Mid	51	2025-26				£339	£17,289		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Gold Studio Upper	51	2025-26		20.0	215	£344	£17,544	£81	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Gold Studio Penthouse	51	2025-26				£349	£17,799		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Silver Studio Penthouse	44	2025-26				£349	£15,356		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Lower	51	2025-26		22.0	237	£359	£18,309	£77	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Mid	51	2025-26		22.0	237	£364	£18,564	£78	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Upper	51	2025-26		22.0	237	£369	£18,819	£79	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Upper	44	2025-26		22.0	237	£384	£16,896	£71	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Penthouse	51	2025-26				£374	£19,074		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Platinum Studio Penthouse	44	2025-26				£389	£17,116		
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Diamond Studio Lower	51	2025-26		30.0	323	£409	£20,859	£65	
River Street Tower	Canvas	https://amberstudent.com/places	New-Build	07/02/2025	M15 5QG	2 River Street, Manchester	City Centre	Studio	Diamond Studio Lower	44	2025-26		30.0	323	£424	£18,656	£58	
Cavendish Place	Host Students	https://host-students.com/location	New-Build	07/02/2025	M15 6AS	20 Wilmott Street, Manchester	City Centre	Studio	Gold Studio	51	2025-26		18.9	203	£280	£14,280	£70	
Cavendish Place	Host Students	https://host-students.com/location	New-Build	07/02/2025	M15 6AS	20 Wilmott Street, Manchester	City Centre	Studio										

First Street	Vita Student	https://www.vitastudent.com/en/c	New-Build	24/02/2025	M15 4RB	Jack Rosenthal Street	City Centre	Studio	Classic Plus	51	2025-26	1.0	18.0	194	£337	£17,187	£89
First Street	Vita Student	https://www.vitastudent.com/en/c	New-Build	24/02/2025	M15 4RB	Jack Rosenthal Street	City Centre	Studio	Classic Plus	51	2025-26	9.0	18.0	194	£342	£17,442	£90
First Street	Vita Student	https://www.vitastudent.com/en/c	New-Build	24/02/2025	M15 4RB	Jack Rosenthal Street	City Centre	Studio	Classic	51	2025-26	10.0	18.0	194	£332	£16,932	£87
Parkway Gate	Unite Students	https://www.hellostudent.co.uk/st	New-Build	07/02/2025	M13 0FT	44 Hathersage Road, Manchester	Campus	Studio	Premium Studio	51	2025-26				£277	£14,127	
Parkway Gate	Unite Students	https://www.hellostudent.co.uk/st	New-Build	07/02/2025	M13 0FT	44 Hathersage Road, Manchester	Campus	Studio	Premium Bigger Studio	51	2025-26				£286	£14,586	
Sir Charles Groves Hall	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M15 6PF	Booth St W	Campus	Studio	Classic	51	2025-26		17.3	186	£319	£16,269	£87
Sir Charles Groves Hall	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M15 6PF	Booth St W	Campus	Studio	Premium Range 1	51	2025-26		18.9	203	£339	£17,289	£85
Sir Charles Groves Hall	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M15 6PF	Booth St W	Campus	Studio	Premium Range 2	51	2025-26		32.8	353	£374	£19,074	£54

Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	En-suite	Classic	51	2025-26	14.0	151	£275	£14,025	£93	During the 2025/26 academic year we are p
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	En-suite	Premium Range 1	51	2025-26	13.0	140	£285	£14,535	£104	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	En-suite	Premium Range 2	51	2025-26	15.0	161	£290	£14,790	£92	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	En-suite	Premium Range 3	51	2025-26	21.0	226	£319	£16,269	£72	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	En-suite	Premium Range 4	51	2025-26	14.0	151	£329	£16,779	£111	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	Studio	Classic	51	2025-26	17.0	183	£315	£16,065	£88	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	Studio	Basic	51	2025-26	15.0	161	£315	£16,065	£99	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	Studio	Premium Range 1	51	2025-26	20.0	215	£335	£17,085	£70	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	Studio	Premium Range 2	51	2025-26	23.0	248	£375	£19,125	£77	
Bridgewater Heights	Unite Students	https://www.unitestudents.com/st	Re-Let	24/02/2025	M1 5NR	1 Great Marlborough Street, Manchester	City Centre	Studio	Premium Range 3	51	2025-26	30.0	323	£449	£22,899	£71	
Total / Average:												19	209	£342	£17,140	£83	

C Cost Plan



The Hotspur Press, Manchester

Stage 3 Cost Plan vI

March 2025

1.00 Executive Summary

2.00 Assumptions and Exclusions

3.00 Schedule of Areas & Accommodation

4.00 Elemental Summary S&C

5.00 Cost Plan S&C

6.00 Elemental Summary Cluster

7.00 Cost Plan Cluster

8.00 Elemental Summary Studio

9.00 Cost Plan Studio

10.00 Elemental Summary 1 bed apartment

11.00 Cost Plan 1 bed apartment

12.00 Elemental Summary Cluster Kitchen

13.00 Cost Plan Cluster Kitchen

14.00 Elemental Summary Amenity

15.00 Cost Plan Amenity

16.00 Elemental Summary External

17.00 Cost Plan External

18.00 Information Used

Document issue:

Revision	Status	Prepared by	Issue date	Notes
VI	FINAL	JD	05 March 2025	

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Partner

Beadman's LLP

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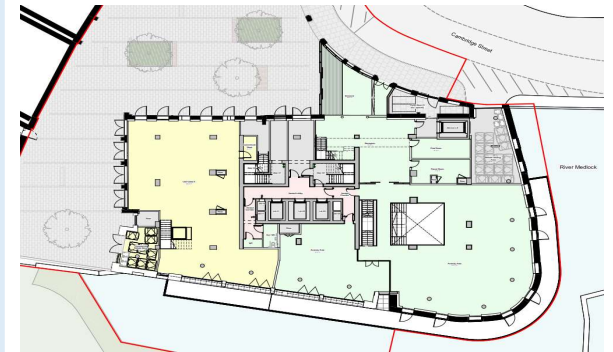
Tel: 020 3617 5999

www.beadmans.co.uk

I.00 Executive Summary

05/03/2025

THP Manchester						Stage 3 Cost Plan		
Works			£	£/m²	£/ft²	£/Bed	%	Key Metrics
Shell and Core works - Including demolition			47,520,000	2,187	203	76,769	50%	(GIA) Average m2 /room Average m2/amenity
Fitout - Cluster	182		3,410,000	157	15	5,509	4%	21,724 m² 35 m² 2 m²
Fitout - Cluster (15m2)	74		1,430,000	66	6	2,310	1%	233,748ft² 378ft² 24ft²
Fitout - Studio	335		9,090,000	418	39	14,685	10%	
Fitout - Studio (23 -24m2)	16		440,000	20	2	711	0%	
Fitout - Studio (29m2)	4		110,000	5	0	178	0%	
Fitout - IB Apartment	2		80,000	4	0	129	0%	
Fitout - Studio Accessible	6		183,000	8	1	296	0%	
Allowance for DDA adaptation (future proof)	26		65,000	3	0	105	0%	
Total nr of beds	619							
Fitout - Typical Cluster Kitchen	62		2,410,000	111	10	3,893	3%	
Fitout - I/F - 3/F Cluster Kitchen for 2 bed	6		230,000	11	1	372	0%	
Amenity Fitout (including AV and Loose FFE)	1,389 m²		1,960,000	90	8	3,166	2%	
External Works			1,080,000	50	5	1,745	1%	
Allowance for utilities (Budget only)			1,000,000	46	4	1,616	1%	
Less Inflation during construction period			- 2,760,320 -	127	12	- 4,459	-3%	
Allowance for commercial F&B offering	380 m²		Excl					
Total Building and Site Works			66,247,680	3,050	283	107,024	69%	
Main Contractor On Costs:						-		
Preliminaries	18%		11,920,000	549	51	19,257	12%	
Overheads & Profit	5%		3,910,000	180	17	6,317	4%	
Design & Build Risk Premium	2%		1,640,000	75	7	2,649	2%	
Contingency	8%		6,700,000	308	29	10,824	7%	
PCSA (excluding stage 4 fees)			520,000					
Sub Total			90,940,000	4,186	389	146,914	95%	Target Programme
Inflation to start on site - Q2 2025	1.0%		910,000	42	4	1,470	1%	Start on site Jun '25
Inflation during Contract Period			3,784,000	174	16	6,113	4%	PC July '29
Professional Fees			Excluded	-	-	-		
TOTAL CONSTRUCTION COST AT Q2 2025			95,630,000	4,402	409	154,491	100%	



2.00 Assumptions and Exclusions

05/03/2025

THP Manchester

Stage 3 Cost Plan

General Assumptions and Notes	Specific Exclusions
1 The construction costs included within this report are based on a model cost plan utilising the areas and floorplans provided to us but with certain elements of the works being costed of £/m2 basis only due to limited detail.	19 The impact on the Construction industry as a result of the Coronavirus Pandemic is impossible to predict at this stage, its consequence could be varied or nothing at all. We have therefore excluded any cost implications as a result of this.
2 We have made a general allowance for UKPN and utilities.	20 We have not included any allowance for archaeological impact on the site including investigation costs and any delays and special foundations arising therefrom.
3 We have made a general allowance for the minor repairs to viaduct.	21 We have made no allowance for dealing with any issues relating to wildlife, or the removal of Japanese Knotweed. We have followed the suggestion of <i>Detailed UXBs Risk Assessment April 2022</i> that there is little risk of UXB's on the site, and thus no allowance has been made for removal of UXB's
4 We have made no allowance for works to the wellness atrium in 2/F.	22 No allowances have been made for the diversion of existing services.
5 Water mains infrastructure scope unknown at present but Applied Energy have confirmed that a new water mains will be required for which a Provisional Sum is included in the Executive Summary under the heading Utilities.	23 No allowances have been made to deal with any complications arising from the BT and Underground tunnels running close to the site.
6 Procurement - two stage lump sum basis under a Design & Build Contract.	24 No allowances have been made for the national rail demise close to the site.
7 The commercial costs assume the scheme is delivered to a shell only.	25 No allowances have been made for opening vents to corridor.
8 Noting the base of the building, we have assumed there is some contamination present in the building.	26 No allowances have been made for upholstered headboard.
9 Costs resulting from zero carbon requirements or offset charges.	
10 We have included for a mist sprinkler system to LG, G/F and Mezz with sprinkler system to Cat 4 for residential.	

2.00 Assumptions and Exclusions

05/03/2025

THP Manchester

Stage 3 Cost Plan

General Exclusions

- I1 We have made an allowance of 5% contingency, on the basis that the client is holding their down 5% contingency on the gross value. Our advise at this stage is for a 7.5% contingency.
 - I2 We have included an inflation allowance up to the anticipated date to start on site of Q2 2025 and to the mid point of construction.
 - I3 We have included for the landscaping for the connection to the First Street.
 - I4 We have made a reasonable allowance for repairs to the existing façade in line with *I006- External Masonry Façade Defect Schedule - P01 1st revision*.
 - I5 We have assumed double glazing only.
 - I6 We have assumed open cut excavation for foundation without further lateral support or retaining walls.
 - I7 All co-living and dual-occupancy rooms should adhere to the student accommodation specification rather than the Dani Co-living Scheme.
 - I8 We have allowed a plasterboard ceiling in the cluster and studio from the entrance area to the pod end, with the rest of the room in exposed concrete soffit.
 - 27 Site investigation costs.
 - 28 Planning and Building Regulations fees. Including all contributions, S106, cil etc
 - 29 Land acquisition and legal costs.
 - 30 Professional fees, expenses, and PCSA fees (Design).
 - 31 Value Added Tax.
- #### Disclaimer
- 32 This report is for the use of the party to whom it is addressed and no responsibility can be accepted to any Third Party for the whole or any part of it.

3.00 Schedule of Areas & Accommodation

05/03/2025

THP Manchester			Stage 3 Cost Plan			
Level	GIFA		Accommodation Schedule			
	m ²	ft ²	Studio Bed	DDA	Cluster Bed	Cluster Kitchen
0LG - Lower ground	978	10521	-	-	-	-
00 - Ground	1028	11061	-	-	-	-
0M - Mezzanine	534	5748	-	-	-	-
01	903	9716				
02	903	9716				
03	866	9318				
04	519	5584				
05	519	5584				
06	519	5584				
07	519	5584				
08	519	5584				
09	519	5584				
10	519	5584				
11	519	5584				
12	519	5584				
13	519	5584				
14	519	5584				
15	519	5584				
16	521	5606				
17	521	5606				
18	521	5606				
19	521	5606				
20	521	5606				
21	521	5606				
22	521	5606				
23	521	5606				
24	521	5606				
25	521	5606				
26	522	5615				
27	522	5615				

3.00 Schedule of Areas & Accommodation

05/03/2025

THP Manchester				Stage 3 Cost Plan		
Level	GIFA		Accommodation Schedule			
	m ²	ft ²	Studio Bed	DDA	Cluster Bed	Cluster Kitchen
28	522	5615				
29	522	5615				
30	522	5615				
31	522	5615				
32	522	5615				
33	522	5615				
34	522	5617				
35	377	4061				
TOTAL	21724	233748	0	0	0	0

4.00 Elemental Summary S&C

05/03/2025

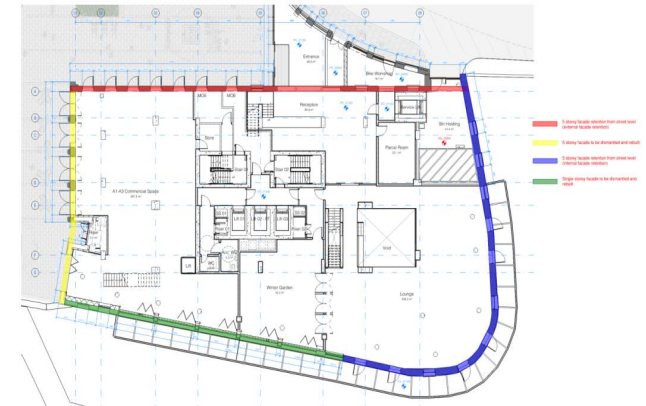
THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	SITE CLEARANCE	3,037,260	140	13	6	
1	SUBSTRUCTURE	3,533,170	163	15	7	
2	SUPERSTRUCTURE	28,960,870	1,333	124	61	
2A	Frame	3,507,290	161	15.00	7.38	
2B	Upper Floors	3,710,470	171	15.87	7.81	
2C	Roofs	680,990	31	2.91	1.43	
2D	Stairs	1,205,000	55	5.15	2.54	
2E	External Walls	16,004,860	737	68.45	33.68	
2F	Windows and External Doors	259,600	12	1.11	0.55	
2G	Internal Walls and Partitions	3,129,310	144	13.38	6.59	
2H	Internal Doors	463,350	21	1.98	0.98	
3	INTERNAL FINISHES	706,400	33	3	1	
3A	Wall Finishes	145,630	7	0.62	0.31	
3B	Floor Finishes	211,060	10	0.90	0.44	
3C	Ceiling Finishes	349,710	16	1.50	0.74	
4	FITTINGS AND FURNISHINGS	309,100	14	1	1	
5	M&E INSTALLATION	10,974,310	505	47	23	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	782,680	36	3.35	1.65	
5D	Water Installations	623,050	29	2.66	1.31	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	697,330	32	2.98	1.47	
5H	Electrical Installations	2,464,120	113	10.54	5.19	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	980,000	45	4.19	2.06	
5K	Protective Installation	2,797,490	129	11.96	5.89	
5L	Fire Alarm, Communications and Security	896,710	41	3.83	1.89	
5M	Special Installations	1,210,340	56	5.18	2.55	
5N	Builders Work in Connection	522,590	24	2.23	1.10	
TOTAL BUILDING WORKS		47,521,110	2,188	203.22	100.00	

4.00 Elemental Summary S&C

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
6	EXTERNAL WORKS	-	-	-	-	
6A	Site Works	-	-	0.00	0.00	
6B	Drainage	-	-	0.00	0.00	
6C	External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS		47,521,110	2,188	203.22	100.00	
7	ON COSTS	-	-	-	-	
7A	Preliminaries	-	-	0.00	0.00	
7B	Overheads and profit	-	-	0.00	0.00	
7C	Design & Build Risk Premium	-	-	0.00	0.00	
7D	Design Contingency	-	-	0.00	0.00	
ESTIMATED CONSTRUCTION COST		47,521,110	2,188	203.22	100.00	
	Rounding adjustment	3	(110)	-	0	0.00
TOTAL ESTIMATED CONSTRUCTION COST		47,521,000	2,188	203.22	100.00	

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
0 SITE CLEARANCE					3,037,260	
	<u>Facade retention</u>					
	External - 5 storey from street level	849 m ²	500	424,660		
	Internal - 5 storey from river level	786 m ²	500	392,800		
	Lateral propping	1 item	75,000	75,000		
	<u>Propping</u>					
	External - 5 storey from street level	38 m ²	500	19,000		
	Internal - 5 storey from river level	19 m ²	500	9,500		
	Internal - single storey from river level	4 m ²	500	2,000		
	Raking Props	96 m2	400	38,400		No change based on Demo Logistics in stage 2
	<u>Demolition</u>					As per The Hotspur Press Manchester - Logistics - Demo
	Allowance for isolations					
	Phase 01 Demolition	954 m ²	50	47,700		Warehouses
	Phase 02 Demolition	2,136 m ²	50	106,800		Basement and G/F and green line reiver wall down to LGF slab level
	Phase 03 Demolition	2,214 m ²	100	221,400		1/F to 4/F including roof and external stairs
	Allowance for asbestos / contamination removal	1 item	650,000	650,000		Assumed
	Allowance for basement propping EO	1 item	100,000	100,000		
	Allowance for make safe temporary works	1 item	100,000	100,000		
	Allowance for propdeck	1 item	350,000	350,000		
	Subcontractor prelims	1 item	500,000	500,000		



THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
I SUBSTRUCTURE					3,533,170	
	<u>Existing Foundations</u>					
	Allowance for works to existing foundations	1 item	350,000	350,000		
	Allowance for dewatering	1 item	200,000	200,000		Scope unknown
	<u>New Foundations</u>					
	<u>Piling</u>					
	Allowance for excavations to cap bottom levels	1,616 m3	100	161,640		Any Lateral Support after excavations?
	Allowance for temporary works	1 item	200,000	200,000		
	Allowance for breaking out obstructions	1 item	250,000	250,000		
	Allowance for preliminary pile tests	1 nr	5,000	5,000		
	Allowance for survey for underground services and disconnection	1 nr	10,000	10,000		
	Piling rig mobilisation	2 nr	10,000	20,000		
	Allowance for breaking out existing ground floor slab	incl				
	Piling matt	1,009 m²	55	55,500		
	Set up pile rig in each position	173 nr	100	17,300		
	750mm diameter bearing piles: 15m deep	91 nr	3,000	273,000		
	600mm diameter bearing piles; 15m deep	82 nr	2,500	205,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Allowance for pile reinforcement to above	Incl				
	Allowance for loading test	173 nr	20	3,460		
	Allowance for cutting tops of piles	173 nr	150	25,950		
	<u>Concrete works</u>					
	Ground beam	17 m³	240	4,080		
	Pile caps to bearing piles	212 m³	240	50,880		
	Core base slab 2500mm deep	782 m³	240	187,680		
	<u>Reinforcement</u>					
	Reinforcement to pile cap and ground beams: 135kg/m³ based on SE's recommendation	31 t	1,500	46,370		
	Reinforcement to core base: 135kg/m³ based on SE's recommendation	106 t	1,500	158,360		
	<u>Formworks</u>					
	Formwork to the pile caps and ground beam	343 m²	55	18,870		
	formwork to the above	293 m²	55	16,120		
	Allowance for forming tanking performance to core base	913 m²	35	31,960		top and bottom and sides of pile cap
	Allowance for sundry works to existing basement walls	1 item	250,000	250,000		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Basement slab</u>					
	Allowance for breaking out existing hardstanding's	Incl				
	Compacting bottom of excavations	1,077 m²	15	16,160		incl 68m2 on grade slab on G/F
	Blinding: 50mm thick	1,077 m²	22	23,690		
	300mm Hardcore, MOT type I	1,077 m²	25	26,930		
	RC on grade slab: assume 200mm thick	215 m³	225	48,470		225mm in Architectural dwg; added to tracker
	Reinforcement to slab: assumed 100kg/m3 based on SE's recommendation	22 t	1,500	32,310		
	Allowance for 600 x 600mm deep thickening to perimeter of slab	158 m	80	12,640		
	Insulation to slab	1,077 m²	85	91,550		
	drainage flow board connected to underground drainage	1,077 m²	30	32,310		in external wall details
	Screed to above	1,077 m²	35	37,700		
	Allowance for pump chamber	4 nr	10,000	40,000		
	Extra Over for waterproof concrete	Excl				
	Extra over allowance for construction of lift pits with additional access for maintenance	3 nr	5,000	15,000		
	<u>Drainage</u>					
	FWV manhole	5 nr	5,000	25,000		
	FWV gully	9 nr	1,000	9,000		
	100mm dia FWV pipe	42 m	150	6,300		incl bedding
	150mm dia FWV pipe	38 m	200	7,600		incl bedding

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Allowance for connection to existing manhole	1 item	10,000	10,000		
	SW inspection chamber; n.e. 1.5m depth	4 nr	4,000	16,000		
	SW manhole; n.e. 3m depth	4 nr	6,000	24,000		
	SW gully	10 nr	1,000	10,000		
	Overflow	9 nr	500	4,500		
	Rodding eye	6 nr	1,000	6,000		
	150mm dia SW pipe	80 m	100	8,000		incl bedding
	225mm dia SW pipe	36 m	150	5,400		incl bedding
	Attenuation Tank	1 item	60,000	60,000		160m3
	Allowance for forming sumps (provisional quantity)	10 nr	1,500	15,000		
	<u>Basement cavity wall</u>					To achieve grade 3 basement.
	10mm render coat of ascorete	431 m²	35	15,090		
	140 mm cavity drain	431 m²	25	10,780		
	100mm insulation	342 m²	65	22,230		
	Block lining	431 m²	140	60,340		
	Allowance for temporary works and backfilling to existing store room	1 item	50,000	50,000		15m2 x 2.85 deep
	Subcontractor prelims	1 item	250,000	250,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2 SUPERSTRUCTURE						
2A	Frame				3,507,290	
	<u>Concrete Columns - Basement Floor</u>					
	Concrete Columns	94 m3	240	22,560		
	Shuttering to above	418 m²	50	20,900		
	EO formwork to circular columns	228 m²	50	11,400		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	25 t	1,500	38,070		
	<u>Concrete Columns - Ground Floor</u>					
	Concrete Columns	87 m3	240	20,880		
	Shuttering to above	383 m²	50	19,150		
	EO formwork to circular columns	210 m²	50	10,500		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	23 t	1,500	35,240		
	<u>Concrete Columns - Mezz</u>					
	Concrete Columns	85 m3	240	20,400		
	Shuttering to above	362 m²	50	18,100		
	EO formwork to circular columns	210 m²	50	10,500		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	23 t	1,500	34,430		
	<u>Concrete Columns - Floors 1-3</u>					
	Concrete Columns	102 m3	240	24,480		
	Shuttering to above	733 m²	50	36,650		
	EO formwork to circular columns	45 m²	50	2,250		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	28 t	1,500	41,310		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Concrete Columns - Floors 4-9</u>					
	Concrete Columns	101 m3	240	24,240		
	Shuttering to above	704 m²	50	35,200		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	27 t	1,500	40,910		
	<u>Concrete Columns - Floors 10-22</u>					
	Concrete Columns	211 m3	240	50,640		
	Shuttering to above	1,616 m²	50	80,800		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	57 t	1,500	85,460		
	<u>Concrete Columns - Floors 23-33</u>					
	Concrete Columns	112 m3	240	26,880		
	Shuttering to above	1,072 m²	50	53,600		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	30 t	1,500	45,360		
	<u>Concrete Columns - Floors 34</u>					
	Concrete Columns	11 m3	240	2,640		
	Shuttering to above	98 m²	50	4,900		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	1 t	1,500	2,150		
	<u>Core Walls - Basement</u>					
	Concrete Walls	89 m3	240	21,360		
	Shuttering to above	569 m²	50	28,450		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12 t	1,500	17,360		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Core Walls - Ground Floor</u>					
	Concrete Walls	79 m3	240	18,960		
	Shuttering to above	509 m ²	50	25,450		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	10 t	1,500	15,410		
	<u>Core Walls - Mezz</u>					
	Concrete Walls	81 m3	240	19,440		
	Shuttering to above	526 m ²	50	26,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	11 t	1,500	15,800		
	<u>Core Walls - Floors 1-3</u>					
	Concrete Walls	220 m3	240	52,800		
	Shuttering to above	1,363 m ²	50	68,150		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	29 t	1,500	42,900		
	<u>Core Walls - Floors 4-9</u>					
	Concrete Walls	498 m3	240	119,520		
	Shuttering to above	2,933 m ²	50	146,650		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	65 t	1,500	97,110		
	<u>Core Walls - Floors 10-22</u>					
	Concrete Walls	1,021 m3	240	245,040		
	Shuttering to above	6,315 m ²	50	315,750		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	133 t	1,500	199,100		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Core Walls - Floors 23-33</u>					
	Concrete Walls	781 m3	240	187,440		
	Shuttering to above	5,005 m²	50	250,250		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	102 t	1,500	152,300		
	<u>Core Walls - Floors 34</u>					
	Concrete Walls	78 m3	240	18,720		
	Shuttering to above	486 m²	50	24,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	10 t	1,500	15,210		
	<u>Core Walls - Floors 35</u>					
	Concrete Walls	99 m3	240	23,760		
	Shuttering to above	693 m²	50	34,650		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	13 t	1,500	19,310		
	<u>Structural Steel - Floors 37 to Roof</u>					Steel support to existing walls to be included in External Wall S
	Steel column	18 t	4,000	73,200		
	Steel beam	15 t	4,000	58,000		
	Allowance for connection to RC structure	1 item	10,000	10,000		
	Subcontractor prelims	1 item	250,000	250,000		
	Allowance for metal balustrading to G/F and mezz;	95 m	1,000	95,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2B Upper Floors					3,710,470	
	225mm concrete slab to Basement to Mezz	303 m3	240	72,720		
	Shuttering to soffit	1,345 m2	50	67,250		
	Formwork to slab edge	154 m	35	5,390		
	EO for treatment to mezz extension	75 m ²	80	6,000		
	Allowance for extra shuttering to floor height over 5m in Ground floor	520 m ²	40	20,800		
	Allowance for 150 mm thick metal deck to reception	1 item	20,000	20,000		90x90x6 angle x 10nr + 350x171x45kg/m SHS x22 m = 1481 kg x £10/kg
	Reinforcement to above; 150kg/m3 based on SE's recommendation	45 t	1,500	68,180		
	Mezz GIA increase	18 m3	240	4,210		78m2
	Formwork to slab edge	78 m2	50	3,900		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	3 t	1,500	3,950		
	Allowance for ground floor terrace with cantilevered beam	1 item	200,000	200,000		TR-UB average weight 111.75 kg/m x 70m= 7820 kg 100 x 100 x 10mm SHS : 28.26 kg/m x 120m= 3390kg 300 deep Parallel Flange Channel: 18kg/m x 60m= 1080kg 674 deep x 450 w pocket: 134kg/m x 30m = 4020kg Total = 16310 kg x £10/kg + 116m2 checker plate say £ 200/m2 = £186,300 say £200,000 incl all connections

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Allowance for ground floor terrace glass balustrade	60 m	1,000	60,000		incl steel bracket to the side of terrace
	Concrete beam to Basement to Mezz	9 m3	240	2,160		
	Shuttering to above	73 m2	50	3,650		
	Reinforcement to above; assumed 125kg/m3	1 t	1,500	1,690		
	225mm concrete slab to floors 1-3	630 m3	240	151,200		
	Shuttering to above	2,803 m2	50	140,150		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	95 t	1,500	141,750		
	Concrete beam to floors 1-3	34 m3	240	8,160		
	Shuttering to above	290 m2	50	14,500		
	Reinforcement to above; assumed 125kg/m3	4 t	1,500	6,380		
	225mm concrete slab to floors 4	177 m3	240	42,480		
	Shuttering to above	786 m2	50	39,300		
	Reinforcement to above; 150kg/m3	27 t	1,500	39,830		
	225mm concrete slab to floors 5-9	537 m3	240	128,880		
	Shuttering to above	2,386 m2	50	119,300		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	81 t	1,500	120,830		
	Concrete beam to floors 4-9	21 m3	240	5,040		
	Shuttering to above	127 m2	50	6,350		
	Reinforcement to above; assumed 125kg/m3	3 t	1,500	3,940		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	225mm concrete slab to floors 10-22	1,396 m3	240	335,040		
	Shuttering to above	6,203 m2	50	310,150		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	209 t	1,500	314,100		
	Concrete beam to floors 10-22	30 m3	240	7,200		
	Shuttering to above	260 m2	50	13,000		
	Reinforcement to above; assumed 125kg/m3	4 t	1,500	5,630		
	225mm concrete slab to floors 23-33	1,181 m3	240	283,440		
	Shuttering to above	5,249 m2	50	262,450		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	177 t	1,500	265,730		
	Concrete beam to floors 23-33	33 m3	240	7,920		
	Shuttering to above	280 m2	50	14,000		
	Reinforcement to above; assumed 125kg/m3	4.1 t	1,500	6,190		
	225mm concrete slab to floors 34	107 m3	240	25,680		
	Shuttering to above	477 m2	50	23,850		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	16 t	1,500	24,080		
	Concrete beam to floors 34	3 m3	240	720		
	Shuttering to above	26 m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4 t	1,500	560		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	225mm concrete slab to floors 35	107 m3	240	25,680		
	Shuttering to above	477 m2	50	23,850		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	16 t	1,500	24,080		
	Concrete beam to floors 35	3 m3	240	720		
	Shuttering to above	26 m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4 t	1,500	560		
	Connections into external walls	1 item	20,000	20,000		
	Allowance for transfer structures at existing building level	1 item	125,000	125,000		
	Roof slab	117 m3	240	28,030		519m2
	Formwork to slab edge	519 m2	50	25,950		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	18 t	1,500	26,270		
2C	Roof				680,990	
	<u>Flat Roof to 1st Floor</u>					
	Roof Structure	102 m2	250	25,500		
	200mm rockwool Insulation	102 m2	85	8,670		
	Waterproofing to slabs	102 m2	50	5,100		
	Vapour Control Layer	102 m2	50	5,100		
	50mm concrete paving with pedestal	102 m2	400	40,800		
	Fire stop to edge of slab	50 m	50	2,500		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>Flat Roof to 3rd Floor; Terrace</u>						
	Roof Structure	153 m2	250	38,250		
	60mm Vacuum insulation panel	153 m2	150	22,950		
	Waterproofing to slabs	153 m2	50	7,650		
	40mm flow board	153 m2	18	2,750		
	50mm concrete paving with pedestal	153 m2	400	61,200		assume; no details from landscape
	Fire stop to edge of slab	67 m	50	3,350		
<u>Flat Roof to 4th Floor</u>						
	Roof Structure	131 m2	250	32,750		
	200mm rockwool Insulation	131 m²	85	11,140		no finishes allowed in roof section
	Waterproofing to slabs	131 m²	50	6,550		
	Vapour Control Layer	131 m²	10	1,310		
	Fire stop to edge of slab	51 m	50	2,550		
<u>Green Roof to 4th Floor</u>						
	Roof Structure	218 m2	250	54,500		
	200mm rockwool Insulation	218 m²	85	18,530		
	Waterproofing to slabs	218 m²	50	10,900		
	Vapour Control Layer	218 m²	10	2,180		
	Gravel Aggregate	118 m²	40	4,720		
	Lightweight growing substrate	100 m²	90	9,000		
	Steel edging	125 m	50	6,250		
	Drainage layer	218 m²	10	2,180		
	Fire stop to edge of slab	39 m	50	1,950		
<u>Lift overrun - 35th floor Roof</u>						
	Roof Structure	222 m²	250	55,500		150 mm thick comflor 60 RC slab
	200mm rockwool Insulation	222 m²	85	18,870		
	Waterproofing to slabs	222 m²	50	11,100		
	Vapour Control Layer	222 m²	10	2,220		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

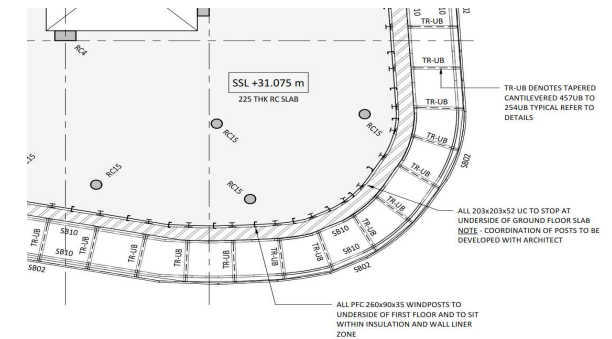
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	50mm thick concrete paving	222 m²	50	11,100		assume; no details from landscape
	<u>Lift overrun- Top roof</u>					
	Roof Structure	357 m²	250	89,250		
	200mm rockwool Insulation	357 m²	85	30,350		
	Waterproofing to slabs	357 m²	50	17,850		
	Vapour Control Layer	357 m²	10	3,570		
	50mm thick concrete paving	357 m²	50	17,850		assume; no details from landscape architect
	Allowances for extended terrace to commercial	1 item	35,000	35,000		no details
2D	Stairs				1,205,000	
	Allowance for stairs; Basement to 35; assume concrete inclusive of finish and nosings	2 nr	420,000	840,000		
	Balustrading and the like	2 nr	70,000	140,000		
	Steel staircase	1 Item	10,000	10,000		to roof
	Bleacher staircase	1 Item	85,000	85,000		
	Feature staircase to mezzanine	1 Item	65,000	65,000		Between lower ground and mezzanine
	Balustrading and the like	1 Item	10,000	10,000		
	Single staircase mezzanine to ground	1 Item	25,000	25,000		Between reception and welfare
	Balustrading and the like	Incl				
	Single staircase commercial to mezzanine	1 Item	15,000	15,000		Between G/F commercial and mezzanine
	Balustrading and the like	Incl				

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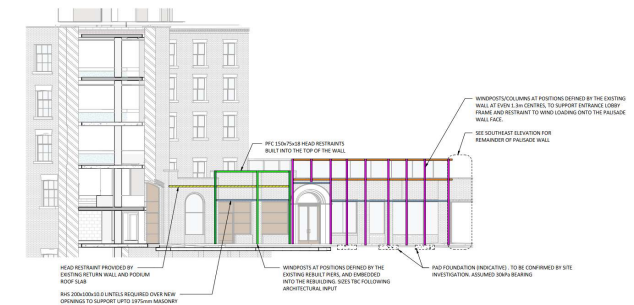
Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Allowance for mass fill stairs to mezz, I/F and 2/F due to level diff.	1 Item	5,000	5,000		
	Provisional allowance for roof ladders not shown	1 Item	10,000	10,000		
2E External Walls				16,004,860		
<u>Existing</u>						
	Make good to existing facade	1,635 m ²	300	490,480		
	EO for infills	1 item	25,000	25,000		
	Replacement of existing window	103 nr	1,000	103,000		
	EO for flood resistant windows in basement	10 nr	2,000	20,000		
	Structural support to existing façade in basement	3,720 kg	25	93,000		
	Windpost to existing façade	4,200 kg	25	105,000		
<u>Basement</u>						
	Rebuilt brickwork	100 m ²	800	80,000		
	Flood resistant Windows	5 nr	4,000	20,000		
	Windpost to rebuilt brickwork	816 kg	10	8,160		
	Steel lintel to window	103 kg	12	1,240		
	Steel angle to slab	494 kg	10	4,940		
<u>Ground Floor and Mezz</u>						
	New Hand Laid Brick	35 m ²	800	28,000		
	GRC Rain Screen	28 m	500	14,000		
	New Stick Curtain Walling	81 m ²	2,200	178,200		
	Windpost to Curtain Walling	6,743 kg	10	67,430		
	Steel purlins with 2 layer ply deck	48 m ²	1,000	48,000		

avg size 1.8 x 1.5m



Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Rebuilt brickworks	87 m ²	800	69,600		
	Windpost to rebuilt brickwork	5,364 kg	10	53,640		
	Steel lintel to window	3,188 kg	12	38,260		
	Steel angle to slab	264 kg	10	2,640		
	Allowance for corten cladding to bin store and entrance	1 item	30,000	30,000		
	Pergola structure to courtyard	1 item	15,000	15,000		no details
	Palisade concrete footing	23 m ³	250	5,750		
	Formwork to the above	40 m ²	50	2,000		
	Reinforcement to above: 135kg/m ³	3 t	1,600	5,520		
	based on SE's recommendation					
	Ground beams	6 m	1,500	9,000		
	Structural steel supporting	3,470 kg	10	34,700		
	Rebuilt brickworks for Palisade	82 m ²	750	61,500		
	First Floor					
	New Hand Laid Brick	49 m ²	600	29,400		
	GRC Rain Screen	31 m	500	15,350		440 mm high
	Aluminium Rain Screen	15 m ²	1,000	15,000		
	Glass balustrade	22 m ²	1,200	26,400		
	Rebuilt brickworks	52 m ²	750	39,000		
	Steel angle to slab	264 kg	10	2,640		
	Second Floor					
	New Hand Laid Brick	49 m ²	600	29,400		
	GRC Rain Screen	31 m	500	15,350		440 mm high
	Aluminium Rain Screen	15 m ²	1,000	15,000		
	Glass balustrade	22 m ²	1,200	26,400		
	Rebuilt brickworks	52 m ²	750	39,000		
	Steel angle to slab	264 kg	10	2,640		



Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Third Floor					
	New Hand Laid Brick	49 m ²	600	29,400		
	GRC Rain Screen	31 m	500	15,350		440 mm high
	Aluminium Rain Screen	13 m ²	1,000	13,000		
	Glass balustrade	17 m ²	1,200	20,400		
	Rebuilt brickworks	38 m ²	750	28,500		
	Fixed Glazing	9 m ²	1,800	16,200		
	Windpost to riverside façade	1,927 kg	10	19,270		
	Steel lintel to window	283 kg	12	3,400		
	Steel supporting to rebuild façade	1,732 kg	10	17,320		
	Aluminium coping to top of wall	54 m	150	8,100		
	Stone coping to retained brick work	86 m	300	25,800		
	New Facade floors I-36					
	Unitised	8,954 m ²	1,500	13,430,480		
	Extra over Windows	incl				
	Extra over Aluminium louvres	incl				
	440mm GRC cladding with flashing to edge of slab	incl				
	RC parapet wall to balcony	80 m2	1,100	88,000		assume 1.8m high; incl finish
	Extra over for plant enclosure	1 item	420,000	420,000		6.5m high aluminium cladding; approx. 670m2

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2F	Windows & External Doors				259,600	
	<u>External Doors</u>					
	<u>Ground Floor</u>					
	Single door to commercial space	5 nr	1,200	6,000		
	Double door to commercial space	4 nr	5,000	20,000		
	Single door to circulation	2 nr	1,200	2,400		
	Double entrance door to lobby	1 nr	10,000	10,000		
	EO for draft lobby	1 nr	40,000	40,000		
	Double door to bin holding	1 nr	7,500	7,500		
	Double door to substation	1 nr	7,500	7,500		
	Automatic sliding door to Entrance facade	1 nr	20,000	20,000		Assume; No details
	Double glazed folding door	6 nr	15,000	90,000		4.8m high
	Single door to terrace	6 nr	1,500	9,000		
	<u>1st Floor</u>					
	Single door to terrace area	11 nr	1,500	16,500		
	<u>2nd Floor</u>					
	Single door to terrace area	11 nr	1,500	16,500		
	<u>3rd Floor</u>					
	Single door to terrace area	4 nr	1,500	6,000		
	<u>4th Floor</u>					
	Double door to terrace area	1 nr	2,200	2,200		
	<u>37th Floor</u>					
	Leaf and a half external door	3 nr	2,000	6,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2G Internal Walls & Partitions					3,129,310	
	<u>Lower Ground Floor</u>					
	Blockwork	458 m ²	140	64,120		
	Internal glazing	48 m ²	1,500	72,000		
	<u>Ground Floor</u>					
	Blockwork	261 m ²	140	36,540		
	Riser partitioning	26 m ²	150	3,900		
	Standard stud partitioning	6 m ²	150	900		
	Internal glazing	23 m ²	1,500	34,500		
	50 mm cavity drain	218 m ²	20	4,360		
	100mm insulation	218 m ²	50	10,900		
	Block lining	218 m ²	140	30,520		
	<u>Mezzanine</u>					
	Blockwork	156 m ²	140	21,840		
	Riser partitioning	26 m ²	150	3,900		
	Standard stud partitioning	6 m ²	150	900		
	50 mm cavity drain	245 m ²	20	4,900		
	100mm insulation	245 m ²	50	12,250		
	Block lining	245 m ²	140	34,300		
	<u>1st and 2nd Floor</u>					
	Bedroom dividing walls	1,276 m ²	175	223,300		
	Standard stud partitioning - to circulation	319 m ²	150	47,850		
	Stud partitioning to double height void	m ²	180			
	Riser partitioning	68 m ²	150	10,200		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Pod lining	483 m ²	120	57,960		
	100mm insulation	229 m ²	50	11,450		
	Plaster board on drylining	229 m ²	120	27,480		
	<u>3rd Floor</u>					
	Bedroom dividing walls	371 m ²	150	55,650		+54m2 to new studio
	Stud partitioning to double height void	148 m ²	180	26,640		
	Standard stud partitioning - to circulation	26 m ²	125	3,250		
	Riser partitioning	29 m ²	150	4,350		
	Pod lining	114 m ²	120	13,680		
	100mm insulation	229 m ²	50	11,450		
	Plaster board on drylining	229 m ²	120	27,480		
	<u>4th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>5th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>6th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>7th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>8th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>9th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>10th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>11th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>12th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>13th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Pod lining	163 m ²	120	19,560		
	<u>14th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>15th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>16th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>17th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>18th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>19th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>20th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>21st Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>22nd Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>23rd Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>24th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>25th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>26th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>27th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
	<u>28th Floor</u>					
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>29th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>30th Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>31st Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		
<u>32nd Floor</u>						
	Bedroom dividing walls	239 m ²	150	35,850		
	Standard stud partitioning - to circulation	119 m ²	125	14,880		
	Riser partitioning	7 m ²	150	1,050		
	Twin fame stud partition	6 m ²	200	1,200		
	Pod lining	163 m ²	120	19,560		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>33rd Floor</u>						
	Bedroom dividing walls	239 m²	150	35,850		
	Standard stud partitioning - to circulation	119 m²	125	14,880		
	Riser partitioning	7 m²	150	1,050		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining	163 m²	120	19,560		
<u>34th Floor</u>						
	Bedroom dividing walls	239 m²	150	35,850		
	Standard stud partitioning - to circulation	119 m²	125	14,880		
	Riser partitioning	7 m²	150	1,050		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining	163 m²	120	19,560		
<u>35th Floor</u>						
	Blockwork	200 m²	120	24,000		To form plant room

2H Internal Doors

463,350

Internal Doors

Lower Ground

Single door to plant	1 nr	1,000	1,000
Single door to gym	1 nr	1,000	1,000
Single door to circulation	2 nr	1,000	2,000
Single door to laundry	1 nr	750	750
Single door to cycle storage	1 nr	1,000	1,000

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Single door to toilets	2 nr	1,200	2,400		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	Double door to circulation	2 nr	2,500	5,000		
	Double door to break-out space	2 nr	2,500	5,000		
	Double door to gym	1 nr	2,500	2,500		
	Double door to store	1 nr	2,500	2,500		
	Double door to refuse bay	2 nr	2,500	5,000		
	Double door to plant	3 nr	2,500	7,500		
	Double door to amenity area	2 nr	2,500	5,000		
	Double door to cinema	1 nr	2,500	2,500		
<u>Ground</u>						
	Single door to circulation	5 nr	1,000	5,000		
	Single door to toilets	2 nr	1,000	2,000		
	Single door to winter garden	1 nr	1,000	1,000		
	Single door to lounge	1 nr	1,000	1,000		
	Single door to parcel room	1 nr	1,000	1,000		
	Single door to store	1 nr	1,000	1,000		
	Double door to lounge	3 nr	3,000	9,000		
	Glazed double door to circulation	2 nr	6,500	13,000		Allowed based on stage 3 presentation
<u>Mezzanine</u>						
	Single door to staff area	2 nr	1,000	2,000		
	Single door to circulation	5 nr	1,000	5,000		
	Single door to toilets	2 nr	1,000	2,000		
	Single door to lounge	1 nr	1,000	1,000		
	Glazed double door to circulation	2 nr	6,500	13,000		Allowed based on stage 3 presentation

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>1st Floor</u>						
	Single door to circulation	3 nr	1,000	3,000		
	Single door to art room	1 nr	1,000	1,000		
	Single door to toilets	3 nr	1,000	3,000		
	Single door to store	4 nr	1,000	4,000		
	Leaf and a half to circulation	3 nr	1,700	5,100		
<u>2nd Floor</u>						
	Single door to circulation	3 nr	1,000	3,000		
	Single door to BOH	1 nr	1,000	1,000		
	Single door to toilets	3 nr	1,000	3,000		
	Single door to store	4 nr	1,000	4,000		
	Leaf and a half to circulation	3 nr	1,700	5,100		
<u>3rd Floor</u>						
	Single door to circulation	3 nr	1,000	3,000		
	Single door to toilet	1 nr	1,000	1,000		
	Single door to dining lounge	2 nr	1,000	2,000		
	Leaf and a half to circulation	3 nr	1,700	5,100		
<u>4th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>5th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>6th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>7th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>8th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>9th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>10th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>11th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>12th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>13th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>14th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>15th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>16th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>17th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>18th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>19th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>20th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>21st Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>22nd Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>23rd Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	<u>24th Floor</u>					
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>25th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>26th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>27th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>28th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>29th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>30th Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>31st Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>32nd Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>33rd Floor</u>						
	Single door to circulation	8 nr	1,000	8,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>34th Floor</u>						
	Single door to circulation	10 nr	1,000	10,000		
	Leaf and a half to circulation	1 nr	1,700	1,700		
<u>35th Floor</u>						
	Single door to circulation	4 nr	1,000	4,000		
	Double door to plant	5 nr	2,500	12,500		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3 INTERNAL FINISHES						
3A Wall Finishes					145,630	
	<u>Lower Ground Floor</u>					<i>Based on PS- stage 2 presentation</i>
	Paint finish to circulation; Dulux or similar	240 m²	12	2,880		
	<u>Ground Floor</u>					
	Paint finish to circulation; Dulux or similar	163 m²	12	1,960		
	<u>Mezzanine</u>					
	Paint finish to circulation; Dulux or similar	126 m²	12	1,510		
	<u>1st Floor</u>					
	Paint finish to circulation; Dulux or similar	690 m²	12	8,280		
	<u>2nd Floor</u>					
	Paint finish to circulation; Dulux or similar	690 m²	12	8,280		
	<u>3rd Floor</u>					
	Paint finish to circulation; Dulux or similar	354 m²	12	4,250		
	<u>4th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		

5.00 Cost Plan S&C

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Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>5th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>6th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>7th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>8th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>9th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>10th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>11th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>12th Floor</u>					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>13th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>14th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>15th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>16th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>17th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>18th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>19th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>20th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>21st Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>22nd Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>23rd Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>24th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>25th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>26th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	<u>27th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>28th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>29th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>30th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>31st Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>32nd Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>33rd Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>34th Floor</u>					
	Paint finish to circulation; Dulux or similar	286 m ²	12	3,430		
	<u>35th Floor</u>					

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	179 m ²	12	2,140		
	Finishes to BOH areas	1 item	10,000	10,000		
3B Floor Finishes				211,060		
<u>Lower Ground Floor</u>						
	Porcelain tile floor finish	33 m ²	80	2,640		1200 x 1200 mm
<u>Ground Floor</u>						
	Porcelain tile floor finish	28 m ²	80	2,240		
<u>Mezzanine</u>						
	Porcelain tile floor finish	22 m ²	80	1,760		
<u>1st Floor</u>						
	Porcelain tile floor finish	146 m ²	80	11,680		
<u>2nd Floor</u>						
	Porcelain tile floor finish	146 m ²	80	11,680		
<u>3rd Floor</u>						
	Porcelain tile floor finish	98 m ²	80	7,840		
<u>4th Floor</u>						
	Porcelain tile floor finish	65 m ²	80	5,180		
<u>5th Floor</u>						
	Porcelain tile floor finish	65 m ²	80	5,180		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>6th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>7th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>8th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>9th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>10th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>11th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>12th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>13th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>14th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>15th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>16th Floor</u>					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>17th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>18th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>19th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>20th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>21st Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>22nd Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>23rd Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>24th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>25th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>26th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>27th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>28th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>29th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>30th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>31st Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>32nd Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>33rd Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>34th Floor</u>					
	Porcelain tile floor finish	65 m ²	80	5,180		
	<u>35th Floor</u>					
	Porcelain tile floor finish	33 m ²	80	2,640		
	Finishes to BOH areas	1 item	10,000	10,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3C Ceiling Finishes					349,710	
	<u>Lower Ground Floor</u>					
	Plasterboard to ceiling	33 m²	55	1,820		
	Paint to ceiling	33 m²	15	500		
	<u>Ground Floor</u>					
	Metal mesh ceiling	28 m²	140	3,920		
	<u>Mezzanine</u>					
	Metal mesh ceiling	22 m²	140	3,080		
	<u>1st Floor</u>					
	Metal mesh ceiling	146 m²	140	20,440		
	<u>2nd Floor</u>					
	Metal mesh ceiling	146 m²	140	20,440		
	<u>3rd Floor</u>					
	Metal mesh ceiling	98 m²	140	13,720		
	<u>4th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>5th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>6th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>7th Floor</u>					

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>8th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>9th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>10th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>11th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>12th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>13th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>14th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>15th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>16th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>17th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		

5.00 Cost Plan S&C

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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>18th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>19th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>20th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>21st Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>22nd Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>23rd Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>24th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>25th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>26th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		
	<u>27th Floor</u>					
	Metal mesh ceiling	65 m ²	140	9,070		

5.00 Cost Plan S&C

05/03/2025

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>28th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>29th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>30th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>31st Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>32nd Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>33rd Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>34th Floor</u>					
	Metal mesh ceiling	65 m²	140	9,070		
	<u>35th Floor</u>					
	Metal mesh ceiling	33 m²	140	4,620		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
4 FITTINGS					309,100	
	WC cubicles	7 nr	7,500	52,500		
	Reception desk	1 item	40,000	40,000		
	Laundry room; shell only	1 item	15,000	15,000		
	Post-boxes to parcel room	1 item	15,000	15,000		
	EO for amazon locker type system	1 item	30,000	30,000		
	Bin store	1 item	10,000	10,000		
	Cycle store - 110 spaces	120 nr	180	21,600		
	Allowance for signage	1 item	25,000	25,000		
	Allowance for joinery not shown	1 item	100,000	100,000		
	All other fittings ref exec summary amenity fit out					
5 SERVICES INSTALLATIONS						
5A/B Sanitary Appliances and Services Equipment					-	
5C Disposal Installations					782,680	
	Rainwater installations complete	21,724 m²	9	195,510		No schematic
	Soil & vent pipework riser pipework	21,724 m²	25	543,100		No schematic
	Plant Drainage Connections	21,724 m²	2	21,770		No details
	Sprinkler drain line	Excl				Not required
	Retail capped connection	1 item	1,500	1,500		Assumed required
	Plantroom gullies	26 nr	800	20,800		Measured but not specified
	Sump pumps	1 item				None shown

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5D Water Installations					623,050	
	Mains water connection	Excl				<i>inc in infrastructure utilities</i>
	CWS / Sprinkler Tank	Incl				
	Water misting Tank	Incl				
	Wet Riser Tanks	Incl				
	CWS Booster / Sprinkler Pump	Incl				<i>No specification</i>
	Water misting Pump	Incl				<i>No specification</i>
	Water Treatment	1 item	20,000	20,000		<i>No specification</i>
	H&CWS Primary pipework	21,724 m ²	12	260,690		<i>Indicative but incomplete measure</i>
	H&CWS Riser pipework	21,724 m ²	15	325,860		<i>Unsize d but located</i>
	Cat5 Water supply	2 nr	8,000	16,000		<i>Indicated required but not specified</i>
	Capped CWS connections to retail space	1 item	500	500		<i>Assumed required</i>
	Irrigation to Winter Garden	Excl				
	Hot water storage	Incl				<i>Applied Energy supplied quotation</i>
5E Heat Source					-	
	LV only	Excl				

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5F/G Space Heating, Air Treatment and Extract					697,330	
	AHUs	21,724 m²	12	260,690		No specification
	Extract Fans	21,724 m²	2	43,450		No specification
	Riser primary ductwork	21,724 m²	3	65,170		Only some sizes - mostly unsized
	Connection infrastructure to future District Heating Network	1 item	10,000	10,000		AE to confirm requirements
	Thermal storage buffer vessels	500 litres	12	6,000		Applied Energy supplied quotation
	General supply and extract ventilation to:					
	Corridors and lift lobbies	2,514 m²	100	251,420		No grille details
	Cycle Store	92 m²	100	9,200		
	Plantrooms	514 m²	100	51,400		
5H Electrical Installations					2,464,120	
	Mains LV connection	Excl				Inc in Infrastructure Utilities
	Substation	Excl				Inc in Infrastructure Utilities
	LV switchgear inc mains metering	21,724 m²	30	651,710		Schematic lacks sufficient detail to quote
	Busbar trunking	21,724 m²	10	217,240		Located but not specified
	Generator inc Life Safety LV Panel	1 item	436,587	436,590		1400kVA unit
	UPS	Excl				Inc in active equipment
	Landlord DBs	21,724 m²	14	304,130		1 nr Landlord distribution board every 3 floors
	LV Containment	21,724 m²	10	217,240		Measured
	LV reinforcement	1 item	230,000	230,000		Subject to AE review
	PV	1 item	220,000	220,000		Subject to AE review

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Lighting inc controls and emergencies to:					
	Corridors and lift lobbies	2,514 m²	50	125,710		
	Cycle Store	92 m²	50	4,600		
	Plant Rooms	514 m²	50	25,700		
	Small Power					
	Corridors and lift lobbies	2,514 m²	10	25,140		
	Cycle Store	92 m²	10	920		
	Plant Rooms	514 m²	10	5,140		
5I Gas Installation					-	
	No works anticipated					
5J Lifts and Escalators					980,000	
	Passenger lifts	60 floors	15,000	900,000		
	Goods lift	1 item	40,000	40,000		
	Lift to commercial space	1 item	40,000	40,000		
5K Protective Installations					2,797,490	
	Sprinklers	21,724 m²	60	1,303,430		
	Water misting	Incl				
	Wet Risers	Incl				
	Aircraft warning light	1 item	1,000	1,000		
	Earthing & bonding	21,724 m²	2	43,450		
	Lightning Protection	21,724 m²	2	43,450		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Leak detection	21,724 m ²	1	21,720		
	Frost protection	21,724 m ²	1	21,720		
	Smoke extract to Basement	1 item	125,000	125,000		
	Roof mounted AOV	34 Floors	5,000	170,000		No information
	Disabled refuge	32 floors	3,000	96,000		No information
	Induction loop	21,724 m ²	1	21,720		No information
	Smoke Shaft	1 item	950,000	950,000		
5L Fire Alarms, Communications & Security				896,710		
	Fire alarm system to Landlord areas	21,724 m ²	12	260,690		No information
	Access control head end	1 item	20,000	20,000		No information
	Swipe card and keypad access points	1 item	20,000	20,000		No information
	Panic alarms	21,724 m ²	1	21,720		No information
	Security	21,724 m ²	2	43,450		No information
	AV infrastructure	21,724 m ²	3	65,170		No information
	IT infrastructure	21,724 m ²	12	260,690		Applied Energy approved quotation
	CCTV	21,724 m ²	8	173,790		No information
	IT / AV connections to:					
	Corridors and lift lobbies	2,514 m ²	10	25,140		
	Cycle Store	92 m ²	10	920		
	Plant Rooms	514 m ²	10	5,140		
5M Specialist Installations				1,210,340		
	BMS	21,724 m ²	20	434,480		Central plant monitoring only
	BEMS	21,724 m ²	15	325,860		Every bedroom electrical only (TBC)

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Smart Controls BMU system	Excl 1 item	450,000	450,000		
5N	Builders Work in Connection				522,590	
	BWIC General	5%	10,451,720	522,590		
	Average =					
6	EXTERNAL WORKS					
6A	Site Works				-	
6B	Drainage				-	
6C	External Services				-	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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7 ON COSTS

7A Preliminaries

-

General allowance for Preliminaries

47,521,110

see summary

7B Overheads & Profit

-

General allowance for Overheads & profit

47,521,110

see summary

7C Contingency

-

General allowance for Contingency - contingency on main summary

47,521,110

see summary

6.00 Elemental Summary Cluster

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
0	SITE CLEARANCE	-	-	-	-	
1	SUBSTRUCTURE	-	-	-	-	
2	SUPERSTRUCTURE	2,830	177	16	15	
2A	Frame	-	-	0.00	0.00	
2B	Upper Floors	-	-	0.00	0.00	
2C	Roofs	-	-	0.00	0.00	
2D	Stairs	-	-	0.00	0.00	
2E	External Walls	-	-	0.00	0.00	
2F	Windows and External Doors	-	-	0.00	0.00	
2G	Internal Walls and Partitions	1,640	103	9.52	8.63	
2H	Internal Doors	1,190	74	6.91	6.26	
3	INTERNAL FINISHES	2,180	136	13	11	
3A	Wall Finishes	910	57	5.28	4.79	
3B	Floor Finishes	830	52	4.82	4.37	
3C	Ceiling Finishes	440	28	2.55	2.32	
4	FITTINGS AND FURNISHINGS	7,850	491	46	41	
5	M&E INSTALLATION	5,900	369	34	31	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	100	6	0.58	0.53	
5D	Water Installations	300	19	1.74	1.58	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	560	35	3.25	2.95	
5H	Electrical Installations	3,610	226	20.96	19.00	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	-	-	0.00	0.00	
5K	Protective Installation	-	-	0.00	0.00	
5L	Fire Alarm, Communications and Security	1,050	66	6.10	5.53	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	280	18	1.63	1.47	
TOTAL BUILDING WORKS		18,760	1,173	108.93	98.74	

6.00 Elemental Summary Cluster

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
6	EXTERNAL WORKS	-	-	-	-	
6A	Site Works	-	-	0.00	0.00	
6B	Drainage	-	-	0.00	0.00	
6C	External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS		18,760	1,173	108.93	98.74	
7	ON COSTS	-	-	-	-	
7A	Preliminaries	-	-	0.00	0.00	
7B	Overheads and profit	-	-	0.00	0.00	
7C	Design & Build Risk Premium	-	-	0.00	0.00	
7D	Design Contingency	-				
ESTIMATED CONSTRUCTION COST		18,760	1,173	108.93	98.74	
	Rounding adjustment	3	240	15	1.39	1.26
TOTAL ESTIMATED CONSTRUCTION COST		19,000	1,188	110.32	100.00	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0 SITE CLEARANCE

-

No works anticipated

1 SUBSTRUCTURE

-

No works anticipated

2 SUPERSTRUCTURE

2A Frame

-

No works anticipated

2B Upper Floors

-

No works anticipated

2C Roof

-

No works anticipated

2D Stairs

-

No works anticipated

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2E	External Walls				-	
	No works anticipated					
2F	Windows & External Doors				-	
	No works anticipated					
2G	Internal Walls & Partitions				1,640	
	Plaster / skim coat to room	47 m²	35	1,640		
	EO for shelf above bed	Excl				
2H	Internal Doors				1,190	
	Single door to bedroom; inc ironmongery and fixings	1 nr	900	900		
	Extended wooden frame to door	1 nr	250	250		
	Single door to bathroom pod	1 Incl				
	Allowance for thresholds	2 nr	20	40		

7.00 Cost Plan Cluster

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3 INTERNAL FINISHES						
3A Wall Finishes					910	
	Paint finish to walls; dulux or similar	47 m2	12	560		
	Skirting to walls; assumed soft wood 12.5mm	16 m	22	350		
3B Floor Finishes					830	
	Levelling compound	11 m2	15	170		
	Vinyl floor finish	11 m2	60	660		Assume Amtico standard range or similar
	Bathroom floor finish; included in Pod cost	Incl				
3C Ceiling Finishes					440	
	Plasterboard to ceiling	4 m²	50	200		
	Paint to ceiling; dulux or similar	4 m²	14	60		
	Exposed concrete soffit; dust seal	7 m²	25	180		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
4	FITTINGS				7,850	
	Bed	1 nr	650	650		Bed base & bed headboard; incl mattress
	Desk and chair joinery	1 nr	1,200	1,200		
	Wardrobe	1 nr	450	450		
	Seating below mirror with LED lighting	1 nr	350	350		
	Full height Book Shelf	1 nr	350	350		
	Bathroom pod	1 nr	3,800	3,800		
	Bedroom accessories	1 item	750	750		Curtain, Mirror and Peg Board
	Dining set	1 Excl				
	Blinds / Window treatment	1 item	300	300		
	Kitchenette	1 Excl				

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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5 SERVICES INSTALLATIONS

5A/B Sanitary Appliances and Services Equipment -

Included within bathroom pod	Incl					
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5C Disposal Installations 100

Pod connections	1 item	100	100			
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5D Water Installations 300

Pod connections	1 item	300	300			
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5E Heat Source -

5F/G Space Heating, Air Treatment and Extract 560

Ventilation						
MVHR	exc					Shared with 8nr apartments plus Kitchen
Duct	8 m	50	400			flat uninsulated plastic
Grilles	2 nr	80	160			bedroom only

7.00 Cost Plan Cluster

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5H Electrical Installations					3,610	
	Power					
	Consumer Unit	1 nr	1,200	1,200		Distribution board inc HSSD
	DSSO (Double Switched Socket Outlet) inc USB	4 nr	90	360		
	Lighting					
	Down Light	4 nr	90	360		LED Downlights
	Pendant Light	1 nr	250	250		
	Wall light	1 nr	100	100		
	Front Door Wall light	1 nr	100	100		
	Switches	3 nr	80	240		
	LV radiators inc power	1 nr	1,000	1,000		
5I Gas Installation					-	
	No works anticipated					
5J Lifts and Escalators					-	
	No works anticipated					
5K Protective Installations					-	
	Sprinklers - head	Incl				Included in S&C

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5L Fire Alarms, Communications & Security					1,050	
	Smoke detector	1 nr	200	200		No details
	Access - Maglock	1 nr	600	600		No details
	Data - WAP	1 nr	250	250		No details
5M Specialist Installations					-	
	No works anticipated					
5N Builders Work in Connection					280	
	BWIC General	5%	5,620	280		
6 EXTERNAL WORKS						
6A Site Works					-	
6B Drainage					-	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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6C	External Services				-	
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7 ON COSTS

7A	Preliminaries				-	
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	General allowance for Preliminaries		18,760	see summary		
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7B	Overheads & Profit				-	
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	General allowance for Overheads & profit		18,760	see summary		
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7C	Contingency				-	
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	General allowance for Contingency - contingency on main summary		18,760	see summary		
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THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	SITE CLEARANCE	-	-	-	-	
1	SUBSTRUCTURE	-	-	-	-	
2	SUPERSTRUCTURE	3,240	162	15	12	
2A	Frame	-	-	0.00	0.00	
2B	Upper Floors	-	-	0.00	0.00	
2C	Roofs	-	-	0.00	0.00	
2D	Stairs	-	-	0.00	0.00	
2E	External Walls	-	-	0.00	0.00	
2F	Windows and External Doors	-	-	0.00	0.00	
2G	Internal Walls and Partitions	2,050	103	9.52	7.59	
2H	Internal Doors	1,190	60	5.53	4.41	
3	INTERNAL FINISHES	2,930	147	14	11	
3A	Wall Finishes	1,140	57	5.30	4.22	
3B	Floor Finishes	1,200	60	5.57	4.44	
3C	Ceiling Finishes	590	30	2.74	2.19	
4	FITTINGS AND FURNISHINGS	11,150	558	52	41	
5	M&E INSTALLATION	9,820	491	46	36	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	410	21	1.90	1.52	
5D	Water Installations	750	38	3.48	2.78	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	3,140	157	14.59	11.63	
5H	Electrical Installations	4,000	200	18.58	14.81	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	-	-	0.00	0.00	
5K	Protective Installation	-	-	0.00	0.00	
5L	Fire Alarm, Communications and Security	1,050	53	4.88	3.89	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	470	24	2.18	1.74	
TOTAL BUILDING WORKS		27,140	1,357	126.07	100.52	

8.00 Elemental Summary Studio

05/03/2025

THP Manchester			Stage 3 Cost Plan		
	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
6 EXTERNAL WORKS	-	-	-	-	
6A Site Works	-	-	0.00	0.00	
6B Drainage	-	-	0.00	0.00	
6C External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS	27,140	1,357	126.07	100.52	
7 ON COSTS	-	-	-	-	
7A Preliminaries	-	-	0.00	0.00	
7B Overheads and profit	-	-	0.00	0.00	
7C Design & Build Risk Premium	-	-	0.00	0.00	
7D Design Contingency	-				
ESTIMATED CONSTRUCTION COST	27,140	1,357	126.07	100.52	
Rounding adjustment	3	(140)	7	-0.65	-0.52
TOTAL ESTIMATED CONSTRUCTION COST	27,000	1,350	125.42	100.00	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0	SITE CLEARANCE				-	
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No works anticipated

1	SUBSTRUCTURE				-	
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No works anticipated

2	SUPERSTRUCTURE					
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2A	Frame				-	
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No works anticipated

2B	Upper Floors				-	
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No works anticipated

2C	Roof				-	
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No works anticipated

2D	Stairs				-	
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No works anticipated

THP Manchester					Stage 3 Cost Plan	
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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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2E External Walls				-	
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No works anticipated

2F Windows & External Doors				-	
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No works anticipated

2G Internal Walls & Partitions				2,050	
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Plaster / skim coat to room	59 m²	35	2,050
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EO for shelf above bed	Excl		
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2H Internal Doors				1,190	
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Single door to bedroom; inc ironmongery and fixings	1 nr	900	900
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Extended wooden frame to door	1 nr	250	250
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Single door to bathroom pod	1 Incl		
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Allowance for thresholds	2 nr	20	40
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THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3 INTERNAL FINISHES						
3A Wall Finishes					1,140	
	Paint finish to walls; dulux or similar	59 m2	12	700		
	Skirting to walls; assumed soft wood 12.5mm	20 m	22	440		
3B Floor Finishes					1,200	
	Levelling compound	17 m2	15	260		
	Vinyl floor finish	17 m2	55	940		Assume Amtico standard range or similar
	Bathroom floor finish; included in Pod cost	Incl				
3C Ceiling Finishes					590	
	Plasterboard to ceiling	4 m ²	50	200		
	Paint to ceiling; dulux or similar	4 m ²	14	60		
	Exposed concrete soffit; dust seal only	13 m ²	25	330		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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4 FITTINGS

11,150

Bed	1 nr	650	650	Bed base & bed headboard; incl mattress		
Desk and chair Joinery	1 nr	1,200	1,200			
Wardrobe	1 nr	450	450			
Drawers	1 nr	250	250			
Bathroom pod	1 nr	3,800	3,800			
Bedroom accessories	1 item	750	750	Curtain, Mirror and Peg Board		
Blinds / Window treatment	1 item	300	300			
Dining set	1 item	250	250			
Kitchenette	1 nr	3,500	3,500			

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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5 SERVICES INSTALLATIONS

5A/B Sanitary Appliances and Services Equipment

-

Incl within bathroom pod

5C Disposal Installations

410

Pod connections	1	item	100	100	
Condense to MVHR	1	item	150	150	
Sink drainage	1	nr	160	160	

5D Water Installations

750

Pod connections	1	item	300	300	
H&CWS to Sink	1	nr	450	450	

5E Heat Source

-

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5F/G Space Heating, Air Treatment and Extract					3,140	
	Ventilation					
	MVHR	1 nr	2,000	2,000		Dedicated MVHR for each studio
	Duct	12 m	50	600		flat uninsulated plastic
	Grilles	3 nr	80	240		circular
	Louvres	2 nr	150	300		circular
5H Electrical Installations					4,000	
	Power					
	Consumer Unit	1 nr	1,200	1,200		Distribution board inc HSSD
	DSSO (Double Switched Socket Outlet)	2 nr	70	140		
	DSSO (Double Switched Socket Outlet) inc USB	4 nr	90	360		USB C
	Spurs to MVHR and Kitchen	1 nr	160	160		
	Lighting					
	Down Light	5 nr	90	450		LED Downlights
	Pendant Light	1 nr	250	250		
	Wall light	1 nr	100	100		
	Switches	3 nr	80	240		
	Front Door Wall light	1 nr	100	100		
	LV radiators inc power	1 nr	1,000	1,000		

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5I	Gas Installation				-	
	No works anticipated					
5J	Lifts and Escalators				-	
	No works anticipated					
5K	Protective Installations				-	
	Sprinklers - head	Incl				Included in S&C
5L	Fire Alarms, Communications & Security				1,050	
	Smoke detector	1 nr	200	200		No details
	Access - Maglock	1 nr	600	600		No details
	Data - WAP	1 nr	250	250		No details
5M	Specialist Installations				-	
	No works anticipated					
5N	Builders Work in Connection				470	
	BWIC General	5%	9,350	470		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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6

EXTERNAL WORKS

6A	Site Works				-	
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6B	Drainage				-	
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6C	External Services				-	
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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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7 ON COSTS

7A Preliminaries

-

General allowance for Preliminaries

27,140 see summary

7B Overheads & Profit

-

General allowance for Overheads & profit

27,140 see summary

7C Contingency

-

General allowance for Contingency - contingency on main summary

27,140 see summary

10.00 Elemental Summary 1 bed apartment

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	SITE CLEARANCE	-	-	-	-	
1	SUBSTRUCTURE	-	-	-	-	
2	SUPERSTRUCTURE	6,270	314	29	15	
2A	Frame	-	-	0.00	0.00	
2B	Upper Floors	-	-	0.00	0.00	
2C	Roofs	-	-	0.00	0.00	
2D	Stairs	-	-	0.00	0.00	
2E	External Walls	-	-	0.00	0.00	
2F	Windows and External Doors	-	-	0.00	0.00	
2G	Internal Walls and Partitions	3,280	164	15.24	7.81	
2H	Internal Doors	2,990	150	13.89	7.12	
3	INTERNAL FINISHES	5,330	267	25	13	
3A	Wall Finishes	1,820	91	8.45	4.33	
3B	Floor Finishes	2,240	112	10.41	5.33	
3C	Ceiling Finishes	1,270	64	5.90	3.02	
4	FITTINGS AND FURNISHINGS	14,750	738	69	35	
5	M&E INSTALLATION	15,390	770	71	37	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	410	21	1.90	0.98	
5D	Water Installations	750	38	3.48	1.79	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	5,740	287	26.66	13.67	
5H	Electrical Installations	6,260	313	29.08	14.90	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	-	-	0.00	0.00	
5K	Protective Installation	-	-	0.00	0.00	
5L	Fire Alarm, Communications and Security	1,500	75	6.97	3.57	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	730	37	3.39	1.74	
TOTAL BUILDING WORKS		41,740	2,087	193.89	99.38	

10.00 Elemental Summary 1 bed apartment

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
6	EXTERNAL WORKS	-	-	-	-	
6A	Site Works	-	-	0.00	0.00	
6B	Drainage	-	-	0.00	0.00	
6C	External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS		41,740	2,087	193.89	99.38	
7	ON COSTS	-	-	-	-	
7A	Preliminaries	-	-	0.00	0.00	
7B	Overheads and profit	-	-	0.00	0.00	
7C	Design & Build Risk Premium	-	-	0.00	0.00	
7D	Design Contingency	-				
ESTIMATED CONSTRUCTION COST		41,740	2,087	193.89	99.38	
	Rounding adjustment	3	260	13	1.21	0.62
TOTAL ESTIMATED CONSTRUCTION COST		42,000	2,100	195.09	100.00	

THP Manchester					Stage 3 Cost Plan	
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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0	SITE CLEARANCE				-	
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No works anticipated

1	SUBSTRUCTURE				-	
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No works anticipated

2	SUPERSTRUCTURE					
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2A	Frame				-	
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No works anticipated

2B	Upper Floors				-	
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No works anticipated

2C	Roof				-	
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No works anticipated

2D	Stairs				-	
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No works anticipated

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2E External Walls					-	
	No works anticipated					
2F Windows & External Doors					-	
	No works anticipated					
2G Internal Walls & Partitions					3,280	
	Plaster / skim coat to room	94 m²	35	3,280		
	EO for shelf above bed	Excl				
2H Internal Doors					2,990	
	Single door to bedroom; inc ironmongery and fixings	3 nr	900	2,700		
	Extended wooden frame to door	1 nr	250	250		
	Single door to bathroom pod	1 Incl				
	Allowance for thresholds	2 nr	20	40		

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3 INTERNAL FINISHES						
3A Wall Finishes					1,820	
	Paint finish to walls; dulux or similar	94 m2	12	1,120		
	Skirting to walls; assumed soft wood 12.5mm	32 m	22	700		
3B Floor Finishes					2,240	
	Levelling compound	32 m2	15	480		
	Vinyl floor finish	32 m2	55	1,760		Assume Amtico standard range or similar
	Bathroom floor finish; included in Pod cost	Incl				
3C Ceiling Finishes					1,270	
	Plasterboard to ceiling	12 m²	50	600		
	Paint to ceiling; dulux or similar	12 m²	14	170		
	Exposed concrete soffit; dust seal only	20 m²	25	500		

11.00 Cost Plan 1 bed apartment

05/03/2025

THP Manchester Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
4	FITTINGS				14,750	
	Bed	1 nr	650	650		Bed base & bed headboard; incl mattress
	Desk and chair Joinery	1 nr	1,200	1,200		
	2 seat sofa	1 nr	1,500	1,500		
	coffee table	1 nr	250	250		
	Wardrobe	1 nr	450	450		
	Bathroom pod	1 nr	3,800	3,800		
	Bedroom accessories	1 item	1,250	1,250		Curtain, Mirror and Peg Board
	Blinds / Window treatment	1 item	600	600		
	Dining set	1 item	1,050	1,050		4 seat
	Kitchenette	1 nr	4,000	4,000		

THP Manchester	Stage 3 Cost Plan
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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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5 SERVICES INSTALLATIONS

5A/B Sanitary Appliances and Services Equipment -

Incl within bathroom pod

5C Disposal Installations 410

Pod connections	1 item	100	100	
Condense to MVHR	1 item	150	150	
Sink drainage	1 nr	160	160	

5D Water Installations 750

Pod connections	1 item	300	300	
H&CWS to Sink	1 nr	450	450	

5E Heat Source -

THP Manchester Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5F/G Space Heating, Air Treatment and Extract				5,740		
	Ventilation					
	MVHR	2 nr	2,000	4,000		Dedicated MVHR for each studio
	Duct	18 m	50	900		flat uninsulated plastic
	Grilles	3 nr	80	240		circular
	Louvres	4 nr	150	600		circular
5H Electrical Installations				6,260		
	Power					
	Consumer Unit	1 nr	1,200	1,200		Distribution board inc HSSD
	DSSO (Double Switched Socket Outlet)	4 nr	70	280		
	DSSO (Double Switched Socket Outlet) inc USB	6 nr	90	540		USB C
	Spurs to MVHR and Kitchen	2 nr	160	320		
	Lighting					
	Down Light	10 nr	90	900		LED Downlights
	Pendant Light	2 nr	250	500		
	Wall light	1 nr	100	100		
	Front Door Wall light	1 nr	100	100		
	Switches	4 nr	80	320		
	LV radiators inc power	2 nr	1,000	2,000		

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5I	Gas Installation				-	
	No works anticipated					
5J	Lifts and Escalators				-	
	No works anticipated					
5K	Protective Installations				-	
	Sprinklers - head	Incl				Included in S&C
5L	Fire Alarms, Communications & Security				1,500	
	Smoke detector	2 nr	200	400		No details
	Access - Maglock	1 nr	600	600		No details
	Data - WAP	2 nr	250	500		No details
5M	Specialist Installations				-	
	No works anticipated					
5N	Builders Work in Connection				730	
	BWIC General	5%	14,660	730		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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6 EXTERNAL WORKS

6A	Site Works				-	
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6B	Drainage				-	
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6C	External Services				-	
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THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
7 ON COSTS						
7A Preliminaries					-	
	General allowance for Preliminaries		41,740	see summary		
7B Overheads & Profit					-	
	General allowance for Overheads & profit		41,740	see summary		
7C Contingency					-	
	General allowance for Contingency - contingency on main summary		41,740	see summary		

THP Manchester		Stage 3 Cost Plan			
	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
0 SITE CLEARANCE	-	-	-	-	
1 SUBSTRUCTURE	-	-	-	-	
2 SUPERSTRUCTURE	3,090	155	14	8	
2A Frame	-	-	0.00	0.00	
2B Upper Floors	-	-	0.00	0.00	
2C Roofs	-	-	0.00	0.00	
2D Stairs	-	-	0.00	0.00	
2E External Walls	-	-	0.00	0.00	
2F Windows and External Doors	-	-	0.00	0.00	
2G Internal Walls and Partitions	1,900	95	8.83	4.87	
2H Internal Doors	1,190	60	5.53	3.05	
3 INTERNAL FINISHES	3,630	182	17	9	
3A Wall Finishes	1,070	54	4.97	2.74	
3B Floor Finishes	1,440	72	6.69	3.69	
3C Ceiling Finishes	1,120	56	5.20	2.87	
4 FITTINGS AND FURNISHINGS	15,750	788	73	40	
5 M&E INSTALLATION	16,360	818	76	42	
5A/B Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C Disposal Installations	370	19	1.72	0.95	
5D Water Installations	700	35	3.25	1.79	
5E Heat Source	-	-	0.00	0.00	
5F/G Space Heating, Air Treatment and Extract	7,740	387	35.95	19.85	
5H Electrical Installations	5,720	286	26.57	14.67	
5I Gas Installation	-	-	0.00	0.00	
5J Lifts and Escalators	-	-	0.00	0.00	
5K Protective Installation	-	-	0.00	0.00	
5L Fire Alarm, Communications and Security	1,050	53	4.88	2.69	
5M Special Installations	-	-	0.00	0.00	
5N Builders Work in Connection	780	39	3.62	2.00	
TOTAL BUILDING WORKS	38,830	1,942	180.37	99.56	

THP Manchester

Stage 3 Cost Plan

	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
6 EXTERNAL WORKS	-	-	-	-	
6A Site Works	-	-	0.00	0.00	
6B Drainage	-	-	0.00	0.00	
6C External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS	38,830	1,942	180.37	99.56	
7 ON COSTS	-	-	-	-	
7A Preliminaries	-	-	0.00	0.00	
7B Overheads and profit	-	-	0.00	0.00	
7C Design & Build Risk Premium	-	-	0.00	0.00	
7D Design Contingency	-				
ESTIMATED CONSTRUCTION COST	38,830	1,942	180.37	99.56	
Rounding adjustment	3	170	9	0.79	0.44
TOTAL ESTIMATED CONSTRUCTION COST	39,000	1,950	181.16	100.00	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0	SITE CLEARANCE				-	
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No works anticipated

1	SUBSTRUCTURE				-	
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No works anticipated

2	SUPERSTRUCTURE					
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2A	Frame				-	
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No works anticipated

2B	Upper Floors				-	
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No works anticipated

2C	Roof				-	
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No works anticipated

2D	Stairs				-	
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No works anticipated

13.00 Cost Plan Cluster Kitchen

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2E	External Walls				-	
	No works anticipated					
2F	Windows & External Doors				-	
	No works anticipated					
2G	Internal Walls & Partitions				1,900	
	Plaster / skim coat to room	54 m²	35	1,900		
2H	Internal Doors				1,190	
	Single door to Cluster Kitchen; inc ironmongery and fixings	1 nr	900	900		
	Extended wooden frame to door	1 nr	250	250		
	Allowance for thresholds	2 nr	20	40		
3 INTERNAL FINISHES						
3A	Wall Finishes				1,070	
	Paint finish to walls; dulux or similar	54 m2	12	650		
	Skirting to walls; assumed soft wood 12.5mm	19 m	22	420		
3B	Floor Finishes				1,440	
	Levelling compound	18 m2	15	270		

13.00 Cost Plan Cluster Kitchen

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Vinyl floor finish	18 m2	65	1,170		Assume Amtico standard range or similar
3C Ceiling Finishes					1,120	
	Plasterboard to ceiling	18 m²	50	900		
	Paint to ceiling; dulux or similar	18 m²	12	220		
4 FITTINGS					15,750	
	Sofa; 3 seats	1 nr	1,900	1,900		
	Lounge Chair	1 nr	100	100		
	Dining Table	1 nr	550	550		
	Dining Chair	4 nr	125	500		
	Curtain	22 m²	150	3,300		
	Shelving	2 nr	200	400		
	Kitchenette	1 nr	9,000	9,000		

13.00 Cost Plan Cluster Kitchen

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5 SERVICES INSTALLATIONS						
5A/B Sanitary Appliances and Services Equipment					-	
No works						
5C Disposal Installations					370	
	Condense to MVHR	1 item	120	120		
	Sink drainage	1 nr	250	250		
5D Water Installations					700	
	CWS (Cold water supply insulated and valved connections)					
	Sink	1 nr	300	300		
	HWS (Hot water supply insulated and valved connections)					
	Sink	1 nr	400	400		
5E Heat Source					-	

13.00 Cost Plan Cluster Kitchen

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5F/G Space Heating, Air Treatment and Extract					7,740	
	Ventilation					
	MVHR	1 nr	6,500	6,500		
	Duct	12 m	50	600		
	Grilles	3 nr	80	240		
	Louvres	2 nr	200	400		
5H Electrical Installations					5,720	
	Power					
	Consumer Unit	1 nr	1,200	1,200		Distribution board inc HSSD
	MultTI outlet	1 nr	200	200		
	DSSO (Double Switched Socket Outlet) inc USB	2 nr	90	180		USB C
	Spurs to MVHR and Kitchen	6 nr	160	960		USB C
	Lighting					
	Pendant Light	1 nr	350	350		
	White Track Light	1 nr	1,000	1,000		
	Light	1 nr	90	90		LED Downlights
	Switches	3 nr	80	240		
	Front Door Wall light	1 nr	100	100		
	LV radiators inc power	1 nr	1,400	1,400		
5I Gas Installation					-	
	No works anticipated					

13.00 Cost Plan Cluster Kitchen

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5J	Lifts and Escalators				-	
	No works anticipated					
5K	Protective Installations				-	
	Sprinklers - head	Incl				Included in S&C
5L	Fire Alarms, Communications & Security				1,050	
	Smoke detector	1 nr	200	200		
	Access - Maglock	1 nr	600	600		
	Data - WAP	1 nr	250	250		
5M	Specialist Installations				-	
	No works anticipated					
5N	Builders Work in Connection				780	
	BWIC General	5%	15,580	780		

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
6 EXTERNAL WORKS						
6A	Site Works				-	
6B	Drainage				-	
6C	External Services				-	
7 ON COSTS						
7A	Preliminaries				-	
	General allowance for Preliminaries		38,830	see summary		
7B	Overheads & Profit				-	
	General allowance for Overheads & profit		38,830	see summary		
7C	Contingency				-	
	General allowance for Contingency - contingency on main summary		38,830	see summary		

14.00 Elemental Summary Amenity

05/03/2025

THP Manchester		Stage 3 Cost Plan			
	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
0 SITE CLEARANCE	-	-	-	-	
1 SUBSTRUCTURE	-	-	-	-	
2 SUPERSTRUCTURE	-	-	-	-	
2A Frame	-	-	0.00	0.00	
2B Upper Floors	-	-	0.00	0.00	
2C Roofs	-	-	0.00	0.00	
2D Stairs	-	-	0.00	0.00	
2E External Walls	-	-	0.00	0.00	
2F Windows and External Doors	-	-	0.00	0.00	
2G Internal Walls and Partitions	-	-	0.00	0.00	
2H Internal Doors	-	-	0.00	0.00	
3 INTERNAL FINISHES	675,090	33,755	3,136	34	
3A Wall Finishes	426,330	21,317	1980.35	21.75	
3B Floor Finishes	167,620	8,381	778.61	8.55	
3C Ceiling Finishes	81,140	4,057	376.90	4.14	
4 FITTINGS AND FURNISHINGS	578,510	28,926	2,687	30	
5 M&E INSTALLATION	706,280	35,314	3,281	36	
5A/B Sanitary Appliances and Services Equipment	16,400	820	76.18	0.84	
5C Disposal Installations	16,300	815	75.72	0.83	
5D Water Installations	9,080	454	42.18	0.46	
5E Heat Source	-	-	0.00	0.00	
5F/G Space Heating, Air Treatment and Extract	299,680	14,984	1392.05	15.29	
5H Electrical Installations	312,590	15,630	1452.02	15.95	
5I Gas Installation	-	-	0.00	0.00	
5J Lifts and Escalators	-	-	0.00	0.00	
5K Protective Installation	4,800	240	22.30	0.24	
5L Fire Alarm, Communications and Security	13,800	690	64.10	0.70	
5M Special Installations	-	-	0.00	0.00	
5N Builders Work in Connection	33,630	1,682	156.22	1.72	
TOTAL BUILDING WORKS	1,959,880	97,994	9103.86	99.99	

I4.00 Elemental Summary Amenity

05/03/2025

THP Manchester			Stage 3 Cost Plan		
	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
6 EXTERNAL WORKS	-	-	-	-	
6A Site Works	-	-	0.00	0.00	
6B Drainage	-	-	0.00	0.00	
6C External Services	-	-	0.00	0.00	
TOTAL BUILDING AND SITE WORKS	1,959,880	97,994	9103.86	99.99	
7 ON COSTS	-	-	-	-	
7A Preliminaries	-	-	0.00	0.00	
7B Overheads and profit	-	-	0.00	0.00	
7C Design & Build Risk Premium	-	-	0.00	0.00	
7D Design Contingency	-	-	-	-	
ESTIMATED CONSTRUCTION COST	1,959,880	97,994	9103.86	99.99	
Rounding adjustment	3	120	6	0.56	0.01
TOTAL ESTIMATED CONSTRUCTION COST	1,960,000	98,000	9104.42	100.00	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0 SITE CLEARANCE

-

No works anticipated

I SUBSTRUCTURE

-

No works anticipated

2 SUPERSTRUCTURE

2A Frame

-

No works anticipated

2B Upper Floors

-

No works anticipated

2C Roof

-

No works anticipated

2D Stairs

-

No works anticipated

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2E	External Walls				-	
	No works anticipated					
2F	Windows & External Doors				-	
	No works anticipated					
2G	Internal Walls & Partitions				-	
	Plaster / skim coat to room					included in wall finish
2H	Internal Doors				-	
	No works anticipated					All doors allowed in S&C

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3 INTERNAL FINISHES						
3A Wall Finishes					426,330	
	<u>Lower Ground Floor</u>					
	Lime Wash Paint to Bleacher Staircase	151 m²	72	10,870		incl plaster
	Lime Wash Paint to Gym	102 m²	72	7,340		
	Reclaimed brick to Gym	66 m²	250	16,500		
	Glass Screen Walls to new gym studio	18 m2	1,200	21,600		
	Lime Wash Paint to Cinema	65 m²	72	4,680		
	Reclaimed brick to Cinema	25 m²	250	6,250		
	Lime Wash Paint to Game Lounge	67 m²	72	4,820		
	Reclaimed brick to Game Lounge	87 m²	250	21,750		
	Wood laminate to Game Lounge	25 m²	120	3,000		
	Lime Wash Paint to Game Lounge	28 m²	72	2,020		
	Reclaimed brick to Game Lounge	14 m²	250	3,500		
	Acoustic Panelling to Cards room	14 m²	350	4,900		
	Lime Wash Paint to Laundry	65 m²	72	4,680		
	Tile Finish to WC	55 m²	90	4,950		
	Tile Finish to Unisex WC	33 m²	90	2,970		
	<u>Ground Floor</u>					
	Reclaimed brick to Arrival Lobby	78 m²	250	19,500		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Concrete Panelling to Recaption Lobby	232 m²	325	75,400		void above included
	Concrete Panelling to Post Room	50 m²	325	16,250		
	Lime Wash Paint to Parcel Store	58 m²	72	4,180		
	Lime Wash Paint to Co-working Lounge	116 m²	72	8,350		void above included
	Reclaimed brick to Co-working Lounge	185 m²	250	46,250		void above included
	Lime Wash Paint to Winter Garden	146 m²	72	10,510		void above included
	Tile Finish to WC	10 m²	90	900		
	Tile Finish to Unisex WC	28 m²	90	2,520		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>Mezzanine</u>						
	Acoustic Panelling to Meeting Room	7 m²	350	2,450		
	Lime Wash Paint to Meeting Room	49 m²	72	3,530		
	Acoustic Panelling to Editing Suite	6 m²	350	2,100		
	Lime Wash Paint to Editing Suite	17 m²	72	1,220		
	Lime Wash Paint to Staff Welfare	69 m²	72	4,970		
	Concrete Panelling to Co-Working Area	26 m²	300	7,800		
	Lime Wash Paint to Staff Changing Facility	29 m²	72	2,090		
	Tile Finish to Staff Shower	41 m²	90	3,690		
	Lime Wash Paint to Piano Lounge	63 m²	72	4,540		
<u>1st Floor</u>						
	Lime Wash Paint to Art Studio	84 m²	72	6,050		
	Wood laminate to Art Studio	16 m²	120	1,920		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>3rd Floor</u>					
	Lime Wash Paint to Multi-use suite	80 m²	72	5,760		
	Tile finish to Multi-use suite	16 m²	90	1,440		
	Wood laminate to Multi-use suite	10 m²	120	1,200		
	Allowance for acoustic insulation	106 m²	80	8,480		
	Lime Wash Paint to Sky lounge	117 m²	72	8,420		
	Allowance for acoustic insulation	117 m²	80	9,360		
	Tile finish to Photo Booth	28 m²	90	2,520		
	Tile finish to WC	70 m²	90	6,300		
	Allowance for skirting (10% of wall finish)	1 item		38,800		

3B Floor Finishes 167,620

	<u>Lower Ground Floor</u>					
	Porcelain tile floor finish to Bleacher Staircase	88 m²	110	9,680		
	Rubber matting to Gym	85 m²	140	11,900		
	Vinyl flooring to Gym	28 m²	85	2,380		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Acoustic carpet to Cinema	50 m ²	120	6,000		
	Allow for raised floor to Cinema	1 item	3,000	3,000		
	Engineered wood flooring to Game Lounge	137 m ²	100	13,700		
	Engineered wood flooring to Cards room	19 m ²	100	1,900		
	Tile finish to Laundry	21 m ²	80	1,680		
	Tile finish to WC	4 m ²	80	320		
	Tile finish to Unisex WC	6 m ²	80	480		
	<u>Ground Floor</u>					
	Porcelain tile floor finish to Arrival Lobby	37 m ²	110	4,070		
	Porcelain tile floor finish to Recaption Lobby	74 m ²	110	8,140		
	Porcelain tile floor finish to Post Room	17 m ²	110	1,870		

15.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Porcelain tile floor finish to Parcel Store	25 m ²	110	2,750		
	Porcelain tile floor finish to Co-working Lounge	253 m ²	110	27,830		
	Carpet floor to Co-working Lounge	32 m ²	60	1,920		
	Porcelain tile floor finish to Winter Garden	83 m ²	110	9,130		
	Tile finish to WC	4 m ²	80	320		
	Tile finish to Unisex WC	6 m ²	80	480		
	<u>Mezzanine</u>					
	Carpet to Meeting Room	23 m ²	60	1,380		
	Carpet to Editing Suite	4 m ²	60	240		
	Porcelain tile floor finish to Staff Welfare	30 m ²	110	3,300		
	Porcelain tile floor finish to Co-Working Area	117 m ²	110	12,870		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Porcelain tile floor finish to Staff Changing Facility	6 m ²	110	660		
	Porcelain tile floor finish to Staff Shower	3 m ²	110	330		
	Porcelain tile floor finish to Piano Lounge	32 m ²	110	3,520		
	<u>1st Floor</u>					
	Marmoleum to Art Studio	54 m ²	100	5,400		
	<u>3rd Floor</u>					
	Engineered wood flooring to Multi-use suite	59 m ²	120	7,080		
	Allowance for acoustic insulation	59 m ²	80	4,720		
	Engineered wood flooring to Sky lounge	86 m ²	120	10,320		
	Carpet flooring to Sky lounge	13 m ²	60	780		
	Allowance for acoustic insulation	99 m ²	80	7,920		
	Porcelain tile floor finish to Photo Booth	7 m ²	110	770		
	Tile finish to WC	12 m ²	65	780		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes

3C	Ceiling Finishes				81,140	
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Lower Ground Floor

Mesh ceiling panel to Bleacher Staircase	54	m ²	140	7,560	
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Mesh ceiling panel to Gym	112	m ²	140	15,680	
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Lime wash ceiling paint to Cinema	50	m ²	50	2,500	
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Mesh ceiling panel to Game Lounge	137	m ²	140	19,180	
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Plasterboard with paint to Cards room	19	m ²	70	1,330	
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Lime wash ceiling paint to Laundry	21	m ²	50	1,050	
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Lime wash ceiling paint to WC	4	m ²	50	200	
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Lime wash ceiling paint to Unisex WC	6	m ²	50	300	
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15.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Ground Floor</u>					
	Exposed concrete soffit to Arrival Lobby; Dust Sealing	37 m²	25	930		
	Exposed concrete soffit to Reception Lobby	74 m²	25	1,850		
	Plasterboard with paint to Reception Lobby (under gantry)	18 m²	70	1,260		
	Exposed concrete soffit to Post Room	17 m²	25	430		
	Mesh ceiling panel to Parcel Store	25 m²	140	3,500		
	Exposed concrete soffit to Co-working Lounge	288 m²	25	7,200		
	Exposed concrete soffit to Winter Garden	83 m²	25	2,080		
	Plasterboard with paint to Winter Garden (under piano lounge)	32 m²	70	2,240		
	Exposed concrete soffit to WC	4 m²	25	100		
	Exposed concrete soffit to Unisex WC	6 m²	25	150		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Mezzanine</u>					
	Exposed concrete soffit to Meeting Room	23 m²	25	580		
	Exposed concrete soffit to Editing Suite	4 m²	25	100		
	Exposed concrete soffit to Staff Welfare	30 m²	25	750		
	Exposed concrete soffit to Co-Working Area	54 m²	25	1,350		
	Exposed concrete soffit to Staff Changing Facility	6 m²	25	150		
	Exposed concrete soffit to Staff Shower	3 m²	25	80		
	Exposed concrete soffit to Piano Lounge	32 m²	25	800		
	<u>1st Floor</u>					
	Plasterboard with paint to Art Studio	54 m²	25	1,350		

THP Manchester	Stage 3 Cost Plan
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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>3rd Floor</u>					
	Lime wash ceiling paint to Multi-use suite	59 m²	50	2,950		
	Lime wash ceiling paint to Sky lounge	86 m²	50	4,300		
	Lime wash ceiling paint to Photo Booth	7 m²	50	350		
	Plasterboard with paint to WC	12 m²	70	840		

4	FITTINGS	578,510
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	<u>Lower Ground Floor</u>					
	Gym equipment	1 item	50,000	50,000		
	Cinema upholstered arm chair	11 nr	700	7,700		
	Acoustic curtain	84 m²	200	16,800		
	Bar table and chair in Cinema	1 item	2,500	2,500		
	Projector and Screen; AV equipment	1 item	15,000	15,000		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Coffee table with chair in Game Lounge	1 item	650	650		
	Bar table with chair in Game Lounge	1 item	1,200	1,200		
	Curtain screen to Game Lounge	25 m ²	200	5,000		
	Table tennis table	1 nr	1,200	1,200		
	8ft Pool table	1 nr	2,500	2,500		
	Football table	1 nr	2,500	2,500		
	9 ft Shuffleboard table	1 nr	5,000	5,000		
	Mahjong table with chairs	1 item	5,000	5,000		
	Kitchenette	1 nr	10,000	10,000		
	TV	1 nr	500	500		
	Bench in Laundry	1 nr	500	500		
	Projector and screen to Bleacher staircase	1 nr	15,000	15,000		
	Coffee bar/tea point to cinema	1 nr	4,500	4,500		
	Bar table and chairs in Darts area	1 nr	3,000	3,000		
	Bench	1 nr	300	300		
	coffee table with chair	1 nr	650	650		
	beer pong table	1 nr	800	800		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Ground Floor</u>					
	Phone booth	2 nr	6,500	13,000		
	Circular bench (9m) with 6 laptop table	2 nr	5,800	11,600		
	Upholstered arm chairs	13 nr	700	9,100		
	Circular desk with 6 chairs	6 nr	3,100	18,600		
	Circular bench (8m)	1 nr	4,500	4,500		
	Arc table behind bench	1 nr	2,500	2,500		
	Side low table	5 nr	250	1,250		
	Raised desking	5 m	650	3,250		
	Outdoor coffee table with 2 chairs	7 nr	450	3,150		

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Floating Bench in Arrival lobby	3 m	1,200	3,600		
	3D Building signage	1 nr	15,000	15,000		
	Coffee table with 3 chairs	3 nr	600	1,800		
	Study desk with 8 chairs	3 nr	1,200	3,600		
	Study desk with 4 chairs	3 nr	800	2,400		
	Side low table	8 nr	250	2,000		
	Raised desking	8 m	650	5,200		
	<u>Mezzanine</u>					
	Upholstered Arm chairs	2 nr	700	1,400		
	Coffee bar/tea point	1 nr	4,500	4,500		
	Raised desking	10 m	250	2,500		
	Bar chairs	9 nr	300	2,700		
	Coffee table	2 nr	250	500		
	Circular desk with 6 chairs	1 nr	3,100	3,100		
	Allow fitting in Editing Suite	1 item	2,500	2,500		
	Cupboard	2 nr	800	1,600		
	Kitchenette in Staff Welfare	1 nr	5,000	5,000		
	Staff desk with Armchair	4 nr	750	3,000		
	Study desk with 8 chairs	2 nr	1,200	2,400		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Study desk with 6 chairs	1 nr	1,000	1,000		
	Coffee table with 2 chairs	3 nr	450	1,350		
	<u>1st Floor</u>					
	Work desk with 6 chairs	4 nr	5,000	20,000		
	Cupboard with sink; 6m	1 nr	1,500	1,500		
	Round table with 4 chairs	1 nr	1,450	1,450		
	<u>3rd Floor</u>					
	Coffee table	1 nr	250	250		
	Kitchen Island	1 nr	3,000	3,000		
	Sofa	2 nr	1,900	3,800		
	Kitchenette in Multi-use suite	1 nr	10,000	10,000		
	Sliding Screen	1 nr	2,000	2,000		
	TV	1 nr	1,200	1,200		
	Photo Booth	1 nr	6,000	6,000		
	Arm chairs	2 nr	280	560		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Side low table;	5 nr	250	1,250		
	Bar chairs	6 nr	300	1,800		
	DJ Station	1 nr	5,000	5,000		Excluding DJ equipment
	Vinyl record wall	1 item	10,000	10,000		TBC
	Curtain	100 m ²	120	12,000		
	2 seat sofa	3 nr	1,500	4,500		
	3 seat sofa	1 nr	2,000	2,000		
	Coffee table with 2 chairs	2 nr	450	900		
	Circular desk with 8 chairs	1 nr	4,000	4,000		
	TV	1 nr	1,200	1,200		
	Outdoor coffee table with 2 chairs	7 nr	450	3,150		
	Outdoor Kitchen	1 nr	17,500	17,500		
	Outdoor Sofa	2 nr	2,250	4,500		
	Outdoor Dining Set	3 nr	1,100	3,300		
	Outdoor Coffee table	1 nr	250	250		

THP Manchester	Stage 3 Cost Plan
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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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General allowance for AV	1 item	75,000	75,000	Full scope unknown
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Allowance for Planting Strategy	1 item	100,000	100,000	Full scope unknown
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5 SERVICES INSTALLATIONS

5A/B Sanitary Appliances and Services Equipment 16,400

WC	11 nr	500	5,500	Measured but not specified
Sink	4 nr	600	2,400	Measured but not specified
WHB	11 nr	400	4,400	Measured but not specified
Shower	1 item	1,300	1,300	Measured but not specified
Doc M Pack	2 item	1,400	2,800	Measured but not specified

5C Disposal Installations 16,300

Sanitaryware Connections	3 nr	100	300	Measured
Laundry Connections	8 nr	500	4,000	Measured as single stack
Cleaners cupboard connections	1 item	2,000	2,000	Allowance only - No information
Condensate pipework and connections	1 item	10,000	10,000	No information

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5D Water Installations					9,080	
	Cold water connections	3 nr	125	380		Landlord valving
	Laundry cold water connections	8 nr	500	4,000		
	Hot water connections	2 nr	350	700		F&R inc PVR
	Cleaners' cupboard connection	1 item	4,000	4,000		Allowance only - No information
5E Heat Source					-	
	included in S&C					
5F/G Space Heating, Air Treatment and Extract					299,680	
	Air conditioning - Fan Coil Units	13 nr	7,000	91,000		No specification
	Landlord LV heating	1 item	30,000	30,000		Allowance only - No information
	Overdoor heaters	1 item	10,000	10,000		Allowance only - No information
	General supply and extract ventilation to:					
	Amenity Areas	1,380 m ²	120	165,600		
	WCs	41 m ²	75	3,080		

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5H Electrical Installations					312,590	
	Retail DB	1 nr	5,000	5,000		
	Lighting inc controls and emergencies to:					
	Bleacher Staircase	88 m²	90	7,920		
	Gym	113 m²	90	10,170		
	Games Lounge	137 m²	90	12,330		
	Cards Room	19 m²	90	1,710		
	Cinema Room	50 m²	90	4,500		
	Arrival	37 m²	90	3,330		
	Reception	74 m²	120	8,880		
	Co-working Lounge	402 m²	90	36,180		
	Winter Garden	83 m²	90	7,470		
	Meeting Room	23 m²	90	2,070		
	Editing Suite	4 m²	90	360		
	Piano Lounge	32 m²	90	2,880		
	Art Studio	54 m²	90	4,860		
	Multi-use suite	66 m²	90	5,940		
	Sky Lounge	99 m²	90	8,910		
	Welfare	30 m²	90	2,700		
	Post Room	17 m²	50	850		
	Parcel Store	25 m²	50	1,250		
	Laundry	27 m²	50	1,350		
	Staff changing and WC	9 m²	50	450		
	WC	32 m²	50	1,600		
	External Lighting	124 m²	50	6,200		to 1/F to 4/F terrace
	Small Power					
	Bleacher Staircase	88 m²	20	1,760		
	Gym	113 m²	20	2,260		
	Games Lounge	137 m²	10	1,370		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Cards Room	19 m ²	20	380		
	Cinema Room	50 m ²	20	1,000		
	Arrival	37 m ²	20	740		
	Reception	74 m ²	20	1,480		
	Co-working Lounge	402 m ²	30	12,060		
	Winter Garden	83 m ²	20	1,660		
	Meeting Room	23 m ²	100	2,300		
	Editing Suite	4 m ²	100	400		
	Piano Lounge	32 m ²	20	640		
	Art Studio	54 m ²	20	1,080		
	Multi-use suite	66 m ²	20	1,320		
	Sky Lounge	99 m ²	20	1,980		
	Welfare	30 m ²	20	600		
	Post Room	17 m ²	20	340		
	Parcel Store	25 m ²	20	500		
	Laundry	27 m ²	20	540		
	Staff changing and WC	9 m ²	20	180		
	WC	32 m ²	20	640		
	External Lighting	124 m ²	10	1,240		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>Feature Lighting</u>						
<u>Lower Ground Floor</u>						
	Concealed Strip LED in Bleacher	87 m	20	1,740		
	Staircase					
	Surface Mounted Spot Light in Bleacher	10 nr	50	500		
	Staircase					
	Wall Light (WL01) in Bleacher Staircase	2 nr	210	420		
	Concealed Strip LED in Gym	128 m	20	2,560		
	Feature Pendant (PL02) in Gym	2 nr	3,000	6,000		
	Concealed Strip LED in Cinema	29 m	20	580		
	Feature Pendant (PL02) in Cinema	1 nr	3,000	3,000		
	Table lamp in Cinema	6 nr	200	1,200		
	Concealed Strip LED in Game Lounge	8 nr	20	160		
	Track light in Game Lounge	41 m	50	2,050		
	Feature Pendant (PL02) in Game	4 nr	300	1,200		
	Lounge					
	Feature Pendant (PL01) in Game	1 nr	500	500		
	Lounge					
	Wall Light (WL02) in Game Lounge	6 nr	300	1,800		
	Surface Mounted Spot Light in Cards	4 nr	50	200		
	room					
	Feature Pendant (PL02) in Cards room	1 nr	3,000	3,000		

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
<u>Ground Floor</u>						
	Track light in Arrival Lobby	17 m	100	1,700		
	Concealed Strip LED in Arrival Lobby	3 m	25	80		
	Spot light in Arrival Lobby	4 nr	50	200		
	Down light in Arrival Lobby	2 nr	65	130		
	Track light in Recaption Lobby	14 m	65	910		
	Concealed Strip LED in Recaption Lobby	4 m	25	100		
	Wall light (VWL04) in Recaption Lobby	5 nr	200	1,000		
	Down light in Parcel Store	5 nr	50	250		
	Track light in Co-working Lounge	79 m	50	3,950		
	Feature Pendant; Circular to column in Co-working Lounge	5 nr	4,500	22,500		
	Table lamp in Co-working Lounge	30 nr	200	6,000		
	Spot light in Co-working Lounge	14 nr	30	420		
	Wall light (VWL04) in Co-working Lounge	4 nr	200	800		
	Surface Mounted Spot Light in Co-working Lounge	13 nr	50	650		
	Track light in Winter Garden	7 m	50	350		
	Feature Pendant; Circular to column in Winter Garden	1 nr	4,500	4,500		
	Spot light in Winter Garden	24 nr	30	720		
	Wall light (VWL04) in Winter Garden	4 nr	200	800		
	Surface Mounted Spot Light in Winter Garden	6 nr	50	300		
	Surface Mounted Spot Light in WC	4 nr	50	200		
	Wall light (VWL04) in WC	2 nr	200	400		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Mezzanine</u>					
	Surface Mounted Spot Light in Meeting Room	4 nr	50	200		
	Feature Pendant (PL04) in Meeting Room	2 nr	900	1,800		
	Surface Mounted Spot Light in Editing Suite	2 nr	50	100		
	Track light in Staff Welfare	13 m	50	650		
	Concealed Strip LED in Staff Welfare	3 m	20	60		
	Track light in Co-Working Area	46 m	50	2,300		
	Concealed Strip LED in Co-Working Area	2 m	20	40		
	Table lamp in Co-Working Area	11 nr	200	2,200		
	Surface Mounted Spot Light in Co-Working Area	9 nr	50	450		
	Surface Mounted Spot Light in Staff Changing Facility	2 nr	50	100		
	Wall light (VWL04) in Staff Changing Facility	1 nr	200	200		
	Surface Mounted Spot Light in Staff Shower	2 nr	50	100		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan		
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Wall light (VWL04) in Staff Shower	1	nr	200	200		
	Track light in Piano Lounge	13	m	50	650		
	Wall light (VWL04) in Piano Lounge	2	nr	200	400		
	Picture light in Piano Lounge	4	nr	175	700		
	Surface Mounted Spot Light in Piano Lounge	2	nr	50	100		
<u>1st Floor</u>							
	Track light in Art Studio	13	m	50	650		
	Concealed Strip LED in Art Studio	6	m	20	120		
	Wall light (VWL04) in Art Studio	3	nr	200	600		
<u>3rd Floor</u>							
	Surface Mounted Spot Light in Multi-use suite	11	nr	50	550		
	Wall light (VWL04) in Multi-use suite	2	nr	200	400		
	Concealed Strip LED in Multi-use suite	14	m	20	280		
	Spot light in Multi-use suite	7	nr	30	210		
	Feature Pendant (PL05) in Multi-use suite	1	nr	1,600	1,600		
	Continuous lighting in Sky lounge	19	m	100	1,900		
	Table lamp in Sky lounge	8	nr	200	1,600		
	Wall light (VWL04) in Sky lounge	3	nr	200	600		

I5.00 Cost Plan Amenity

05/03/2025

THP Manchester					Stage 3 Cost Plan		
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Picture light in Sky lounge	2	nr	175	350		
	Concealed Strip LED in Sky lounge	24	m	20	480		
	Surface Mounted Spot Light in Sky lounge	1	nr	50	50		
	Surface Mounted Spot Light in Photo Booth	2	nr	50	100		
	Surface Mounted Spot Light in WC in 3/F	4	nr	50	200		
	Wall light (WL04) in WC in 3/F	2	nr	200	400		
	CCTV	1	item	50,000	50,000		
5I Gas Installation						-	
	No works anticipated						
5J Lifts and Escalators						-	
	No works anticipated						
5K Protective Installations						4,800	
	Assisted WC alarms	3	nr	1,600	4,800		No information

THP Manchester					Stage 3 Cost Plan	
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
5L Fire Alarms, Communications & Security					13,800	
	IT/AV connections to:					
	Bleacher Staircase	88 m²	10	880		No information
	Gym	113 m²	10	1,130		No information
	Games Lounge	137 m²	10	1,370		No information
	Cards Room	19 m²	10	190		No information
	Cinema Room	50 m²	10	500		No information
	Arrival	37 m²	10	370		No information
	Reception	74 m²	10	740		No information
	Co-working Lounge	402 m²	10	4,020		No information
	Winter Garden	83 m²	10	830		No information
	Meeting Room	23 m²	10	230		No information
	Editing Suite	4 m²	10	40		No information
	Piano Lounge	32 m²	10	320		No information
	Art Studio	54 m²	10	540		No information
	Multi-use suite	66 m²	10	660		No information
	Sky Lounge	99 m²	10	990		No information
	Welfare	30 m²	10	300		No information
	Post Room	17 m²	10	170		No information
	Parcel Store	25 m²	10	250		No information
	Laundry	27 m²	10	270		No information

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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5M	Specialist Installations					-	
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No works anticipated

5N	Builders Work in Connection					33,630	
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BWIC General	5%	672,650	33,630		
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6

EXTERNAL WORKS

6A	Site Works					-	
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6B	Drainage					-	
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6C	External Services					-	
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THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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7 ON COSTS

7A Preliminaries

-

General allowance for Preliminaries

1,959,880

see summary

7B Overheads & Profit

-

General allowance for Overheads & profit

1,959,880

see summary

7C Contingency

-

General allowance for Contingency - contingency on main summary

1,959,880

see summary

I6.00 Elemental Summary External

05/03/2025

THP Manchester		Stage 3 Cost Plan				
		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	SITE CLEARANCE	-	-	-	-	
1	SUBSTRUCTURE	-	-	-	-	
2	SUPERSTRUCTURE	-	-	-	-	
2A	Frame	-	-	0.00	0.00	
2B	Upper Floors	-	-	0.00	0.00	
2C	Roofs	-	-	0.00	0.00	
2D	Stairs	-	-	0.00	0.00	
2E	External Walls	-	-	0.00	0.00	
2F	Windows and External Doors	-	-	0.00	0.00	
2G	Internal Walls and Partitions	-	-	0.00	0.00	
2H	Internal Doors	-	-	0.00	0.00	
3	INTERNAL FINISHES	-	-	-	-	
3A	Wall Finishes	-	-	0.00	0.00	
3B	Floor Finishes	-	-	0.00	0.00	
3C	Ceiling Finishes	-	-	0.00	0.00	
4	FITTINGS AND FURNISHINGS	-	-	-	-	
5	M&E INSTALLATION	-	-	-	-	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	-	-	0.00	0.00	
5D	Water Installations	-	-	0.00	0.00	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	-	-	0.00	0.00	
5H	Electrical Installations	-	-	0.00	0.00	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	-	-	0.00	0.00	
5K	Protective Installation	-	-	0.00	0.00	
5L	Fire Alarm, Communications and Security	-	-	0.00	0.00	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	-	-	0.00	0.00	
TOTAL BUILDING WORKS		-	-	0.00	0.00	

I6.00 Elemental Summary External

05/03/2025

THP Manchester			Stage 3 Cost Plan		
	TOTAL Cost	£/m ²	£/ft ²	% Value	Notes
6 EXTERNAL WORKS	1,080,910	2,290	213	100	
6A Site Works	1,015,310	2,151	199.84	93.92	
6B Drainage	-	-	0.00	0.00	
6C External Services	65,600	139	12.91	6.07	
TOTAL BUILDING AND SITE WORKS	1,080,910	2,290	212.75	99.99	
7 ON COSTS	-	-	-	-	
7A Preliminaries	-	-	0.00	0.00	
7B Overheads and profit	-	-	0.00	0.00	
7C Design & Build Risk Premium	-	-	0.00	0.00	
7D Design Contingency	-	-	-	-	
ESTIMATED CONSTRUCTION COST	1,080,910	2,290	212.75	99.99	
Rounding adjustment	3	90	0	0.02	0.01
TOTAL ESTIMATED CONSTRUCTION COST	1,081,000	2,290	212.77	100.00	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
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0 SITE CLEARANCE

-

Included within Shell and Core

I SUBSTRUCTURE

-

No Works Anticipated

2 SUPERSTRUCTURE

2A Frame

-

No Works Anticipated

2B Upper Floors

-

No Works Anticipated

2C Roof

-

No Works Anticipated

2D Stairs

-

No Works Anticipated

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2E	External Walls				-	
	No Works Anticipated					
2F	Windows & External Doors				-	
	No Works Anticipated					
2G	Internal Walls & Partitions				-	
	No Works Anticipated					
2H	Internal Doors				-	
	No Works Anticipated					
3	INTERNAL FINISHES					
3A	Wall Finishes				-	
	No Works Anticipated					
3B	Floor Finishes				-	
	No Works Anticipated					

THP Manchester						Stage 3 Cost Plan	
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
3C	Ceiling Finishes					-	
	No Works Anticipated						
4	FITTINGS					-	
	No Works Anticipated						
5	SERVICES INSTALLATIONS						
5A/B	Sanitary Appliances and Services Equipment					-	
	No Works Anticipated						
5C	Disposal Installations					-	
	No Works Anticipated						
5D	Water Installations					-	
	No Works Anticipated						
5E	Heat Source					-	
	No Works Anticipated						
5F/G	Space Heating, Air Treatment and Extract					-	

THP Manchester						Stage 3 Cost Plan	
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	No Works Anticipated						
5H	Electrical Installations					-	
	No Works Anticipated						
5I	Gas Installation					-	
	No Works Anticipated						
5J	Lifts and Escalators					-	
	No Works Anticipated						
5K	Protective Installations					-	
	No Works Anticipated						
5L	Fire Alarms, Communications & Security					-	
	No Works Anticipated						
5M	Specialist Installations					-	
	No Works Anticipated						
5N	Builders Work in Connection					-	
	BWIC General	5%					

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
6 EXTERNAL WORKS						
6A Site Works					1,015,310	
<u>Excavation</u>						
	Excavation and levelling to courtyard	413 m3	65	26,850		Assume 500mm deep
	Excavation for tree pit and geocellular storage layer	527 m3	45	23,720		1700mm deep
<u>Tree pit and subsoil</u>						
	Subsoil to ornamental planting	43 m²	170	7,310		Lightweight growing substrate in 4/F allowed in S&C 1700mm deep
	2 Layers geocellular storage	267 m²	60	16,020		
<u>Tree and Planting</u>						
	Ornamental planting mix	43 m²	200	8,600		
	Wildflower and Sedum Plug Mix on 4/F	100 m²	200	20,000		
	Climbers	35 m²	50	1,750		
	Downy Birch Betula Pubescens	3 nr	5,000	15,000		
	Common Alder Alnus Glutinous	4 nr	10,000	40,000		
	Existing trees within site boundary	1 nr	3,500	3,500		
	Existing trees - Off site (indicative locations only)	excl				No existing tree off site as confrimed by MS

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Biodiversity Strategy</u>					
	Bird Boxes	6 nr	250	1,500		
	Log Piles	2 nr	500	1,000		
	Water Dishes	2 nr	500	1,000		
	Strained wires to substation	35 m2	100	3,500		assume 5 m height
	<u>Paving</u>					
	Granite block paving	826 m²	200	165,200		
	100mm concrete base	826 m²	55	45,430		
	Flag paving	173 m²	225	38,930		incl paving under train rail
	30mm sand course	173 m²	8	1,380		
	160mm granular sub-base	999 m²	45	44,960		
	150mm Linear granite paving	165 m	80	13,200		
	590mm Linear granite threshold	27 m	150	4,050		
	Granite inlaid feature blocks	12 m	1,500	18,000		6 x 2m
	300 mm granite edge	53 m	130	6,890		
	Reclaimed brick low wall to First Street	17 m2	140	2,380		
	<u>Furniture Strategy</u>					
	Timber bench	2 nr	1,200	2,400		
	Timber bench with backrest	1 nr	1,800	1,800		
	Timber platform bench	1 nr	2,000	2,000		
	Litter bins	4 nr	500	2,000		
	Cycle stands	6 nr	300	1,800		
	Gobo lighting column	3 nr	2,500	7,500		

17.00 Cost Plan External

05/03/2025

THP Manchester						Stage 3 Cost Plan
Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>Public Artwork Strategy</u>					
	Mural opportunities to brick façade	1 item	75,000	75,000		Scope unknown
	In-ground artwork opportunity	1 nr	25,000	25,000		Scope unknown
	<u>Water Management Strategy</u>					
	Permeable surface over structure	356 m²	150	53,460		
	Soft landscape	173 m²	150	25,950		
	Drainage rills	29 m	120	3,430		
	Tree pits in hard landscape	3 nr	500	1,500		
	<u>First Street Connection</u>					Excavation
	Excavation and levelling to courtyard	177 m3	65	11,470		
	Excavation for tree pit and geocellular storage layer	122 m3	45	5,510		Excavation
	Subsoil to ornamental planting	72 m²	170	12,240		Tree pit and subsoil
	2 Layers geocellular storage	200 m²	60	12,000		Tree pit and subsoil
	Ornamental planting mix	72 m²	200	14,400		Tree and Planting
	Common Alder Alnus Glutinous	2 nr	7,500	15,000		Tree and Planting
	Allowance for Biodiversity Strategy	1 item	10,000	10,000		Biodiversity Strategy

17.00 Cost Plan External

05/03/2025

THP Manchester					Stage 3 Cost Plan		
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Granite block paving	281	m²	200	56,200		Paving
	100mm concrete base	281	m²	55	15,460		
	160mm granular sub-base	281	m²	45	12,650		
	Granite inlaid feature blocks	12	m	1,500	18,000		
	300 mm granite edge	34	m	130	4,420		
	Reclaimed brick low wall to First Street	63	m2	450	28,350		Assume 3 m height
	Fence to substation	1	item	25,000	25,000		
	Timber bench with backrest	3	nr	1,800	5,400		Furniture Strategy
	Litter bins	2	nr	500	1,000		
	Cycle stands	4	nr	300	1,200		
	Gobo lighting column	2	nr	2,500	5,000		
	Allowance for underground drainage	1	item	25,000	25,000		Scope unknown
	Allowance for minor repairs to viaduct	1	item	25,000	25,000		Scope unknown
6B Drainage						-	
Included within S&C Substructure							
6C External Services						65,600	

THP Manchester

Stage 3 Cost Plan

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	<u>External Feature Lighting</u>					
	Bench washlighting	12 m	800	9,600		
	Tree uplights	8 nr	1,250	10,000		
	Palisade Wall uplights	5 nr	400	2,000		
	Wall washlight	5 m	200	1,000		
	Building Light Spill	40 m	200	8,000		
	Allowance for small power	1 item	5,000	5,000		
	Allowance for general lighting and small power to First Street Connection	1 item	20,000	20,000		
	Allowance for taps for irrigation	1 item	10,000	10,000		

7 ON COSTS

7A Preliminaries

-

General allowance for Preliminaries 1,080,910 see summary

7B Overheads & Profit

-

General allowance for Overheads & profit 1,080,910 see summary

7C Contingency

-

General allowance for Contingency - contingency on main summary 1,080,910 see summary

Ref.	Document Title	Rev	Document Reference
Stage 3 information issued for 619 beds Scheme			
	Hodder + Partners		
I	Architectural Drawings		
I.1	0655-HOD-THP-XX-DR-A(--921-Demolition Elevations.pdf	PI	
I.2	0655-HOD-THP-XX-DR-A(--925-Demolition North Elevations.pdf	PI	
I.3	0655-HOD-THP-XX-DR-A(--926-Demolition East Elevations.pdf	PI	
I.4	0655-HOD-THP-XX-DR-A(--927-Demolition South Elevations.pdf	PI	
I.5	0655-HOD-THP-XX-DR-A(--928-Demolition West Elevations.pdf	PI	
I.6	0655-HOD-THP-00-DR-A(--900-Demolition_Ground Floor Plan.pdf	PI	
I.7	0655-HOD-THP-01-DR-A(--901-Demolition_First Floor Plan.pdf	PI	
I.8	0655-HOD-THP-02-DR-A(--902-Demolition_Second Floor Plan.pdf	PI	
I.9	0655-HOD-THP-03-DR-A(--903-Demolition_Third Floor Plan.pdf	PI	
I.1	0655-HOD-THP-B1-DR-A(--900B-Demolition_Lower Ground Floor Plan.pdf	PI	
I.11	0655-HOD-THP-RF-DR-A(--904-Demolition_Roof Floor Plan.pdf	PI	
I.12	0655-HOD-THP-XX-DR-A(--201-South Elevation.pdf	P4	
I.13	0655-HOD-THP-XX-DR-A(--202-North Elevation.pdf	P4	
I.14	0655-HOD-THP-XX-DR-A(--203-West Elevation.pdf	P4	
I.15	0655-HOD-THP-XX-DR-A(--204-East Elevation.pdf	P4	
I.16	0655-HOD-THP-DR-XX-A(--450-Bay Studies - Tower Centre.pdf	P4	
I.17	0655-HOD-THP-DR-XX-A(--451-Bay Studies - Tower Level 04.pdf	P4	
I.18	0655-HOD-THP-DR-XX-A(--452-Bay Studies - Tower Corner.pdf	P4	
I.19	0655-HOD-THP-DR-XX-A(--454-Bay Studies - Tower Crown Centre.pdf	P4	
I.2	0655-HOD-THP-DR-XX-A(--458-Bay Studies - Tower Crown Corner.pdf	P4	
I.21	0655-HOD-THP-00-DR-A(--852-Site Location Plan and Planning Boundary.pdf	P5	
I.22	0655-HOD-THP-00-DR-A(--853-I.1250 Site Plan.pdf	P4	
I.23	0655-HOD-THP-00-DR-A(--854-I.2500 Site Plan.pdf	P4	
I.24	0655-HOD-THP-00-DR-A(--000-Proposed Level 00.pdf	P5	
I.25	0655-HOD-THP-02-DR-A(--002-Proposed Levels 01 & 02.pdf	P4	
I.26	0655-HOD-THP-03-DR-A(--003-Proposed Level 03 Plan.pdf	P5	
I.27	0655-HOD-THP-04-DR-A(--004-Proposed Level 04 Plan.pdf	P4	
I.28	0655-HOD-THP-34-DR-A(--034-Proposed Level 34.pdf	PI	
I.29	0655-HOD-THP-34-DR-A(--035-Proposed Level 35 - Plant.pdf	P4	
I.3	0655-HOD-THP-35-DR-A(--036-Proposed Level Roof.pdf	P4	

I8.00 Information Used

05/03/2025

THP Manchester

Stage 3 Cost Plan

Ref.	Document Title	Rev	Document Reference
I.31	0655-HOD-THP-BI-DR-A(--)0LG-Proposed Level -01.pdf	P4	
I.32	0655-HOD-THP-MI-DR-A(--)00M-Proposed Level - Mezzanine.pdf	P5	
I.33	0655-HOD-THP-XX-DR-A(--)005-Proposed Level 05 - 33 (odd floors).pdf	P4	
I.34	0655-HOD-THP-XX-DR-A(--)006-Proposed Level 06 - 32 (even floors).pdf	P4	
I.35	0655-HOD-THP-XX-DR-A(--)301-Proposed South-North Section.pdf	P2	
I.36	0655-HOD-THP-XX-DR-A(--)302-Proposed North-South Section.pdf	P2	
I.37	0655-HOD-THP-XX-DR-A(--)303-Proposed West-East Section.pdf	P2	

Project Studio

2 Interior Design

2.1	Interim Stage 2 - Presentation	I	12/02/2025
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Stage 3 information issued for cost plan in June 2024

Macgregor Smith

3 Landscaping

3.1	I391-001 Existing Site Condition Plan	PI	
3.2	I391-011 Landscape General Arrangement Plan - Level 00	PI	
3.3	I391-012 Landscape General Arrangement Plan - Level 03	PI	
3.4	I391-013 Landscape General Arrangement Plan - Level 04	PI	
3.5	I391-211 Planting Plan - Level 00	PI	
3.6	I391-212 Planting Plan - Level 03	-	
3.7	I391-213 Planting Plan - Level 04	PI	
3.8	I391-401 Typical Detail - Tree Pit in Soft	PI	
3.9	I391-402 Typical Detail - Tree Pit in Hard	PI	
3.1	I391-500 Landscape Site Sections	PI	
3.11	I391-G502 Landscape & Public Realm Design	PI	
3.12	I391-G504 Green and Blue Infrastructure Statement	PI	
3.13	I391-G505 First Street Connection - Landscape Proposals		

Applied energy

4 Mechanical & Electrical

4.1	23057 Hotspur Press Manchester - Energy Strategy Report RevC	C	
4.2	23057-AEL-ZZ-18-DR-Z-1000 - Eighteenth Floor Stage 2 Layout	-	
4.3	23057-AEL-ZZ-36-DR-Z-1000 - Level 36 Stage 2 Layout	-	

I8.00 Information Used

05/03/2025

THP Manchester

Stage 3 Cost Plan

Ref.	Document Title	Rev	Document Reference
4.4	23057-AEL-ZZ-BI-DR-Z-1000 - Basement Stage 2 Layout	-	
	Civic Engineers		
4	Structure - Prelim size		
4.1	1006-01-CIV-XX-XX-S-S-0010 - Hotspur Press - L10-L23 Column size	P01	
4.2	1006-01-CIV-XX-XX-S-S-0011 - Hotspur Press - L23-L37 Column size transition	P01	
4	Structure		
4.3	1006-01 - Structural Appraisal Report Hotspur Press - Rev B 23.11.14	B	
4.4	1006-01 Hotspur Press Construction Methodology + Facade Retention 23.11.14	-	
4.5	1006-01-CIV-XX-XX-R-C-3001_FLOOD RISK ASSESSMENT	-	
4.6	1006-03 - Hotspur Press - Additional Storeys Study - 231012	(-)004	
4.7	The Hotspur Press Manchester - Logistics - Demo	P0	

D Proposed Development Viability Appraisal

Financial Viability Assessment
The Hotspur Press
Appendix D - Viability Assessment

The Hotspur Press
2 Gloucester Street
Manchester
M1 5QR

Financial Viability Assessment
The Hotspur Press
Appendix D - Viability Assessment

Appraisal Summary for Phase 1 Baseline

Currency in £

REVENUE

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
PBSA: Cluster - Open Market	256	38,679	96.83	14,630	2,809,011	3,745,348
PBSA: Studios - Open Market	361	78,985	88.32	19,323	5,231,713	6,975,617
PBSA: 1 Bed Apartment - Open Market	2	722	74.00	26,714	40,071	53,428
PBSA: Sundry Income	1			15,784	11,838	15,784
Commercial: Ground Floor Unit	1	4,092	20.00	81,840	81,840	81,840
Totals	621	122,478			8,174,473	10,872,017

Investment Valuation

PBSA: Cluster - Open Market					
Current Rent	2,809,011	YP @	5.7500%	17.3913	48,852,365
PBSA: Studios - Open Market					
Current Rent	5,231,713	YP @	5.7500%	17.3913	90,986,309
PBSA: 1 Bed Apartment - Open Market					
Current Rent	40,071	YP @	5.7500%	17.3913	696,887
PBSA: Sundry Income					
Current Rent	11,838	YP @	5.7500%	17.3913	205,878
Commercial: Ground Floor Unit					
Market Rent	81,840	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	877,058
Total Investment Valuation					141,618,497

GROSS DEVELOPMENT VALUE

141,618,497

Purchaser's Costs	(3,183,994)
Effective Purchaser's Costs Rate	2.30%
	(3,183,994)

NET DEVELOPMENT VALUE

138,434,503

NET REALISATION

138,434,503

OUTLAY

ACQUISITION COSTS

Fixed Price	3,000,000		
Fixed Price		3,000,000	
			3,000,000
Purchaser's Costs	4.65%	139,500	
Agent Fee	1.00%	30,000	
Legal Fee	0.80%	24,000	
			193,500

CONSTRUCTION COSTS

Construction	ft²	Build Rate ft²	Cost
Base Construction Costs	233,748	345.16	80,680,420
Contingency		10.00%	8,557,468
			89,237,888

Financial Viability Assessment

The Hotspur Press

Appendix D - Viability Assessment

Other Construction

PBSA FF&E	619 un	3,000.00 /un	1,857,000	
Site Clearance			3,037,260	
PCSA			520,000	
Right of Light			640,000	
LDI		1.00%	806,804	
Insurances			1,250,000	
				8,111,064

Section 278 Costs

Section 278 Costs			595,000	
				595,000

PROFESSIONAL FEES

Professional Fees		10.00%	8,557,468	
Building Listing Challenge Fees			487,000	
				9,044,468

MARKETING & LETTING

Marketing			220,000	
Letting Agent Fee		10.00%	8,184	
Letting Legal Fee		5.00%	4,092	
				232,276

DISPOSAL FEES

Sales Agent Fee		1.00%	1,384,345	
Sales Legal Fee		0.50%	692,173	
				2,076,518

Additional Costs

Dev. Management Fee		3.00%	2,567,240	
				2,567,240

FINANCE

Debit Rate 5.750%, Credit Rate 0.000% (Nominal)				
Total Finance Cost				9,094,495

TOTAL COSTS

124,152,449

PROFIT

14,282,054

Performance Measures

Profit on Cost%	11.50%
Profit on GDV%	10.08%
Profit on NDV%	10.32%
Development Yield% (on Rent)	6.58%
Equivalent Yield% (Nominal)	5.77%
Equivalent Yield% (True)	5.98%
IRR% (with Interest)	8.21%
Rent Cover	1 yr 9 mths
Profit Erosion (finance rate 5.750)	1 yr 11 mths

E Sensitivity Analysis Report

Financial Viability Assessment
The Hotspur Press
Appendix E - Sensitivity Analysis

The Hotspur Press
2 Gloucester Street
Manchester
M1 5QR

Development Appraisal
CBRE
18 March 2025

Financial Viability Assessment
The Hotspur Press
Appendix E - Sensitivity Analysis

Table of Profit Amount and Profit on Cost%

Rent: Rate /ft²					
Construction: Rate /ft²	-3.00 /ft²	-1.50 /ft²	0.00 /ft²	+1.50 /ft²	+3.00 /ft²
-10.00 /ft²	£12,807,337	£15,099,962	£17,392,586	£19,685,211	£21,977,835
335.16 /ft²	10.587%	12.479%	14.369%	16.258%	18.146%
-5.00 /ft²	£11,252,071	£13,544,696	£15,837,320	£18,129,945	£20,422,569
340.16 /ft²	9.183%	11.051%	12.918%	14.784%	16.649%
0.00 /ft²	£9,696,805	£11,989,430	£14,282,054	£16,574,679	£18,867,303
345.16 /ft²	7.815%	9.660%	11.504%	13.346%	15.188%
+5.00 /ft²	£8,141,539	£10,434,163	£12,726,788	£15,019,412	£17,312,037
350.16 /ft²	6.480%	8.303%	10.124%	11.944%	13.764%
+10.00 /ft²	£6,586,273	£8,878,897	£11,171,522	£13,464,146	£15,756,771
355.16 /ft²	5.178%	6.979%	8.778%	10.577%	12.374%

Sensitivity Analysis : Assumptions for Calculation

Rent: Rate /ft²

Original Values are varied in Fixed Steps of £1.50

Heading	Phase	Rate	No. of Steps
PBSA: Cluster - Open Market	1	£96.83	2.00 Up & Down
PBSA: Studios - Open Market	1	£88.32	2.00 Up & Down
PBSA: 1 Bed Apartment - Open Market	1	£74.00	2.00 Up & Down
Commercial: Ground Floor Unit	1	£20.00	2.00 Up & Down

Construction: Rate /ft²

Original Values are varied in Fixed Steps of £5.00

Heading	Phase	Rate	No. of Steps
Base Construction Costs	1	£345.16	2.00 Up & Down

