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28 January 2026

c/o Ian Williams-Slaven
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Dear Ian,

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 current proposal for the redevelopment of Hotspur Press, 2 Gloucester Street, Manchester, M1 5QR ('the Site').

The current proposal for the redevelopment of the Site is described as follows (constituting 'the Proposed Development'):

'Demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)),within a part 4/5-storey and part 35-storey (plus ground floor and roof parapet level), associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.'

CBRE has previously prepared a Financial Viability Assessment (April 2024) and Viability Addendum (March 2025) in relation to the current planning application (Ref: 138805/FO/2023). Progress on the implementation of the approved scheme has been delayed, initially due to an unsuccessful listing application, and subsequently as a result of a fire at the site, causing significant damage to the existing premises, including to the façade which was previously proposed for retention as part of redevelopment proposals.

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'), which addresses the present day financial viability of the current proposal for the redevelopment of the Site ('the 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.

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CBRE may reference the Financial Viability Statement (dated April 2024) (hereinafter referred to as the CBRE FVS 2024), the Viability Addendum (dated March 2025) and Savills' Independent 'Viability Addendum Review' (dated May 2025) throughout this document.

The Scheme

The Proposed Development comprises a ground plus 34-storey Purpose Built Student Accommodation (PBSA) block which will provide 256 no. cluster bedrooms, 361 no. studio apartments and 2 no. 1-bedroom apartments. The basement, ground and mezzanine floors will provide up to 14,326ft^2 of resident amenity space and 4,092ft^2 of commercial floorspace.

A copy of the Accommodation Schedule for the Proposed Development is provided at **Appendix A.** A summary of the proposed unit mix is presented in Table 1.

TABLE 1: SUMMARY PBSA UNIT MIX

Type	Unit Type	No. of Units	Avg. NIA (ft²)	Total NIA (ft²)
PBSA Units	Cluster	256	151	38,760
	Studios	361	219	79,109
	1-Bed Apartments	2	361	722
Total/Avg:		**619**	**192**	**118,591**

Source: Architectural Design Consultancy

Development Revenue

The value to be adopted is based on the special assumption that the development is complete on the publication date of this document in the prevailing market conditions.

PBSA | Open Market ERVs

CBRE has prepared an updated PBSA rental market analysis to inform the ERVs for the Proposed Development in the current market.

Regard has been given to marketed rental data for the 2026/27 academic year from nearby, modern, purpose-built student accommodation schemes. A summary is provided as follows:

– **Bridgewater Heights | Unite Students**: located 200m south-east of the Site, on Great Marlborough Street, Bridgwater 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 2026/27 academic year for a 51 week term are as follows:

  - En-suites: £280-£291 per week

– **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. Units for the 2026/27 academic year are available on 44 and 51-week terms. The following summary of rents represent a 51-week term:

  - En-suites: £279 - £287 per week
  - Studios: £388 - £399 per week

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- **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. Units for the 2026/27 academic year are available on a mix of 44 and 51-week terms. The following summary of rents represent a 51-week term:

  - En-suites: £314 per week (£93/ft²)
  - Studios: £341 - £566 per week (£67/ft² - £101/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. Units for the 2026/27 academic year are available on 44 and 51-week terms. The following summary of rents represent a 51-week term:

  - En-suites: £273 - £310 per week (£108/ft² - £122/ft²)
  - Studios: £335 - £473 per week (£72/ft² - £100/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. Available units for the 2026/27 academic year are available on 44 and 51-week terms. The following summary of rents represent a 51-week term:

  - En-suites: £311 - £336 per week (£82/ft² - £88.00/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 both 44 and 51-week terms. The following represents a summary of the 51-week rents:

  - En-suites £274 per week (£87/ft² - £93/ft²)
  - Studios: £309 - £424 per week (£81/ft² - £86/ft²)

A copy of the quoting rents for the 2026/27 academic year, as reviewed above, is enclosed within **Appendix B.**

Drawing on the comparable data for academic year 2026/27, the PBSA schemes within proximity of the Site – as cited above - represent average weekly quoting rents of £292 for en-suites and £391 for studios.

CBRE has adopted a robust view on ERVs taking into account unit sizes, floor heights and the strong demand for PBSA beds within Manchester City Centre. It should be noted the ERVs referenced in **Appendix B** are for academic year 2026/27, and will therefore account for both a level of growth and optimism.

CBRE's adopted open market PBSA pricing schedule for the Proposed Development is summarised in Table 2.

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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)
En-Suites	256	151	£291	£14,823	£3,794,655	£97.90
Studios	361	219	£384	£19,562	£7,062,031	£89.27
1-Bed Apartments	2	361	£534	£27,239	£54,478	£75.43
Total	**619**	**192**	**£346**	**£17,627**	**£10,911,164**	**£92.01**

Source: CBRE

Sundry Income

CBRE have adopted £25.50 per bed per annum, which remains consistent with the Savills Viability Addendum Review.

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 is considered reasonable compared to other amenity rich PBSA schemes within Manchester City Centre on a rate per bed per annum equivalent basis.

This also remains consistent with the rate that was applied by Savills in the Savills Viability Addendum Review.

Ground Floor Commercial Floorspace | Class E

CBRE understands that the Proposed Development will provide 4,092ft^2 of Class E Retail space on the ground and mezzanine floor.

There remains limited available transactional data for similar ground floor units. CBRE is aware of marketing literature for a ground floor/ basement commercial unit at Island – a centrally located development, approximately 800m north of the Site – which includes a quoting rent of £140,000 for 5,607ft² of commercial floorspace, equating to £24.97/ft². Given this is a quoting rent and for centrally and more prominently located commercial floorspace, the quoting rent is expected to exceed what is achievable at the subject site.

Additionally, CBRE has obtained details of 5,560ft² of ground floor retail space at Angel Gardens, at shell and core condition, which is being marketed at £11.69/ft². It is understood that a let has been agreed for this unit at an agreed rent which is closer to £13.50/ft².

In consideration of the above, CBRE has adopted a rental rate of £20.00/ft^2 for the proposed ground floor commercial unit, which is consistent with our previously adopted position and considers the level of commercial space being proposed and an off-pitch location.

CBRE has optimistically assumed that the commercial floorspace is pre-let on practical completion ('PC'), and has capitalised the rental income at an 8.00% Net Initial Yield ('NIY'), with a 24-month rent free period/fit-out contribution.

Gross Development Value ('GDV')

CBRE's latest published investment yield data[1] identifies that prime regional direct let PBSA is presently trending weaker at 5.25%. When reviewing yield guides it is essential to draw the distinction that these represent published investment yields for assets trading on a stabilised basis. Unstabilised (development) funding yields will price a

[1] *CBRE (2026) Investment Yields | January 2026*

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discount to allow for factors including the additional cost of mobilisation, the cost of capital, and deductions to stabilised rent that will be incurred prior to an asset stabilising. CBRE's current in-house view is that funding yields are typically softer than stabilised yields by circa 50bps (as a minimum) and the investment market for forward funding into the PBSA sector is presently thin.

Given the inherent complexities and risks associated with delivering the Proposed Development - notably the constraints posed by its proximity to the railway viaduct and the River Tib/ Medlock – it should be considered to attract a heightened risk profile compared to other, less restricted PBSA forward-funding transactions. Furthermore, CBRE has adopted a strong assumption of ERVs, which further elevates the overall risk profile.

CBRE has maintained, on a without prejudice basis, a forward funding yield of 5.75% with a coupon, which is applied to the net PBSA revenue. This is consistent with the position taken by Savills within the Savills Viability Addendum Review.

However, CBRE considers this assumption is now optimistic in the current market, given the evidence of yield softening. CBRE reserves the right to keep the funding yield applied under observation and revisit this this should further evidence come to light.

Development Costs

Beadmans has provided an updated Cost Plan, dated 15th December 2025, which reflects the present day cost for the construction of the Proposed Development.

The Cost Plan proposes a total estimated cost for construction of £98,950,000, 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.

CBRE has excluded the contingency/ risk and inflation cost allowances from the Beadmans Cost Plan. This generates a total construction cost for the Proposed Development of £85,890,000.

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 Viability Addendum Review 2025.
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 Viability Addendum Review 2025.
Contingency	10.00%	All-in allowance, applied in lieu of contingency, risk and inflation budgets excluded from the Beadmans Cost Plan. Consistent with the Savills Viability Addendum Review 2025
PBSA FF&E	£3,000/unit	An extra over allowance for loose FF&E. Consistent with the Savills Viability Addendum Review 2025.

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Cost Heading	Rate	Commentary
Right to Light	£640,000	Assessment provided by Applicant. Accepted in the Savills Viability Addendum Review 2025
LDI	1.00% of Base Cost	Assessment provided by Applicant. Accepted in the Savills Viability Addendum Review 2025
Insurances	£1,250,000	Assessment provided by Applicant. Accepted in the Savills Viability Addendum Review 2025
Section 278 Costs	£595,000	Assessment provided by Applicant.
Mobilisation Budget	£220,000	Marketing budget allowance as accepted in the Savills Viability Addendum Review 2025
Commercial Letting Agent Fee	10.00%	Of Commercial GDV. Consistent with the Savills Viability Addendum Review 2025
Commercial Letting Legal Fee	5.00%	Of Commercial GDV. Consistent with the Savills Viability Addendum Review 2025
Funding Agent Fee	1.00%	Of GDV. Consistent with the Savills Viability Addendum Review 2025
Funding Legal Fee	0.50%	Of GDV. Consistent with the Savills Viability Addendum Review 2025
Purchaser's Costs (Land)	SDLT + 1.8%	Standard SDLT + 1.00% agent fee + 0.50% 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 Viability Addendum Review 2025
Finance (coupon rate)	5.75%	To match the adopted forward funding yield.
Developer's return (Profit on Cost)	15.00%	Consistent with the Savills Viability Addendum Review 2025

Source: CBRE; the Applicant

Development & Disposal

The adopted development programme remains broadly unchanged and as agreed with Savills. This is summarised in Table 4 below.

TABLE 4: DEVELOPMENT & DISPOSAL PROGRAMME | SUMMARY

Duration	Stage	Description
Month 1:	Site Purchase	Broadly consistent with the Savills Viability Addendum Review 2025
Months 2 - 8:	Pre-Construction	
Months 9 - 40:	Construction	
Months 41:	Investment Sale	

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Benchmark Land Value (BLV)

The BLV has been determined utilising the relevant Government[2] and RICS Guidance[3] and Professional Standards[4].

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.

This was maintained within the Savills Viability Addendum Review 2025.

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, Savills Viability Addendum Review 2025, and MCC's basis for determination.

Alternative Use Development(s)

In addition, CBRE has prepared a series of viability appraisals for various alternative uses that accord with uses previously considered by the Council to be acceptable for delivery at the Site, which include hotel, office and residential.

The Applicant instructed Hodder+Partners to prepare feasibility layouts and area schedules to support the viability testing of each of the alternative uses.

A summary description of the alternative development uses is presented in Table 5 below.

TABLE 5: ALTERNATIVE USE(S) DEVELOPMENT SUMMARY

Option	Use	Description
1	Hotel	Basement + 36-storey scheme comprising 396 keys
2	Office	Basement + 21 storey scheme with ground floor retail floorspace *(parameters based on extant permission at the Site)*
3	Residential | Build-to-Rent (BTR)	Basement + 36-storey scheme comprising 246 apartments with a mix of 1 and 2-bed units

Source: The Applicant; Hodder+Partners

Accommodation Schedules

The accommodation schedules for alternative use development options, prepared by Hodder+Partners, are summarised in Tables 6 to 8 below.

[2] *MHCLG (2019) Planning Practice Guidance: Viability ('PPGV')*

[3] *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)*

[4] *RICS (May 2019) Financial viability in planning: conduct and reporting, 1st Edition*

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TABLE 6: HOTEL USE | SUMMARY ACCOMMODATION SCHEDULE

Use	Qty	Avg. NIA (ft²)	Total NIA (ft²)	Total GIA (ft²)
Standard Room	320	-	-	-
Premium Room	76	-	-	-
Total:	**396**	**-**	**149,151**	**225,314**

TABLE 7: OFFICE USE | SUMMARY ACCOMMODATION SCHEDULE

Use			Total NIA (ft²)	Total GIA (ft²)
Retail Space (GF)	-	-	5,436	-
Office Floorspace (01-20)	-	-	94,281	-
Total:	**-**	**-**	**99,717**	**134,830**

TABLE 8: RESIDENTIAL USE (BTR) | SUMMARY ACCOMMODATION SCHEDULE

Unit Type	Qty	Avg. NIA (ft²)	Total NIA (ft²)	Total GIA (ft²)
BTR | 1B1P	33	435	14,354	-
BTR | 1B2P	50	549	27,454	-
BTR | 2B3P	155	678	105,134	-
BTR | 2B4P	8	786	6,286	-
Sub-Total	**246**	**623**	**153,229**	-
Commercial (Café)	1	1,776	1,776	-
Total:	**-**	**-**	**-**	**225,465**

Source: Hodder + Partners

Copies of the feasibility plans and area schedules are provided at **Appendix D**.

Development Value

The value to be adopted is based on the special assumption that the development is complete on the publication date of this document in the prevailing market conditions.

Hotel Use

CBRE's Hotels teams has provided details of comparable leases for existing operational hotel assets in Manchester City Centre and other regional city markets, indicating that available recent and comparable transactional evidence is limited.

For reasons of commercial sensitivity, CBRE is not able to publish the terms of individual leases. However, lease data across five economy to upscale hotels, comprising 1,379 keys, presents an average passing rent of £7,396 per key per annum. The highest rent per key demonstrable within Manchester City Centre is around £8,700 per annum, which reflects an upscale product. Other transactional evidence (see Table 9 below) suggests rents up to c. £12,000 per key in Manchester, as at 2022/23.

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In consideration of the available evidence, CBRE has adopted an optimistic lease term equating to £10,000 per key, per annum exclusive. This assumes a long-term operating FRI lease (indexed) with 5-yearly review.

Investment Yield

Market sentiment continues to improve for the Hotel sector with resilient trading and improved transaction volumes. There is particular interest in the prime hotels leased to strong covenants. CBRE is currently aware of the following hotel investment transactions.

TABLE 9: HOTEL INVESTMENT COMPARABLE EVIDENCE

Asset	Total Rooms	Date	Sale Price	Rent per Key	Price Per Room	NIY	Structure
Travelodge Manchester Piccadilly	157	Sep-24	£23,500,000	6,603	£149,500	6.40%	Lease - Fixed
Cove, Piccadilly	63	-	£12,800,000	£11,386	£203,000	5.25%	Lease - Fixed
19-31 Piccadilly Manchester	193	Sep-23	£22,760,300	£6,672	£118,000	5.30%	Lease - Fixed
Hotel Brooklyn, 59 Portland St	189	Feb-22	£24,100,000	£12,169	£127,500	7.40%	Lease – Fixed
Maldron Hotel, Manchester	188	Jan-22	£30,000,000	£7,000	£160,000	4.26%	Lease - Fixed
Royal Albert Dock, Liverpool	321	Q2 2023	£39,500,000	Undisclosed	£123,000	8.68%	Lease - Fixed

Source: CBRE

CBRE's latest investment yield market data for January 2026 supports yields for prime regional hotels under operational lease agreements at 5.00%. Prime regional hotels available with vacant possession or under management contracts are attracting yields of 7.50% and 8.50%, respectively.

On consideration of the above evidence, CBRE has adopted an investment yield of 5.50%. This generates a capital value per key of £169,500 for the proposed hotel uses at the Site.

Office Use

The office leasing market within Manchester is characterised by a flight to quality, with occupier sentiment focused on Grade A space offering strong ESG credentials, enhanced amenity provision, lease flexibility and prime location.

Occupiers 'flight to quality' is evidenced by the success of the city's latest trio of new-build workspace: St Michaels, Island and 3 Circle Square, which experienced unprecedented levels of occupier interest ahead of practical completion. St Michaels is fully let (achieved ahead of PC) and set a record rent for the city at £45.00 per sq ft. –representing the current headline level for prime rents in Manchester.

New build availability is at a record low with only 3 city centre schemes delivered in 2025 and limited further commitment for new-build development forthcoming. A summary of Grade A supply is provided in the following table. It is CBRE's view that the rental comparables listed within Table 10 occupy more prominent locations (to the Site) and would attract premiums.

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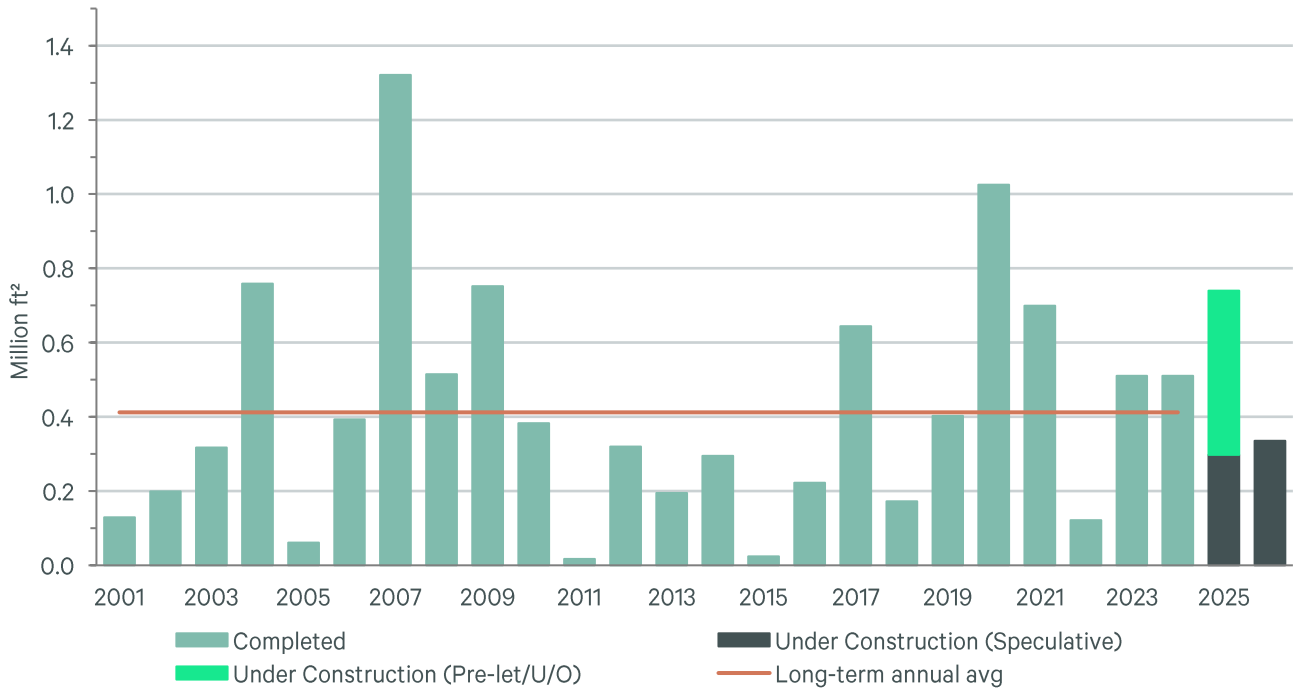
TABLE 10: NEW-BUILD AVAILABILITY

Property & Location	Image	Size (ft²)	Availability (ft²)	Rent (£/ft²)	PC Date	Comments
St Michaels Prime Core		180,000	-	£38.50 - £45.00	Q2 2025	Fully pre-let ahead of PC.
3 Circle Square Oxford Road		260,000	60,000	£41.00 - £43.00	Q2 2025	Deals agreed with Autotrader, Havas, Puma and ICO.
Island Prime Core		95,000	40,000	£45.00 - £47.00	Q2 2025	Pre-let 55k to Virgin Media. Strong interest in remainder.

Several development sites have achieved outline or detailed planning consent although no developer is committed to speculatively building at this stage. Viability remains a challenge with cost of debt, exit yields and build costs combined with liquidity issues with the majority of development sites set to deliver in excess of 200,000ft².

A summary of the Manchester office development pipeline, as at Q2 2025, is presented in Chart 1 below.

CHART 1: MANCHESTER OFFICE DEVELOPMENT PIPELINE (AT Q2 2025)



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As at Q3 2025, YTD take-up for Manchester totaled 770,000ft², which was 17% below the figure for the same period in the previous year. The largest deal of the quarter saw Global Draw take 20,200ft² of space at XYZ, Hardman Boulevard. In the 12 months to the end of Q3 2025, the TMT sector accounted for the largest share of take-up at 30%.

Availability in Manchester decreased marginally (-3%) to total 4.3m ft² at the end of Q3 2025, much of which comprised of Grade B and C space. The availability of new/early marketed space remained low accounting for just 17% of available supply at the end of the quarter.

Market intelligence suggests the best quality space will continue to outperform and occupiers will remain focused on office space that helps attract employees back to the office and helps them to meet sustainability goals, which are becoming increasingly prevalent, particularly among large corporates.

There is limited evidence for prime office investment transactions within the last 24 months, however, evidence across the Big 6 regional markets suggests yields range between 5.75% to 7.25% for purpose-built accommodation. Manchester is considered to sit at the top of the regional hierarchy in terms of liquidity and investor demand. According with CBRE research[5], office yields were considered 'weaker' over 2025, with prime regional cities standing at 6.50% and good secondary at 10.00%.

CBRE's adopted rental values consider the data presented above and the Site's location. In line with market and CBRE expectations, the adopted letting profile for the proposed office use at the Site assumes lettings would likely commence with the uppermost storeys, which are anticipated to be the most attractive within the market, and could attract an ERV up to £40/ft². CBRE has also considered the likely void periods, tenant incentives and lease up. Pre-lets have been assumed on the upper levels, which CBRE considers an optimistic, yet positive assumption in the current market. Voids are anticipated to run to up to 18 months. Additionally, rent free/ incentive periods are applied at between 9 – 24 months.

A summary of the adopted lease terms and letting profile for an office use at the Site are set-out in Table 11 below.

TABLE 11: OFFICE LEASE TERMS & LETTING PROFILE

Level	NIA (ft²)	Headline Rent (£/ft²)	Letting Strategy/ Void	Lease Length (Yrs)	Rent Free Period (Mths)
Level 01	7,868	£34.00	18.00	5.00	9.00
Level 02	7,642	£34.00	18.00	5.00	9.00
Level 03	7,642	£34.00	18.00	5.00	9.00
Level 04	4,184	£34.00	18.00	5.00	9.00
Level 05	4,184	£35.50	12.00	10.00	9.00
Level 06	4,184	£35.50	12.00	10.00	9.00
Level 07	4,184	£35.50	12.00	10.00	9.00
Level 08	4,184	£35.50	12.00	10.00	9.00
Level 09	4,184	£37.00	9.00	10.00	18.00
Level 10	4,184	£37.00	9.00	10.00	18.00
Level 11	4,184	£37.00	9.00	10.00	18.00
Level 12	4,184	£37.00	9.00	10.00	18.00
Level 13	4,184	£38.50	6.00	10.00	18.00

[5] *CBRE (2025) Investment Yields | December 2025*

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Level	NIA (ft²)	Headline Rent (£/ft²)	Letting Strategy/ Void	Lease Length (Yrs)	Rent Free Period (Mths)
Level 14	4,184	£38.50	6.00	10.00	18.00
Level 15	4,184	£38.50	6.00	10.00	18.00
Level 16	4,184	£38.50	6.00	10.00	18.00
Level 17	4,184	£40.00	Pre-PC	10.00	24.00
Level 18	4,184	£40.00	Pre-PC	10.00	24.00
Level 19	4,184	£40.00	Pre-PC	10.00	24.00
Level 20	4,184	£40.00	Pre-PC	10.00	24.00
Total/ Average:	**94,280**	**£36.66**	-	-	-

Source: CBRE

CBRE has applied an investment yield of 6.50% to the net rental income, which is considered optimistic for the location of the Site (considered to be outside of Manchester's core office area(s)).

The revenue assumptions for the proposed ground floor commercial floorspace has been adopted on a consistent basis with the Proposed Development appraisal.

Residential Use | BTR

Development Value

CBRE has conducted a residential rental market pricing analysis of current, new-build apartments within the locality of the Site to inform estimated open market rental values ('ERVs') within the viability appraisal of a residential BTR scheme at the Site. Notable comparables include the following:

- **Kampus**: developed by Capital & Centric and completed in Q3 2021, Kampus comprises a prime BTR scheme located close to Piccadilly Station and has been designed and delivered to a high specification. Resident amenities include a gym, residents' lounge, rooftop cinema, private dining room and terrace. The Minto & Turner building within the development is the most comparable building as a renovated former cotton warehouse. Apartments are currently being marketed at the following asking rents:

  - 1-beds: £1,395 - £1,500 pcm (or £36.77/ft² - £40.16/ft²)
  - 2-beds: £1,895 - £2,125 pcm (or £32.45/ft² - £35.83/ft²)

  Kampus is considered to represent a super-prime product at the very upper premium end of the BTR market in Manchester and would be expected to command a premium over a BTR scheme at the Site.

- **Uhaus**: a Vita Living asset, completed in 2021, comprising c. 683 apartments and providing a mix of studios to 3-bed units. The buildings provide access to a variety of tenant amenities including a residents gym, lounges, workspaces, outdoor communal terrace, private dining rooms to hire and a residents only bar. CBRE is aware of apartments currently being marketed at the following asking rents:

  - Studios: £1,650 - £1,700 pcm (or £47.17/ft² - £48.60/ft²)
  - 1-beds: £1,500 - £1,895 pcm (or £38.01/ft² - £48.01/ft²)
  - 2-beds: £2,050 - £2,350 pcm (or £34.64/ft² - £39.69/ft²)
  - 3-beds: £3,135 pcm (or £38.83/ft²)

  Uhaus is a well-located, prime BTR asset. CBRE considers the asset attracts a premium over the rents potentially achievable within a BTR scheme at the Site.

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- **The Residences** (North Tower and West Tower, Deansgate Square): L&G owned, purpose-built BTR assets located approximately 500m west of the Site. Collectively, The Residences comprises 626 apartments with a mix of 1 to 3-bed units. Residents have access to a wide range of amenities, including a 20m swimming pool, communal rooftop terrace, communal courtyard, various residents' lounges, residents' gym, sports hall, yoga studio and spin studio. Apartments at the scheme are currently being marketed at the following asking rents:

  - 1-beds: £1,675 - £1,700 pcm (or £34.58/ft² - £35.10/ft²)
  - 2-beds: £2,000 - £2,900 pcm (or £29.34/ft² - £33.36/ft²)

  Unit sizes across The Residences are typically larger than average, which is reflected in lower average rents per square foot. The resident amenity provision is extensive and high-quality; however, the development has now been operational for c. 4 years and is located in a marginally less prime/ central location. Overall, CBRE regards this asset as closely comparable to the Proposed Development for benchmarking purposes.

- **The Castings**: located on Heyrod Street, c. 1.5km east of the Site, Packaged Living's The Castings, completed in Q3 2024, offers 352 apartments, comprising studio, 1-bed, 2-bed and 3-bed units. Resident amenities include a gym & yoga studio; co-working space; private dining room; games room; rooftop terrace; and 24hr reception. Apartments at the development are currently being marketed at the following asking rents:

  - 2-beds: £1,495 - £1,655 pcm (or £27.96/ft² - £29.95/ft²)

  This scheme is considered an upper mid-market product in a marginally inferior location, and the rental levels evidenced [above] are considered to be below what could be achievable at the Site under a BTR offering.

Having considered the data, CBRE has set open market ERVs for a BTR scheme at the Site that reflect its spatial location and other value drivers, including the proposed scale of development, floor height and outlook, expectation of a high-quality, new-build specification, level of resident amenity offer, and professional, on-site management within a dedicated BTR product.

CBRE has also considered and reflected in the adopted ERVs that the [above] comparable evidence comprises marketed rents which are known to be priced ahead of what is presently being achieved in the market.

CBRE has not included any affordable housing provision (or other planning obligations) within the residential BTR viability appraisal. The purpose is to demonstrate the maximum viable position (by limiting such costs), as it is assumed that MCC would act flexibly in in accordance with adopted Manchester Core Strategy policies, in order to support the much needed redevelopment of the Site.

The adopted open market ERVs for a BTR scheme at the Site are summarised in Table 12 below.

TABLE 12: ADOPTED OPEN MARKET ERV SUMMARY | RESIDENTIAL BTR SCHEME

Unit Type	Qty	Avg. NIA (ft²)	Total NIA (ft²)	Avg. Gross Rent PCM (£)	Avg. Gross Rent PA (£)	Total Gross Rent PA (£)	Gross Rent (£/ft²)
1B1P	33	435	14,354	£1,324	£15,884	£524,160	£36.52
1B2P	50	549	27,454	£1,550	£18,600	£930,000	£33.87
2B3P	155	678	105,134	£1,807	£21,684	£3,361,020	£31.97
2B4P	8	786	6,286	£2,050	£24,600	£196,800	£31.31
Total/ Average:	**246**	**623**	**153,229**	**£1,698**	**£20,374**	**£5,011,980**	**£32.71**

Source: CBRE

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Operational Expenditure and Voids

The total gross annual estimated residential rental revenue ('ERV') has been reduced by 25.00% to reflect the projected minimum operational management costs and a stabilised void and bad-debt provision, which based on CBRE Residential Valuation's experience currently ranges from 25% - 28% on high quality regional assets, and should allow for void turnover and bad debt provisions (typically circa 2-3% at stabilisation).

CBRE's adopted assumption of 25% (including a stabilised running void) equates to a rate per unit of £5,093 per annum on an open market rent basis.

It should be noted that there is continued upward pressure on operational costs due to the inflationary macro-economic environment witnessed throughout 2022 and 2023, which whilst stabilising has not reversed.

Total Net Revenue

Reflecting that a BTR scheme would be expected to be forward funded by an investor with handover at practical completion ('PC'), a Net Initial Yield ('NIY') of 5.00% net of coupon is currently applied to the net BTR residential revenue.

This generates a capital value, on a net (of PCs/coupon) basis, of over £455/ft^2 or £283,700 per unit which is a strong assumption of capital value in comparison to equivalent vacant possession values ('VPVs'), which represent a recognised valuation underwrite in a thin investment market.

CBRE's January 2026 Investment Yield Guide confirms sentiment for multi-family residential has become weaker. Stabilised investment yields for prime regional cities softened to 4.50% from 4.35% recorded in the month prior (November 2025), whilst regional cities secondary yields softened by 25bps, to 5.00%.

When reviewing yield guides it is essential to draw the distinction that these represent published investment yields on a stabilised basis. Unstabilised (development) funding yields will price a discount to allow for factors including the additional cost of mobilisation, the cost of capital, and deductions to stabilised annual rent that will be incurred prior to an asset stabilising. CBRE's current in-house view is that unstabilised funding yields are typically softer than stabilised yields by circa 50bps.

Whilst current funding market evidence is thin, recently transacted regional funding deals that are known to CBRE have been summarised in the following table. The data illustrates a yield range of c. 5.00% - 5.40%, which is supportive of CBRE's adopted, forward funding NIY.

TABLE 13: COMPARABLE BTR FORWARD FUNDING DEALS | UK REGIONS

Investor	Asset	Type	Date	Price	No. of Units	Estimated Net Yield
L&G/PGGM	F1, Manchester	Forward Funding	Mar-25	Confidential	494	c. 5.00%
Heimstaden	Beck Yard, Broadside, Leeds	Forward Funding	May-24	£80,000,000	375	c. 5.00%
Hines	Pottery Lane, Newcastle	Forward Funding	Apr-24	£118,250,000	519	c. 5.40%
CBRE IM	New Bailey, Manchester	Forward Funding	Apr-24	£52,500,000	196	c. 5.00%
Moorfield	Lumina Village, Manchester	Forward Funding	Dec-23	£104,180,000	440	c. 5.05%
CDL	1NQ, Manchester	Forward Funding	Nov-23	£75,600,000	261	c. 5.00%

Source: CBRE

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Development Costs

The Applicant instructed independent cost and project management consultancy Beadmans to prepare up-to-date feasibility cost estimates for each of the alternative use redevelopment options.

The cost estimates are base dated January 2026. CBRE has again excluded the contingency/ risk and inflation cost allowances. A headline summary of the adopted, estimated construction cost for each alternative use option tested is presented in Table 14 below.

TABLE 14 | ESTIMATED CONSTRUCTION COST | ALTERNATIVE USES

Alternative Use	Summary Description	GIA (ft²)	Total Estimated Cost (£)	Total Estimated Cost (£/ft²)
Hotel	Basement + 36-storey scheme comprising 396 keys	225,306	£103,400,000	£459
Office	Basement + 21 storey scheme with ground floor retail floorspace	145,762	£73,620,000	£505
Residential | BTR	Basement + 36-storey scheme comprising 246 apartments with a mix of 1 and 2-bed units	225,456	£88,390,000	£392

Source: Beadmans; CBRE

Copies of the cost estimates are provided within **Appendix E**.

Other Development Costs

Other development costs adopted within the viability appraisals for the alternative uses are summarised in Table 15 below. Where appropriate, adopted rates are consistent with the Proposed Development appraisal.

TABLE 15: OTHER DEVELOPMENT COSTS | PROPOSED DEVELOPMENT

Cost Heading	Hotel Rate	Office Rate	Residential (BTR) Rate	Commentary (applied as appropriate to the relevant use or uses)
Professional Fees		10.00%		Assumes a 10.00% professional fee allowance. Consistent with the Proposed Development appraisal.
Listed Building Application Challenge Fees		£487,000		Actual consultant costs incurred by Applicant to challenge the Listed Building Application
Development Management		3.00%		Development management budget. Consistent with the Proposed Development appraisal.
Contingency		10.00%		All-in allowance, applied in lieu of contingency, risk and inflation budgets excluded from the Beadmans Cost Plans. Consistent with the Proposed Development appraisal.
Right to Light	£640,000	£376,000 *(Pro-rata reduction for reduced floor levels)*	£640,000	Consistent with (based upon) the Proposed Development appraisal.

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Cost Heading	Hotel Rate	Office Rate	Residential (BTR) Rate	Commentary (applied as appropriate to the relevant use or uses)
LDI	1.00% of base construction cost			Consistent with the Proposed Development appraisal.
Insurances		£1,250,000		Consistent with the Proposed Development appraisal.
Section 278 Costs		£595,000		Assessment provided by Applicant.
Marketing Budget		£220,000		Budget allowance. Consistent with the Proposed Development appraisal.
Void Costs	-	£669,000	-	Based upon estimated services charges and mitigation up to being fully let.
Business Rates	-	£1,164,000	-	Estimated cost of business rates over the void/ letting-up period, adopted at up to 18 months.
Commercial Letting Agent Fee	10.00%	15.00%	10.00%	Of Commercial GDV.
Commercial Letting Legal Fee	5.00%	5.00%	5.00%	Of Commercial GDV.
Funding Agent Fee		1.00%		Of GDV.
Funding Legal Fee		0.50%		Of GDV.
Purchaser's Costs (Land)		SDLT + 1.8%		Standard SDLT + 1.00% agent fee + 0.80% legal fee + VAT
Purchaser's Costs (Investment)	6.80%	6.80%	1.80% *(SPV)*	
Finance	7.50%	7.50%	5.00% *(coupon rate)*	Appropriate 'all-in' debit interest rate for financing development in the current market.
Developer's return (Profit on Cost)		15.00%		Total minimum target return on cost to reflect heightened levels of market risk. At the bottom end of the range set-out in PPGV. Consistent with the Proposed Development appraisal.
Benchmark Land Value		£3m		Consistent with the Proposed Development appraisal.
Development & Disposal Programme	**Month 1:** Site Purchase **Months 2 - 8:** Pre- construction **Months 9 - 40:** Construction **Month 41:** Investment Sale	**Month 1:** Site Purchase **Months 2 - 8:** Pre- construction **Months 9 - 40:** Construction **Months 41 – 58:** Let-up period **Month 59:** Investment Sale	**Month 1:** Site Purchase **Months 2 - 8:** Pre- construction **Months 9 - 40**: Construction **Month 41**: Investment Sale	Broadly consistent (where possible) with the Proposed Development appraisal

Source: CBRE; the Applicant

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Appraisal Results

Proposed Development

At the Applicant's instruction, CBRE has prepared a current day assessment of the financial viability of the Proposed Development at the Site.

The viability appraisal for the Proposed Development demonstrates that, when incorporating the BLV as a fixed input, the outturn residual profit margin generated is 10.97% on cost (£13.85m). The residual profit margin falls below the minimum target risk-adjusted developer's return of 15.00% on cost and is therefore considered unviable.

A copy of the Proposed Development viability appraisal is provided at **Appendix F**.

Sensitivity Testing

Sensitivity test 1

CBRE has conducted sensitivity testing, examining the changes in key appraisal inputs to determine the level of changes necessary to return the Proposed Development to a financially viability position.

Sensitivity Test 1 illustrates that the Proposed Development would need to achieve an increase in ERVs of c. £2.00/ft² and concurrent decrease in construction costs of c. 6.00/ft² to generates an outturn residual profit that meet the target risk-adjusted developer's return. A copy of the results of the sensitivity test are provided at **Appendix G**.

Sensitivity Test 2

Due to the evidenced softening of in Prime regional Direct let PBSA yields, as reported by CBRE in December 2025[6], CBRE has also conducted sensitivity testing to assess how changes in funding yields could affect the financial viability of the Proposed Development. CBRE has tested 5 basis point movements (both increases and decreases) in the adopted PBSA NIY and its impact upon the residual profit margin. The results of Sensitivity Test 2 are presented in Table 16, below.

TABLE 16: SENSITIVITY TEST 2 RESULTS | STEPPED MOVEMENT IN ADOPTED PBSA NIY

Appraisal	PBSA NIY	Residual Profit (£)	Residual Profit (% on Cost)
-25 bps	5.50%	20,085,541	15.90%
-20 bps	5.55%	18,793,711	14.88%
-15 bps	5.60%	17,524,950	13.87%
-10 bps	5.65%	16,278,644	12.89%
-5 bps	5.70%	15,054,204	11.92%
Baseline	**5.75%**	**13,851,058**	**10.97%**
+5 bps	5.80%	12,668,656	10.04%
+10 bps	5.85%	11,506,466	9.12%
+15 bps	5.90%	10,363,974	8.21%
+20 bps	5.95%	9,240,684	7.32%
+25 bps	6.00%	8,136,115	6.45%

[6] *CBRE (2025) Investment Yields | December 2025*

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The results of 'Sensitivity Test 2' demonstrate a meaningful impact on scheme viability of any movement in funding yield. Should the yield move out 25bps, as market evidence indicates, the outturn residual profit effectively reduces to c. £8.14m, or 6.45% on cost.

If yield movements were applied in tandem with changes to other key inputs (i.e. construction costs and/ or rents, as illustrated in Sensitivity Test 1) it could produce significant swings in scheme viability – both positively or negatively from the baseline (present day) position.

Alternative Uses

CBRE has also prepared current day assessments of the financial viability of alternative uses at the Site, which include hotel, office and residential (BTR).

A summary of the viability appraisal results for each alternative use tested are presented in Table 17 below.

TABLE 17: ALTERNATIVE USE VIABILITY APPRAISAL RESULTS SUMMARY

Use	Net Development Value (£)	Total Development Costs (£)	Outturn Developer's Return (£)	Outturn Developer's Return (%)	Target Developer's Return (£)	Viability Surplus/ Deficit (£)
Hotel	£67,104,000	£148,792,949	-£81,688,949	-54.90%	£22,318,942	-£104,007,891
Office	£48,067,844	£124,740,282	-£76,672,438	-61.47%	£18,711,042	-£95,383,480
Residential (BTR)	£74,200,272	£126,829,763	-£52,629,491	-41.50%	£19,024,464	-£71,653,955

Source: CBRE

Table 17 demonstrates that all of the alternative uses tested are significantly unviable in the current market and are therefore considered undeliverable at the Site.

Copies of the full alternative use viability appraisals are provided withing **Appendix H-J**.

Conclusion

CBRE has prepared a present day viability appraisal for the Proposed Development which demonstrates that, when incorporating the BLV as a fixed input, the outturn residual profit margin generated is 11.09% on cost (£13.99m). The residual profit margin falls below the minimum target risk-adjusted developer's return of 15.00% on cost and is therefore considered unviable.

CBRE has also prepared assessments of the financial viability of alternative uses at the Site, which include hotel, office and residential (BTR). All of the alternative uses tested are significantly unviable in the current market and are therefore considered to be undeliverable.

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 sums towards planning obligations and/ or affordable bedspaces (or a payment in lieu of on-site provision).

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

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Enclosures:

- Appendix A: Proposed Development | Accommodation Schedule
- Appendix B: PBSA Rental Market Data
- Appendix C: Proposed Development | Cost Plan
- Appendix D: Alternative Uses | Plans and Summary Schedules
- Appendix E: Alternative Uses | Cost Plans
- Appendix F: Proposed Development | Appraisal
- Appendix G: Proposed Development | Sensitivity Test 1
- Appendix H: Alternative Uses | Hotel Appraisal
- Appendix I: Alternative Uses | Office Appraisal
- Appendix J: Alternative Uses | Residential BTR Appraisal

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A Proposed Development | Accommodation Schedule

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Hotspur Press
27.10.25

Option 44 - Schedule Of Accommodation

Podium

	Cluster	Studio	1B Apartments	2B 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			458	4925	1016	10932	45
Level 00								494		260	779	8382	1045	11244	75
Level MEZ								183		120	302	3250	540	5810	56
Level 01		19		2	23			54			653	7028	915	9841	71
Level 02		19		2	23			54			653	7028	915	9845	71
Level 03		13		2	17			139	124		605	6510	875	9414	69
Total	0	51	0	6				1,331	124	380	3,450	37,123	5,306	57,087	65
	57							1,836							

Tower

	Cluster	Studio	1B Apartments	2B 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	0	10	2	2	16						392	4218	522	5617	75
Level 35													377	4061	0
Total	240	310	2	2							12,016	129,292	16,512	177,667	73
	554														

Accommodation Mix		
	Unit Total	% Mix
Cluster	240	39.3%
Studio	361	59.1%
1B Apartments	2	0.3%
2B Apartments	8	1.3%
Total	611	

Total Building GIA		
	m²	ft²
	21,817	234,754

Total Building NIA		
	m²	ft²
	15,466	166,415

Total	m²	ft²
Amenity	1,331.4	14,325.9
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

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PBSA Rental Market Data

Development	Developer / Operator	Link	New-Build / Re-Let	Date	Post Code	No	Accommodation Type	Description	Term	Storey(s)	ft²	Rent PW (£)	Rent PA (£)	Average Rent (£/ft²)
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		En-Suite	Silver	51		151	£274	£13,974	£93
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		En-Suite	Gold	51		161	£274	£13,974	£87
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Bronze	51		183	£309	£15,759	£86
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Silver	51		194	£309	£15,759	£81
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Gold	51			£330	£16,830	
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Diamond	51			£424	£21,624	
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		En-Suite	Silver	44		151	£284	£12,496	£83
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		En-Suite	Gold	44		161	£294	£12,936	£80
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Bronze	44		183	£329	£14,476	£79
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Silver	44		194	£329	£14,476	£75
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Gold	44			£339	£14,916	
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Platimum	44		237	£384	£16,896	£71
River Street Tower	Canvas	https://www.canvas	New-Build	Dec-25	M15 5GQ		Studio	Diamond	44			£444	£19,536	
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		En-Suite		51	3rd floor	172	£314	£16,014	£93
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		En-Suite		44	3rd floor	172	£345	£15,198	£88
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Lite	51	2nd floor	172	£341	£17,391	£101
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Lite	44	2nd floor	172	£375	£16,504	£96
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Premium	51	1st floor	215	£388	£19,788	£92
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Premium	44	1st floor	215	£427	£18,779	£87
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Deluxe	51	1st floor	280	£415	£21,165	£76
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Deluxe	44	1st floor	280	£457	£20,086	£72
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Studio	Ultimate	51	10th floor	431	£566	£28,866	£67
Circle Square	VITA	https://www.vitastu	New-Build	Dec-25	M1 7FA		Duplex	Ultimate	44	10th floor	431	£623	£27,394	£64
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic	51	2nd floor	194	£311	£15,861	£82
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic	44	2nd floor	194	£342	£15,052	£78
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic Plus	51	2nd floor	194	£328	£16,728	£86
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic Plus	44	2nd floor	194	£361	£15,875	£82
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic Plus	51	10th floor	194	£336	£17,136	£88
First Street	VITA	https://www.vitastu	New-Build	Dec-25	M15 4RB		En-Suite	Classic Plus	44	10th floor	194	£370	£16,262	£84
Element	CRM Students	https://www.crm-stu	New-Build	Dec-25	M15 6BP		Studio		51	1st & 2nd floor		£330	£16,830	
Element	CRM Students	https://www.crm-stu	New-Build	Dec-25	M15 6BP		Studio		51	3rd & 4th floor	0	£350	£17,850	
Element	CRM Students	https://www.crm-stu	New-Build	Dec-25	M15 6BP		Studio		51	5th & 6th floor		£350	£17,850	
Element	CRM Students	https://www.crm-stu	New-Build	Dec-25	M15 6BP		Studio		51	7th & 8th floor	0	£355	£18,105	
Element	CRM Students	https://www.crm-stu	New-Build	Dec-25	M15 6BP		Studio	Accessible	51			£370	£18,870	
Victoria Point	Hello Student	https://www.hellostu	New-Build	Dec-25	M13 0FT		Studio	Premium	51		0	£259	£13,209	
Victoria Point	Hello Student	https://www.hellostu	New-Build	Dec-25	M13 0FT		Studio	Premium Bigger	51			£272	£13,872	
Victoria Point	Hello Student	https://www.hellostu	New-Build	Dec-25	M13 0FT		Studio	Premium	44		0	£277	£12,188	
Victoria Point	Hello Student	https://www.hellostu	New-Build	Dec-25	M13 0FT		Studio	Premium Bigger	44			£291	£12,804	
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	2nd floor	129	£273	£13,923	£108
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	44	2nd floor	129	£300	£13,213	£102
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	4th floor	129	£278	£14,178	£110
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	44	4th floor	129	£306	£13,455	£104
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	5th floor	129	£282	£14,382	£111
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	5th floor	129	£310	£15,820	£122
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	8th floor	129	£290	£14,790	£115
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	44	8th floor	129	£319	£14,036	£109

PBSA Rental Market Data

Development	Developer / Operator	Link	New-Build / Re-Let	Date	Post Code	No	Accommodation Type	Description	Term	Storey(s)	ft²	Rent PW (£)	Rent PA (£)	Average Rent (£/ft²)
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	51	13th floor	129	£303	£15,453	£120
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		En-Suite	Essential	44	13th floor	129	£333	£14,665	£114
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	51	4th floor	194	£335	£17,085	£88
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	44	4th floor	194	£369	£16,214	£84
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	51	6th floor	194	£335	£17,085	£88
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	44	6th floor	194	£369	£16,214	£84
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	51	9th floor	194	£340	£17,340	£89
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	44	9th floor	194	£374	£16,456	£85
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	51	13th floor	183	£358	£18,258	£100
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Enhanced	44	13th floor	183	£394	£17,327	£95
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	51	7th floor	312	£452	£23,052	£74
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	44	7th floor	312	£497	£21,877	£70
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	51	11th floor	334	£470	£23,970	£72
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	44	11th floor	334	£517	£22,748	£68
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	51	13th floor	312	£473	£24,123	£77
House of Social	VITA	https://www.housec	New-Build	Dec-25	M15 4ND		Studio	Elite	44	13th floor	312	£520	£22,893	£73
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	3-bed flat	51	high floor		£288	£14,688	
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	3-bed flat	51	highest floor		£286	£14,586	
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	3-bed flat	51	highest floor		£291	£14,841	
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	2-bed flat	51	standard floor		£290	£14,790	
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	4-bed flat	51	high floor		£283	£14,433	
Bridgewater Heights	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 5NR		En-Suite	4-bed flat	51	standard floor		£280	£14,280	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		En-Suite	4-8 bed flat	51	high floor		£282	£14,382	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		En-Suite	4-8 bed flat	51	high floor		£279	£14,229	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		En-Suite	4-9 bed flat	44	standard floor		£281	£12,364	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		En-Suite	5-8 bed flat	51	highest floor		£287	£14,637	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		En-Suite	5-9 bed flat	44	standard floor		£291	£12,804	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		Studio		51	highest floor		£399	£20,349	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA		Studio		51	highest floor		£394	£20,094	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA	3 Wakefield Street	Studio		51	standard floor		£388	£19,788	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA	3 Wakefield Street	Studio		51	standard floor		£393	£20,043	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA	3 Wakefield Street	Studio		51	high floor		£391	£19,941	
Artisan Heights	Unite Students	https://www.unitestu	Re-Let	Dec-25	M1 5AA	3 Wakefield Street	Studio		51	high floor		£396	£20,196	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	standard floor		£235	£11,985	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	high floor		£238	£12,138	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	standard floor		£240	£12,240	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	highest floor		£246	£12,546	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	high floor		£243	£12,393	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite		51	highest floor		£241	£12,291	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite	3-bed flat	51	high floor		£248	£12,648	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite	3-bed flat	51	standard floor		£245	£12,495	
Piccadilly Point	Unite Students	https://www.unitestu	New-Build	Dec-25	M1 2AD		En-Suite	3-bed flat	51	highest floor		£251	£12,801	
Manchester Student Village	Dwell Students	https://www.dwellstu	New-Build	Dec-25	M1 5SX		En-Suite	Silver	50	Basement		£221	£11,050	
Manchester Student Village	Dwell Students	https://www.dwellstu	New-Build	Dec-25	M1 5SX		En-Suite	Silver	45	Basement		£228	£10,260	
Manchester Student Village	Dwell Students	https://www.dwellstu	New-Build	Dec-25	M1 5SX		En-Suite	Gold	50			£235	£11,750	
Manchester Student Village	Dwell Students	https://www.dwellstu	New-Build	Dec-25	M1 5SX		Studio	Bronze	50			£285	£14,250	

PBSA Rental Market Data

Development	Developer / Operator	Link	New-Build / Re-Let	Date	Post Code	No	Accommodation Type	Description	Term	Storey(s)	ft²	Rent PW (£)	Rent PA (£)	Average Rent (£/ft²)
Manchester Student Village	Dwell Students	https://www.dwellsti	New-Build	Dec-25	M1 5SX		Studio	Copper	50			£286	£14,300	
Manchester Student Village	Dwell Students	https://www.dwellsti	New-Build	Dec-25	M1 5SX		Studio	Silver	50			£290	£14,500	
Manchester Student Village	Dwell Students	https://www.dwellsti	New-Build	Dec-25	M1 5SX		Studio	Gold	50			£300	£15,000	
Manchester Student Village	Dwell Students	https://www.dwellsti	New-Build	Dec-25	M1 5SX		Studio	Platinum	50			£310	£15,500	
Total / Average:												**£335**	**£16,213**	**£84**

C Proposed Development | Cost Plan

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Beadmans

The Hotspur Press, Manchester

Stage 3 Planning Cost Plan (new build)

15th December 2025

Beadmans LLP | 4th Floor | 79-81 Paul Street | London | EC2A 4NQ

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15/12/2025

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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

Document issue:

Revision	Status	Prepared by	Issue date	Notes
A	FINAL	PB	15 December 2025	Planning Cost Plan (Stage 3)

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1.00 Executive Summary

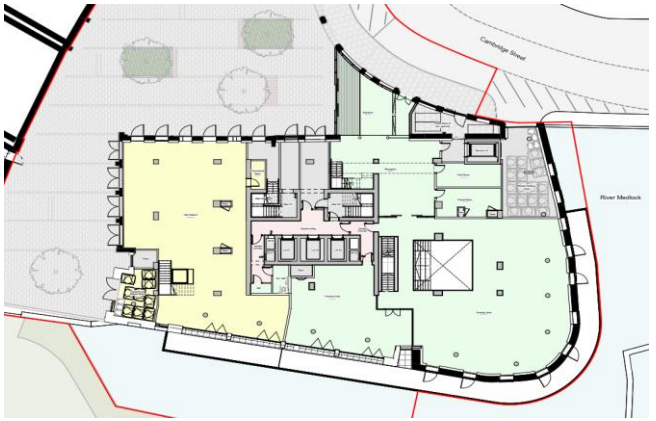
15/12/2025

THP Manchester — **Stage 3 Cost Plan**

Works		£	£/m²	£/ft²	£/Bed	%
Shell and Core works - Including demolition		49,120,000	2,251	210	79,354	50%
Fitout - Cluster	182	3,410,000	156	15	5,509	3%
Fitout - Cluster (15m2)	74	1,400,000	64	6	2,262	1%
Fitout - Studio	335	9,150,000	419	39	14,782	9%
Fitout - Studio (23 -24m2)	16	440,000	20	2	711	0%
Fitout - Studio (29m2)	4	110,000	5	0	178	0%
Fitout - 1B 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	2,360,000	108	10	3,813	2%
Fitout - 1/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	1,910,000	88	8	3,086	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		- 2,821,520	- 129	- 12	- 4,558	-3%
Allowance for commercial F&B offering	380 m²	Excl				
Total Building and Site Works		**67,716,480**	**3,104**	**290**	**109,397**	**68%**
					-	

Key Metrics

(GIA)	Average m2 /room	Average m2/amenity
21,818 m²	35 m²	2 m²
233,748ft²	378ft²	24ft²



1.00 Executive Summary

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

Works		£	£/m²	£/ft²	£/Bed	%
Main Contractor On Costs:						
Preliminaries	18%	12,190,000	559	52	19,693	12%
Programme saving 8 - 10 weeks		- 192,000				
Overheads & Profit	5%	3,990,000	183	17	6,446	4%
Design & Build Risk Premium	2%	1,670,000	77	7	2,698	2%
Contingency	8%	6,830,000	313	29	11,034	7%
PCSA (excluding stage 4 fees)		520,000				
Sub Total		**92,720,000**	**4,250**	**397**	**149,790**	**94%**
Inflation to start on site - Q4 2026	2.5%	2,320,000	106	10	3,748	2%
Inflation during Contract Period		3,911,600	179	17	6,319	4%
Professional Fees		Excluded	-	-		-
TOTAL CONSTRUCTION COST AT Q4 2026		**98,950,000**	**4,535**	**423**	**159,855**	**100%**

Key Metrics

Target Programme

Start on site	Nov '26

2.00 Assumptions and Exclusions

General Assumptions and Notes

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.

2 We have made a general allowance for UKPN and utilities.

3 We have made a general allowance for the minor repairs to viaduct.

4 We have made no allowance for works to the wellness atrium in 2/F.

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.

6 Procurement - two stage lump sum basis under a Design & Build Contract.

7 The commercial costs assume the scheme is delivered to a shell only.

8 Noting the base of the building, we have assumed there is some contamination present in the building.

9 Costs resulting from zero carbon requirements or offset charges are excluded.

10 We have included for a water sprinkler system to LG, G/F and Mezz with sprinkler system to Cat 4 for residential.

Specific Exclusions

18 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.

19 We have not included any allowance for archaeological impact on the site including investigation costs and any delays and special foundations arising therefrom.

20 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 *Detailed UXBs Risk Assessment April 2022* that there is little risk of UXB's on the site, and thus no allowance has been made for removal of UXB's

21 No allowances have been made for the diversion of existing services.

22 No allowances have been made to deal with any complications arising from the BT and Underground tunnels running close to the site.

23 No allowances have been made for the national rail demise close to the site.

24 No allowances have been made for opening vents to corridor.

25 No allowances have been made for upholstered headboard.

2.00 Assumptions and Exclusions

11 We have made an allowance of 8% contingency,

12 We have included an inflation allowance up to the anticipated date to start on site of Q4 2026 and to the mid point of construction.

13 We have included for the landscaping for the connection to the First Street.

14 We have assumed double glazing only.

15 We have allowed full plasterboard ceiling in the cluster and studio.

16 We have assumed open cut excavation for foundation without further lateral support or retaining walls.

General Exclusions

26 Site investigation costs.

27 Planning and Building Regulations fees. Including all contributions, S106, cil etc

28 Land acquisition and legal costs.

29 Professional fees, expenses, and PCSA fees (Design).

30 Value Added Tax.

Disclaimer

31 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

15/12/2025

THP Manchester **Stage 3 Cost Plan**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	Studio Bed	DDA	Cluster Bed	Cluster Kitchen
0LG - Lower ground	1016	10521	-	-	-	-
00 - Ground	1045	11061	-	-	-	-
0M - Mezzanine	540	5748	-	-	-	-
01	915	9716				
02	915	9716				
03	875	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				

3.00 Schedule of Areas & Accommodation

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	Studio Bed	DDA	Cluster Bed	Cluster Kitchen
24	521	5606				
25	521	5606				
26	522	5615				
27	522	5615				
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	**21818**	**233748**	**0**	**0**	**0**	**0**

4.00 Elemental Summary S&C

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	**SITE CLEARANCE**	**2,305,100**	**106**	**10**	**5**	
1	**SUBSTRUCTURE**	**4,431,850**	**203**	**19**	**9**	
2	**SUPERSTRUCTURE**	**30,104,050**	**1,380**	**128**	**61**	
2A	Frame	3,881,060	178	16.53	7.90	
2B	Upper Floors	4,013,190	184	17.09	8.17	
2C	Roofs	693,290	32	2.95	1.41	
2D	Stairs	1,220,000	56	5.19	2.48	
2E	External Walls	16,354,600	750	69.64	33.29	
2F	Windows and External Doors	287,200	13	1.22	0.58	
2G	Internal Walls and Partitions	3,129,310	143	13.32	6.37	
2H	Internal Doors	525,400	24	2.24	1.07	
3	**INTERNAL FINISHES**	**656,640**	**30**	**3**	**1**	
3A	Wall Finishes	145,630	7	0.62	0.30	
3B	Floor Finishes	211,060	10	0.90	0.43	
3C	Ceiling Finishes	299,950	14	1.28	0.61	
4	**FITTINGS AND FURNISHINGS**	**309,100**	**14**	**1**	**1**	
5	**M&E INSTALLATION**	**11,316,290**	**519**	**48**	**23**	**19,019**
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	666,510	31	2.84	1.36	
5D	Water Installations	518,810	24	2.21	1.06	
5E	Heat Source	550,000	25	2.34	1.12	
5F/G	Space Heating, Air Treatment and Extract	433,850	20	1.85	0.88	
5H	Electrical Installations	2,345,160	107	9.99	4.77	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	1,005,000	46	4.28	2.05	
5K	Protective Installation	3,240,630	149	13.80	6.60	
5L	Fire Alarm, Communications and Security	853,830	39	3.64	1.74	
5M	Special Installations	1,163,630	53	4.95	2.37	
5N	Builders Work in Connection	538,870	25	2.29	1.10	
TOTAL BUILDING WORKS		**49,123,030**	**2,252**	**209.17**	**100.00**	

4.00 Elemental Summary S&C

15/12/2025

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		**49,123,030**	**2,252**	**209.17**	**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		**49,123,030**	**2,252**	**209.17**	**100.00**	
	Rounding adjustment 3	(30) -	0	0.00	0.00	
TOTAL ESTIMATED CONSTRUCTION COST		**49,123,000**	**2,252**	**209.17**	**100.00**	

THP Manchester

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					**2,305,100**	
	Asbestos Survey	1	item	20,000	20,000		
	Allowance for asbestos / contamination removal	1	item	250,000	250,000		*Assumed at 50% of the previous removal cost.*
	Structural stability survey		Excl				*Assume completed as per the Design and Access Statement.*
	Dust, ash and water contamination control		Excl				*Excluded from the scope.*
	Hoarding	1	item	100,000	100,000		
	Protection to river side	1	item	50,000	50,000		*Allowance; works to be confirmed*
	Propping/temporary works	1	item	200,000	200,000		*Assumed to provide support to the existing façade/structure prior to removal.*
	Allowance for make safe works for access	1	item	100,000	100,000		*including site access / ramp, isolations, edge protection and associated works.*
	Demolition						
	Allowance for Soft Demolition & Clearing	4,520	m²	20	90,400		*remove remaining fixtures*
	Structural Demolition						
	Phase 01 Demolition	954	m²	50	47,700		*Warehouse areas.*
	Phase 02 Demolition	2,300	m²	150	345,000		*Basement and G/F down to LGF slab level, including retaining walls and river walls.*
	Extra over for excavation to the retaining walls	1	item	30,000	30,000		*Working space required for removal of retaining walls; 3m width × 3m height.*
	Phase 03 Demolition	2,220	m²	100	222,000		*1/F to 3/F including remaining façade.*
	Allowance for propdeck	1	item	350,000	350,000		
	Subcontractor prelims	1	item	500,000	500,000		

THP Manchester

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
1	**SUBSTRUCTURE**					**4,431,850**	
	Existing Foundations						
	Allowance for works to existing foundations	1	item	350,000	350,000		*Scope unknown*
	Allowance for dewatering	1	item	200,000	200,000		
	New Foundations						
	Piling						
	Allowance for excavations to cap bottom levels	1,838	m3	100	183,840		*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	143	nr	100	14,300		
	750mm diameter bearing piles: 15m deep	90	nr	3,000	270,000		
	600m diameter bearing piles; 15m deep	53	nr	2,500	132,500		
	Allowance for pile reinforcement to above		Incl				
	Allowance for loading test	143	nr	20	2,860		
	Allowance for cutting tops of piles	143	nr	150	21,450		
	Concrete works						
	Ground beam	22	m³	225	4,950		

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Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Pile caps to bearing piles	208	m³	225	46,800		
	Core base slab 2500mm deep	1,003	m³	225	225,680		
	Reinforcement						
	Reinforcement to pile cap and ground beams: 135kg/m3 based on SE's recommendation	31	t	1,500	46,580		
	Reinforcement to core base: 135kg/m3 based on SE's recommendation	135	t	1,500	203,110		
	Formworks						
	Formwork to the pile caps and ground beam	337	m2	55	18,540		
	formwork to the above	224	m2	55	12,320		
	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 façade foundations	1	item	300,000	300,000		*current strategy is to utilise the existing façade foundations to support the new façade; new strip footing may be required*
	Basement slab						
	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 1	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		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	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		
	Drainage						
	FW manhole	6	nr	5,000	30,000		
	FW gully	9	nr	1,000	9,000		
	100mm dia FW pipe	61	m	150	9,150		*incl bedding*
	150mm dia FW pipe	68	m	200	13,600		*incl bedding*
	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	49	m	100	4,900		*incl bedding*
	225mm dia SW pipe	58	m	150	8,700		*incl bedding*
	Attenuation Tank	1	item	60,000	60,000		*160m3*
	Allowance for forming sumps (provisional quantity)	10	nr	1,500	15,000		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Basement new retaining walls						
	350mm thick RC retaining walls	82	m³	240	19,710		*350mm thick as per Civic advise*
	Formworks to above	469	m²	50	23,460		
	Steel to above (assume 270kg/m3)	22	t	1,500	33,250		
	Allowance for footing	1	item	30,000	30,000		*Assume*
	Basement cavity wall						*To achieve grade 3 basement.*
	10mm render coat of ascorete	462	m²	35	16,170		
	140 mm cavity drain	462	m²	25	11,550		
	100mm insulation	462	m²	65	30,030		
	Block lining	462	m²	140	64,680		
	Temporary works / logisitcs	1	item	500,000	500,000		
	Subcontractor prelims	1	item	500,000	500,000		
2	**SUPERSTRUCTURE**						
2A	**Frame**					**3,881,060**	
	Concrete Columns - Basement Floor						
	Concrete Columns	94	m3	250	23,500		
	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	1,700	43,150		
	Concrete Columns - Ground Floor						
	Concrete Columns	87	m3	250	21,750		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	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	1,700	39,930		
	Concrete Columns - Mezz						
	Concrete Columns	85	m3	250	21,250		
	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	1,700	39,020		
	Concrete Columns - Floors 1-3						
	Concrete Columns	102	m3	250	25,500		
	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	1,700	46,820		
	Concrete Columns - Floors 4-9						
	Concrete Columns	101	m3	250	25,250		
	Shuttering to above	704	m²	50	35,200		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	27	t	1,700	46,360		
	Concrete Columns - Floors 10-22						
	Concrete Columns	211	m3	250	52,750		
	Shuttering to above	1,616	m²	50	80,800		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	57	t	1,700	96,850		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Concrete Columns - Floors 23-33						
	Concrete Columns	112	m3	250	28,000		
	Shuttering to above	1,072	m²	50	53,600		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	30	t	1,700	51,410		
	Concrete Columns - Floors 34						
	Concrete Columns	11	m3	250	2,750		
	Shuttering to above	98	m²	50	4,900		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	3	t	1,700	5,050		
	Core Walls - Basement						
	Concrete Walls	115	m3	250	28,750		
	Shuttering to above	640	m²	50	32,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	15	t	1,700	25,420		
	Core Walls - Ground Floor						
	Concrete Walls	95	m3	250	23,750		
	Shuttering to above	548	m²	50	27,400		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	21,000		
	Core Walls - Mezz						
	Concrete Walls	98	m3	250	24,500		
	Shuttering to above	555	m²	50	27,750		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	13	t	1,700	21,660		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Core Walls - Floors 1-3						
	Concrete Walls	269	m3	250	67,250		
	Shuttering to above	1,554	m²	50	77,700		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	35	t	1,700	59,450		
	Core Walls - Floors 4-15						
	Concrete Walls	1,081	m3	250	270,250		
	Shuttering to above	6,127	m²	50	306,350		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	141	t	1,700	238,900		
	Core Walls - Floors 16-25						
	Concrete Walls	901	m3	250	225,250		
	Shuttering to above	5,106	m²	50	255,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	117	t	1,700	199,120		
	Core Walls - Floors 26-33						
	Concrete Walls	603	m3	250	150,750		
	Shuttering to above	3,562	m²	50	178,100		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	78	t	1,700	133,260		
	Core Walls - Floors 34						
	Concrete Walls	76	m3	250	19,000		
	Shuttering to above	449	m²	50	22,450		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	10	t	1,700	16,800		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Core Walls - Floors 35						
	Concrete Walls	91	m3	250	22,750		
	Shuttering to above	531	m²	50	26,550		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	20,110		
	Structural Steel - Floors 36 to Roof						*Steel support to existing walls to be included in External Wall Section*
	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		
2B	**Upper Floors**					**4,013,190**	
	225mm concrete slab to Basement to Mezz	301	m3	250	75,250		
	Shuttering to soffit	1,336	m2	50	66,800		
	Formwork to slab edge	154	m	35	5,390		
	Allowance for extra shuttering to floor height over 5m in Ground floor	450	m²	40	18,000		
	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	1,700	76,760		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	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*
	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	250	2,250		
	Shuttering to above	73	m2	50	3,650		
	Reinforcement to above; assumed 125kg/m3	1	t	1,700	1,910		
	225mm concrete slab to floors 1-3	630	m3	250	157,500		
	Shuttering to above	2,803	m2	50	140,150		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	95	t	1,700	160,650		
	Concrete beam to floors 1-3	34	m3	250	8,500		
	Shuttering to above	290	m2	50	14,500		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	7,230		
	225mm concrete slab to floors 4	177	m3	250	44,250		
	Shuttering to above	786	m2	50	39,300		
	Reinforcement to above; 150kg/m3 based	27	t	1,700	45,140		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	225mm concrete slab to floors 5-9	540	m3	250	135,000		
	Shuttering to above	2,400	m2	50	120,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	70	t	1,700	119,340		
	Concrete beam to floors 4-9	21	m3	250	5,250		
	Shuttering to above	127	m2	50	6,350		
	Reinforcement to above; assumed 125kg/m3	3	t	1,700	4,460		
	225mm concrete slab to floors 10-22	1,404	m3	250	351,000		
	Shuttering to above	6,240	m2	50	312,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	183	t	1,700	310,280		
	Concrete beam to floors 10-22	30	m3	250	7,500		
	Shuttering to above	260	m2	50	13,000		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	6,380		
	225mm concrete slab to floors 23-33	1,188	m3	250	297,000		
	Shuttering to above	5,280	m2	50	264,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	154	t	1,700	262,550		
	Concrete beam to floors 23-33	33	m3	250	8,250		
	Shuttering to above	280	m2	50	14,000		
	Reinforcement to above; assumed 125kg/m3	4.1	t	1,700	7,010		
	225mm concrete slab to floors 34	108	m3	250	27,000		
	Shuttering to above	480	m2	50	24,000		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 130kg/m3 based on SE's recommendation	14	t	1,700	23,870		
	Concrete beam to floors 34	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	225mm concrete slab to floors 35	107	m3	250	26,750		
	Shuttering to above	477	m2	50	23,850		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	16	t	1,700	27,290		
	Concrete beam to floors 35	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	Connections into external walls	1	item	75,000	75,000		
	Allowance for transfer structures at existing building level	1	item	150,000	150,000		
	Miscellaneous / temporary works etc	1	item	100,000	100,000		
	Roof slab 250mm	90	m3	250	22,500		
	Formwork to slab edge	360	m2	50	18,000		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	14	t	1,700	22,950		
	Steel Platform	152	m2	500	76,000		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2C	**Roof**				**693,290**	
	Flat Roof to 1st Floor - Entrance Lobby					
	Roof Structure	62 m2	250	15,500		
	200mm rockwool Insulation	62 m2	85	5,270		
	Waterproofing to slabs	62 m2	50	3,100		
	Vapour Control Layer	62 m2	50	3,100		
	Fire stop to edge of slab	45 m	50	2,250		
	Flat Roof to 1st Floor					
	200mm rockwool Insulation	90 m2	85	7,650		
	Waterproofing to slabs	90 m2	50	4,500		
	Vapour Control Layer	90 m2	50	4,500		
	50mm concrete paving with pedestal	90 m2	400	36,000		
	Fire stop to edge of slab	100 m	50	5,000		
	Flat Roof to 2nd Floor					*No rockwool insulation*
	Waterproofing to slabs	90 m2	50	4,500		
	Vapour Control Layer	90 m2	50	4,500		
	50mm concrete paving with pedestal	90 m2	400	36,000		
	Fire stop to edge of slab	100 m	50	5,000		
	Flat Roof to 3rd Floor; Terrace					
	Roof Structure	127 m2	250	31,750		
	60mm Vacuum insulation panel	127 m2	150	19,050		
	Waterproofing to slabs	127 m2	50	6,350		
	40mm flow board	127 m2	18	2,290		
	50mm concrete paving with pedestal	127 m2	400	50,800		*assume; no details from landscape*
	Fire stop to edge of slab	132 m	50	6,600		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Flat Roof to 4th Floor					
	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		
	Green Roof to 4th Floor					
	Roof Structure	242 m2	250	60,400		
	200mm rockwool Insulation	242 m²	85	20,570		
	Waterproofing to slabs	242 m²	50	12,100		
	Vapour Control Layer	242 m²	10	2,420		
	Gravel Aggregate	118 m²	40	4,720		
	Lightweight growing substrate	124 m²	90	11,160		
	Steel edging	125 m	50	6,250		
	Drainage layer	242 m²	10	2,420		
	Fire stop to edge of slab	39 m	50	1,950		
	Lift overrun - 35th floor Roof					
	Roof Structure	152 m²	250	38,000		*150 mm thick comflor 60 RC slab*
	200mm rockwool Insulation	152 m²	85	12,920		
	Waterproofing to slabs	152 m²	50	7,600		
	Vapour Control Layer	152 m²	10	1,520		
	50mm thick concrete paving	152 m²	50	7,600		*assume; no details from landscape*
	Lift overrun- Top roof					
	Roof Structure	361 m²	250	90,250		
	200mm rockwool Insulation	361 m²	85	30,690		
	Waterproofing to slabs	361 m²	50	18,050		

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Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Vapour Control Layer	361	m²	10	3,610		
	50mm thick concrete paving	361	m²	50	18,050		*assume; no details from landscape architect*
	Allowances for extended terrace to commercial	1	item	35,000	35,000		*no details*
2D	**Stairs**					**1,220,000**	
	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	80,000	80,000		*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				
	Allowance for mass fill stairs to mezz, 1/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**					**16,354,600**	

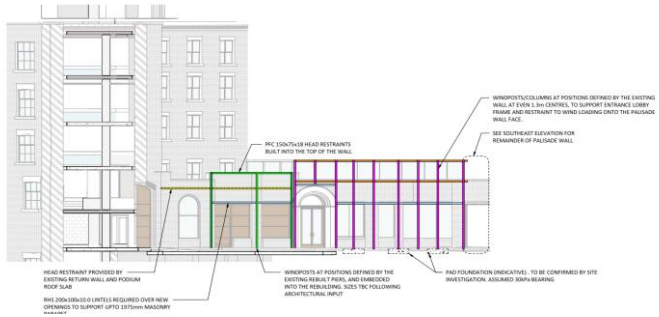
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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	PODIUM						
	West Elevation						
	Brickwork (Common Bond)	336	m²	600	201,600		*G/F to 3/F*
	Glass balustrade	33	m²	1,200	39,600		
	Fixed Glass Panel	15	m²	1,800	27,000		
	Aluminium Rain Screen/Louvre	26	m²	650	16,900		
	Pergola structure to courtyard	1	item	15,000	15,000		*no details*
	GRC Rain Screen	58	m	500	29,000		*440 mm high*
	Stone copings to top of walls	15	m	300	4,500		
	Stone copings to balustrade	13	m	300	3,900		
	Steel structure for self-supporting façade	1,732	kg	25	43,300		*to 3/F*
	Glass Wall to Front Entrance	47	m²	2,200	103,400		
	Windpost to Glass Wall	6,743	kg	25	168,580		
	Steel purlins with 2 layer ply deck	48	m²	1,000	48,000		
	South Elevation						*Facing river side*
	Brickwork (Common Bond)	361	m²	600	216,600		*B/F to 3/F*
	Glass balustrade	38	m²	1,200	45,600		
	Fixed Glass Panel	12	m²	1,800	21,600		
	Aluminium Rain Screen/Louvre	7	m²	1,000	7,000		
	GRC Rain Screen	112	m	500	56,000		
	Stone copings to windows	7	m	250	1,750		
	Brick feature lintel	7	m	150	1,050		
	Stone copings to top of walls	28	m	300	8,400		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Windpost to brickwork	8,107	kg	25	202,680		
	Steel lintel to window	3,574	kg	10	35,740		
	Steel angle to slab	1,286	kg	10	12,860		
	North Elevation						
	Brickwork(Flemish Bond)	405	m²	800	324,000		*G/F to 3/F; Fixed to RC slab*
	Extra for retain and reinstall arch features	1	item	20,000	20,000		
	Windows	50	nr	1,000	50,000		
	Fixed Glass Panel	16	m²	1,800	28,800		
	Aluminium Rain Screen/Louvre	10	m²	1,000	10,000		
	Stone copings to windows	80	m	250	20,000		
	Brick feature lintel	93	m	150	13,950		
	Stone copings to top of walls	38	m	300	11,400		
	Brick Cornice	38	m	800	30,400		
	Glass Wall to Front Entrance	34	m²	2,200	74,800		
	East Elevation						
	Brickwork (Common Bond)	771	m²	600	462,600		*B/F to 3/F; Fixed to RC slab*
	Windows	53	nr	1,000	53,000		
	EO for flood resistant windows in basement	12	nr	2,000	24,000		
	Stone copings to windows	81	m	250	20,250		

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Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Brick feature lintel	96	m	150	14,400		
	Stone copings to top of walls	48	m	300	14,400		
	Allowance for corten cladding to bin store and entrance	1	item	15,000	15,000		
	Structural support to façade in basement	3,720	kg	25	93,000		*Subject to Civic's review*
	Windpost to East façade	4,200	kg	25	105,000		*Subject to Civic's review*
	Palisade concrete footing	23	m3	240	5,520		
	Formwork to the above	40	m²	50	2,000		
	Reinforcement to above: 135kg/m3 based on SE's recommendation	3	t	1,600	5,520		
	Ground beams	6	m	1,500	9,000		
	Structural steel supporting	3,470	kg	10	34,700		
	Rebuilt brickworks for Palisade	82	m²	1,200	98,400		
	Allowance for movement joint	1	item	10,000	10,000		
	New Facade floors 1-35						
	Unitised	9,276	m²	1,400	12,986,400		*9,276*
	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*
	Plant enclosure	1	item	420,000	420,000		*6.5m high aluminium cladding; approx. 670m2*



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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2F	**Windows & External Doors**				**287,200**	
	External Doors					
	Ground Floor					
	Single door to commercial space	8 nr	2,000	16,000		*Glazed*
	Double door to commercial space	4 nr	5,000	20,000		
	Single door to circulation	1 nr	1,500	1,500		
	Double entrance door to circulation	1 nr	3,000	3,000		
	Double door to bin holding	2 nr	7,500	15,000		
	Double door to substation	1 nr	7,500	7,500		
	Automatic sliding door to Entrance façade	1 nr	20,000	20,000		*Assume; No details*
	EO for draft lobby	1 nr	40,000	40,000		
	Double glazed folding door	6 nr	15,000	90,000		*4.8m high*
	Single door to terrace	9 nr	3,000	27,000		*Glazed; 3 m high*
	1st Floor					
	Single door to terrace area	11 nr	1,500	16,500		
	2nd Floor					
	Single door to terrace area	11 nr	1,500	16,500		
	3rd Floor					
	Single door to terrace area	4 nr	1,500	6,000		
	4th Floor					
	Double door to terrace area	1 nr	2,200	2,200		
	37th Floor					
	Leaf and a half external door	3 nr	2,000	6,000		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
2G	**Internal Walls & Partitions**				**3,129,310**	
	Lower Ground Floor					
	Blockwork	458 m²	140	64,120		
	Internal glazing	48 m²	1,500	72,000		
	Ground Floor					
	Blockwork	261 m²	140	36,540		
	Riser partitioning	26 m²	150	3,900		
	Standard stud partitioning	6 m²	150	900		
	Internal glazing	23 m²	1,500	34,500		
	50 mm cavity drain	218 m²	20	4,360		
	100mm insulation	218 m²	50	10,900		
	Block lining	218 m²	140	30,520		
	Mezzanine					
	Blockwork	156 m²	140	21,840		
	Riser partitioning	26 m²	150	3,900		
	Standard stud partitioning	6 m²	150	900		
	50 mm cavity drain	245 m²	20	4,900		
	100mm insulation	245 m²	50	12,250		
	Block lining	245 m²	140	34,300		
	1st and 2nd Floor					
	Bedroom dividing walls	1,276 m²	175	223,300		
	Standard stud partitioning - to circulation	319 m²	150	47,850		
	Stud partitioning to double height void	m²	180			
	Riser partitioning	68 m²	150	10,200		
	Pod lining	483 m²	120	57,960		

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Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	100mm insulation	229	m²	50	11,450		
	Plaster board on drylining	229	m²	120	27,480		
	3rd Floor						
	Bedroom dividing walls	371	m²	150	55,650		*+54m2 to new studio*
	Stud partitioning to double height void	148	m²	180	26,640		
	Standard stud partitioning - to circulation	26	m²	125	3,250		
	Riser partitioning	29	m²	150	4,350		
	Pod lining	114	m²	120	13,680		
	100mm insulation	229	m²	50	11,450		
	Plaster board on drylining	229	m²	120	27,480		
	4th Floor						
	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		
	5th Floor						
	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		
	6th Floor						
	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		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining	163	m²	120	19,560		
	7th Floor						
	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		
	8th Floor						
	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		
	9th Floor						
	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		
	10th Floor						
	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		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	11th Floor					
	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		
	12th Floor					
	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		
	13th Floor					
	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		
	14th Floor					
	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		
	15th Floor					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	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		
	16th Floor					
	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		
	17th Floor					
	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		
	18th Floor					
	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		
	19th Floor					
	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		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining	163 m²	120	19,560		
	20th Floor					
	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		
	21st Floor					
	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		
	22nd Floor					
	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		
	23rd Floor					
	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		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	24th Floor					
	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		
	25th Floor					
	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		
	26th Floor					
	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		
	27th Floor					
	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		
	28th Floor					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	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		
	29th Floor					
	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		
	30th Floor					
	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		
	31st Floor					
	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		
	32nd Floor					
	Bedroom dividing walls	239 m²	150	35,850		
	Standard stud partitioning - to circulation	119 m²	125	14,880		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Riser partitioning	7	m²	150	1,050		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining	163	m²	120	19,560		
	33rd Floor						
	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		
	34th Floor						
	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		
	35th Floor						
	Blockwork	200	m²	120	24,000		*To form plant room*
2H	**Internal Doors**					**525,400**	
	Internal Doors						
	Lower Ground						
	Single door to plant	1	nr	1,200	1,200		
	Single door to gym	1	nr	1,200	1,200		
	Single door to circulation	2	nr	1,200	2,400		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to laundry	1	nr	1,200	1,200		
	Single door to cycle storage	1	nr	1,200	1,200		
	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		
	Ground						
	Single door to circulation	5	nr	1,200	6,000		
	Single door to toilets	2	nr	1,200	2,400		
	Single door to winter garden	1	nr	1,200	1,200		
	Single door to lounge	1	nr	1,200	1,200		
	Single door to parcel room	1	nr	1,200	1,200		
	Single door to store	1	nr	1,200	1,200		
	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*
	Mezzanine						
	Single door to staff area	2	nr	1,200	2,400		
	Single door to circulation	5	nr	1,200	6,000		
	Single door to toilets	2	nr	1,200	2,400		
	Single door to lounge	1	nr	1,200	1,200		
	Glazed double door to circulation	2	nr	6,500	13,000		*Allowed based on stage 3 presentation*

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	1st Floor					
	Single door to circulation	3 nr	1,200	3,600		
	Single door to art room	1 nr	1,200	1,200		
	Single door to toilets	3 nr	1,200	3,600		
	Single door to store	4 nr	1,200	4,800		
	Leaf and a half to circulation	3 nr	1,700	5,100		
	2nd Floor					
	Single door to circulation	3 nr	1,200	3,600		
	Single door to BOH	1 nr	1,200	1,200		
	Single door to toilets	3 nr	1,200	3,600		
	Single door to store	4 nr	1,200	4,800		
	Leaf and a half to circulation	3 nr	1,700	5,100		
	3rd Floor					
	Single door to circulation	3 nr	1,200	3,600		
	Single door to toilet	1 nr	1,200	1,200		
	Single door to dining lounge	2 nr	1,200	2,400		
	Leaf and a half to circulation	3 nr	1,700	5,100		
	4th Floor					
	Single door to circulation	8 nr	1,200	9,600		
	Leaf and a half to circulation	1 nr	1,700	1,700		
	5th Floor					
	Single door to circulation	8 nr	1,200	9,600		
	Leaf and a half to circulation	1 nr	1,700	1,700		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	6th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	7th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	8th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	9th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	10th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	11th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	12th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	13th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	14th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	15th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	16th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	17th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	18th Floor						
	Single door to circulation	8	nr	1,200	9,600		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Leaf and a half to circulation	1	nr	1,700	1,700		
	19th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	20th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	21st Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	22nd Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	23rd Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	24th Floor						
	Single door to circulation	8	nr	1,200	9,600		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Leaf and a half to circulation	1	nr	1,700	1,700		
	25th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	26th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	27th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	28th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	29th Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	30th Floor						

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	31st Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	32nd Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	33rd Floor						
	Single door to circulation	8	nr	1,200	9,600		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	34th Floor						
	Single door to circulation	10	nr	1,200	12,000		
	Leaf and a half to circulation	1	nr	1,700	1,700		
	35th Floor						
	Single door to circulation	4	nr	1,200	4,800		
	Double door to plant	5	nr	2,500	12,500		

3 INTERNAL FINISHES

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
3A	**Wall Finishes**				**145,630**	
	Lower Ground Floor					*Based on PS- stage 2 presentation*
	Paint finish to circulation; Dulux or similar	240 m²	12	2,880		
	Ground Floor					
	Paint finish to circulation; Dulux or similar	163 m²	12	1,960		
	Mezzanine					
	Paint finish to circulation; Dulux or similar	126 m²	12	1,510		
	1st Floor					
	Paint finish to circulation; Dulux or similar	690 m²	12	8,280		
	2nd Floor					
	Paint finish to circulation; Dulux or similar	690 m²	12	8,280		
	3rd Floor					
	Paint finish to circulation; Dulux or similar	354 m²	12	4,250		
	4th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	5th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	6th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	7th Floor					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	8th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	9th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	10th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	11th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	12th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	13th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	14th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	15th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	16th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	17th Floor					

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	18th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	19th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	20th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	21st Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	22nd Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	23rd Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	24th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	25th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	26th Floor					
	Paint finish to circulation; Dulux or similar	286 m²	12	3,430		
	27th Floor					

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	28th Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	29th Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	30th Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	31st Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	32nd Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	33rd Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	34th Floor						
	Paint finish to circulation; Dulux or similar	286	m²	12	3,430		
	35th Floor						
	Paint finish to circulation; Dulux or similar	179	m²	12	2,140		
	Finishes to BOH areas	1	item	10,000	10,000		
3B	**Floor Finishes**					**211,060**	

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Lower Ground Floor					
	Porcelain tile floor finish	33 m²	80	2,640		*1200 x 1200 mm*
	Ground Floor					
	Porcelain tile floor finish	28 m²	80	2,240		
	Mezzanine					
	Porcelain tile floor finish	22 m²	80	1,760		
	1st Floor					
	Porcelain tile floor finish	146 m²	80	11,680		
	2nd Floor					
	Porcelain tile floor finish	146 m²	80	11,680		
	3rd Floor					
	Porcelain tile floor finish	98 m²	80	7,840		
	4th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	5th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	6th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	7th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	8th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	9th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	10th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	11th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	12th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	13th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	14th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	15th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	16th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	17th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	18th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	19th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	20th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	21st Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	22nd Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	23rd Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	24th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	25th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	26th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		
	27th Floor					
	Porcelain tile floor finish	65 m²	80	5,180		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	28th Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	29th Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	30th Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	31st Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	32nd Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	33rd Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	34th Floor						
	Porcelain tile floor finish	65	m²	80	5,180		
	35th Floor						
	Porcelain tile floor finish	33	m²	80	2,640		
	Finishes to BOH areas	1	item	10,000	10,000		
3C	**Ceiling Finishes**					**299,950**	
	Lower Ground Floor						

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Plasterboard to ceiling	33 m²	55	1,820		
	Paint to ceiling	33 m²	15	500		
	Ground Floor					
	Metal mesh ceiling	28 m²	120	3,360		
	Mezzanine					
	Metal mesh ceiling	22 m²	120	2,640		
	1st Floor					
	Metal mesh ceiling	146 m²	120	17,520		
	2nd Floor					
	Metal mesh ceiling	146 m²	120	17,520		
	3rd Floor					
	Metal mesh ceiling	98 m²	120	11,760		
	4th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	5th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	6th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	7th Floor					
	Metal mesh ceiling	65 m²	120	7,770		

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	8th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	9th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	10th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	11th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	12th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	13th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	14th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	15th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	16th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	17th Floor					
	Metal mesh ceiling	65 m²	120	7,770		

THP Manchester

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	18th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	19th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	20th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	21st Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	22nd Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	23rd Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	24th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	25th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	26th Floor					
	Metal mesh ceiling	65 m²	120	7,770		
	27th Floor					
	Metal mesh ceiling	65 m²	120	7,770		

THP Manchester

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	28th Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	29th Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	30th Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	31st Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	32nd Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	33rd Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	34th Floor						
	Metal mesh ceiling	65	m²	120	7,770		
	35th Floor						
	Metal mesh ceiling	33	m²	120	3,960		
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		

THP Manchester

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	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**					**666,510**	
	Rainwater installations complete	726	m	180	130,640		*Based on 6nr 100mm stacks over 36nr floors @ 2.8m FFL ave*
	Soil & vent pipework riser pipework	3,430	m	160	548,800		*Based on 28nr 110mm stacks over 36nr floors @ 2.8m FFL ave*
	SVP VE - riser consolidation	*(350*	*m*	*160*	*(56,000)*		*Back to back bathrooms per Hodder VE not yet shown on AE drawings - TBC*
	Plant Drainage Connections	21,818	m²	1	21,770		*No details*
	Sprinkler drain line		Excl				*Not required*
	Retail capped connection	1	item	500	500		*Assumed required*
	Plantroom gullies	26	nr	800	20,800		*Measured but not specified*
	Sump pumps	1	item				*None shown*
5D	**Water Installations**					**518,810**	

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Mains water connection			Excl				*inc in infrastructure utilities*
	CWS / Sprinkler Tank			Incl				*Applied Energy supplied quotation*
	Water misting Tank			Incl				*Applied Energy supplied quotation*
	Wet Riser Tanks			Incl				*Applied Energy supplied quotation*
	CWS Booster / Sprinkler Pump			Incl				*No specification*
	Water misting Pump			Incl				*No specification*
	Water Treatment	1		item	20,000	20,000		*No specification*
	Water Treatment - VE	*1*		*item*	*(5,000*	*(5,000)*		*Kalguard water conditioner is mentioned in the spec. Kalguard water filter is mentioned on the schematic. Nothing is shown on the drawings.*
	CWS Primary pipework	21,818		m²	12	261,810		*Not sized on the schematic*
	HWS Primary pipework							*Not shown on the schematic*
	H&CWS Riser pipework	*1,128*		*m*	*200*	*225,500*		*Reduced to 3nr risers but horizontal distribution not shown*
	Cat5 Water supply	2		nr	8,000	16,000		*Indicated required but not specified*
	Capped CWS connections to retail space	1		item	500	500		*Assumed required*
	Irrigation to Winter Garden			Excl				
	Hot water storage			Incl				*Applied Energy supplied quotation*
5E	**Heat Source**						**550,000**	
	ASHP - DHWS generation and storage	1		item	550,000	550,000		*Applied Energy supplied quotation*
5F/G	**Space Heating, Air Treatment and Extract**						**433,850**	
	Connection infrastructure to future District Heating Network			Excl				*AE to confirm omit*

THP Manchester

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	AHUs	21,818	m²	3	65,450		*No specification*
	Extract Fans	21,818	m²	2	43,640		*No specification*
	Laundry Extract Fans	21,818	m²	2	43,640		*No specification*
	MVHRs	21,818	m²	4	87,270		*No specification*
	Riser primary ductwork	21,818	m²	3	65,450		*Mostly unsized*
	General supply and extract ventilation to:						
	Basement	1	item	50,000	50,000		*100m unsized duct and unquantified / unspecified grilles*
	Laundry	1	item	15,000	15,000		*40m unsized duct and unquantified / unspecified grilles*
	Amenity Areas	1	item	40,000	40,000		*120m unsized duct and unquantified / unspecified grilles*
	Corridors and lift lobbies		Excl				*Inc in smoke ventilation system*
	Cycle Store		Excl				*No longer required*
	Plantrooms	234	m2	100	23,400		
5H	**Electrical Installations**					**2,345,160**	
	Mains LV connection		Excl				*Inc in Infrastructure Utilities*
	Substation		Excl				*Inc in Infrastructure Utilities*
	LV switchgear inc mains metering	21,818	m²	35	763,620		*No specification*
	Busbar trunking & LV cabling	21,818	m²	10	218,180		*No specification*
	Generator inc Life Safety LV Panel	1	item	436,587	436,590		*Applied Energy supplied quotation*
	UPS		Excl				
	Landlord DBs	21,818	m²	10	218,180		*No specification*
	LV Containment	21,818	m²	10	218,180		
	LV reinforcement	1	item	100,000	100,000		*No specification or layout*
	PV	1	item	220,000	220,000		*No specification or layout*
	Lighting inc controls and emergencies to:						
	Corridors and lift lobbies	2,514	m²	50	125,710		*No specification or layout*
	Cycle Store	92	m²	50	4,600		*No specification or layout*

THP Manchester

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Plant Rooms	234	m²	50	11,700		*No specification or layout*
	Small Power						
	Corridors and lift lobbies	2,514	m²	10	25,140		*No specification or layout*
	Cycle Store	92	m²	10	920		*No specification or layout*
	Plant Rooms	234	m²	10	2,340		*No specification or layout*
5I	**Gas Installation**					-	
	No works anticipated						
5J	**Lifts and Escalators**					**1,005,000**	
	Passenger lifts	37	floors	25,000	925,000		
	Goods lift	1	item	40,000	40,000		
	Lift to commercial space	1	item	40,000	40,000		
5K	**Protective Installations**					**3,240,630**	
	Sprinklers	21,818	m²	60	1,309,070		*Applied Energy supplied quotation*
	Water misting		Excl				*Applied Energy supplied quotation*
	Wet Risers		Incl				*Applied Energy supplied quotation*
	Aircraft warning light	1	item	1,000	1,000		*No specification*
	Earthing & bonding	21,818	m²	2	43,640		*No specification or layout*
	Lightning Protection	21,818	m²	2	43,640		*No specification or layout*
	Leak detection	21,818	m²	2	43,640		*No specification or layout*
	Frost protection	21,818	m²	1	21,820		*No specification or layout*
	Smoke extract to Basement	1	item	130,000	130,000		*250m Fire rated duct and grilles unsized*
	Roof mounted AOV	170	Floors	9,000	1,530,000		*Applied Energy supplied quotation*
	Disabled refuge	32	floors	3,000	96,000		*No specification or layout*

THP Manchester

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Induction loop	21,818	m²	1	21,820		*No specification or layout*
5L	**Fire Alarms, Communications & Security**					**853,830**	
	Fire alarm system to Landlord areas	21,818	m²	12	261,810		*System description only*
	Evacuation Alert System	21,818	m²	3	65,450		*System description only*
	Access control head end	1	item	20,000	20,000		*Unit specified is discontinued*
	Swipe card and keypad access points	1	item	20,000	20,000		*No specification or layout*
	Panic alarms	21,818	m²	1	21,820		*No specification or layout*
	Security	21,818	m²	2	43,640		*No specification or layout*
	AV infrastructure	21,818	m²	3	65,450		*No specification or layout*
	IT infrastructure	21,818	m²	12	261,810		*Applied Energy approved quotation*
	CCTV	21,818	m²	3	65,450		*No specification or layout*
	IT / AV connections to:						
	Corridors and lift lobbies	2,514	m²	10	25,140		*No specification or layout*
	Cycle Store	92	m²	10	920		*No specification or layout*
	Plant Rooms	234	m²	10	2,340		*No specification or layout*
5M	**Specialist Installations**					**1,163,630**	
	BMS	21,818	m²	20	436,360		*System description only*
	BEMS	21,818	m²	15	327,270		*System description only*
	Smart Controls		Excl				
	BMU system	1	item	400,000	400,000		
5N	**Builders Work in Connection**					**538,870**	

THP Manchester

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	BWIC General	5%		10,777,420	538,870		
	Average =						
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
6B	**Drainage**					-	
6C	**External Services**					-	
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			49,123,030	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			49,123,030	see summary		
7C	**Contingency**					-	

THP Manchester

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	General allowance for Contingency - contingency on main summary			49,123,030	see summary		

6.00 Elemental Summary Cluster

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

		TOTAL Cost	£/m²	£/ft²	% 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**	**2,440**	**153**	**14**	**13**	
3A	Wall Finishes	910	57	5.28	4.79	
3B	Floor Finishes	830	52	4.82	4.37	
3C	Ceiling Finishes	700	44	4.06	3.68	
4	**FITTINGS AND FURNISHINGS**	**7,850**	**491**	**46**	**41**	
5	**M&E INSTALLATION**	**5,590**	**349**	**32**	**29**	
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	3,310	207	19.22	17.42	
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	270	17	1.57	1.42	
TOTAL BUILDING WORKS		**18,710**	**1,169**	**108.64**	**98.47**	

6.00 Elemental Summary Cluster

15/12/2025

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			**18,710**	**1,169**	**108.64**	**98.47**	
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			**18,710**	**1,169**	**108.64**	**98.47**	
	Rounding adjustment	3	290	18	1.68	1.53	
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
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		

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**					**700**	
	Plasterboard to ceiling	11	m²	50	550		
	Paint to ceiling; dulux or similar	11	m²	14	150		

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				

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**							
5A/B	**Sanitary Appliances and Services Equipment**						-	
	Included within bathroom pod			Incl				
5C	**Disposal Installations**						**100**	
	Pod connections	1		item	100	100		
5D	**Water Installations**						**300**	
	Pod connections	1		item	300	300		
5E	**Heat Source**						-	
	No works anticipated							
5F/G	**Space Heating, Air Treatment and Extract**						**560**	
	Ventilation							
	MVHR			exc				*Shared with 8nr apartments plus Kitchen*
	Duct	8		m	50	400		*No specification or layout*
	Grilles	2		nr	80	160		*No specification or layout*

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
5H	**Electrical Installations**						**3,310**	
	Power							
	Consumer Unit	1		nr	1,200	1,200		*No specification or layout*
	DSSO (Double Switched Socket Outlet) inc USB	4		nr	90	360		*No specification or layout*
	Lighting							
	Down Light	4		nr	90	360		*No specification or layout*
	Pendant Light	1		nr	250	250		*No specification or layout*
	Wall light	1		nr	100	100		*No specification or layout*
	Front Door Wall light	1		nr	100	100		*No specification or layout*
	Switches	3		nr	80	240		*No specification or layout*
	LV radiators inc power	1		nr	700	700		*Indicative product selection only*
5I	**Gas Installation**						**-**	
	No works anticipated							
5J	**Lifts and Escalators**						**-**	
	No works anticipated							
5K	**Protective Installations**						**-**	
	Sprinklers - head			Incl				*Included in S&C*

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5L	**Fire Alarms, Communications & Security**					**1,050**	
	Smoke detector	1	nr	200	200		*No specification or layout*
	Access - Maglock	1	nr	600	600		*No specification or layout*
	Data - WAP	1	nr	250	250		*No specification or layout*
5M	**Specialist Installations**					**-**	
	No works anticipated						
5N	**Builders Work in Connection**					**270**	
	BWIC General	5%		5,320	270		
6	**EXTERNAL WORKS**						
6A	**Site Works**					**-**	
6B	**Drainage**					**-**	

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6C	**External Services**					-	
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			18,710	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			18,710	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			18,710	see summary		

8.00 Elemental Summary Studio

15/12/2025

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**	**3,430**	**172**	**16**	**13**	
3A	Wall Finishes	1,140	57	5.30	4.22	
3B	Floor Finishes	1,200	60	5.57	4.44	
3C	Ceiling Finishes	1,090	55	5.06	4.04	
4	**FITTINGS AND FURNISHINGS**	**11,150**	**558**	**52**	**41**	
5	**M&E INSTALLATION**	**9,500**	**475**	**44**	**35**	
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	3,700	185	17.19	13.70	
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	450	23	2.09	1.67	
TOTAL BUILDING WORKS		**27,320**	**1,366**	**126.90**	**101.19**	

8.00 Elemental Summary Studio

15/12/2025

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			**27,320**	**1,366**	**126.90**	**101.19**	
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			**27,320**	**1,366**	**126.90**	**101.19**	
	Rounding adjustment	3	(320) -	16	-1.49	-1.19	
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
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**						**2,050**	
	Plaster / skim coat to room	59		m²	35	2,050		
	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		

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**					**1,090**	
	Plasterboard to ceiling	17	m²	50	850		
	Paint to ceiling; dulux or similar	17	m²	14	240		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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**					**3,700**	
	Power						
	Consumer Unit	1	nr	1,200	1,200		*Distribution board inc HSSD*
	DSSO (Double Switched Socket Outlet)	2	nr	70	140		*No specification or layout*
	DSSO (Double Switched Socket Outlet) inc USB	4	nr	90	360		*No specification or layout*
	Spurs to MVHR and Kitchen	1	nr	160	160		*No specification or layout*
	Lighting						
	Down Light	5	nr	90	450		*No specification or layout*
	Pendant Light	1	nr	250	250		*No specification or layout*
	Wall light	1	nr	100	100		*No specification or layout*
	Switches	3	nr	80	240		*No specification or layout*
	Front Door Wall light	1	nr	100	100		*No specification or layout*
	LV radiators inc power	1	nr	700	700		*Indicative product selection only*

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 specification or layout*
	Access - Maglock	1	nr	600	600		*No specification or layout*
	Data - WAP	1	nr	250	250		*No specification or layout*
5M	**Specialist Installations**					-	
	No works anticipated						
5N	**Builders Work in Connection**					450	
	BWIC General	5%		9,050	450		

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**					-	

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			27,320	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			27,320	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			27,320	see summary		

10.00 Elemental Summary 1 bed apartment

15/12/2025

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**	**6,110**	**306**	**28**	**15**	
3A	Wall Finishes	1,820	91	8.45	4.33	
3B	Floor Finishes	2,240	112	10.41	5.33	
3C	Ceiling Finishes	2,050	103	9.52	4.88	
4	**FITTINGS AND FURNISHINGS**	**14,750**	**738**	**69**	**35**	
5	**M&E INSTALLATION**	**14,760**	**738**	**69**	**35**	
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	5,660	283	26.29	13.48	
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	700	35	3.25	1.67	
TOTAL BUILDING WORKS		**41,890**	**2,095**	**194.58**	**99.74**	

10.00 Elemental Summary 1 bed apartment

15/12/2025

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			**41,890**	**2,095**	**194.58**	**99.74**	
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			**41,890**	**2,095**	**194.58**	**99.74**	
	Rounding adjustment	3	110	6	0.51	0.26	
TOTAL ESTIMATED CONSTRUCTION COST			**42,000**	**2,100**	**195.09**	**100.00**	

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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**						**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**					**2,050**	
	Plasterboard to ceiling	32	m²	50	1,600		
	Paint to ceiling; dulux or similar	32	m²	14	450		

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**

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
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**						**5,660**	
	Power							
	Consumer Unit	1		nr	1,200	1,200		*Distribution board inc HSSD*
	DSSO (Double Switched Socket Outlet)	4		nr	70	280		*No specification or layout*
	DSSO (Double Switched Socket Outlet) inc USB	6		nr	90	540		*No specification or layout*
	Spurs to MVHR and Kitchen	2		nr	160	320		*No specification or layout*
	Lighting							
	Down Light	10		nr	90	900		*No specification or layout*
	Pendant Light	2		nr	250	500		*No specification or layout*
	Wall light	1		nr	100	100		*No specification or layout*
	Front Door Wall light	1		nr	100	100		*No specification or layout*
	Switches	4		nr	80	320		*No specification or layout*
	LV radiators inc power	2		nr	700	1,400		*Indicative product selection only*

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 specification or layout*
	Access - Maglock	1		nr	600	600		*No specification or layout*
	Data - WAP	2		nr	250	500		*No specification or layout*
5M	**Specialist Installations**						**-**	
	No works anticipated							
5N	**Builders Work in Connection**						**700**	
	BWIC General	5%			14,060	700		

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**					-	

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			41,890	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			41,890	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			41,890	see summary		

12.00 Elemental Summary Cluster Kitchen

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

		TOTAL Cost	£/m²	£/ft²	% 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	5.00	
2H	Internal Doors	1,190	60	5.53	3.13	
3	**INTERNAL FINISHES**	**3,300**	**165**	**15**	**9**	
3A	Wall Finishes	1,070	54	4.97	2.82	
3B	Floor Finishes	1,440	72	6.69	3.79	
3C	Ceiling Finishes	790	40	3.67	2.08	
4	**FITTINGS AND FURNISHINGS**	**15,750**	**788**	**73**	**41**	
5	**M&E INSTALLATION**	**15,940**	**797**	**74**	**42**	
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	370	19	1.72	0.97	
5D	Water Installations	700	35	3.25	1.84	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	7,740	387	35.95	20.37	
5H	Electrical Installations	5,320	266	24.71	14.00	
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	53	4.88	2.76	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	760	38	3.53	2.00	
TOTAL BUILDING WORKS		**38,080**	**1,904**	**176.89**	**100.21**	

12.00 Elemental Summary Cluster Kitchen

15/12/2025

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			**38,080**	**1,904**	**176.89**	**100.21**	
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			**38,080**	**1,904**	**176.89**	**100.21**	
	Rounding adjustment	3	(80)	- 4	-0.37	-0.21	
TOTAL ESTIMATED CONSTRUCTION COST			**38,000**	**1,900**	**176.51**	**100.00**	

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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**						**1,900**	
	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		

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**					**790**	
	Plasterboard to ceiling	9	m²	50	450		
	Paint to ceiling; dulux or similar	9	m²	12	110		
	Exposed concrete soffit; dust seal only	9	m²	25	230		
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		

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**						-	

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**						**5,320**	
	Power							
	Consumer Unit	1		nr	1,200	1,200		*Distribution board inc HSSD*
	MultTI outlet	1		nr	200	200		*No specification or layout*
	DSSO (Double Switched Socket Outlet) inc USB	2		nr	90	180		*No specification or layout*
	Spurs to MVHR and Kitchen	6		nr	160	960		*No specification or layout*
	Lighting							
	Pendant Light	1		nr	350	350		*No specification or layout*
	White Track Light	1		nr	1,000	1,000		*No specification or layout*
	Light	1		nr	90	90		*No specification or layout*
	Switches	3		nr	80	240		*No specification or layout*
	Front Door Wall light	1		nr	100	100		*No specification or layout*
	LV radiators inc power	1		nr	1,000	1,000		*Indicative product selection only*
5I	**Gas Installation**						**-**	
	No works anticipated							

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		*No specification or layout*
	Access - Maglock	1	nr	600	600		*No specification or layout*
	Data - WAP	1	nr	250	250		*No specification or layout*
5M	**Specialist Installations**					**-**	
	No works anticipated						
5N	**Builders Work in Connection**					**760**	
	BWIC General	5%		15,180	760		

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			38,080	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			38,080	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			38,080	see summary		

14.00 Elemental Summary Amenity

15/12/2025

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**	**675,090**	**33,755**	**3,136**	**35**	
3A	Wall Finishes	426,330	21,317	1980.35	22.33	
3B	Floor Finishes	167,620	8,381	778.61	8.78	
3C	Ceiling Finishes	81,140	4,057	376.90	4.25	
4	**FITTINGS AND FURNISHINGS**	**578,510**	**28,926**	**2,687**	**30**	
5	**M&E INSTALLATION**	**655,100**	**32,755**	**3,043**	**34**	
5A/B	Sanitary Appliances and Services Equipment	16,400	820	76.18	0.86	
5C	Disposal Installations	16,300	815	75.72	0.85	
5D	Water Installations	9,080	454	42.18	0.48	
5E	Heat Source	-	-	0.00	0.00	
5F/G	Space Heating, Air Treatment and Extract	299,680	14,984	1392.05	15.70	
5H	Electrical Installations	262,440	13,122	1219.06	13.75	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	-	-	0.00	0.00	
5K	Protective Installation	5,000	250	23.23	0.26	
5L	Fire Alarm, Communications and Security	15,000	750	69.68	0.79	
5M	Special Installations	-	-	0.00	0.00	
5N	Builders Work in Connection	31,200	1,560	144.93	1.63	
TOTAL BUILDING WORKS		**1,908,700**	**95,435**	**8866.13**	**99.98**	

14.00 Elemental Summary Amenity

15/12/2025

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			**1,908,700**	**95,435**	**8866.13**	**99.98**	
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			**1,908,700**	**95,435**	**8866.13**	**99.98**	
	Rounding adjustment	3	300	15	1.39	0.02	
TOTAL ESTIMATED CONSTRUCTION COST			**1,909,000**	**95,450**	**8867.52**	**100.00**	

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
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						

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*

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**426,330**	
	Lower Ground Floor						
	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		
	Ground Floor						
	Reclaimed brick to Arrival Lobby	78	m²	250	19,500		

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		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Mezzanine						
	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		
	1st Floor						
	Lime Wash Paint to Art Studio	84	m²	72	6,050		
	Wood laminate to Art Studio	16	m²	120	1,920		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	3rd Floor						
	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**	
	Lower Ground Floor						
	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		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Acoustic carpet to Cinema	50	m²	120	6,000		
	Allow for raised floor to Cinema	1	item	3,000	3,000		
	Engineered wood flooring to Game Lounge	137	m²	100	13,700		
	Engineered wood flooring to Cards room	19	m²	100	1,900		
	Tile finish to Laundry	21	m²	80	1,680		
	Tile finish to WC	4	m²	80	320		
	Tile finish to Unisex WC	6	m²	80	480		
	Ground Floor						
	Porcelain tile floor finish to Arrival Lobby	37	m²	110	4,070		
	Porcelain tile floor finish to Recaption Lobby	74	m²	110	8,140		
	Porcelain tile floor finish to Post Room	17	m²	110	1,870		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Porcelain tile floor finish to Parcel Store	25	m²	110	2,750		
	Porcelain tile floor finish to Co-working Lounge	253	m²	110	27,830		
	Carpet floor to Co-working Lounge	32	m²	60	1,920		
	Porcelain tile floor finish to Winter Garden	83	m²	110	9,130		
	Tile finish to WC	4	m²	80	320		
	Tile finish to Unisex WC	6	m²	80	480		
	Mezzanine						
	Carpet to Meeting Room	23	m²	60	1,380		
	Carpet to Editing Suite	4	m²	60	240		
	Porcelain tile floor finish to Staff Welfare	30	m²	110	3,300		
	Porcelain tile floor finish to Co-Working Area	117	m²	110	12,870		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Porcelain tile floor finish to Staff Changing Facility	6	m²	110	660		
	Porcelain tile floor finish to Staff Shower	3	m²	110	330		
	Porcelain tile floor finish to Piano Lounge	32	m²	110	3,520		
	1st Floor						
	Marmoleum to Art Studio	54	m²	100	5,400		
	3rd Floor						
	Engineered wood flooring to Multi-use suite	59	m²	120	7,080		
	Allowance for acoustic insulation	59	m²	80	4,720		
	Engineered wood flooring to Sky lounge	86	m²	120	10,320		
	Carpet flooring to Sky lounge	13	m²	60	780		
	Allowance for acoustic insulation	99	m²	80	7,920		
	Porcelain tile floor finish to Photo Booth	7	m²	110	770		
	Tile finish to WC	12	m²	65	780		

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
3C	**Ceiling Finishes**					**81,140**	
	Lower Ground Floor						
	Mesh ceiling panel to Bleacher Staircase	54	m²	140	7,560		
	Mesh ceiling panel to Gym	112	m²	140	15,680		
	Lime wash ceiling paint to Cinema	50	m²	50	2,500		
	Mesh ceiling panel to Game Lounge	137	m²	140	19,180		
	Plasterboard with paint to Cards room	19	m²	70	1,330		
	Lime wash ceiling paint to Laundry	21	m²	50	1,050		
	Lime wash ceiling paint to WC	4	m²	50	200		
	Lime wash ceiling paint to Unisex WC	6	m²	50	300		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Ground Floor						
	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		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Mezzanine						
	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		
	1st Floor						
	Plasterboard with paint to Art Studio	54	m²	25	1,350		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	3rd Floor						
	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**	
	Lower Ground Floor						
	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		

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		m²	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		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Ground Floor							
	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		

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		
	Mezzanine							
	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		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Study desk with 8 chairs	2	nr	1,200	2,400		

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		
	1st Floor							
	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		
	3nd Floor							
	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		

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		m²	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		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	General allowance for AV	1		item	75,000	75,000		*Full scope unknown*
	Allowance for Planting Strategy	1		item	100,000	100,000		*Full scope unknown*
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	m²	120	165,600		
	WCs	41	m²	75	3,080		

THP Manchester **Stage 3 Cost Plan**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5H	**Electrical Installations**					**262,440**	
	Retail DB	1	nr	5,000	5,000		*Allowance*
	Amenity lighting inc controls and emergencies	1,389	m²	90	125,010		*No specification or layout*
	Terraces	124	m²	50	6,200		*No specification or layout*
	Amenity Small Power	1,389	m²	25	34,730		*No specification or layout*
	Feature Lighting						
	Lower Ground Floor	1	item	25,000	25,000		*No specification or layout*
	Ground Floor	1	item	45,000	45,000		*No specification or layout*
	Mezzanine	1	item	10,000	10,000		*No specification or layout*
	1st Floor	1	item	1,500	1,500		*No specification or layout*
	3rd Floor	1	item	10,000	10,000		*No specification or layout*
5I	**Gas Installation**					**-**	
	No works anticipated						
5J	**Lifts and Escalators**					**-**	
	No works anticipated						
5K	**Protective Installations**					**5,000**	

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Assisted WC alarms	1		item	5,000	5,000		*No specification or layout*

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5L	**Fire Alarms, Communications & Security**					**15,000**	
	IT/AV connections	1	item	15,000	15,000		*No specification or layout*
5M	**Specialist Installations**					**-**	
	No works anticipated						
5N	**Builders Work in Connection**					**31,200**	
	BWIC General	5%		623,900	31,200		
6	**EXTERNAL WORKS**						
6A	**Site Works**					**-**	
6B	**Drainage**					**-**	
6C	**External Services**					**-**	
7	**ON COSTS**						
7A	**Preliminaries**					**-**	
	General allowance for Preliminaries			1,908,700	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			1,908,700	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			1,908,700	see summary		

16.00 Elemental Summary External

15/12/2025

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	

16.00 Elemental Summary External

15/12/2025

THP Manchester — **Stage 3 Cost Plan**

			TOTAL Cost	£/m²	£/ft²	% 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
0	**SITE CLEARANCE**					-	
	Included within Shell and Core						
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						

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						

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					-	

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**	
	Excavation						
	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*
	Tree pit and subsoil						*Lightweight growing substrate in 4/F allowed in S&C*
	Subsoil to ornamental planting	43	m²	170	7,310		*1700mm deep*
	2 Layers geocellular storage	267	m²	60	16,020		
	Tree and Planting						
	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 Pubescents	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*

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Biodiversity Strategy						
	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*
	Paving						
	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		
	Furniture Strategy						
	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		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Public Artwork Strategy							
	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*
	Water Management Strategy							
	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		
	First Street Connection							*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*

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
	External Feature Lighting						
	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		

Hotspur Press
25.02.25

	Cluster	Studio	1B Apartments	Beds pe
Level -01				
Level 00				
Level MEZ				
Level 01	4	19		23
Level 02	4	19		23
Level 03	4	13		17
Total	12	51		
	63			

	Cluster	Studio	1B Apartments	Beds pe
Level 04	8	10		18
Level 05	8	10		18
Level 06	8	10		18
Level 07	8	10		18
Level 08	8	10		18
Level 09	8	10		18
Level 10	8	10		18
Level 11	8	10		18
Level 12	8	10		18
Level 13	8	10		18
Level 14	8	10		18
Level 15	8	10		18
Level 16	8	10		18
Level 17	8	10		18
Level 18	8	10		18
Level 19	8	10		18
Level 20	8	10		18
Level 21	8	10		18
Level 22	8	10		18
Level 23	8	10		18
Level 24	8	10		18
Level 25	8	10		18
Level 26	8	10		18
Level 27	8	10		18
Level 28	8	10		18
Level 29	8	10		18
Level 30	8	10		18
Level 31	8	10		18
Level 32	8	10		18
Level 33	8	10		18
Level 34	4	10	2	16
Level 35				
Total	244	310	2	
	556			

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

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

Gross/Net %
71%

Hotspur Press
27.10.25

Option 44 - Schedule Of Accommodation

Podium

	Cluster	Studio	1B Apartments	2B 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			458	4925	1016	10932	45
Level 00								494		260	779	8382	1045	11244	75
Level MEZ								183		120	302	3250	540	5810	56
Level 01		19		2	23			54			653	7028	915	9841	71
Level 02		19		2	23			54			653	7028	915	9845	71
Level 03		13		2	17			139	124		605	6510	875	9414	69
Total	0	51	0	6				1,331	124	380	3,450	37,123	5,306	57,087	65
	57							1,836							

Tower

	Cluster	Studio	1B Apartments	2B 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	0	10	2	2	16						392	4218	522	5617	75
Level 35													377	4061	0
Total	240	310	2	2							12,016	129,292	16,512	177,667	73
	554														

Accommodation Mix		
	Unit Total	% Mix
Cluster	240	39.3%
Studio	361	59.1%
1B Apartments	2	0.3%
2B Apartments	8	1.3%
Total	611	

Total	m²	ft²
Amenity	1,331.4	14,325.9
Commercial	380.3	4,092.0

Gross/Net %
71%

Total Building GIA		
	m²	ft²
	21,817	234,754

Total Building NIA		
	m²	ft²
	15,466	166,415

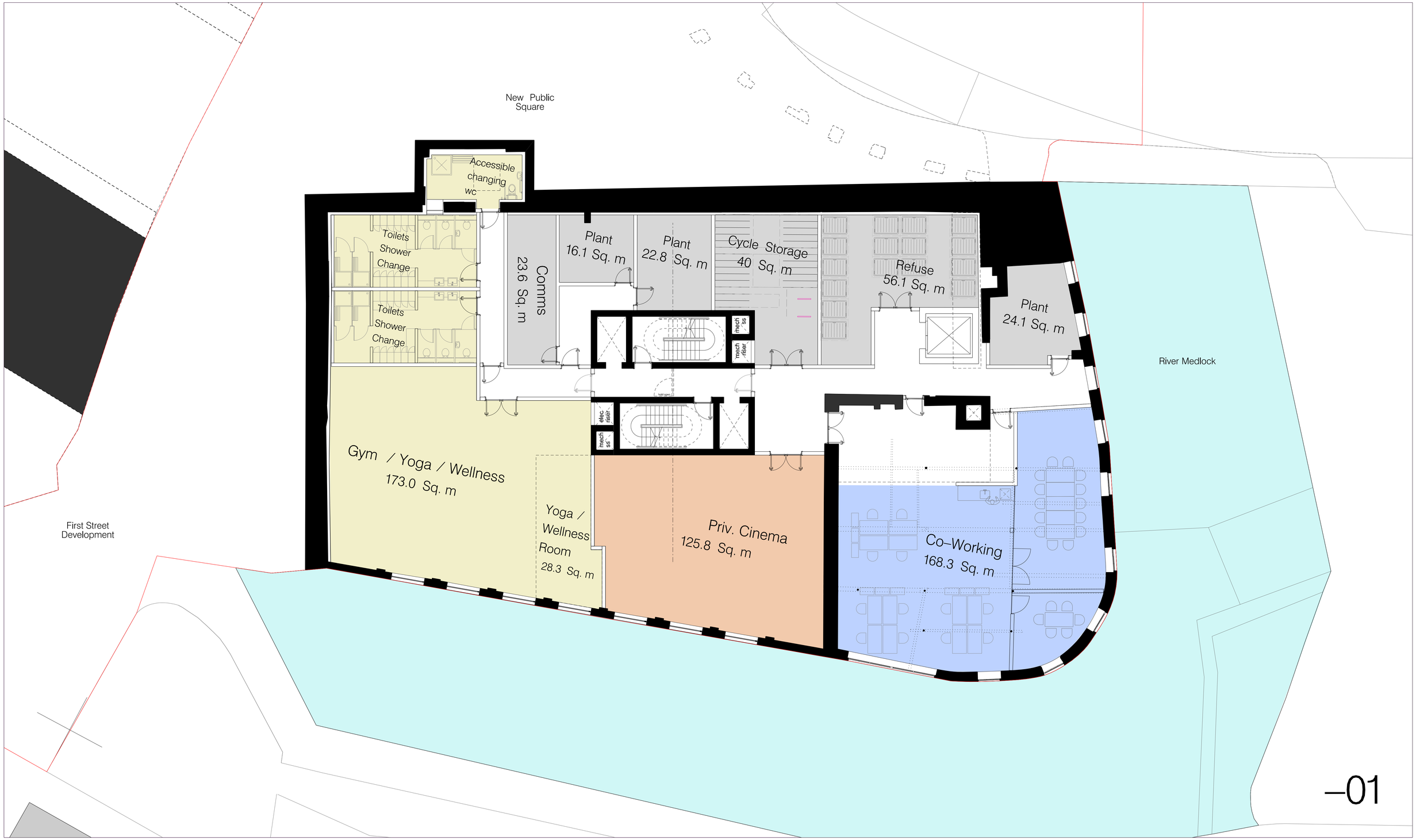
*NIA calculation includes corridors and LKD of clusters.

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.

D Alternative Uses | Plans and Summary Schedules

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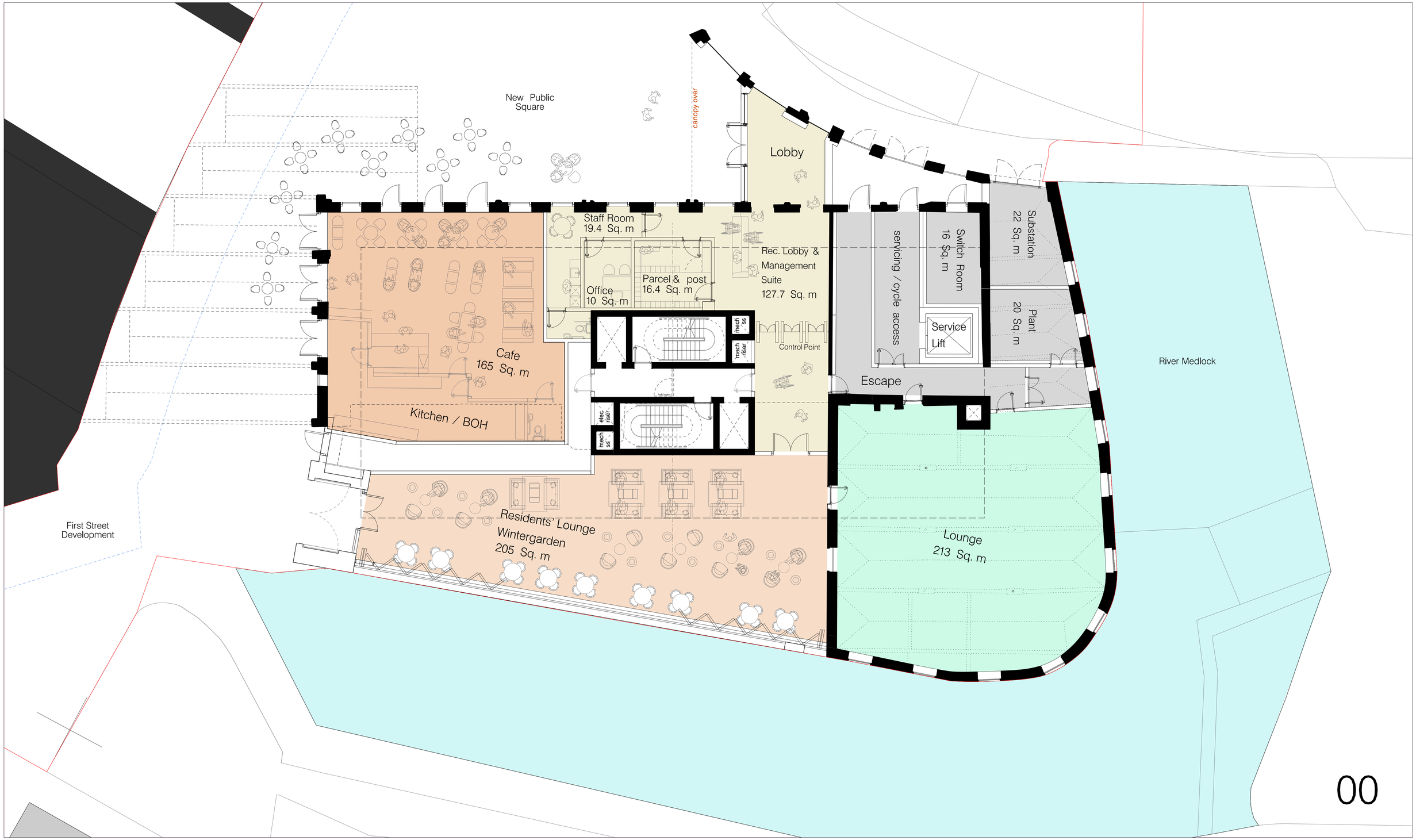
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revisions + notes:

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Work to annotated dimensions only.
Read drawing in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings.
Confirm all dimensions before commencement of any work on site or fabrication.

client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – BTR Proposed Level –01 Floor Plan	**drawing number:** (—)00B	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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Confirm all dimensions before commencement of any work on site or fabrication.

client: MANNER

date: JUNE 2023

project: HOTSPUR PRESS

scale: 1:200 @A3

drawn by: CB

title: NEW FOOTPRINT – BTR
Proposed Level 00 Floor Plan

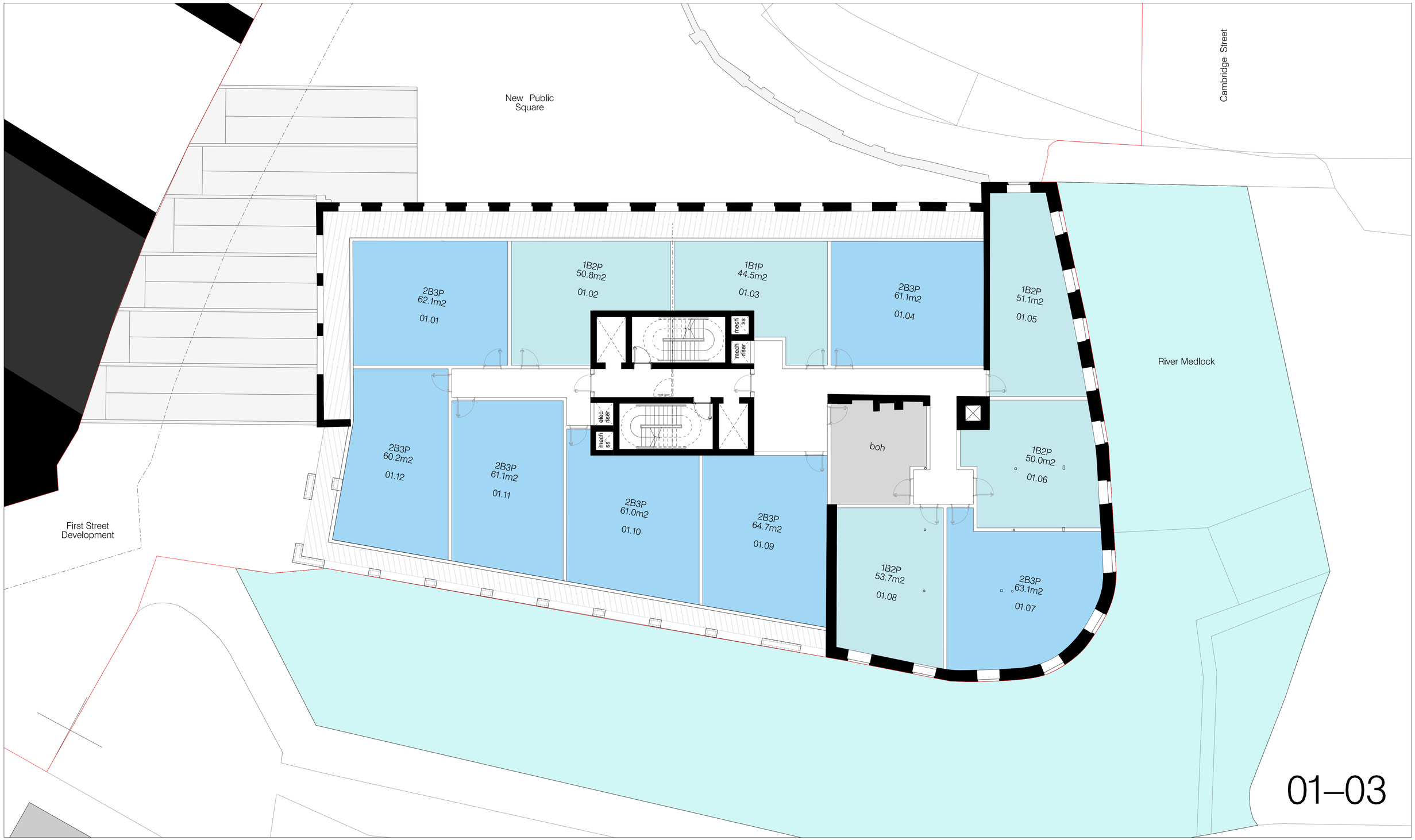
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status: FEASIBILITY

job number: 0655

revision: –

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01–03

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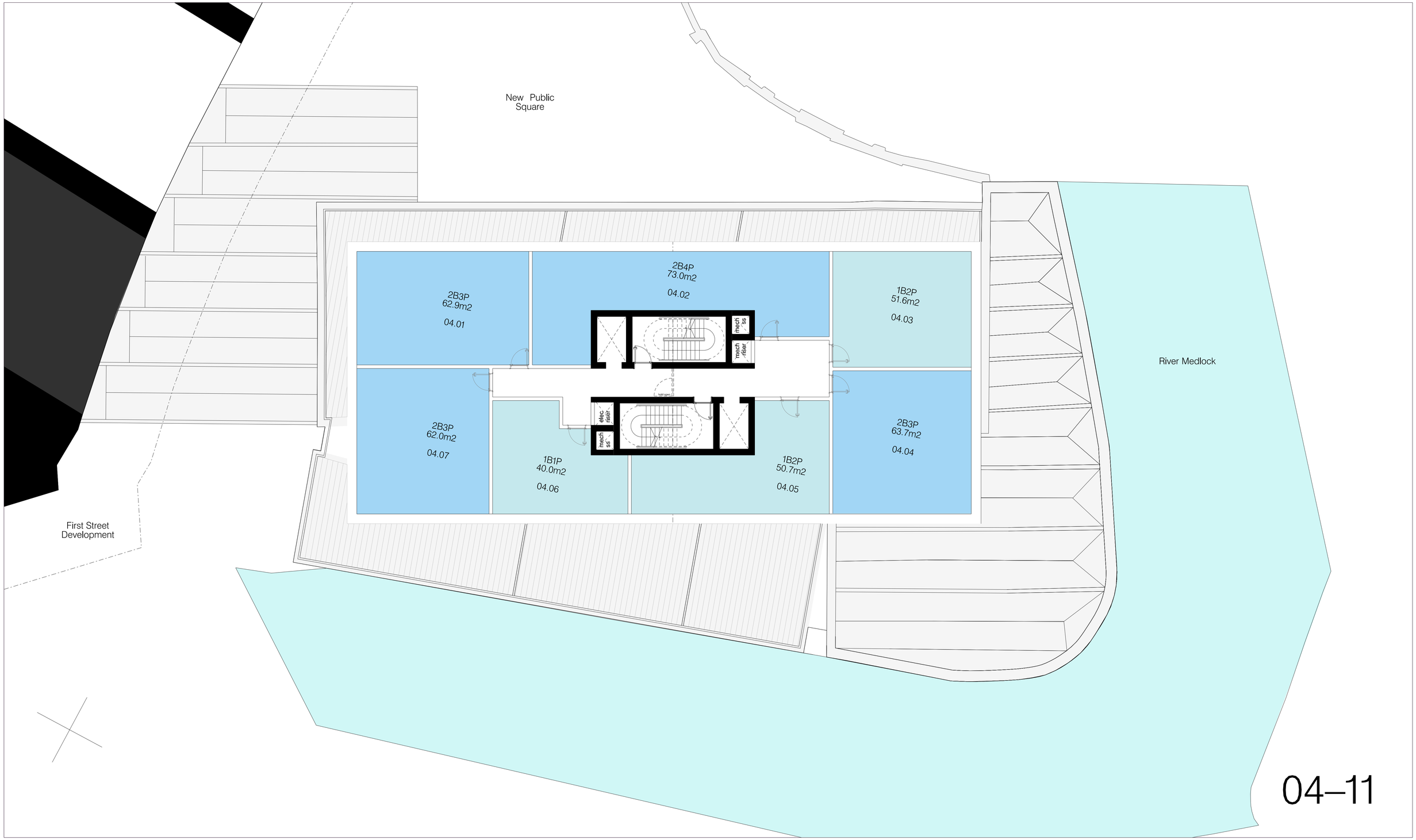
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revisions + notes:

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Confirm all dimensions before commencement of any work on site or fabrication.

client: MANNER	**date:** JUNE 2023
project: HOTSPUR PRESS	**scale:** 1:200 @A3 / **drawn by:** CB
title: NEW FOOTPRINT – BTR Proposed Level 01–03 Floor Plan	**drawing number:** (—)001
status: FEASIBILITY	**job number:** 0655 / **revision:** –

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04–11

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Confirm all dimensions before commencement of any work on site or fabrication.

revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – BTR
Proposed Level 04–11 Floor Plan

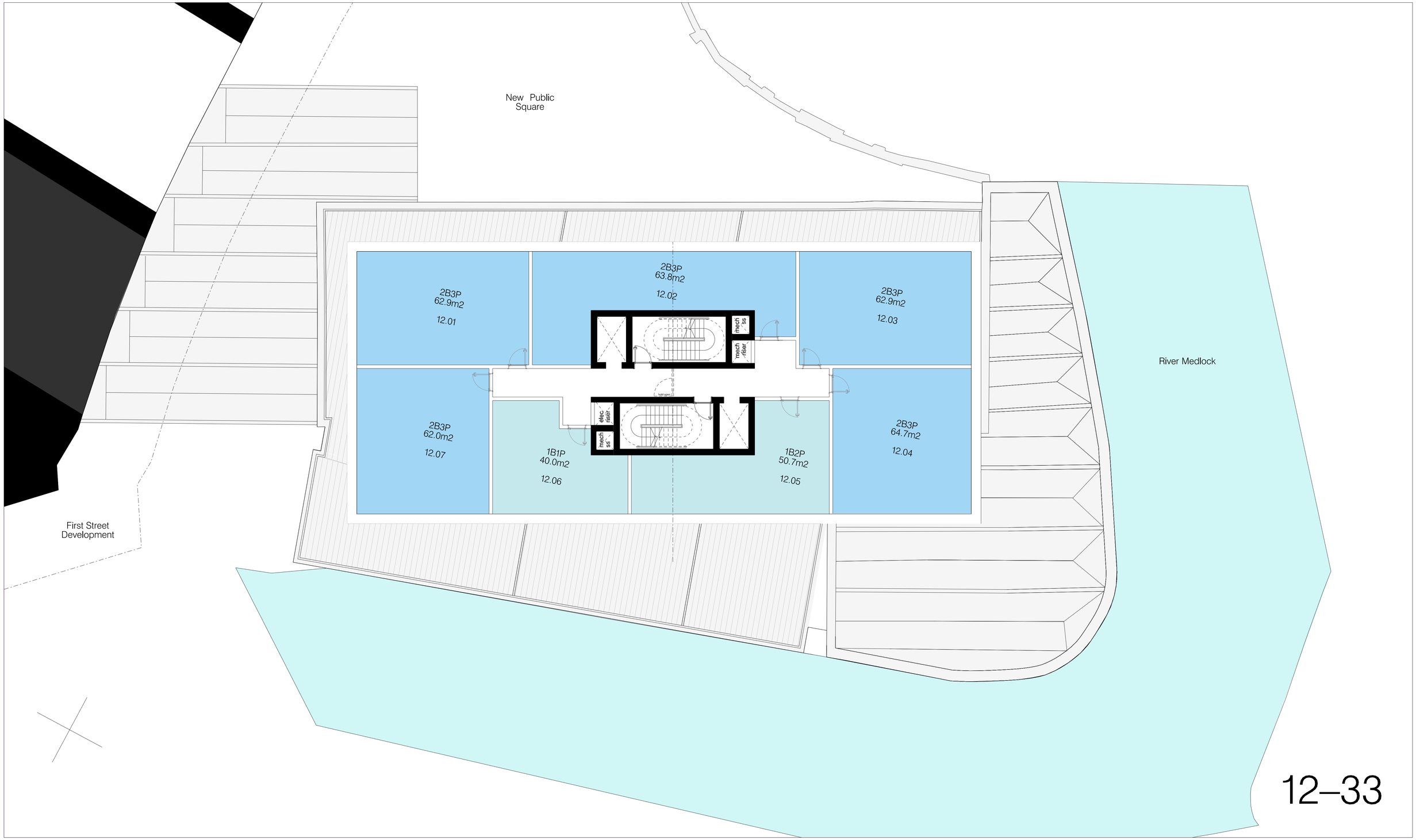
drawing number: (—)004

status: FEASIBILITY

job number: 0655

revision: –

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12–33

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revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – BTR
Proposed Level 12–33 Floor Plan

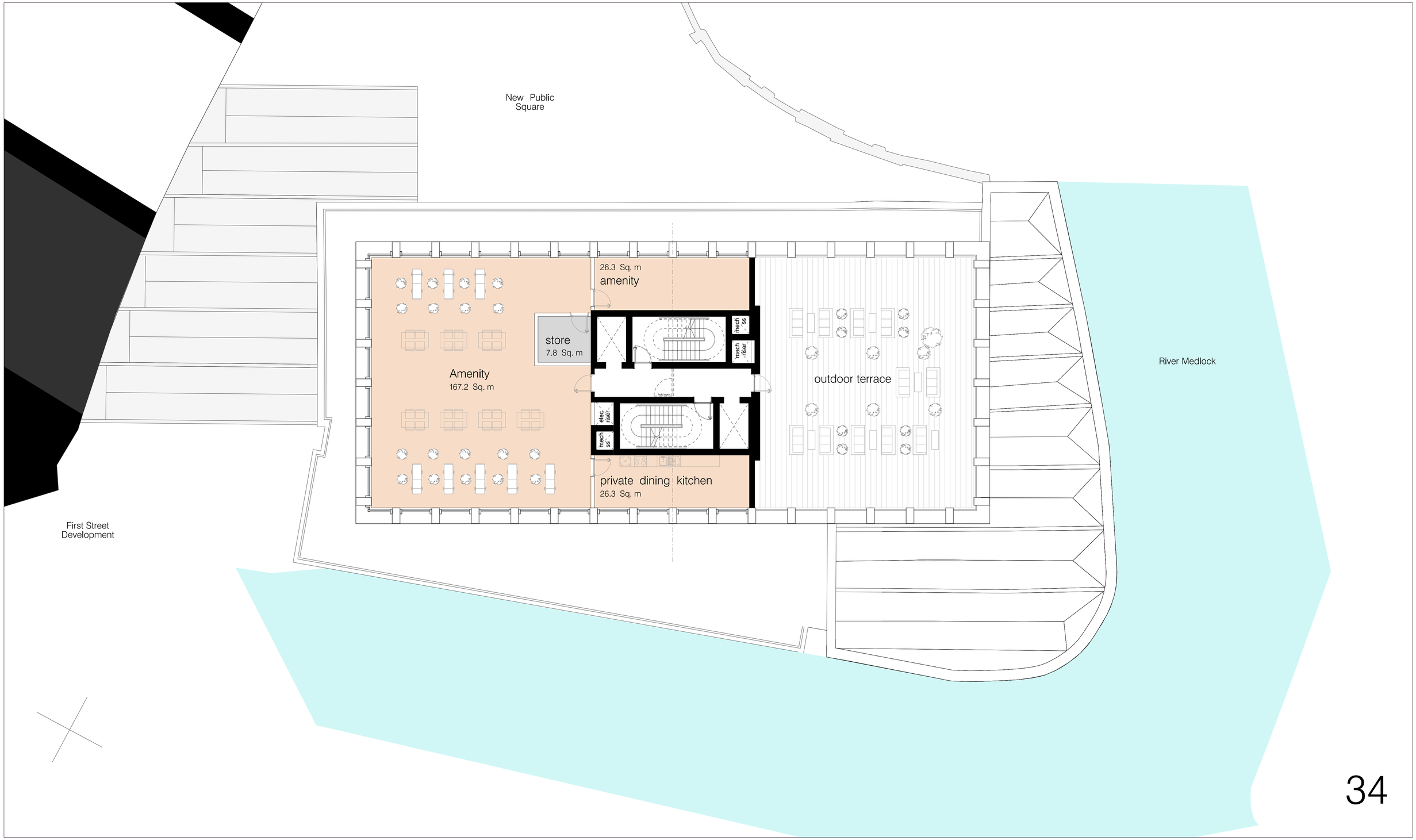
drawing number: (—)012

status: FEASIBILITY

job number: 0655

revision: –

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revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – BTR Proposed Level 34 Floor Plan

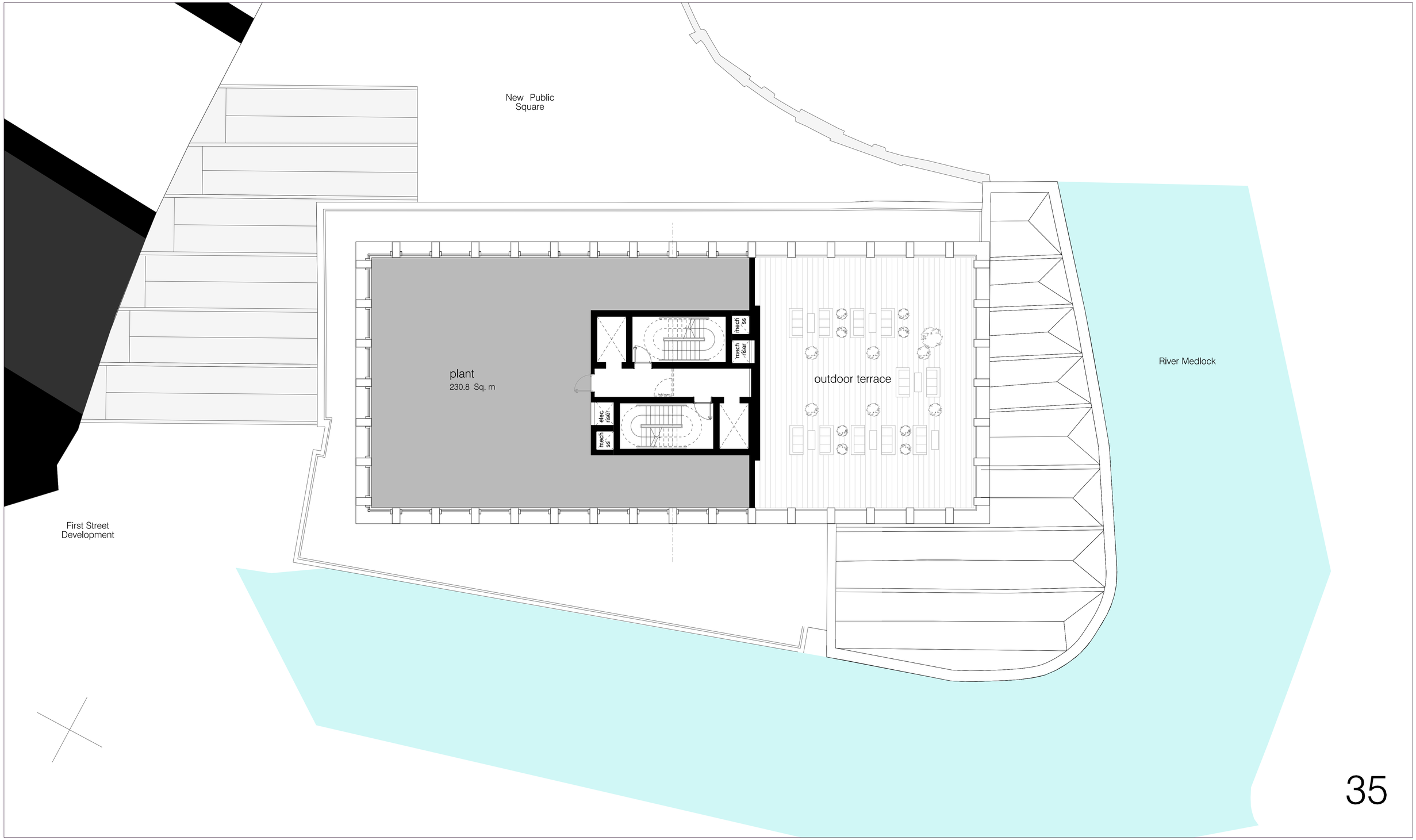
drawing number: (—)034

status: FEASIBILITY

job number: 0655

revision: –

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revisions + notes:

client: MANNER	**date:** DECEMBER 2025
project: HOTSPUR PRESS	**scale:** 1:200@A3 **drawn by:** LB
title: NEW FOOTPRINT – BTR Proposed Level 35 Floor Plan	**drawing number:** (—)035
status: FEASIBILITY	**job number:** 0655 **revision:** –

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Hotspur, Manchester

New Footprint Scheme - Residential Schedule 19.12.2025

	1b1p	1b2p	2b3p	2b4p	**Units per Floor**	GIA (sq.m.)	NIA (sq.m.)	%
Basement						1009	563	56%
Ground						1036	710	69%
1	1	4	7		12	891	682	77%
2	1	4	7		12	891	682	77%
3	1	4	7		12	891	682	77%
4	1	2	3	1	7	520	403.9	78%
5	1	2	3	1	7	520	403.9	78%
6	1	2	3	1	7	520	403.9	78%
7	1	2	3	1	7	520	403.9	78%
8	1	2	3	1	7	520	403.9	78%
9	1	2	3	1	7	520	403.9	78%
10	1	2	3	1	7	520	403.9	78%
11	1	2	3	1	7	520	403.9	78%
12	1	1	5		7	520	407	78%
13	1	1	5		7	520	407	78%
14	1	1	5		7	520	407	78%
15	1	1	5		7	520	407	78%
16	1	1	5		7	520	407	78%
17	1	1	5		7	520	407	78%
18	1	1	5		7	520	407	78%
19	1	1	5		7	520	407	78%
20	1	1	5		7	520	407	78%
21	1	1	5		7	520	407	78%
22	1	1	5		7	520	407	78%
23	1	1	5		7	520	407	78%
24	1	1	5		7	520	407	78%
25	1	1	5		7	520	407	78%
26	1	1	5		7	520	407	78%
27	1	1	5		7	520	407	78%
28	1	1	5		7	520	407	78%
29	1	1	5		7	520	407	78%
30	1	1	5		7	520	407	78%
31	1	1	5		7	520	407	78%
32	1	1	5		7	520	407	78%
33	1	1	5		7	520	407	78%
34 (Amenity)						314.2	237.8	76%
35 (Plant)						314.2		
total	**33**	**50**	**155**	**8**	Total Sq.m.	20946.4	15,742	**75%**
total	**246**				Total Sq.ft.	225465.173	169,445	
mix	**34%**		**66%**					



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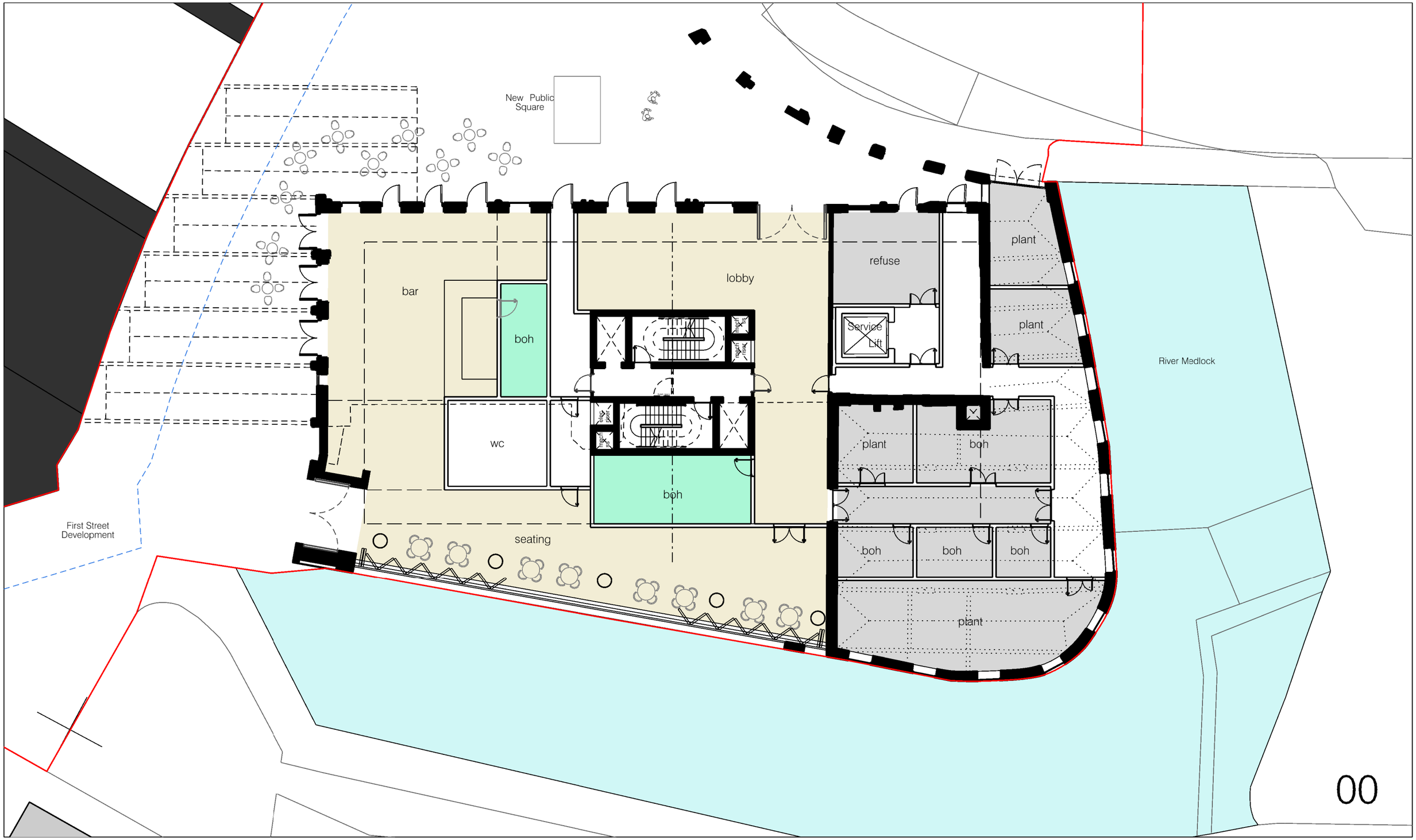
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revisions + notes:

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client: MANNER	**date:** JUNE 2023
project: HOTSPUR PRESS	**scale:** 1:200 @A3 **drawn by:** CB
title: NEW FOOTPRINT – HOTEL Proposed Level –01 Floor Plan	**drawing number:** (—)00B
status: FEASIBILITY	**job number:** 0655 **revision:** –

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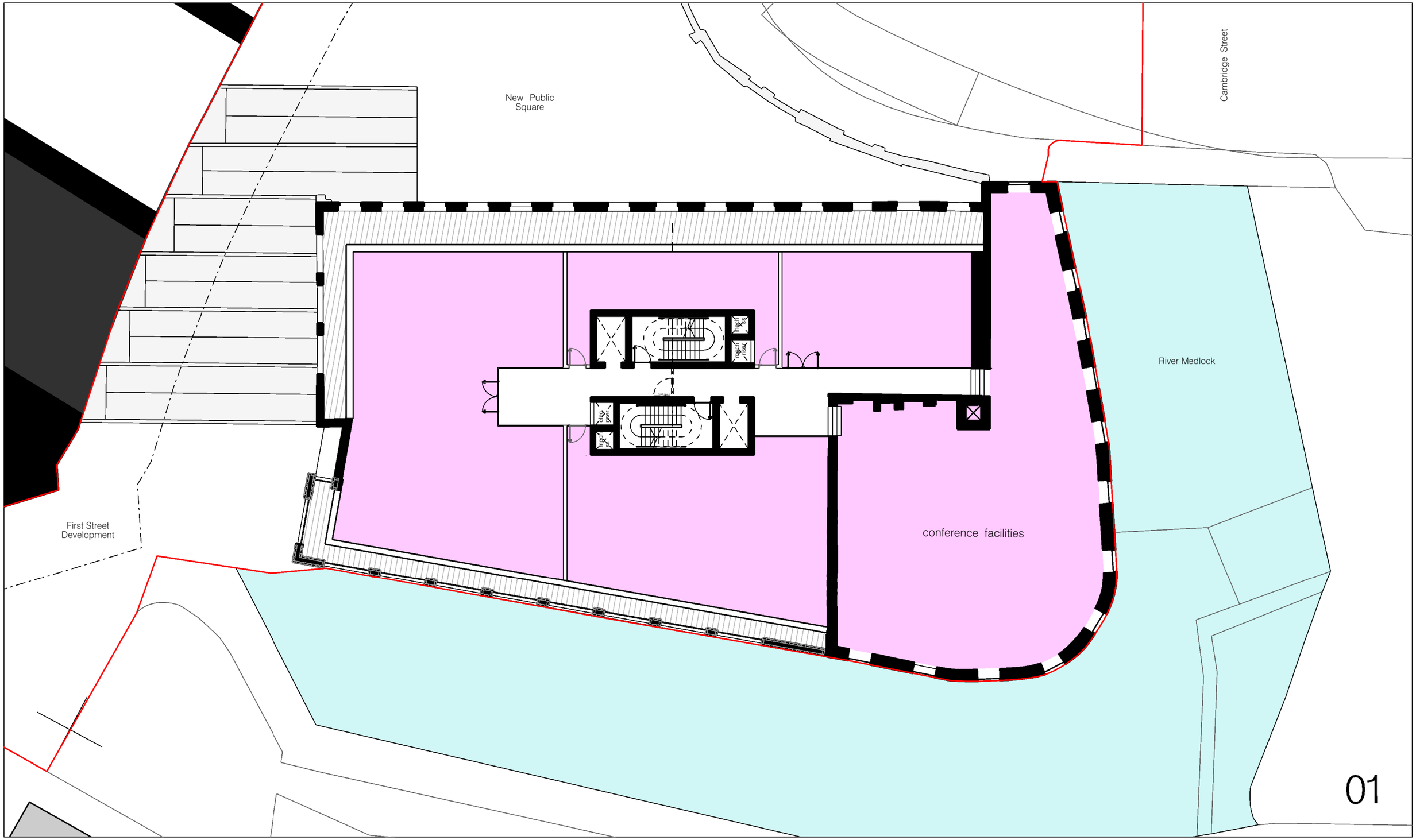
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revisions + notes:

client: MANNER	**date:** JUNE 2023
project: HOTSPUR PRESS	**scale:** 1:200 @A3 / **drawn by:** CB
title: NEW FOOTPRINT – HOTEL Proposed Level 00 Floor Plan	**drawing number:** (—)000
status: FEASIBILITY	**job number:** 0655 / **revision:** –

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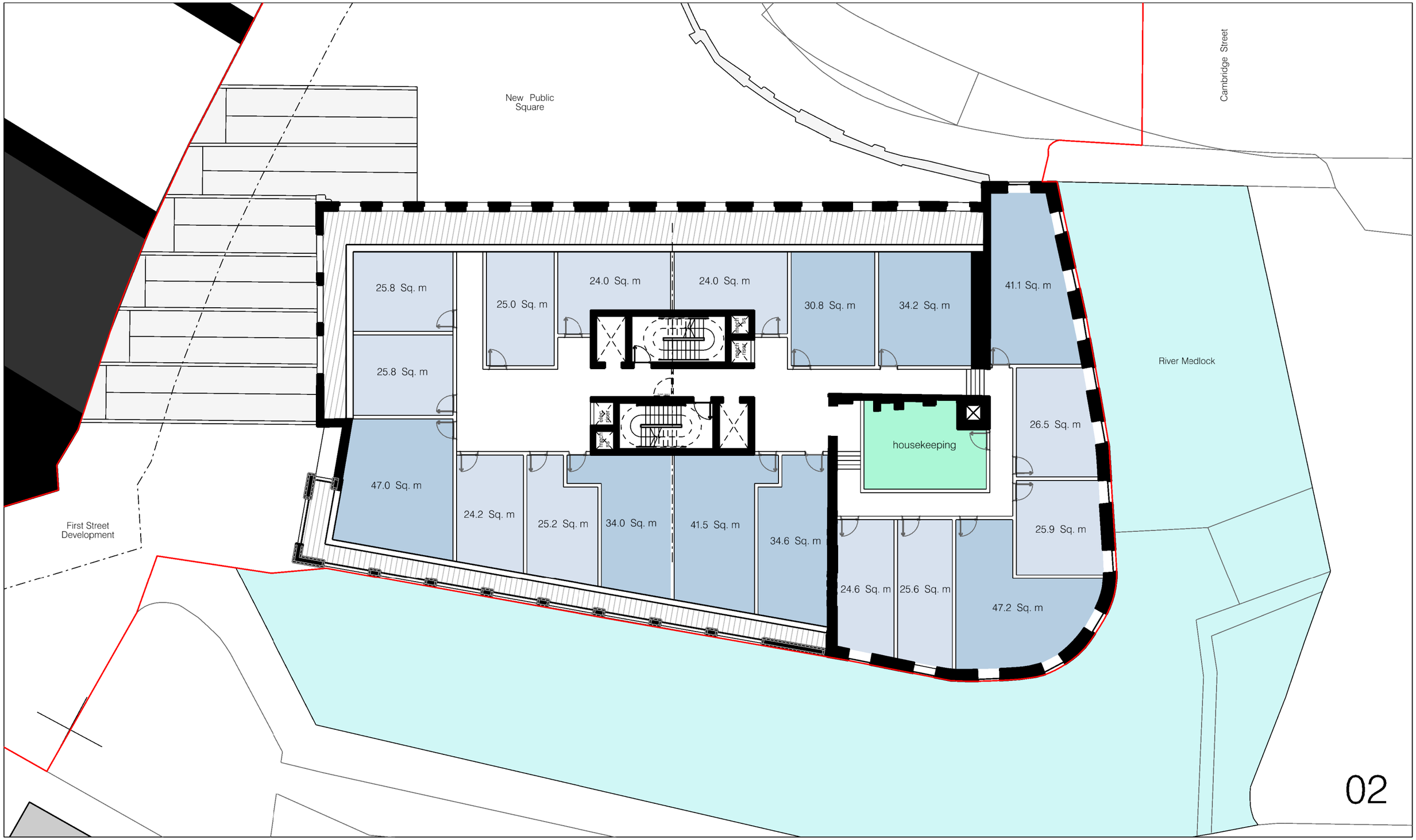
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revisions + notes:

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client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – HOTEL Proposed Level 01 Floor Plan	**drawing number:** (—)001	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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revisions + notes:

client: MANNER

date: JUNE 2023

project: HOTSPUR PRESS

scale: 1:200 @A3

drawn by: CB

title: NEW FOOTPRINT – HOTEL
Proposed Level 02 Floor Plan

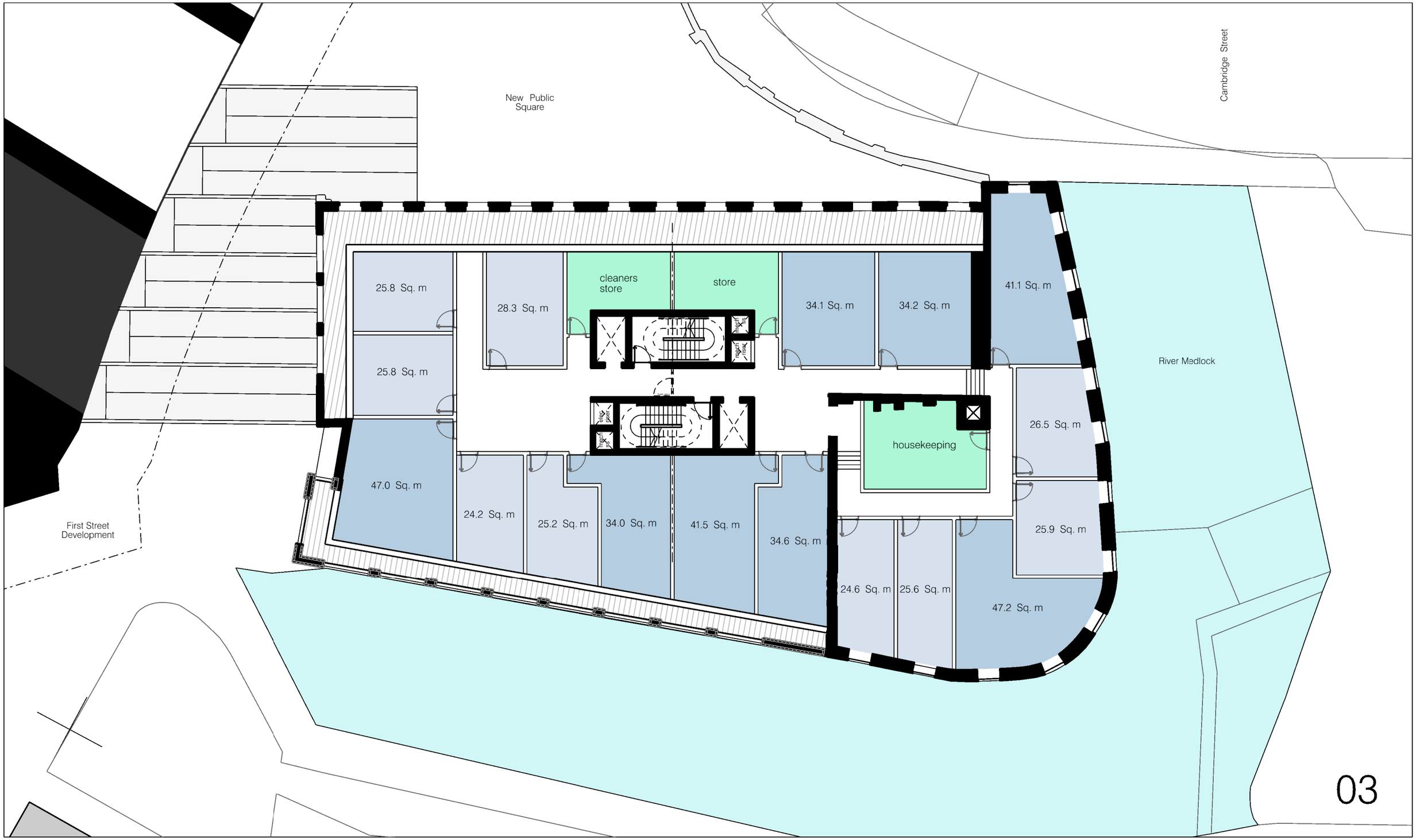
drawing number: (—)002

status: FEASIBILITY

job number: 0655

revision: –

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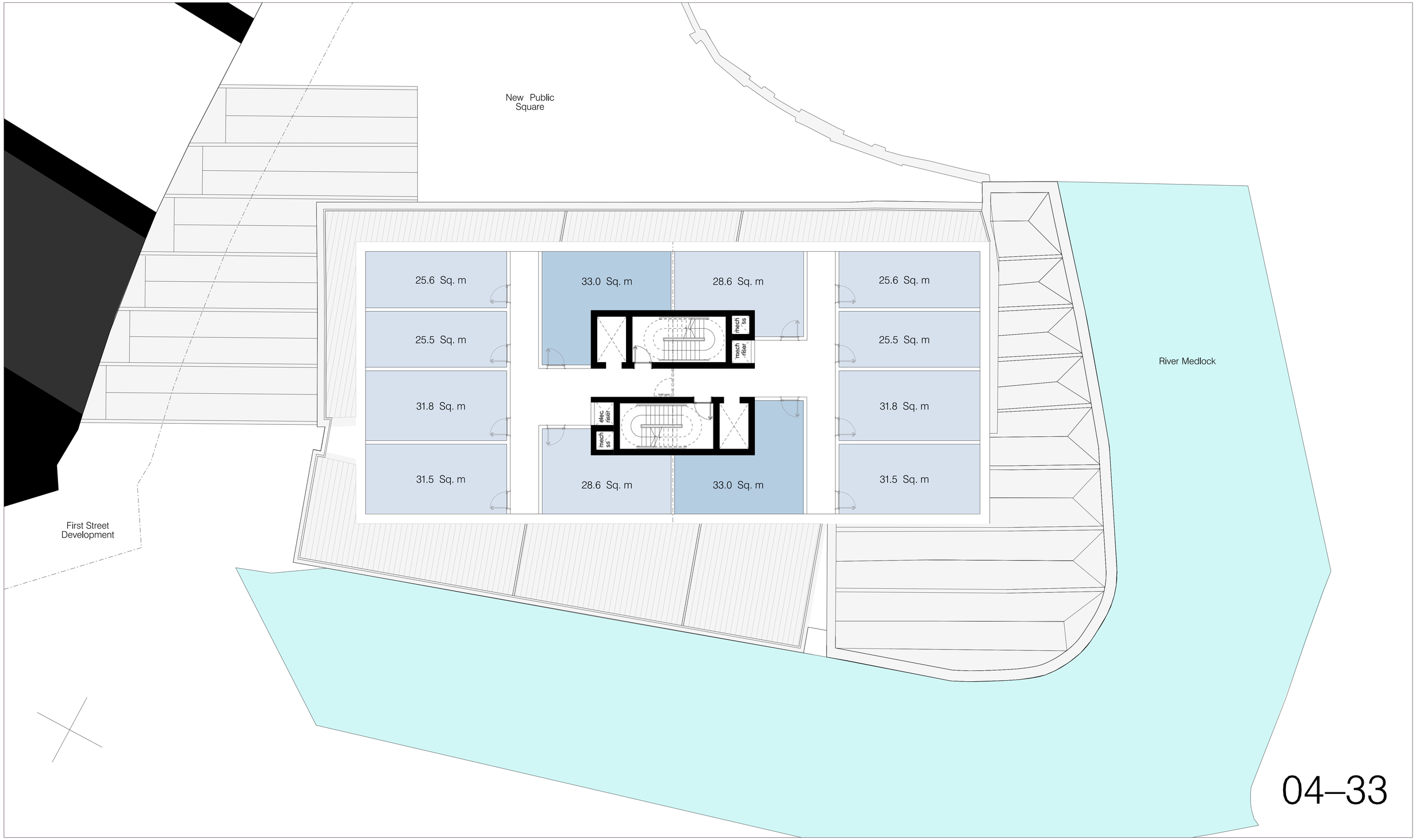
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revisions + notes:

client: MANNER	**date:** JUNE 2023
project: HOTSPUR PRESS	**scale:** 1:200 @A3
	drawn by: CB
title: NEW FOOTPRINT – HOTEL Proposed Level 03 Floor Plan	**drawing number:** (—)003
status: FEASIBILITY	**job number:** 0655
	revision: –

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revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – HOTEL
Proposed Level 04 Floor Plan

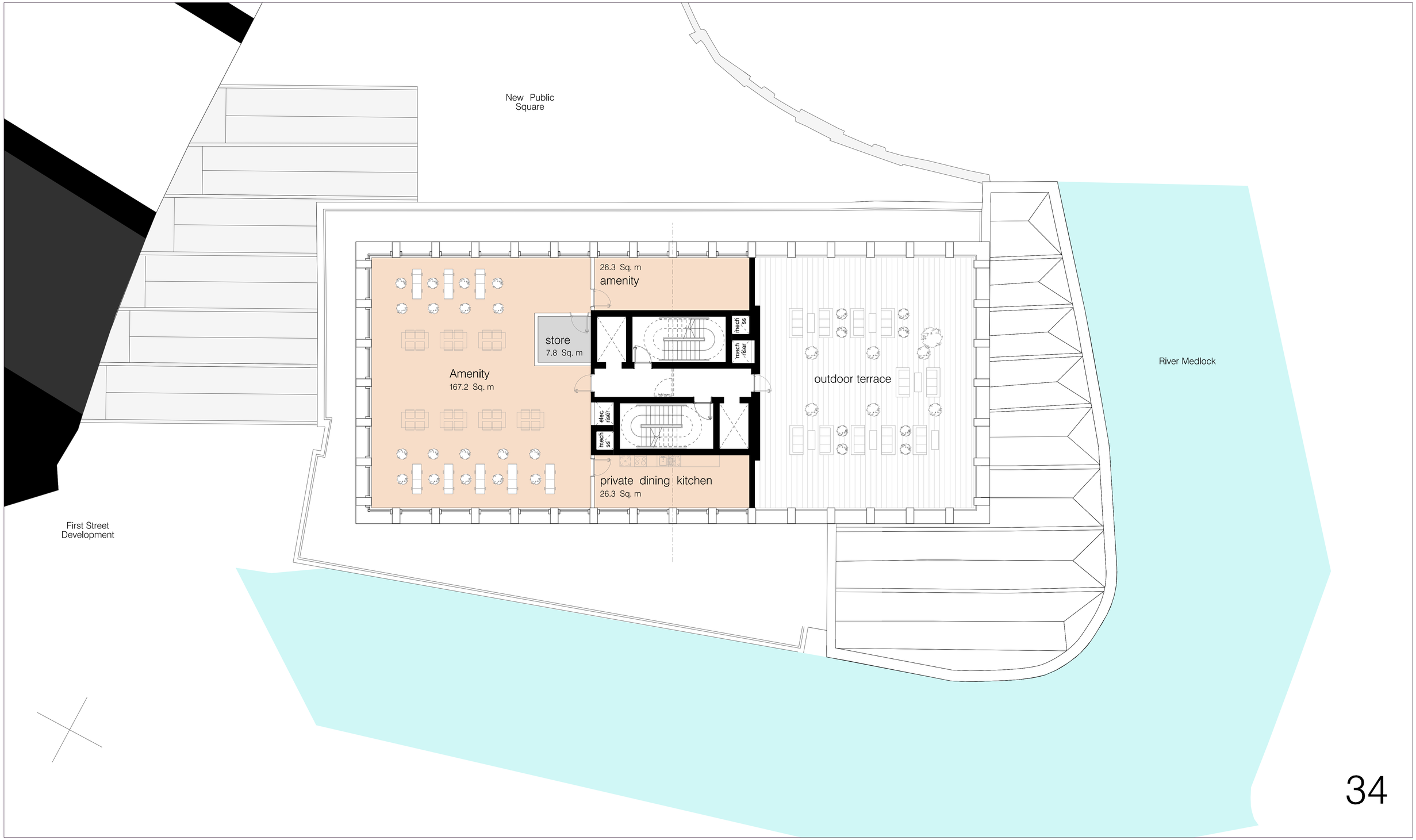
drawing number: (—)004

status: FEASIBILITY

job number: 0655

revision: –

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revisions + notes:

client: MANNER	**date:** DECEMBER 2025
project: HOTSPUR PRESS	**scale:** 1:200@A3 **drawn by:** LB
title: NEW FOOTPRINT – HOTEL Proposed Level 34 Floor Plan	**drawing number:** (—)034
status: FEASIBILITY	**job number:** 0655 **revision:** –

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New Public Square

First Street Development

River Medlock

plant
230.8 Sq. m

outdoor terrace

mech ss

mech riser

elec riser

mech ss

35

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revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – HOTEL
Proposed Level 35 Floor Plan

drawing number: (—)035

status: FEASIBILITY

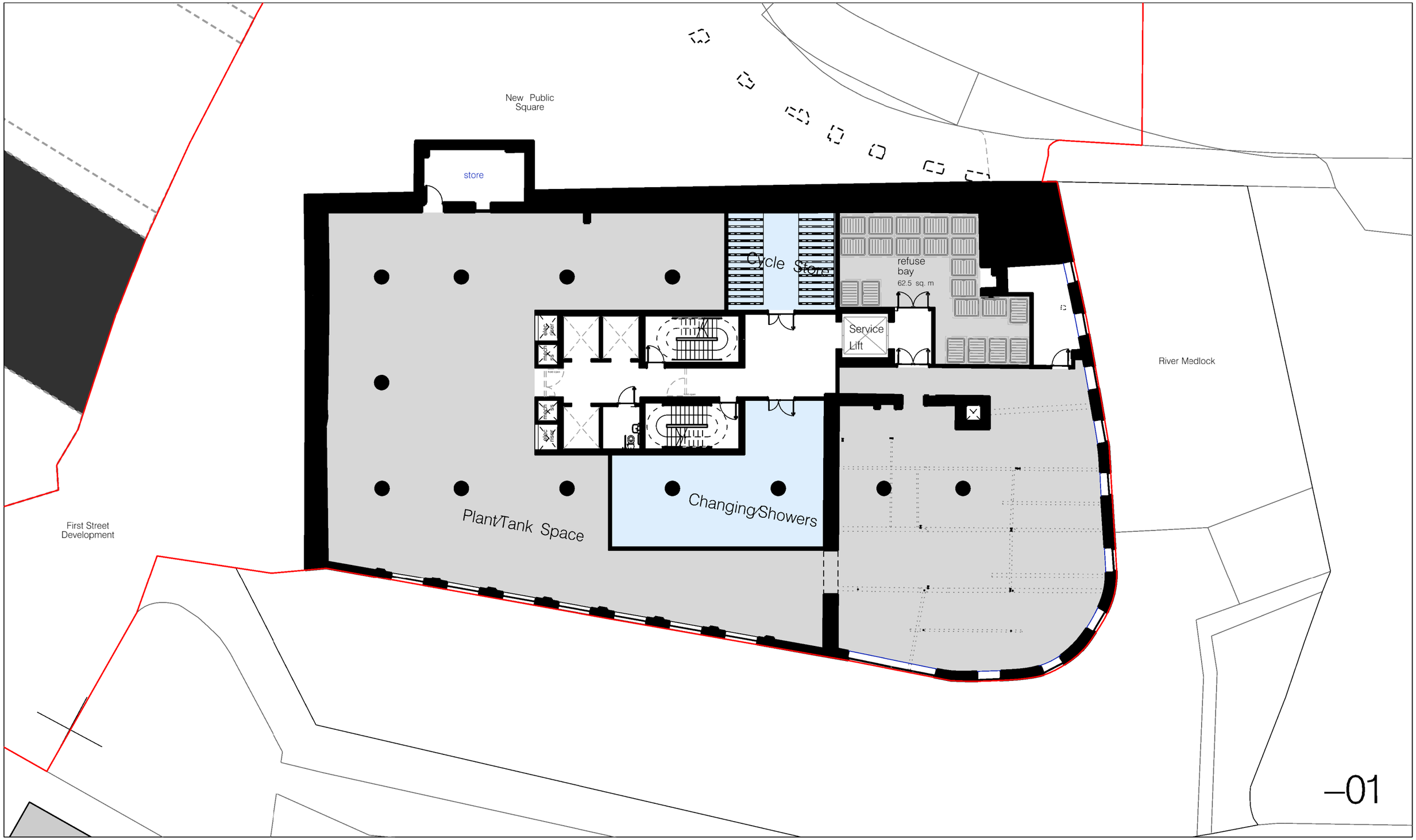
job number: 0655

revision: –

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Hotspur, Manchester
Tower - Hotel Schedule 19.12.2025

	Standard Room	Premium Room	**Units per Floor**	GIA (sq.m.)	NIA (sq.m.)	%
Basement				1009	691	68%
Ground				1036	524	51%
1				891	723	81%
2	11	8	19	891	587	66%
3	9	8	17	891	544	61%
4	10	2	12	520	352	68%
5	10	2	12	520	352	68%
6	10	2	12	520	352	68%
7	10	2	12	520	352	68%
8	10	2	12	520	352	68%
9	10	2	12	520	352	68%
10	10	2	12	520	352	68%
11	10	2	12	520	352	68%
12	10	2	12	520	352	68%
13	10	2	12	520	352	68%
14	10	2	12	520	352	68%
15	10	2	12	520	352	68%
16	10	2	12	520	352	68%
17	10	2	12	520	352	68%
18	10	2	12	520	352	68%
19	10	2	12	520	352	68%
20	10	2	12	520	352	68%
21	10	2	12	520	352	68%
22	10	2	12	520	352	68%
23	10	2	12	520	352	68%
24	10	2	12	520	352	68%
25	10	2	12	520	352	68%
26	10	2	12	520	352	68%
27	10	2	12	520	352	68%
28	10	2	12	520	352	68%
29	10	2	12	520	352	68%
30	10	2	12	520	352	68%
31	10	2	12	520	352	68%
32	10	2	12	520	352	68%
33	10	2	12	520	352	68%
34 (Amenity)				307.2	227.6	74%
35 (Plant)				307.2		
total	**320**	**76**	Total Sq.m.	20932.4	13,857	**66%**
total	**396**		Total Sq.ft.	225314.478	149,151	
mix	**81%**	**19%**				



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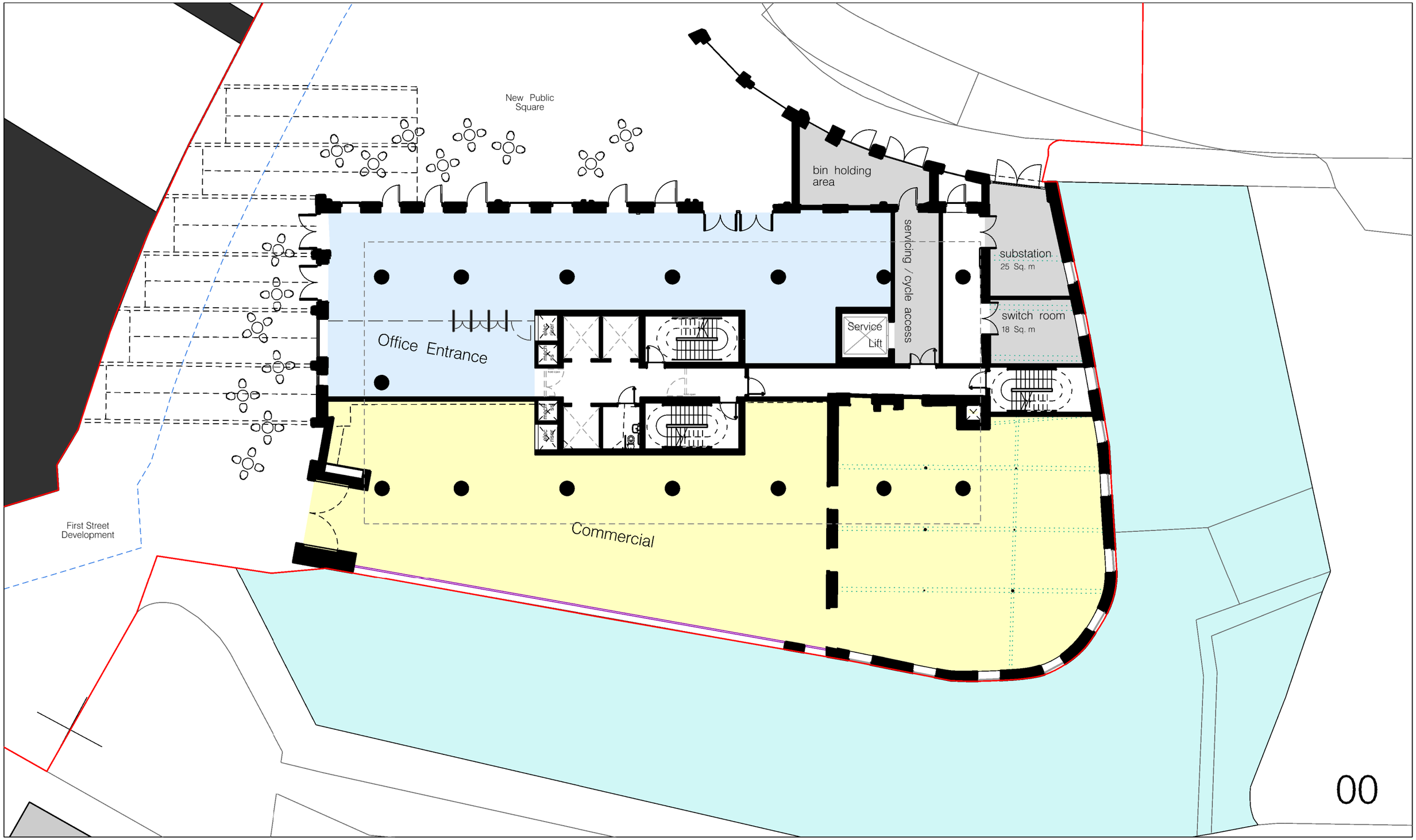
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revisions + notes:

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client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – OFFICE Proposed Level –01 Floor Plan	**drawing number:** (—)00B	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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revisions + notes:

client: MANNER

date: JUNE 2023

project: HOTSPUR PRESS

scale: 1:200 @A3

drawn by: CB

title: NEW FOOTPRINT – OFFICE
Proposed Level 00 Floor Plan

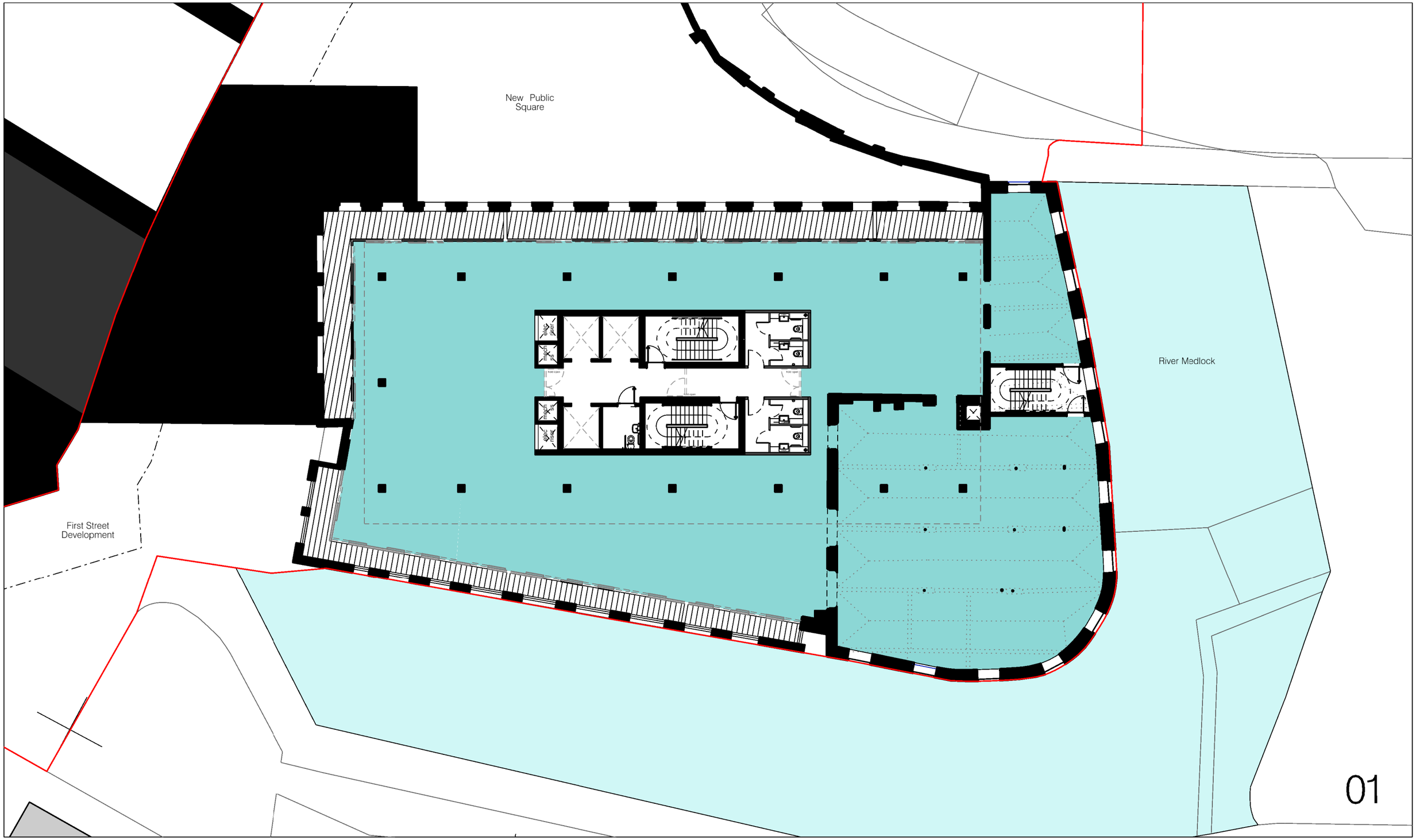
drawing number: (—)000

status: FEASIBILITY

job number: 0655

revision: –

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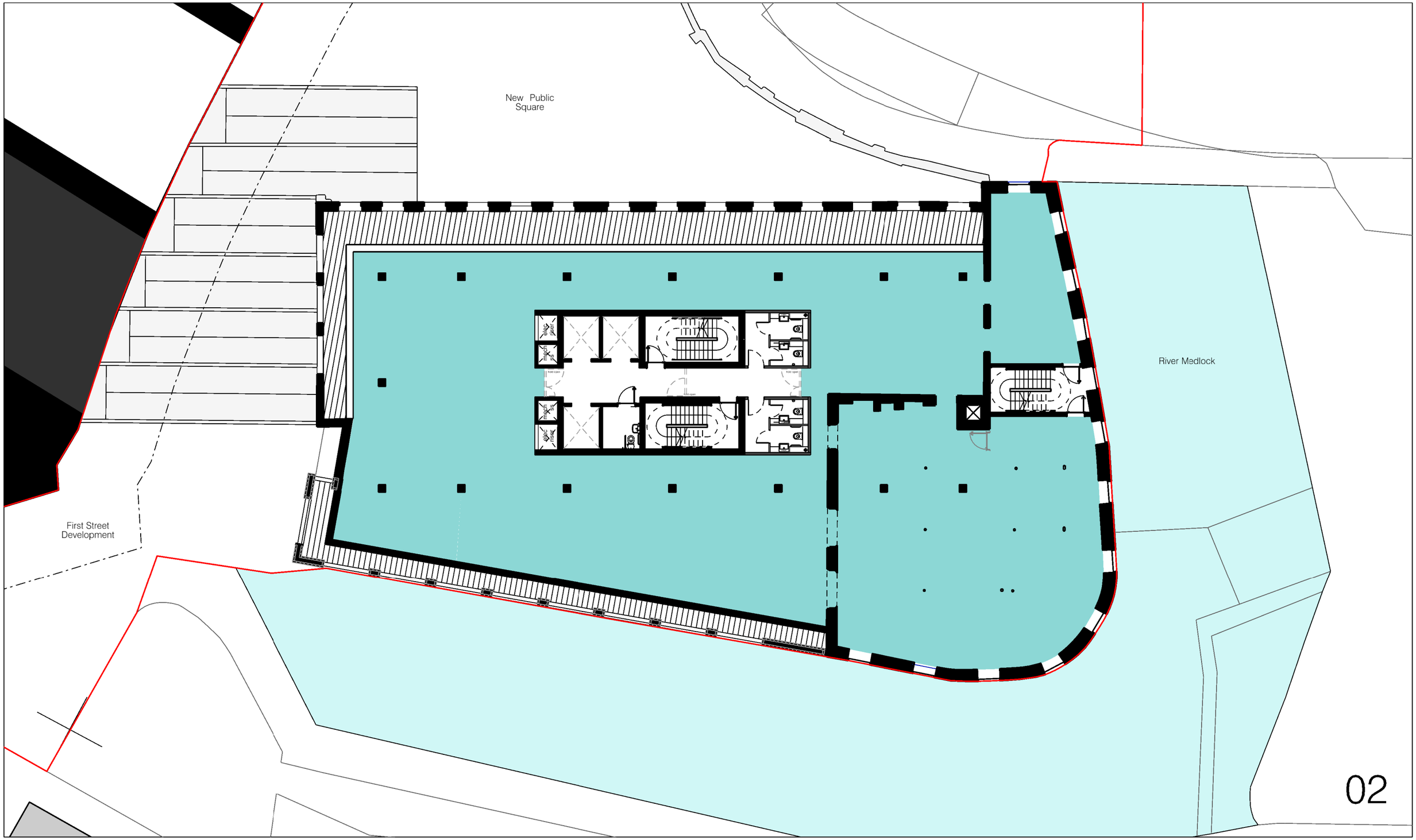
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Confirm all dimensions before commencement of any work on site or fabrication.

revisions + notes:

client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – OFFICE Proposed Level 01 Floor Plan	**drawing number:** (—)001	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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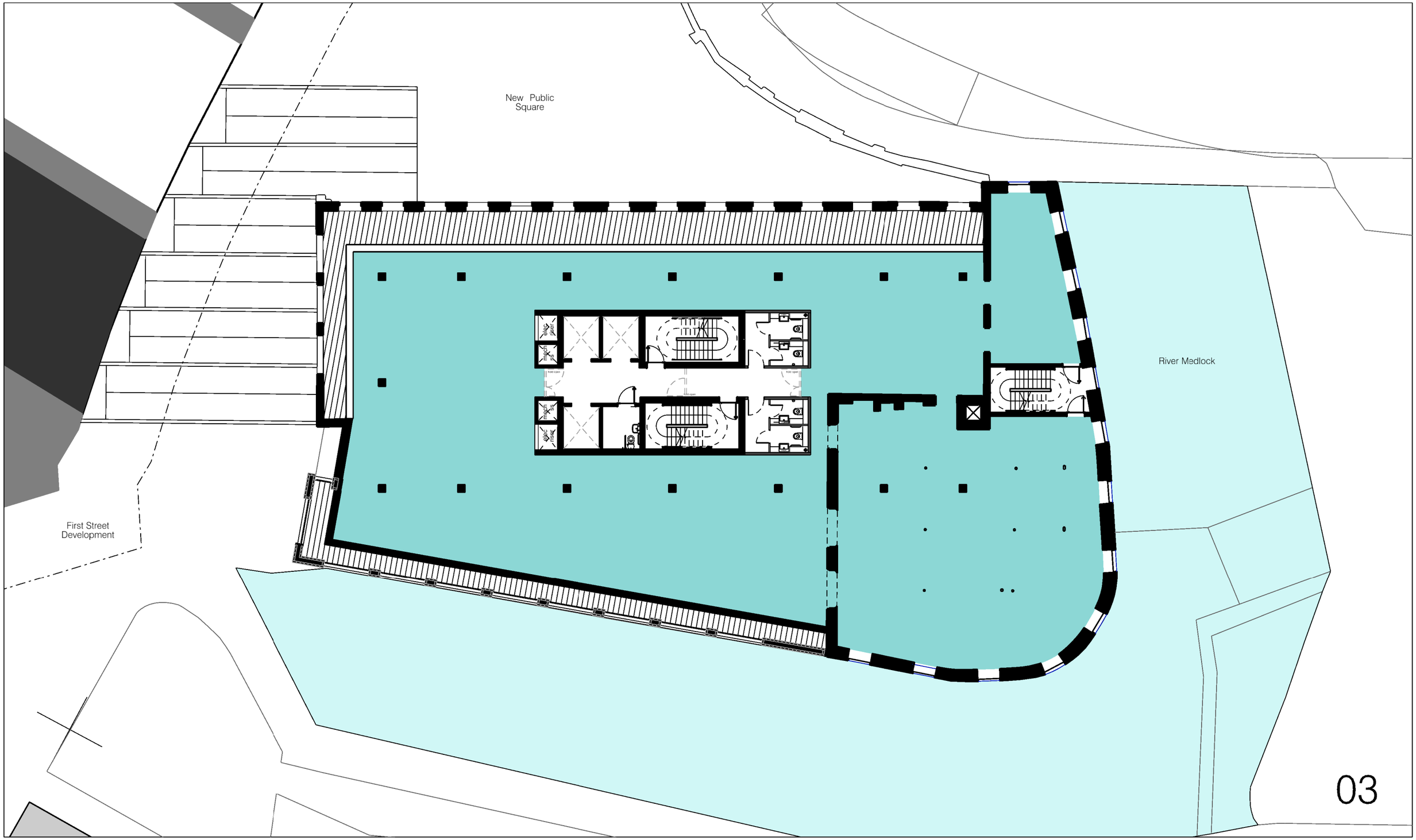
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revisions + notes:

client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – OFFICE Proposed Level 02 Floor Plan	**drawing number:** (—)002	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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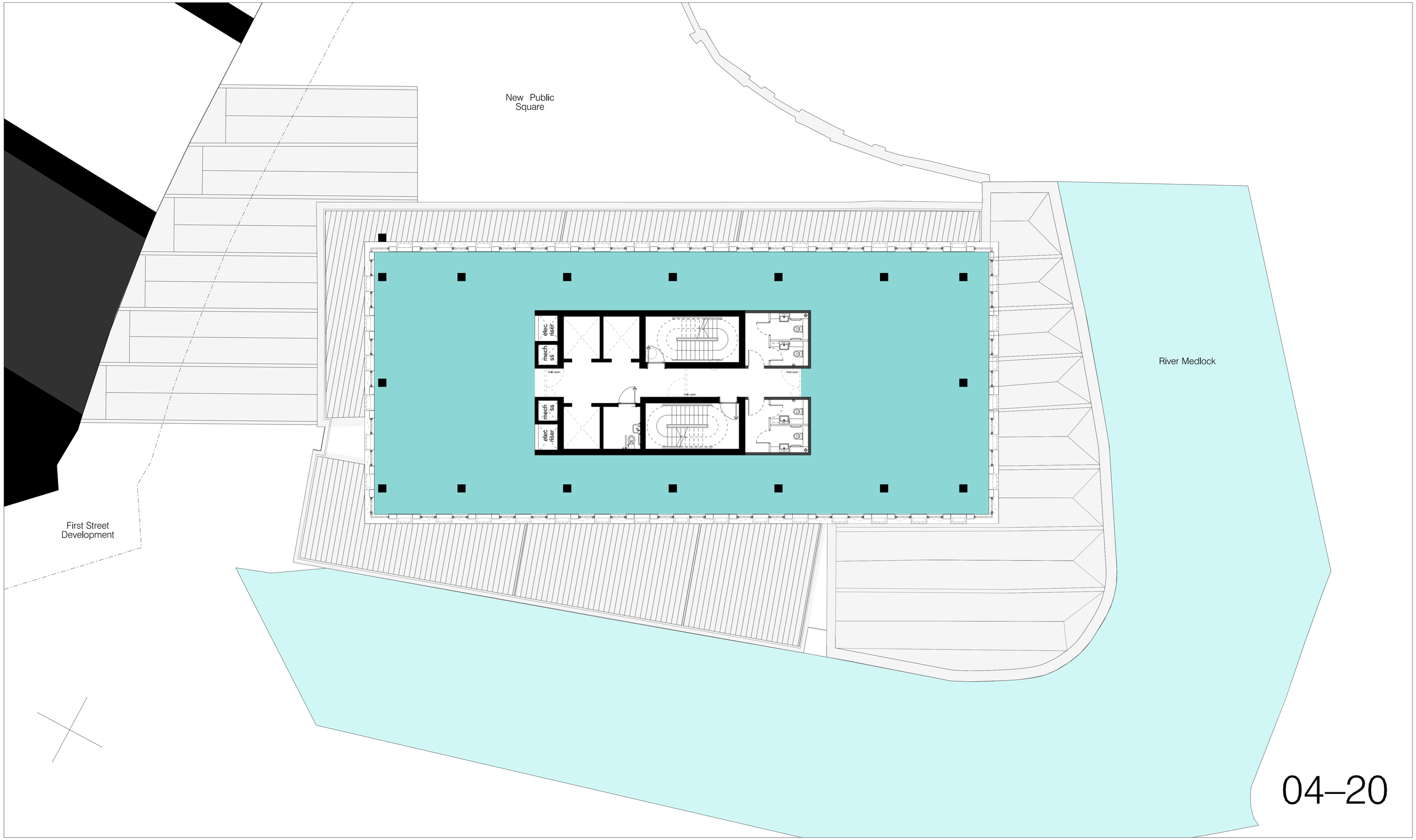
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revisions + notes:

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client: MANNER	**date:** JUNE 2023	
project: HOTSPUR PRESS	**scale:** 1:200 @A3	**drawn by:** CB
title: NEW FOOTPRINT – OFFICE Proposed Level 03 Floor Plan	**drawing number:** (—)003	
status: FEASIBILITY	**job number:** 0655	**revision:** –

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revisions + notes:

client: MANNER

date: DECEMBER 2025

project: HOTSPUR PRESS

scale: 1:200@A3

drawn by: LB

title: NEW FOOTPRINT – OFFICE
Proposed Level 04–20 Floor Plan

drawing number: (—)004

status: FEASIBILITY

job number: 0655

revision: –

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AREA SCHEDULE - Office Viability - Hotspur
Office Accomodation

Date: 19/12/25

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Floor		NIA Commercial		NIA Office		GROSS INTERNAL AREA		NET int. /GROSS int.	notes
		m^2	sqft	m^2	sqft	m^2	sqft		
Basement -01						1016.0	10936.2		Basement GIA allows for calculation across office and residential development Cycle Store & Changing facilities exclduded from any NIA reference
Ground Floor Retail		505.0	5435.8			1057.0	11377.5	47.8%	Reception and lobby excluded from any NIA reference
Level 01				731	7868	891	9591	82.0%	
Level 02				710	7642	869	9354	81.7%	
Level 03				710	7642	869	9354	81.7%	
Level 04				389	4184	520	5597	74.8%	
Level 05				389	4184	520	5597	74.8%	
Level 06				389	4184	520	5597	74.8%	
Level 07				389	4184	520	5597	74.8%	
Level 08				389	4184	520	5597	74.8%	
Level 09				389	4184	520	5597	74.8%	
Level 10				389	4184	520	5597	74.8%	
Level 11				389	4184	520	5597	74.8%	
Level 12				389	4184	520	5597	74.8%	
Level 13				389	4184	520	5597	74.8%	
Level 14				389	4184	520	5597	74.8%	
Level 15				389	4184	520	5597	74.8%	
Level 16				389	4184	520	5597	74.8%	
Level 17				389	4184	520	5597	74.8%	
Level 18				389	4184	520	5597	74.8%	
Level 19				389	4184	520	5597	74.8%	
Level 20				389	4184	520	5597	74.8%	
TOTAL		**505**	**5436**	**8759**	**94281**	**13542**	**134830**	**64.7%**	% only includes unit NIA

Note: Area measures are in accordance with the RICS' Code of Measuring Practice 6th Edition and as per Hodder + Partners' drawings. All areas are subject to standard construction tolerances. Note areas include internal column areas. Scheme subject to site and boundary measure, detailed design development and additional consultant design input. Retail includes service corridor.

E Alternative Uses | Cost Plans

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Beadmans

The Hotspur Press, Manchester

Stage 3 Planning Cost Plan (HotelOption)

9th January 2026

Beadmans LLP | 4th Floor | 79-81 Paul Street | London | EC2A 4NQ

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09/01/2026

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Document issue:

Revision	Status	Prepared by	Issue date	Notes
A	Draft	PB	09 January 2026	Planning Viability Feasibility

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1.00 Executive Summary

09/01/2026

THP Manchester - Hotel Option — Planning Viability Feasibility Budget

Works			£	£/m²	£/ft²	£/Rm	%
Shell and Core works - Including demolition			53,290,000	2,546	237	134,571	45%
Fitout - Std Rm	43,710	320	13,990,000	668	62	35,328	12%
Fitout - Prem Rm	55,190	76	4,190,000	200	19	10,581	4%
			-	-	-	-	0%
Total nr of Rms		396					
Fitout - FOH & Amenity:	£/m2 rate						
Restaurant (level -1)	2,800	210 m²	590,000	28	3	1,490	0%
Private dining & breakout (le	2,800	170 m²	480,000	23	2	1,212	0%
WCs (level -1 & 00)	5,000	120 m²	600,000	29	3	1,515	1%
Bar / seating (level 00)	4,000	280 m²	1,120,000	54	5	2,828	1%
Lobby	3,200	120 m²	380,000	18	2	960	0%
Conference (level 01)	2,400	723 m²	1,740,000	83	8	4,394	1%
Amenity (level 34)	2,800	227 m²	640,000	31	3	1,616	1%
Total FoH		1,070 m²					
External Works			1,080,000	52	5	2,727	1%
Allowance for utilities (Budget only)			1,000,000	48	4	2,525	1%
Less Inflation during construction period			- 3,164,000	- 151	- 14	- 7,990	-3%
Total Building and Site Works			**75,936,000**	**3,628**	**337**	**191,758**	**64%**
						-	

Key Metrics

(GIA)	Average m2 /room
20,932 m²	53 m²
225,306ft²	569ft²



1.00 Executive Summary

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

Works			£	£/m²	£/ft²	£/Rm	%
Main Contractor On Costs:							
Preliminaries		18%	13,670,000	653	61	34,520	12%
Overheads & Profit		5%	4,480,000	214	20	11,313	4%
Design & Build Risk Premium		2%	1,880,000	90	8	4,747	2%
Contingency		8%	7,680,000	367	34	19,394	6%
PCSA (excluding stage 4 fees)			520,000				
Sub Total			**104,170,000**	**4,977**	**462**	**263,056**	**88%**
Inflation to start on site - Q4 2026		2.5%	2,600,000	124	12	6,566	2%
Inflation during Contract Period			4,270,000	204	19	10,783	4%
FF&E (all areas)	*15,000*	396	5,940,000	284	26	15,000	5%
Kitchen equipment			500,000	24	2	1,263	0%
IT / AV systems equipment	*2,500*	396	990,000	47	4	2,500	1%
Professional Fees			Excluded	-	-		-
TOTAL CONSTRUCTION COST AT Q4 2026			**118,470,000**	**5,660**	**526**	**299,167**	**100%**

Key Metrics

Target Programme

Start on site	Nov '26

3.00 Schedule of Areas & Accommodation

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

Level	GIFA		Accommodation Schedule	
	m^2	ft^2	Std Rm	Prem Rm
0LG - Lower ground	1009	10861		
00 - Ground	1036	11152		
0M - Mezzanine / NA	0	0		
01	891	9591		
02	891	9591	11	8
03	891	9591	9	8
04	520	5597	10	2
05	520	5597	10	2
06	520	5597	10	2
07	520	5597	10	2
08	520	5597	10	2
09	520	5597	10	2
10	520	5597	10	2
11	520	5597	10	2
12	520	5597	10	2
13	520	5597	10	2
14	520	5597	10	2
15	520	5597	10	2
16	520	5597	10	2
17	520	5597	10	2
18	520	5597	10	2
19	520	5597	10	2
20	520	5597	10	2
21	520	5597	10	2
22	520	5597	10	2
23	520	5597	10	2

3.00 Schedule of Areas & Accommodation

09/01/2026

THP Manchester - Hotel Option **Planning Viability Feasibility Budget**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	Std Rm	Prem Rm		
24	520	5597	10	2		
25	520	5597	10	2		
26	520	5597	10	2		
27	520	5597	10	2		
28	520	5597	10	2		
29	520	5597	10	2		
30	520	5597	10	2		
31	520	5597	10	2		
32	520	5597	10	2		
33	520	5597	10	2		
34	307	3305				
35	307	3305				
TOTAL	**20932**	**225306**	**320**	**76**	**0**	**0**

2.00 Assumptions and Exclusions

09/01/2026

THP Manchester - Hotel Option **Planning Viability Feasibility Budget**

General Assumptions and Notes

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.

2 Indicative layouts provided to us are are at a very preliminary stage and as such we have made numerous assumptions and allowances with the cost plan

3 We have made a general allowance for UKPN and utilities.

4 Water mains infrastructure scope unknown at present but we have allowed a sum for a new water mains in the Executive Summary under the heading Utilities.

5 Procurement - two stage lump sum basis under a Design & Build Contract.

6 Allowance made for limited contamination present in the building.

7 Costs resulting from zero carbon requirements or offset charges are excluded.

8 We have included for a water sprinkler system to the whole building

9 We have made an allowance of 8% contingency

10 We have included an inflation allowance up to the anticipated date to start on site of Q4 2026 and to the mid point of construction.

11 We have assumed double glazing only.

12 Assumed open cut excavations without further lateral support or retaining walls.

Specific Exclusions

13 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.

14 We have not included any allowance for archaeological impact on the site including investigation costs and any delays and special foundations arising therefrom.

15 No allowances have been made for the diversion of existing services.

16 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 *Detailed UXBs Risk Assessment April 2022* that there is little risk of UXB's on the site, and thus no allowance has been made for removal of UXB's

17 No allowances have been made for the national rail demise close to the site.

18 No allowances have been made to deal with any complications arising from the BT and Underground tunnels running close to the site.

2.00 Assumptions and Exclusions

General Exclusions

1 Site investigation costs.

2 Planning and Building Regulations fees. Including all contributions, S106, cil etc

3 Land acquisition and legal costs.

4 Professional fees, expenses, and PCSA fees (Design).

5 Value Added Tax.

Disclaimer

6 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.

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	**SITE CLEARANCE**	**2,305,100**	**110**	**10**	**4**	
1	**SUBSTRUCTURE**	**4,431,850**	**212**	**20**	**8**	
2	**SUPERSTRUCTURE**	**29,371,650**	**1,403**	**130**	**55**	
2A	Frame	3,792,190	181	16.83	7.12	
2B	Upper Floors	3,761,630	180	16.70	7.06	
2C	Roofs	658,290	31	2.92	1.24	
2D	Stairs	1,061,000	51	4.71	1.99	
2E	External Walls	16,354,600	781	72.59	30.69	
2F	Windows and External Doors	317,200	15	1.41	0.60	
2G	Internal Walls and Partitions	3,023,540	144	13.42	5.67	
2H	Internal Doors	403,200	19	1.79	0.76	
3	**INTERNAL FINISHES**	**849,130**	**41**	**4**	**2**	
3A	Wall Finishes	154,280	7	0.68	0.29	
3B	Floor Finishes	303,200	14	1.35	0.57	
3C	Ceiling Finishes	391,650	19	1.74	0.73	
4	**FITTINGS AND FURNISHINGS**	**718,980**	**34**	**3**	**1**	
5	**M&E INSTALLATION**	**15,613,950**	**746**	**69**	**29**	**26,242**
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	722,010	34	3.20	1.35	
5D	Water Installations	620,180	30	2.75	1.16	
5E	Heat Source	1,255,920	60	5.57	2.36	
5F/G	Space Heating, Air Treatment and Extract	2,478,420	118	11.00	4.65	
5H	Electrical Installations	2,583,590	123	11.47	4.85	
5I	Gas Installation	25,000	1	0.11	0.05	
5J	Lifts and Escalators	1,412,000	67	6.27	2.65	
5K	Protective Installation	3,180,360	152	14.12	5.97	
5L	Fire Alarm, Communications and Security	832,370	40	3.69	1.56	
5M	Special Installations	1,760,580	84	7.81	3.30	
5N	Builders Work in Connection	743,520	36	3.30	1.40	
TOTAL BUILDING WORKS		**53,290,660**	**2,546**	**236.52**	**100.00**	

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

			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			**53,290,660**	**2,546**	**236.52**	**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			**53,290,660**	**2,546**	**236.52**	**100.00**	
	Rounding adjustment	3	340	0	0.00	0.00	
TOTAL ESTIMATED CONSTRUCTION COST			**53,291,000**	**2,546**	**236.52**	**100.00**	

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					**2,305,100**	
	All as PBSA scheme - no changes						
	Asbestos Survey	1	item	20,000	20,000		
	Allowance for asbestos / contamination removal	1	item	250,000	250,000		
	Structural stability survey		Excl				*Assume completed as per the Design and Access Statement.*
	Dust, ash and water contamination control		Excl				*Excluded from the scope.*
	Hoarding	1	item	100,000	100,000		
	Protection to river side	1	item	50,000	50,000		*Allowance; works to be confirmed*
	Propping/temporary works	1	item	200,000	200,000		*Assumed to provide support to the existing façade/structure prior to removal.*
	Allowance for make safe works for access	1	item	100,000	100,000		*including site access / ramp, isolations, edge protection and associated works.*
	Demolition						
	Allowance for Soft Demolition & Clearing	4,520	m²	20	90,400		*remove remaining fixtures*
	Structural Demolition						
	Phase 01 Demolition	954	m²	50	47,700		*Warehouse areas.*
	Phase 02 Demolition	2,300	m²	150	345,000		*Basement and G/F down to LGF slab level, including retaining walls and river walls.*
	Extra over for excavation to the retaining walls	1	item	30,000	30,000		*Working space required for removal of retaining walls; 3m width × 3m height.*
	Phase 03 Demolition	2,220	m²	100	222,000		*1/F to 3/F including remaining façade.*
	Allowance for propdeck	1	item	350,000	350,000		
	Subcontractor prelims	1	item	500,000	500,000		

THP Manchester - Hotel Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
1	**SUBSTRUCTURE**					**4,431,850**	
	Generally as PBSA scheme - no changes						
	Existing Foundations						
	Allowance for works to existing foundations	1	item	350,000	350,000		*Scope unknown*
	Allowance for dewatering	1	item	200,000	200,000		
	New Foundations						
	Piling						
	Allowance for excavations to cap bottom levels	1,838	m3	100	183,840		*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	143	nr	100	14,300		
	750mm diameter bearing piles: 15m deep	90	nr	3,000	270,000		
	600m diameter bearing piles; 15m deep	53	nr	2,500	132,500		
	Allowance for pile reinforcement to above		Incl				
	Allowance for loading test	143	nr	20	2,860		
	Allowance for cutting tops of piles	143	nr	150	21,450		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Concrete works						
	Ground beam	22	m³	225	4,950		
	Pile caps to bearing piles	208	m³	225	46,800		
	Core base slab 2500mm deep	1,003	m³	225	225,680		
	Reinforcement						
	Reinforcement to pile cap and ground beams: 135kg/m3 based on SE's recommendation	31	t	1,500	46,580		
	Reinforcement to core base: 135kg/m3 based on SE's recommendation	135	t	1,500	203,110		
	Formworks						
	Formwork to the pile caps and ground beam	337	m2	55	18,540		
	formwork to the above	224	m2	55	12,320		
	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 façade foundations	1	item	300,000	300,000		*current strategy is to utilise the existing façade foundations to support the new façade; new strip footing may be required*
	Basement slab						
	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 1	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*

THP Manchester - Hotel Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	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		
	Drainage						
	FW manhole	6	nr	5,000	30,000		
	FW gully	9	nr	1,000	9,000		
	100mm dia FW pipe	61	m	150	9,150		*incl bedding*
	150mm dia FW pipe	68	m	200	13,600		*incl bedding*
	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	49	m	100	4,900		*incl bedding*

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	225mm dia SW pipe	58	m	150	8,700		*incl bedding*
	Attenuation Tank	1	item	60,000	60,000		*160m3*
	Allowance for forming sumps (provisional quantity)	10	nr	1,500	15,000		
	Basement new retaining walls						
	350mm thick RC retaining walls	82	m³	240	19,710		*350mm thick as per Civic advise*
	Formworks to above	469	m²	50	23,460		
	Steel to above (assume 270kg/m3)	22	t	1,500	33,250		
	Allowance for footing	1	item	30,000	30,000		*Assume*
	Basement cavity wall						*To achieve grade 3 basement.*
	10mm render coat of ascorete	462	m²	35	16,170		
	140 mm cavity drain	462	m²	25	11,550		
	100mm insulation	462	m²	65	30,030		
	Block lining	462	m²	140	64,680		
	Temporary works / logistics	1	item	500,000	500,000		
	Subcontractor prelims	1	item	500,000	500,000		

2 SUPERSTRUCTURE

2A Frame — 3,792,190

Generally as PBSA scheme except Mezz level omitted. Core walls reconfigured but assumed cost neutral as footprint and height similar

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Concrete Columns - Basement Floor						
	Concrete Columns	94	m3	250	23,500		
	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	1,700	43,150		
	Concrete Columns - Ground Floor						
	Concrete Columns	87	m3	250	21,750		
	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	1,700	39,930		
	Concrete Columns - Mezz						
	Concrete Columns						*omitted in option*
	Shuttering to above						*omitted in option*
	EO formwork to circular columns						*omitted in option*
	Reinforcement to above; 270kg/m3 based on SE's recommendation						*omitted in option*
	Concrete Columns - Floors 1-3						
	Concrete Columns	102	m3	250	25,500		
	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	1,700	46,820		
	Concrete Columns - Floors 4-9						
	Concrete Columns	101	m3	250	25,250		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	704	m²	50	35,200		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	27	t	1,700	46,360		
	Concrete Columns - Floors 10-22						
	Concrete Columns	211	m3	250	52,750		
	Shuttering to above	1,616	m²	50	80,800		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	57	t	1,700	96,850		
	Concrete Columns - Floors 23-33						
	Concrete Columns	112	m3	250	28,000		
	Shuttering to above	1,072	m²	50	53,600		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	30	t	1,700	51,410		
	Concrete Columns - Floors 34						
	Concrete Columns	11	m3	250	2,750		
	Shuttering to above	98	m²	50	4,900		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	3	t	1,700	5,050		
	Core Walls - Basement						
	Concrete Walls	115	m3	250	28,750		
	Shuttering to above	640	m²	50	32,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	15	t	1,700	25,420		
	Core Walls - Ground Floor						
	Concrete Walls	95	m3	250	23,750		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	548	m²	50	27,400		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	21,000		
	Core Walls - Mezz						
	Concrete Walls	98	m3	250	24,500		
	Shuttering to above	555	m²	50	27,750		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	13	t	1,700	21,660		
	Core Walls - Floors 1-3						
	Concrete Walls	269	m3	250	67,250		
	Shuttering to above	1,554	m²	50	77,700		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	35	t	1,700	59,450		
	Core Walls - Floors 4-15						
	Concrete Walls	1,081	m3	250	270,250		
	Shuttering to above	6,127	m²	50	306,350		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	141	t	1,700	238,900		
	Core Walls - Floors 16-25						
	Concrete Walls	901	m3	250	225,250		
	Shuttering to above	5,106	m²	50	255,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	117	t	1,700	199,120		
	Core Walls - Floors 26-33						
	Concrete Walls	603	m3	250	150,750		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	3,562	m²	50	178,100		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	78	t	1,700	133,260		
	Core Walls - Floors 34						
	Concrete Walls	76	m3	250	19,000		
	Shuttering to above	449	m²	50	22,450		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	10	t	1,700	16,800		
	Core Walls - Floors 35						
	Concrete Walls	91	m3	250	22,750		
	Shuttering to above	531	m²	50	26,550		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	20,110		
	Structural Steel - to Roof						
	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		
2B	**Upper Floors**					**3,761,630**	

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Generally as PBSA scheme except Mezz level omitted and some terrace areas omitted						
	225mm concrete slab to Basement to Mezz	301	m3	250	75,250		
	Shuttering to soffit	1,036	m2	50	51,800		*mezz omitted*
	Formwork to slab edge	154	m	35	5,390		
	Allowance for extra shuttering to floor height over 5m in Ground floor	1,036	m²	40	41,440		*now all extra height as mezz omitted*
	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	1,700	76,760		
	Allowance for ground floor terrace with cantilevered beam						*terrace areas omitted*
	Allowance for ground floor terrace glass balustrade						*terrace areas omitted*
	Concrete beam to Basement to Mezz	9	m3	250	2,250		
	Shuttering to above	73	m2	50	3,650		
	Reinforcement to above; assumed 125kg/m3	1	t	1,700	1,910		
	225mm concrete slab to floors 1-3	630	m3	250	157,500		
	Shuttering to above	2,803	m2	50	140,150		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 150kg/m3 based on SE's recommendation	95	t	1,700	160,650		
	Concrete beam to floors 1-3	34	m3	250	8,500		
	Shuttering to above	290	m2	50	14,500		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	7,230		
	225mm concrete slab to floors 4	177	m3	250	44,250		
	Shuttering to above	786	m2	50	39,300		
	Reinforcement to above; 150kg/m3 based	27	t	1,700	45,140		
	225mm concrete slab to floors 5-9	540	m3	250	135,000		
	Shuttering to above	2,400	m2	50	120,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	70	t	1,700	119,340		
	Concrete beam to floors 4-9	21	m3	250	5,250		
	Shuttering to above	127	m2	50	6,350		
	Reinforcement to above; assumed 125kg/m3	3	t	1,700	4,460		
	225mm concrete slab to floors 10-22	1,404	m3	250	351,000		
	Shuttering to above	6,240	m2	50	312,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	183	t	1,700	310,280		
	Concrete beam to floors 10-22	30	m3	250	7,500		
	Shuttering to above	260	m2	50	13,000		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	6,380		
	225mm concrete slab to floors 23-33	1,188	m3	250	297,000		

THP Manchester - Hotel Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	5,280	m2	50	264,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	154	t	1,700	262,550		
	Concrete beam to floors 23-33	33	m3	250	8,250		
	Shuttering to above	280	m2	50	14,000		
	Reinforcement to above; assumed 125kg/m3	4.1	t	1,700	7,010		
	225mm concrete slab to floors 34	108	m3	250	27,000		
	Shuttering to above	480	m2	50	24,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	14	t	1,700	23,870		
	Concrete beam to floors 34	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	225mm concrete slab to floors 35	107	m3	250	26,750		
	Shuttering to above	477	m2	50	23,850		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	16	t	1,700	27,290		
	Concrete beam to floors 35	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	Connections into external walls	1	item	75,000	75,000		
	Allowance for transfer structures at existing building level	1	item	150,000	150,000		

THP Manchester - Hotel Option

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Miscellaneous / temporary works etc	1		item	100,000	100,000		
	Roof slab 250mm	90		m3	250	22,500		
	Formwork to slab edge	360		m2	50	18,000		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	14		t	1,700	22,950		
	Steel Platform	152		m2	500	76,000		
2C	**Roof**						**658,290**	
	Generally as PBSA scheme. Localised roof changes but assumed cost neutral as overall footprint remains similar							
	Flat Roof to 1st Floor - Entrance Lobby							
	Roof Structure	62		m2	250	15,500		
	200mm rockwool Insulation	62		m2	85	5,270		
	Waterproofing to slabs	62		m2	50	3,100		
	Vapour Control Layer	62		m2	50	3,100		
	Fire stop to edge of slab	45		m	50	2,250		
	Flat Roof to 1st Floor							
	200mm rockwool Insulation	90		m2	85	7,650		
	Waterproofing to slabs	90		m2	50	4,500		
	Vapour Control Layer	90		m2	50	4,500		
	50mm concrete paving with pedestal	90		m2	400	36,000		
	Fire stop to edge of slab	100		m	50	5,000		

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Flat Roof to 2nd Floor						*No rockwool insulation*
	Waterproofing to slabs	90	m2	50	4,500		
	Vapour Control Layer	90	m2	50	4,500		
	50mm concrete paving with pedestal	90	m2	400	36,000		
	Fire stop to edge of slab	100	m	50	5,000		
	Flat Roof to 3rd Floor; Terrace						
	Roof Structure	127	m2	250	31,750		
	60mm Vacuum insulation panel	127	m2	150	19,050		
	Waterproofing to slabs	127	m2	50	6,350		
	40mm flow board	127	m2	18	2,290		
	50mm concrete paving with pedestal	127	m2	400	50,800		*assume; no details from landscape*
	Fire stop to edge of slab	132	m	50	6,600		
	Flat Roof to 4th Floor						
	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		
	Green Roof to 4th Floor						
	Roof Structure	242	m2	250	60,400		
	200mm rockwool Insulation	242	m²	85	20,570		
	Waterproofing to slabs	242	m²	50	12,100		
	Vapour Control Layer	242	m²	10	2,420		
	Gravel Aggregate	118	m²	40	4,720		
	Lightweight growing substrate	124	m²	90	11,160		
	Steel edging	125	m	50	6,250		
	Drainage layer	242	m²	10	2,420		

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Fire stop to edge of slab	39	m	50	1,950		
	Lift overrun - 35th floor Roof						
	Roof Structure	152	m²	250	38,000		*150 mm thick comflor 60 RC slab*
	200mm rockwool Insulation	152	m²	85	12,920		
	Waterproofing to slabs	152	m²	50	7,600		
	Vapour Control Layer	152	m²	10	1,520		
	50mm thick concrete paving	152	m²	50	7,600		*assume; no details from landscape*
	Lift overrun- Top roof						
	Roof Structure	361	m²	250	90,250		
	200mm rockwool Insulation	361	m²	85	30,690		
	Waterproofing to slabs	361	m²	50	18,050		
	Vapour Control Layer	361	m²	10	3,610		
	50mm thick concrete paving	361	m²	50	18,050		*assume; no details from landscape architect*
	Allowances for extended terrace to commercial						*terrace areas omitted*
2D	**Stairs**					**1,061,000**	
	Allowance for stairs; Basement to 35; assume concrete inclusive of finish and nosings	2	nr	444,000	888,000		
	Balustrading and the like	2	nr	74,000	148,000		
	Steel staircase	1	Item	10,000	10,000		*to roof*
	Bleacher staircase						*n/a in BTR scheme*
	Feature staircase to mezzanine						*mezz omitted*
	Balustrading and the like						*mezz omitted*

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Single staircase mezzanine to ground						*mezz omitted*
	Balustrading and the like						*mezz omitted*
	Single staircase commercial to mezzanine						*mezz omitted*
	Balustrading and the like						
	Allowance for mass fill stairs to mezz, 1/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**					**16,354,600**	
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar						
	PODIUM						
	West Elevation						
	Brickwork (Common Bond)	336	m²	600	201,600		*G/F to 3/F*
	Glass balustrade	33	m²	1,200	39,600		
	Fixed Glass Panel	15	m²	1,800	27,000		
	Aluminium Rain Screen/Louvre	26	m²	650	16,900		
	Pergola structure to courtyard	1	item	15,000	15,000		*no details*
	GRC Rain Screen	58	m	500	29,000		*440 mm high*
	Stone copings to top of walls	15	m	300	4,500		

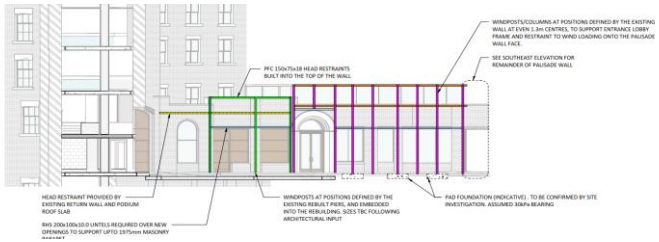
THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Stone copings to balustrade	13	m	300	3,900		
	Steel structure for self-supporting façade	1,732	kg	25	43,300		*to 3/F*
	Glass Wall to Front Entrance	47	m²	2,200	103,400		
	Windpost to Glass Wall	6,743	kg	25	168,580		
	Steel purlins with 2 layer ply deck	48	m²	1,000	48,000		
	South Elevation						*Facing river side*
	Brickwork (Common Bond)	361	m²	600	216,600		*B/F to 3/F*
	Glass balustrade	38	m²	1,200	45,600		
	Fixed Glass Panel	12	m²	1,800	21,600		
	Aluminium Rain Screen/Louvre	7	m²	1,000	7,000		
	GRC Rain Screen	112	m	500	56,000		
	Stone copings to windows	7	m	250	1,750		
	Brick feature lintel	7	m	150	1,050		
	Stone copings to top of walls	28	m	300	8,400		
	Windpost to brickwork	8,107	kg	25	202,680		
	Steel lintel to window	3,574	kg	10	35,740		
	Steel angle to slab	1,286	kg	10	12,860		
	North Elevation						
	Brickwork(Flemish Bond)	405	m²	800	324,000		*G/F to 3/F; Fixed to RC slab*
	Extra for retain and reinstall arch features	1	item	20,000	20,000		

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Windows	50	nr	1,000	50,000		
	Fixed Glass Panel	16	m²	1,800	28,800		
	Aluminium Rain Screen/Louvre	10	m²	1,000	10,000		
	Stone copings to windows	80	m	250	20,000		
	Brick feature lintel	93	m	150	13,950		
	Stone copings to top of walls	38	m	300	11,400		
	Brick Cornice	38	m	800	30,400		
	Glass Wall to Front Entrance	34	m²	2,200	74,800		
	East Elevation						
	Brickwork (Common Bond)	771	m²	600	462,600		*B/F to 3/F; Fixed to RC slab*
	Windows	53	nr	1,000	53,000		
	EO for flood resistant windows in basement	12	nr	2,000	24,000		
	Stone copings to windows	81	m	250	20,250		
	Brick feature lintel	96	m	150	14,400		
	Stone copings to top of walls	48	m	300	14,400		
	Allowance for corten cladding to bin store and entrance	1	item	15,000	15,000		
	Structural support to façade in basement	3,720	kg	25	93,000		*Subject to Civic's review*
	Windpost to East façade	4,200	kg	25	105,000		*Subject to Civic's review*
	Palisade concrete footing	23	m3	240	5,520		
	Formwork to the above	40	m²	50	2,000		



Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above: 135kg/m3 based on SE's recommendation	3	t	1,600	5,520		
	Ground beams	6	m	1,500	9,000		
	Structural steel supporting	3,470	kg	10	34,700		
	Rebuilt brickworks for Palisade	82	m²	1,200	98,400		
	Allowance for movement joint	1	item	10,000	10,000		
	New Facade floors 1-35						
	Unitised	9,276	m²	1,400	12,986,400		*9,276*
	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*
	Plant enclosure	1	item	420,000	420,000		*6.5m high aluminium cladding; approx. 670m2*
2F	**Windows & External Doors**					**317,200**	
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar.						
	External Doors						
	Ground Floor						
	Single door to commercial space	8	nr	2,000	16,000		*Glazed*
	Double door to commercial space	4	nr	5,000	20,000		

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Single door to circulation	1 nr	1,500	1,500		
	Double entrance door to circulation	1 nr	3,000	3,000		
	Double door to bin holding	2 nr	7,500	15,000		
	Double door to substation	1 nr	7,500	7,500		
	Automatic sliding door to Entrance façade	1 nr	20,000	20,000		*Assume; No details*
	EO for draft lobby	1 nr	40,000	40,000		
	Double glazed folding door	6 nr	15,000	90,000		*4.8m high*
	Single door to terrace	9 nr	3,000	27,000		*terrace areas omitted but opening doors retained*
	Extra for glazed balustrade to front of opening doors	20 m	1,500	30,000		*screen added in front of opening doors as terrace omitted*
	1st Floor					
	Single door to terrace area	11 nr	1,500	16,500		
	2nd Floor					
	Single door to terrace area	11 nr	1,500	16,500		
	3rd Floor					
	Single door to terrace area	4 nr	1,500	6,000		
	4th Floor					
	Double door to terrace area	1 nr	2,200	2,200		
	37th Floor					
	Leaf and a half external door	3 nr	2,000	6,000		
2G	**Internal Walls & Partitions**				**3,023,540**	

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Mezzanine level omitted and upper levels remeasured						
	Lower Ground Floor						
	Blockwork	458	m²	140	64,120		
	Internal glazing	48	m²	1,500	72,000		
	Ground Floor						
	Blockwork	261	m²	140	36,540		
	Riser partitioning	26	m²	150	3,900		
	Standard stud partitioning	6	m²	150	900		
	Internal glazing	23	m²	1,500	34,500		
	50 mm cavity drain	218	m²	20	4,360		
	100mm insulation	218	m²	50	10,900		
	Block lining	218	m²	140	30,520		
	Extra for above items to be extended full height as mezzanine omitted	1	item	87,120	87,120		*all quants doubled as extended height due to mezz omitted*
	Mezzanine						
	Blockwork						*mezz omitted*
	Riser partitioning						*mezz omitted*
	Standard stud partitioning						*mezz omitted*
	50 mm cavity drain						*mezz omitted*
	100mm insulation						*mezz omitted*
	Block lining						*mezz omitted*
	1st Floor (conference)						
	allowance for limited primary partition walls	1	item	25,000	25,000		*also refer to fit out costs*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	2nd Floor						
	Bedroom dividing walls	336	m²	175	58,800		remeasured
	Standard stud partitioning - to circulation	315	m²	175	55,130		remeasured
	Stud partitioning to double height void		m²	180			
	Riser partitioning	57	m²	175	9,980		
	Pod lining						n/a - now in fit out
	100mm insulation	229	m²	50	11,450		
	Plaster board on drylining	229	m²	120	27,480		
	3rd Floor						
	Bedroom dividing walls	336	m²	175	58,800		remeasured
	Stud partitioning to double height void						n/a
	Standard stud partitioning - to circulation	315	m²	175	55,130		remeasured
	Riser partitioning	57	m²	175	9,980		
	Pod lining						n/a - now in fit out
	100mm insulation	229	m²	50	11,450		
	Plaster board on drylining	229	m²	120	27,480		
	4th Floor						
	Bedroom dividing walls	192	m²	175	33,600		remeasured
	Standard stud partitioning - to circulation	204	m²	175	35,700		remeasured
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						n/a - now in fit out
	5th Floor						

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	6th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	7th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	8th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	9th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	10th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	11th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	12th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	13th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	14th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	15th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	16th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	17th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	18th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	19th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	20th Floor					

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	21st Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	22nd Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	23rd Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	24th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	25th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	26th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	27th Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Pod lining					*n/a - now in fit out*
	28th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	29th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	30th Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204 m²	175	35,700		*remeasured*
	Riser partitioning	36 m²	175	6,300		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	31st Floor					
	Bedroom dividing walls	192 m²	175	33,600		*remeasured*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	32nd Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	33rd Floor						
	Bedroom dividing walls	192	m²	175	33,600		*remeasured*
	Standard stud partitioning - to circulation	204	m²	175	35,700		*remeasured*
	Riser partitioning	36	m²	175	6,300		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	34th Floor						
	Bedroom dividing walls						*n/a - lvl 34 now amenity - see fit out*
	Standard stud partitioning - to circulation						*ditto*
	Riser partitioning						*ditto*
	Twin fame stud partition						*ditto*
	Pod lining						*ditto*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	35th Floor						
	Blockwork	200	m²	120	24,000		*To form plant room*
2H	**Internal Doors**					**403,200**	
	Mezzanine level omitted and upper levels remeasured						
	Internal Doors						
	Lower Ground						
	Single doors	22	nr	1,500	33,000		
	Double doors	6	nr	3,000	18,000		
	Ground						
	Single doors	13	nr	1,500	19,500		
	Double doors	9	nr	3,000	27,000		
	Mezzanine						
	Single door to staff area						*mezz omitted*
	Single door to circulation						*mezz omitted*
	Single door to toilets						*mezz omitted*
	Single door to lounge						*mezz omitted*
	Glazed double door to circulation						*mezz omitted*
	1st Floor						
	Single doors	8	nr	1,500	12,000		*remeasured*
	Double doors	5	nr	3,000	15,000		*remeasured*

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	2nd Floor						
	Single door to circulation	5	nr	1,500	7,500		*remeasured*
	Single door to BOH	1	nr	1,500	1,500		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	3rd Floor						
	Single door to circulation	5	nr	1,500	7,500		*remeasured*
	Single door to BOH	3	nr	1,500	4,500		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	4th Floor						
	Single door to circulation	4	nr	1,500	6,000		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	5th Floor						
	Single door to circulation	4	nr	1,500	6,000		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	6th Floor						
	Single door to circulation	4	nr	1,500	6,000		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	7th Floor						
	Single door to circulation	4	nr	1,500	6,000		*remeasured*
	Single door to riser	2	nr	900	1,800		*remeasured*
	8th Floor						

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	9th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	10th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	11th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	12th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	13th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	14th Floor						

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	15th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	16th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	17th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	18th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	19th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	20th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	21st Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	22nd Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	23rd Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	24th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	25th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	26th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	27th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	28th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	29th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	30th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	31st Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	32nd Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to riser	2	nr	900	1,800		remeasured
	33rd Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	34th Floor						
	Single door to circulation	7	nr	1,500	10,500		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
	35th Floor						
	Single door to circulation	4	nr	1,500	6,000		remeasured
	Single door to riser	2	nr	900	1,800		remeasured
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**154,280**	
	Mezzanine level omitted and upper levels remeasured						
	Lower Ground Floor						*Based on PS- stage 2 presentation*
	Paint finish to circulation; Dulux or similar	240	m²	12	2,880		
	Ground Floor						
	Paint finish to circulation; Dulux or similar	163	m²	12	1,960		
	Mezzanine						

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar					*mezz omitted*
	1st Floor					
	Paint finish to circulation; Dulux or similar	240 m²	12	2,880		*remeasured*
	2nd Floor					
	Paint finish to circulation; Dulux or similar	330 m²	12	3,960		*remeasured*
	3rd Floor					
	Paint finish to circulation; Dulux or similar	330 m²	12	3,960		*remeasured*
	4th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	5th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	6th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	7th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	8th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	9th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		*remeasured*
	10th Floor					

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	11th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	12th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	13th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	14th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	15th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	16th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	17th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	18th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	19th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	20th Floor					

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	21st Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	22nd Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	23rd Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	24th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	25th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	26th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	27th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	28th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	29th Floor					
	Paint finish to circulation; Dulux or similar	270 m²	12	3,240		remeasured
	30th Floor					

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar	270	m²	12	3,240		remeasured
	31st Floor						
	Paint finish to circulation; Dulux or similar	270	m²	12	3,240		remeasured
	32nd Floor						
	Paint finish to circulation; Dulux or similar	270	m²	12	3,240		remeasured
	33rd Floor						
	Paint finish to circulation; Dulux or similar	270	m²	12	3,240		remeasured
	34th Floor						
	Paint finish to circulation; Dulux or similar	60	m²	12	720		remeasured
	35th Floor						
	Paint finish to circulation; Dulux or similar	60	m²	12	720		remeasured
	Finishes to BOH areas	1	item	40,000	40,000		
3B	**Floor Finishes**					**303,200**	
	Generally all levels remeasured						
	Lower Ground Floor						
	circulation areas	150	m²	80	12,000		see also amenity fit out
	Ground Floor						
	circulation areas	100	m²	80	8,000		see also amenity fit out
	Mezzanine						
	n/a						mezz omitted

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	1st Floor						
	circulation areas	80	m²	80	6,400		remeasured
	2nd Floor						
	circulation areas	120	m²	80	9,600		remeasured
	3rd Floor						
	circulation areas	120	m²	80	9,600		remeasured
	4th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	5th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	6th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	7th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	8th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	9th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	10th Floor						
	circulation areas	80	m²	80	6,400		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	11th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	12th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	13th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	14th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	15th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	16th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	17th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	18th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	19th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	20th Floor						
	circulation areas	80	m²	80	6,400		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	21st Floor						
	circulation areas	80	m²	80	6,400		remeasured
	22nd Floor						
	circulation areas	80	m²	80	6,400		remeasured
	23rd Floor						
	circulation areas	80	m²	80	6,400		remeasured
	24th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	25th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	26th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	27th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	28th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	29th Floor						
	circulation areas	80	m²	80	6,400		remeasured
	30th Floor						
	circulation areas	80	m²	80	6,400		remeasured

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	31st Floor						
	circulation areas	80	m²	80	6,400		*remeasured*
	32nd Floor						
	circulation areas	80	m²	80	6,400		*remeasured*
	33rd Floor						
	circulation areas	80	m²	80	6,400		*remeasured*
	34th Floor						
	circulation areas	20	m²	80	1,600		*remeasured*
	35th Floor						
	circulation areas	20	m²	80	1,600		*remeasured*
	Finishes to BOH areas	780	m²	80	62,400		*remeasured*
3C	**Ceiling Finishes**					**391,650**	
	Generally all levels remeasured						
	Lower Ground Floor						
	circulation areas - plasterbd & paint	150	m²	95	14,250		*see also amenity fit out*
	Ground Floor						
	circulation areas - plasterbd & paint	70	m²	95	6,650		*see also amenity fit out*
	Mezzanine						
	n/a						*mezz omitted*

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	1st Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		remeasured
	2nd Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		remeasured
	3rd Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		remeasured
	4th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	5th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	6th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	7th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	8th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	9th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured
	10th Floor					
	circulation areas - plasterbd & paint	80 m²	95	7,600		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	11th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	12th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	13th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	14th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	15th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	16th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	17th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	18th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	19th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	20th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	21st Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	22nd Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	23rd Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	24th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	25th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	26th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	27th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	28th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	29th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured
	30th Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		remeasured

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	31st Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		*remeasured*
	32nd Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		*remeasured*
	33rd Floor						
	circulation areas - plasterbd & paint	80	m²	95	7,600		*remeasured*
	34th Floor						
	circulation areas - plasterbd & paint	20	m²	95	1,900		*remeasured*
	35th Floor						
	circulation areas - plasterbd & paint	20	m²	95	1,900		*remeasured*
	Clgs to BOH areas	780	m²	75	58,500		*added*
	Access hatches - all floors	185	nr	250	46,250		*added as now plasterboard clg*
4	**FITTINGS**					**718,980**	
	Generally all levels remeasured. Refer also to amenity fit out sections						
	Reception desk	1	item	80,000	80,000		
	BOH areas - on upper lvls	4	nr	10,000	40,000		
	staff changing	2	item	20,000	40,000		
	staff canteen	1	item	50,000	50,000		
	staff room & office	1	item	30,000	30,000		
	laundry / linen stores	1	item	10,000	10,000		
	BOH areas - on gnd flr	2	nr	10,000	20,000		

THP Manchester - Hotel Option

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Bin store	1		item	10,000	10,000		
	Cycle store (assumed)	1		item	25,000	25,000		
	Allowance for signage	20,932		m²	5	104,660		
	Brand signage	20,932		m²	10	209,320		
	Kitchen - see summary							
	Allowance for joinery not show	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**						**722,010**	
	Generally as PBSA scheme with minor changes to reflect layouts							
	Rainwater installations complete	726		m	180	130,640		*Based on 6nr 100mm stacks over 36nr floors @ 2.8m FFL ave*
	Soil & vent pipework riser pipework	3,430		m	160	548,800		*Based on 28nr 110mm stacks over 36nr floors @ 2.8m FFL ave*
	Plant Drainage Connections	20,932		m²	1	21,770		*No details*
	Sprinkler drain line			Excl				*Not required*
	Retail capped connection							*omitted*
	Plantroom gullies	26		nr	800	20,800		*Measured but not specified*
	Sump pumps	1		item				*None shown*
5D	**Water Installations**						**620,180**	

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Generally as PBSA scheme with minor changes to reflect layouts						
	Mains water connection		Excl				*inc in infrastructure utilities*
	CWS / Sprinkler Tank		Incl				*Applied Energy supplied quotation*
	Water misting Tank		Incl				*Applied Energy supplied quotation*
	Wet Riser Tanks		Incl				*Applied Energy supplied quotation*
	CWS Booster / Sprinkler Pump		Incl				*No specification*
	Water misting Pump		Incl				*No specification*
	Water Treatment	1	item	20,000	20,000		*No specification*
	CWS Primary pipework	20,932	m²	12	251,180		*Not sized on the schematic*
	HWS Primary pipework						*Not shown on the schematic*
	H&CWS Riser pipework	1,128	m	200	225,500		Reduced to 3nr risers but horizontal distribution not shown
	Cat5 Water supply	2	nr	8,000	16,000		*Indicated required but not specified*
	Capped CWS connections to retail space	1	item	500	500		*omitted*
	Irrigation to Winter Garden		Excl				
	Additional supplies to FOH facilities	1,070	m²	100	107,000		
	Hot water storage		Incl				*Applied Energy supplied quotation*
5E	**Heat Source**					**1,255,920**	
	Generally as PBSA scheme						
	ASHP - DHWS generation and storage	20,932	m²	60	1,255,920		*adjusted to hotel spec*
5F/G	**Space Heating, Air Treatment and Extract**					**2,478,420**	

THP Manchester - Hotel Option

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Generally as PBSA scheme with minor changes to reflect layouts							
	Connection infrastructure to future District Heating Network			Excl				*AE to confirm omit*
	Chillers /plant	20,932		m²	75	1,569,900		*No specification*
	AHUs	20,932		m²	20	418,640		*No specification*
	Extract Fans	20,932		m²	5	104,660		*No specification*
	Laundry/BOH Extract Fans	20,932		m²	5	104,660		*No specification*
	MVHRs	20,932		m²	4	83,730		*No specification*
	Riser primary ductwork	20,932		m²	3	62,800		*Mostly unsized*
	General supply and extract ventilation to:							
	Basement	1,009		item	70	70,630		*100m unsized duct and unquantified / unspecified grilles*
	Amenity Areas	1		item	40,000	40,000		*allowance*
	Corridors and lift lobbies			Excl				*Inc in smoke ventilation system*
	Cycle Store			Excl				*No longer required*
	Plantrooms	234		m2	100	23,400		
5H	**Electrical Installations**						**2,583,590**	
	Generally as PBSA scheme with minor changes to reflect layouts							
	Mains LV connection			Excl				*Inc in Infrastructure Utilities*
	Substation			Excl				*Inc in Infrastructure Utilities*
	LV switchgear inc mains metering	20,932		m²	45	941,940		*No specification*
	Busbar trunking & LV cabling	20,932		m²	10	209,320		*No specification*
	Generator inc Life Safety LV Panel	1		item	436,587	436,590		*Applied Energy supplied quotation*
	UPS			Excl				
	Landlord DBs	20,932		m²	10	209,320		*No specification*

THP Manchester - Hotel Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	LV Containment	20,932	m²	10	209,320		
	LV reinforcement	1	item	100,000	100,000		*No specification or layout*
	PV	1	item	220,000	220,000		*No specification or layout*
	Lighting inc controls and emergencies to:						
	Corridors and lift lobbies	3,010	m²	50	150,500		*No specification or layout*
	Cycle Store	40	m²	50	2,000		*No specification or layout*
	BOH generally	780	m²	70	54,600		*No specification or layout*
	Small Power						
	Corridors and lift lobbies	3,010	m²	10	30,100		*No specification or layout*
	Cycle Store	40	m²	10	400		*No specification or layout*
	Plant Rooms	780	m²	25	19,500		*No specification or layout*
5I	**Gas Installation**					**25,000**	
	Gas	1	nr	25,000	25,000		*add for cooking*
5J	**Lifts and Escalators**					**1,412,000**	
	Reviewed as new layouts						
	Passenger lifts	2	floors	666,000	1,332,000		*now 2 lifts serving all floors*
	extra for fire fighting - 1 lift	1	nr	30,000	30,000		*now 2 lifts serving all floors*
	Goods lift - gnd to basement	1	item	50,000	50,000		
							omitted
5K	**Protective Installations**					**3,180,360**	

THP Manchester - Hotel Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Generally as PBSA scheme with minor changes to reflect layouts						
	Sprinklers	20,932	m²	60	1,255,920		*Applied Energy supplied quotation*
	Water misting		Excl				*Applied Energy supplied quotation*
	Wet Risers		Incl				*Applied Energy supplied quotation*
	Aircraft warning light	1	item	1,000	1,000		*No specification*
	Earthing & bonding	20,932	m²	2	41,860		*No specification or layout*
	Lightning Protection	20,932	m²	2	41,860		*No specification or layout*
	Leak detection	20,932	m²	2	41,860		*No specification or layout*
	Frost protection	20,932	m²	1	20,930		*No specification or layout*
	Smoke extract to Basement	1	item	130,000	130,000		*250m Fire rated duct and grilles unsized*
	Roof mounted AOV	170	Floors	9,000	1,530,000		*Applied Energy supplied quotation*
	Disabled refuge	32	floors	3,000	96,000		*No specification or layout*
	Induction loop	20,932	m²	1	20,930		*No specification or layout*
5L	**Fire Alarms, Communications & Security**					**832,370**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Fire alarm system to Landlord areas	20,932	m²	12	251,180		*System description only*
	Evacuation Alert System	20,932	m²	3	62,800		*System description only*
	Access control head end	1	item	20,000	20,000		*Unit specified is discontinued*
	Swipe card and keypad access points	1	item	20,000	20,000		*No specification or layout*
	Panic alarms	20,932	m²	1	20,930		*No specification or layout*
	Security	20,932	m²	2	41,860		*No specification or layout*
	AV infrastructure	20,932	m²	3	62,800		*No specification or layout*

THP Manchester - Hotel Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	IT infrastructure	20,932	m²	12	251,180		*Applied Energy approved quotation*
	CCTV	20,932	m²	3	62,800		*No specification or layout*
	IT / AV connections to:						
	Corridors and lift lobbies	3,010	m²	10	30,100		*No specification or layout*
	Cycle Store	92	m²	10	920		*No specification or layout*
	Plant Rooms	780	m²	10	7,800		*No specification or layout*
5M	**Specialist Installations**					**1,760,580**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	BMS	20,932	m²	50	1,046,600		*increased for hotel*
	BEMS	20,932	m²	15	313,980		*System description only*
	Smart Controls		Excl				
	BMU system	1	item	400,000	400,000		
5N	**Builders Work in Connection**					**743,520**	
	BWIC General	5%		14,870,430	743,520		
	Average =						
6	**EXTERNAL WORKS**						
6A	**Site Works**					**-**	
6B	**Drainage**					**-**	

THP Manchester - Hotel Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
6C	**External Services**				-	
7	**ON COSTS**					
7A	**Preliminaries**				-	
	General allowance for Preliminaries		53,290,660	see summary		
7B	**Overheads & Profit**				-	
	General allowance for Overheads & profit		53,290,660	see summary		
7C	**Contingency**				-	
	General allowance for Contingency - contingency on main summary		53,290,660	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	No works						
1	**SUBSTRUCTURE**					-	
	No works						
2	**SUPERSTRUCTURE**						
2A	**Frame**					-	
	No works						
2B	**Upper Floors**					-	
	No works						
2C	**Roof**					-	
	No works						
2D	**Stairs**					-	
	No works						

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**						**-**	
	No works							
2F	**Windows & External Doors**						**-**	
	No works							
2G	**Internal Walls & Partitions**						**1,380**	
	Boarding to pod	14		m²	45	630		
	EO for forming niches / boxing out etc	1		item	750	750		
2H	**Internal Doors**						**2,850**	
	Room entrance doors	1		nr	1,400	1,400		
	Card access door lock	1		nr	500	500		
	Bathroom pod door	1		nr	850	850		
	Thresholds	1		nr	100	100		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**4,030**	
	Paint finish to walls; dulux or similar	62	m2	15	930		
	Extra for feature finishes / wallpaper (50%)	31	m2	100	3,100		
3B	**Floor Finishes**					**4,600**	
	Levelling compound / screed to make up pod levels	25	m2	50	1,250		
	Floor finish generally	25	m2	90	2,250		
	Bathrooms - see pod	4	m2				
	Skirting to walls; assumed soft wood 12.5mm	22	m	50	1,100		
3C	**Ceiling Finishes**					**4,270**	
	Plasterboard & paint	25	m^2	90	2,250		
	Extra for bulkhead at entrance (for FCU)	1	item	700	700		
	Coving	22	m	60	1,320		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**					**12,580**	
	Bathroom pod complete	1	nr	6,000	6,000		
	Room signage / nr	1	nr	75	80		
	Wardrobe / built in joinery generally	1	nr	6,000	6,000		
	Window pelmet detail	1	nr	500	500		
	loose furniture - excluded		Excl				

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**						
5A/B	**Sanitary Appliances and Services Equipment**					-	
	all in pod						
5C	**Disposal Installations**					**400**	
	Bathroom waste connections from pod	1	nr	250	250		
	Condense to FCU	1	item	150	150		
5D	**Water Installations**					**300**	
	Pod connection	1	item	300	300		
5E	**Heat Source**					-	
	no works						

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**3,250**	
	FCU complete with grille and controller	1	item	3,000	3,000		
	bathroom extract connection	1	nr	250	250		
5H	**Electrical Installations**					**8,880**	
	Power						
	Consumer Unit	1	nr	800	800		
	Card access master switch	1	nr	250	250		
	small power	29	m²	120	3,480		
	Lighting	29	m²	150	4,350		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					**-**	
	No works						
5J	**Lifts and Escalators**					**-**	
	No works						
5K	**Protective Installations**					**-**	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**500**	
	Fire alarm main system in shell						
	Smoke detector	1	nr	200	200		
	Data points	2	nr	150	300		
5M	**Specialist Installations**					**-**	
	No works						
5N	**Builders Work in Connection**					**670**	
	BWIC General	5%		13,330	670		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			43,710	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			43,710	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			43,710	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	No works						
1	**SUBSTRUCTURE**					-	
	No works						
2	**SUPERSTRUCTURE**						
2A	**Frame**					-	
	No works						
2B	**Upper Floors**					-	
	No works						
2C	**Roof**					-	
	No works						
2D	**Stairs**					-	
	No works						

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**						-	
	No works							
2F	**Windows & External Doors**						-	
	No works							
2G	**Internal Walls & Partitions**						**1,630**	
	Boarding to pod	14		m²	45	630		
	EO for forming niches / boxing out etc	1		item	1,000	1,000		
2H	**Internal Doors**						**2,850**	
	Room entrance doors	1		nr	1,400	1,400		
	Card access door lock	1		nr	500	500		
	Bathroom pod door	1		nr	850	850		
	Thresholds	1		nr	100	100		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**4,360**	
	Paint finish to walls; dulux or similar	67	m2	15	1,010		
	Extra for feature finishes / wallpaper (50%)	34	m2	100	3,350		
3B	**Floor Finishes**					**5,260**	
	Levelling compound / screed to make up pod levels	29	m2	50	1,450		
	Floor finish generally	29	m2	90	2,610		
	Bathrooms - see pod	4	m2				
	Skirting to walls; assumed soft wood 12.5mm	24	m	50	1,200		
3C	**Ceiling Finishes**					**4,750**	
	Plasterboard & paint	29	m^2	90	2,610		
	Extra for bulkhead at entrance (for FCU)	1	item	700	700		
	Coving	24	m	60	1,440		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**					**18,580**	
	Bathroom pod complete	1	nr	10,000	10,000		*may need to be built insitu but costed as pod for ease*
	Room signage / nr	1	nr	75	80		
	Wardrobe / built in joinery generally	1	nr	8,000	8,000		
	Window pelmet detail	1	nr	500	500		
	loose furniture - excluded		Excl				

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**							
5A/B	**Sanitary Appliances and Services Equipment**						-	
	all in pod							
5C	**Disposal Installations**						**400**	
	Bathroom waste connections from pod	1		nr	250	250		
	Condense to FCU	1		item	150	150		
5D	**Water Installations**						**300**	
	Pod connection	1		item	300	300		
5E	**Heat Source**						-	
	no works							

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**3,250**	
	FCU complete with grille and controller	1	item	3,000	3,000		
	bathroom extract connection	1	nr	250	250		
5H	**Electrical Installations**					**12,460**	
	Power						
	Consumer Unit	1	nr	800	800		
	Card access master switch	1	nr	250	250		
	small power	33	m²	120	3,960		
	Lighting	33	m²	150	4,950		
	Extra for enhanced lighting controls	1	item	2,500	2,500		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works						
5J	**Lifts and Escalators**					-	
	No works						
5K	**Protective Installations**					-	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**500**	
	Fire alarm main system in shell						
	Smoke detector	1	nr	200	200		
	Data points	2	nr	150	300		
5M	**Specialist Installations**					-	
	No works						
5N	**Builders Work in Connection**					**850**	
	BWIC General	5%		16,910	850		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			55,190	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			55,190	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			55,190	see summary		

8.00 Elemental Summary External

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

		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**	

8.00 Elemental Summary External

09/01/2026

THP Manchester - Hotel Option — **Planning Viability Feasibility Budget**

			TOTAL Cost	£/m²	£/ft²	% 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 - Hotel Option **Planning Viability Feasibility Budget**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	Included within Shell and Core						
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						

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 - Hotel Option **Planning Viability Feasibility Budget**

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**					-	

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 - Hotel Option **Planning Viability Feasibility Budget**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					**1,015,310**	
	Excavation						
	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*
	Tree pit and subsoil						*Lightweight growing substrate in 4/F allowed in S&C*
	Subsoil to ornamental planting	43	m²	170	7,310		*1700mm deep*
	2 Layers geocellular storage	267	m²	60	16,020		
	Tree and Planting						
	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 Pubescents	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*

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Biodiversity Strategy						
	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*
	Paving						
	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		
	Furniture Strategy						
	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		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Public Artwork Strategy						
	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*
	Water Management Strategy						
	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		
	First Street Connection						*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*

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**	

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	External Feature Lighting						
	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
	Hodder + Partners		
	Architectural Drawings		
	0655 (--)000 Proposed Level 00.pdf		
	0655 (--)00B Proposed Level -01 basement.pdf		
	0655 (--)001 Proposed Level 01 conference.pdf		
	0655 (--)002 Proposed Level 02.pdf		
	0655 (--)003 Proposed Level 03.pdf		
	0655 (--)004 Proposed Level 04-33.pdf		
	0655 (--)034 Proposed Level 34 Amenity.pdf		
	0655 (--)035 Proposed Level 35 Plant.pdf		
	251219 Hotel New Footprint Schedule.pdf (area schedule)		
	Macgregor Smith		
	Landscaping		
	No information provided for alternative use schemes		
	Applied energy		
	Mechanical & Electrical		
	No information provided for alternative use schemes		
	Structure		
	No information provided for alternative use schemes		

Beadmans

The Hotspur Press, Manchester

Stage 3 Planning Cost Plan (Office Option)

9th January 2026

Beadmans LLP | 4th Floor | 79-81 Paul Street | London | EC2A 4NQ

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09/01/2026

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6.00 Elemental Summary External

7.00 Cost Plan External

8.00 Information Used

Document issue:

Revision	Status	Prepared by	Issue date	Notes
A	Draft	PB	09 January 2026	Planning Viability Feasibility

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1.00 Executive Summary

09/01/2026

THP Manchester - Office Option — Planning Viability Feasibility Budget

Works			£	£/m²	£/ft²	%
Shell and Core works - Including demolition			46,920,000	3,465	322	55%
	£/m2 rate					
Cat A fit Out	*800*	8,764 m²	7,010,000	518	48	8%
WCs to office floors	*4,500*	732 m²	3,290,000	243	23	4%
End of Journey /showers	*5,000*	100 m²	500,000	37	3	1%
Reception / entrance	*4,000*	220 m²	880,000	65	6	1%
Retail (shell onlly)		505 m²	-	-	-	0%
External Works			1,080,000	80	7	1%
Allowance for utilities (Budget only)			1,000,000	74	7	1%
Less Inflation during construction period			- 2,427,200	- 179	- 17	-3%
Total Building and Site Works			**58,252,800**	**4,302**	**400**	**68%**

Key Metrics

(GIA)

13,542 m²

145,762ft²



1.00 Executive Summary

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

Works		£	£/m²	£/ft²	%
Main Contractor On Costs:					
Preliminaries	18%	10,490,000	775	72	12%
Overheads & Profit	5%	3,440,000	254	24	4%
Design & Build Risk Premium	2%	1,440,000	106	10	2%
Contingency	8%	5,890,000	435	40	7%
PCSA (excluding stage 4 fees)		520,000			
Sub Total		**80,030,000**	**5,910**	**549**	**94%**
Inflation to start on site - Q4 2026	2.5%	2,000,000	148	14	2%
Inflation during Contract Period		3,280,000	242	23	4%
Professional Fees		Excluded	-	-	-
TOTAL CONSTRUCTION COST AT Q4 2026		**85,310,000**	**6,300**	**585**	**100%**

Key Metrics

Target Programme

Start on site	Nov '26

3.00 Schedule of Areas & Accommodation

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	NIA	Retail (shell)		
0LG - Lower ground	1016	10936				
00 - Ground	1057	11378		505		
0M - Mezzanine / NA	0	0				
01	891	9591	731			
02	869	9354	710			
03	869	9354	710			
04	520	5597	389			
05	520	5597	389			
06	520	5597	389			
07	520	5597	389			
08	520	5597	389			
09	520	5597	389			
10	520	5597	389			
11	520	5597	389			
12	520	5597	389			
13	520	5597	389			
14	520	5597	389			
15	520	5597	389			
16	520	5597	389			
17	520	5597	389			
18	520	5597	389			
19	520	5597	389			
20	520	5597	389			
TOTAL	**13542**	**145762**	**8764**	**505**	**0**	**0**

2.00 Assumptions and Exclusions

09/01/2026

THP Manchester - Office Option **Planning Viability Feasibility Budget**

General Assumptions and Notes

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.

2 Indicative layouts provided to us are are at a very preliminary stage and as such we have

3 We have made a general allowance for UKPN and utilities.

4 Water mains infrastructure scope unknown at present but we have allowed a sum for a

5 Procurement - two stage lump sum basis under a Design & Build Contract.

6 Allowance made for limited contamination present in the building.

7 Costs resulting from zero carbon requirements or offset charges are excluded.

8 We have included for a water sprinkler system to the whole building

9 We have made an allowance of 8% contingency

10 We have included an inflation allowance up to the anticipated date to start on site of Q4

11 We have assumed double glazing only.

12 Assumed open cut excavations without further lateral support or retaining walls.

Specific Exclusions

13 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.

14 We have not included any allowance for archaeological impact on the site including

15 No allowances have been made for the diversion of existing services.

16 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 *Detailed UXBs Risk Assessment April 2022* that there is little risk of UXB's on the site, and thus no allowance has been

17 No allowances have been made for the national rail demise close to the site.

18 No allowances have been made to deal with any complications arising from the BT and Underground tunnels running close to the site.

General Exclusions

1 Site investigation costs.

2 Planning and Building Regulations fees. Including all contributions, S106, cil etc

3 Land acquisition and legal costs.

4 Professional fees, expenses, and PCSA fees (Design).

5 Value Added Tax.

Disclaimer

6 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.

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	**SITE CLEARANCE**	**2,305,100**	**170**	**16**	**5**	
1	**SUBSTRUCTURE**	**4,431,850**	**327**	**30**	**9**	
2	**SUPERSTRUCTURE**	**25,056,250**	**1,850**	**172**	**53**	
2A	Frame	4,242,280	313	29.10	9.04	
2B	Upper Floors	2,931,960	217	20.11	6.25	
2C	Roofs	658,290	49	4.52	1.40	
2D	Stairs	1,156,000	85	7.93	2.46	
2E	External Walls	13,702,790	1,012	94.01	29.20	
2F	Windows and External Doors	287,200	21	1.97	0.61	
2G	Internal Walls and Partitions	1,600,030	118	10.98	3.41	
2H	Internal Doors	477,700	35	3.28	1.02	
3	**INTERNAL FINISHES**	**2,561,700**	**189**	**18**	**5**	
3A	Wall Finishes	2,069,000	153	14.19	4.41	
3B	Floor Finishes	320,500	24	2.20	0.68	
3C	Ceiling Finishes	172,200	13	1.18	0.37	
4	**FITTINGS AND FURNISHINGS**	**487,710**	**36**	**3**	**1**	
5	**M&E INSTALLATION**	**12,080,930**	**892**	**83**	**26**	**20,304**
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	252,230	19	1.73	0.54	
5D	Water Installations	492,180	36	3.38	1.05	
5E	Heat Source	812,520	60	5.57	1.73	
5F/G	Space Heating, Air Treatment and Extract	2,490,830	184	17.09	5.31	
5H	Electrical Installations	1,921,840	142	13.18	4.10	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	1,268,000	94	8.70	2.70	
5K	Protective Installation	2,107,840	156	14.46	4.49	
5L	Fire Alarm, Communications and Security	541,430	40	3.71	1.15	
5M	Special Installations	1,618,780	120	11.11	3.45	
5N	Builders Work in Connection	575,280	42	3.95	1.23	
TOTAL BUILDING WORKS		**46,923,540**	**3,465**	**321.91**	**100.00**	

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

		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		**46,923,540**	**3,465**	**321.91**	**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		**46,923,540**	**3,465**	**321.91**	**100.00**	
	Rounding adjustment 3	460	0	0.00	0.00	
TOTAL ESTIMATED CONSTRUCTION COST		**46,924,000**	**3,465**	**321.91**	**100.00**	

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					**2,305,100**	
	All as PBSA scheme - no changes						
	Asbestos Survey	1	item	20,000	20,000		
	Allowance for asbestos / contamination removal	1	item	250,000	250,000		
	Structural stability survey		Excl				*Assume completed as per the Design and Access Statement.*
	Dust, ash and water contamination control		Excl				*Excluded from the scope.*
	Hoarding	1	item	100,000	100,000		
	Protection to river side	1	item	50,000	50,000		*Allowance; works to be confirmed*
	Propping/temporary works	1	item	200,000	200,000		*Assumed to provide support to the existing façade/structure prior to removal.*
	Allowance for make safe works for access	1	item	100,000	100,000		*including site access / ramp, isolations, edge protection and associated works.*
	Demolition						
	Allowance for Soft Demolition & Clearing	4,520	m²	20	90,400		*remove remaining fixtures*
	Structural Demolition						
	Phase 01 Demolition	954	m²	50	47,700		*Warehouse areas.*
	Phase 02 Demolition	2,300	m²	150	345,000		*Basement and G/F down to LGF slab level, including retaining walls and river walls.*
	Extra over for excavation to the retaining walls	1	item	30,000	30,000		*Working space required for removal of retaining walls; 3m width × 3m height.*
	Phase 03 Demolition	2,220	m²	100	222,000		*1/F to 3/F including remaining façade.*
	Allowance for propdeck	1	item	350,000	350,000		
	Subcontractor prelims	1	item	500,000	500,000		

THP Manchester - Office Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
1	**SUBSTRUCTURE**					**4,431,850**	
	Generally as PBSA scheme - no changes						
	Existing Foundations						
	Allowance for works to existing foundations	1	item	350,000	350,000		*Scope unknown*
	Allowance for dewatering	1	item	200,000	200,000		
	New Foundations						
	Piling						
	Allowance for excavations to cap bottom levels	1,838	m3	100	183,840		*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	143	nr	100	14,300		
	750mm diameter bearing piles: 15m deep	90	nr	3,000	270,000		
	600m diameter bearing piles; 15m deep	53	nr	2,500	132,500		
	Allowance for pile reinforcement to above		Incl				
	Allowance for loading test	143	nr	20	2,860		
	Allowance for cutting tops of piles	143	nr	150	21,450		

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Concrete works						
	Ground beam	22	m³	225	4,950		
	Pile caps to bearing piles	208	m³	225	46,800		
	Core base slab 2500mm deep	1,003	m³	225	225,680		
	Reinforcement						
	Reinforcement to pile cap and ground beams: 135kg/m3 based on SE's recommendation	31	t	1,500	46,580		
	Reinforcement to core base: 135kg/m3 based on SE's recommendation	135	t	1,500	203,110		
	Formworks						
	Formwork to the pile caps and ground beam	337	m2	55	18,540		
	formwork to the above	224	m2	55	12,320		
	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 façade foundations	1	item	300,000	300,000		*current strategy is to utilise the existing façade foundations to support the new façade; new strip footing may be required*
	Basement slab						
	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 1	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*

THP Manchester - Office Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	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		
	Drainage						
	FW manhole	6	nr	5,000	30,000		
	FW gully	9	nr	1,000	9,000		
	100mm dia FW pipe	61	m	150	9,150		*incl bedding*
	150mm dia FW pipe	68	m	200	13,600		*incl bedding*
	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	49	m	100	4,900		*incl bedding*

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	225mm dia SW pipe	58	m	150	8,700		*incl bedding*
	Attenuation Tank	1	item	60,000	60,000		*160m3*
	Allowance for forming sumps (provisional quantity)	10	nr	1,500	15,000		
	Basement new retaining walls						
	350mm thick RC retaining walls	82	m³	240	19,710		*350mm thick as per Civic advise*
	Formworks to above	469	m²	50	23,460		
	Steel to above (assume 270kg/m3)	22	t	1,500	33,250		
	Allowance for footing	1	item	30,000	30,000		*Assume*
	Basement cavity wall						*To achieve grade 3 basement.*
	10mm render coat of ascorete	462	m²	35	16,170		
	140 mm cavity drain	462	m²	25	11,550		
	100mm insulation	462	m²	65	30,030		
	Block lining	462	m²	140	64,680		
	Temporary works / logistics	1	item	500,000	500,000		
	Subcontractor prelims	1	item	500,000	500,000		
2	**SUPERSTRUCTURE**						
2A	**Frame**					**4,242,280**	
	Generally as PBSA scheme except Mezz level omitted and reduced to 20 storey overall. Core walls reconfigured but assumed cost neutral as footprint and height similar						

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Concrete Columns - Basement Floor						
	Concrete Columns	94	m3	250	23,500		
	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	1,700	43,150		
	Concrete Columns - Ground Floor						
	Concrete Columns	87	m3	250	21,750		
	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	1,700	39,930		
	Concrete Columns - Mezz						
	Concrete Columns						*omitted in option*
	Shuttering to above						*omitted in option*
	EO formwork to circular columns						*omitted in option*
	Reinforcement to above; 270kg/m3 based on SE's recommendation						*omitted in option*
	Concrete Columns - Floors 1-3						
	Concrete Columns	102	m3	250	25,500		
	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	1,700	46,820		
	Concrete Columns - Floors 4-9						
	Concrete Columns	101	m3	250	25,250		

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	704	m²	50	35,200		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	27	t	1,700	46,360		
	Concrete Columns - Floors 10-20						
	Concrete Columns	193	m3	250	48,250		*adjusted to reflected omitted above lvl 20*
	Shuttering to above	1,475	m²	50	73,750		*adjusted to reflected omitted above lvl 20*
	Reinforcement to above; 270kg/m3 based on SE's recommendation	52	t	1,700	88,400		*adjusted to reflected omitted above lvl 20*
	Concrete Columns - Floors 23-33						
	Concrete Columns						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 270kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Concrete Columns - Floors 34						
	Concrete Columns						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 270kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Core Walls - Basement						
	Concrete Walls	115	m3	250	28,750		
	Shuttering to above	640	m²	50	32,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	15	t	1,700	25,420		
	Core Walls - Ground Floor						
	Concrete Walls	95	m3	250	23,750		

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	548	m²	50	27,400		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	21,000		
	Core Walls - Mezz						
	Concrete Walls	98	m3	250	24,500		
	Shuttering to above	555	m²	50	27,750		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	13	t	1,700	21,660		
	Core Walls - Floors 1-3						
	Concrete Walls	269	m3	250	67,250		
	Shuttering to above	1,554	m²	50	77,700		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	35	t	1,700	59,450		
	Core Walls - Floors 4-15						
	Concrete Walls	1,081	m3	250	270,250		
	Shuttering to above	6,127	m²	50	306,350		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	141	t	1,700	238,900		
	Core Walls - Floors 16-25						
	Concrete Walls	901	m3	250	225,250		
	Shuttering to above	5,106	m²	50	255,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	117	t	1,700	199,120		
	Core Walls - Floors 26-33						
	Concrete Walls						*omitted above lvl 20*

THP Manchester - Office Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Core Walls - Floors 34						
	Concrete Walls						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Core Walls - Floors 35						
	Concrete Walls						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Structural Steel - to Roof						
	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		
	Extra for increased storey height for office scheme	0.27	item	3,036,710	819,910		*assumed office at 3.80m typical storey height v PBSA at 3.00m*

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Extra for increased structural loading capacity for office scheme	0.10	item	3,856,620	385,660		*assumed 10% increase*
2B	**Upper Floors**					**2,931,960**	
	Generally as PBSA scheme except Mezz level omitted and overall height reduced to 20 levels, and some terrace						
	225mm concrete slab to Basement to Mezz	301	m3	250	75,250		
	Shuttering to soffit	1,057	m2	50	52,850		*mezz omitted*
	Formwork to slab edge	154	m	35	5,390		
	Allowance for extra shuttering to floor height over 5m in Ground floor	1,057	m²	40	42,280		*now all extra height as mezz omitted*
	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	1,700	76,760		
	Allowance for ground floor terrace with cantilevered beam						*terrace areas omitted*
	Allowance for ground floor terrace glass balustrade						*terrace areas omitted*
	Concrete beam to Basement to Mezz	9	m3	250	2,250		
	Shuttering to above	73	m2	50	3,650		

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; assumed 125kg/m3	1	t	1,700	1,910		
	225mm concrete slab to floors 1-3	630	m3	250	157,500		
	Shuttering to above	2,803	m2	50	140,150		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	95	t	1,700	160,650		
	Concrete beam to floors 1-3	34	m3	250	8,500		
	Shuttering to above	290	m2	50	14,500		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	7,230		
	225mm concrete slab to floors 4	177	m3	250	44,250		
	Shuttering to above	786	m2	50	39,300		
	Reinforcement to above; 150kg/m3 based	27	t	1,700	45,140		
	225mm concrete slab to floors 5-9	540	m3	250	135,000		
	Shuttering to above	2,400	m2	50	120,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	70	t	1,700	119,340		
	Concrete beam to floors 4-9	21	m3	250	5,250		
	Shuttering to above	127	m2	50	6,350		
	Reinforcement to above; assumed 125kg/m3	3	t	1,700	4,460		
	225mm concrete slab to floors 10-20	1,282	m3	250	320,500		*adjusted to reflected omitted above lvl 20*
	Shuttering to above	5,697	m2	50	284,850		*adjusted to reflected omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation	167	t	1,700	283,320		*adjusted to reflected omitted above lvl 20*
	Concrete beam to floors 10-22	27	m3	250	6,750		*adjusted to reflected omitted above lvl 20*

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Shuttering to above	237	m2	50	11,850		*adjusted to reflected omitted above lvl 20*
	Reinforcement to above; assumed 125kg/m3	3	t	1,700	5,740		*adjusted to reflected omitted above lvl 20*
	225mm concrete slab to floors 23-33						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Concrete beam to floors 23-33						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; assumed 125kg/m3						*omitted above lvl 20*
	225mm concrete slab to floors 34						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 130kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Concrete beam to floors 34						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; assumed 125kg/m3						*omitted above lvl 20*
	225mm concrete slab to floors 35						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*
	Reinforcement to above; 150kg/m3 based on SE's recommendation						*omitted above lvl 20*
	Concrete beam to floors 35						*omitted above lvl 20*
	Shuttering to above						*omitted above lvl 20*

THP Manchester - Office Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; assumed 125kg/m3						*omitted above lvl 20*
	Connections into external walls	1	item	75,000	75,000		
	Allowance for transfer structures at existing building level	1	item	150,000	150,000		
	Miscellaneous / temporary works etc	1	item	100,000	100,000		
	Roof slab 250mm	90	m3	250	22,500		
	Formwork to slab edge	360	m2	50	18,000		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	14	t	1,700	22,950		
	Steel Platform	152	m2	500	76,000		
	Extra for increased structural loading capacity for office scheme	0.10	item	2,665,420	266,540		*assumed 10% increase*
2C	**Roof**					**658,290**	
	Generally as PBSA scheme. Localised roof changes but assumed cost neutral as overall footprint remains similar						
	Flat Roof to 1st Floor - Entrance Lobby						
	Roof Structure	62	m2	250	15,500		
	200mm rockwool Insulation	62	m2	85	5,270		
	Waterproofing to slabs	62	m2	50	3,100		
	Vapour Control Layer	62	m2	50	3,100		
	Fire stop to edge of slab	45	m	50	2,250		

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Flat Roof to 1st Floor						
	200mm rockwool Insulation	90	m2	85	7,650		
	Waterproofing to slabs	90	m2	50	4,500		
	Vapour Control Layer	90	m2	50	4,500		
	50mm concrete paving with pedestal	90	m2	400	36,000		
	Fire stop to edge of slab	100	m	50	5,000		
	Flat Roof to 2nd Floor						*No rockwool insulation*
	Waterproofing to slabs	90	m2	50	4,500		
	Vapour Control Layer	90	m2	50	4,500		
	50mm concrete paving with pedestal	90	m2	400	36,000		
	Fire stop to edge of slab	100	m	50	5,000		
	Flat Roof to 3rd Floor; Terrace						
	Roof Structure	127	m2	250	31,750		
	60mm Vacuum insulation panel	127	m2	150	19,050		
	Waterproofing to slabs	127	m2	50	6,350		
	40mm flow board	127	m2	18	2,290		
	50mm concrete paving with pedestal	127	m2	400	50,800		*assume; no details from landscape*
	Fire stop to edge of slab	132	m	50	6,600		
	Flat Roof to 4th Floor						
	Roof Structure	131	m2	250	32,750		
	200mm rockwool Insulation	131	m^2	85	11,140		*no finishes allowed in roof section*
	Waterproofing to slabs	131	m^2	50	6,550		
	Vapour Control Layer	131	m^2	10	1,310		
	Fire stop to edge of slab	51	m	50	2,550		
	Green Roof to 4th Floor						

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Roof Structure	242	m2	250	60,400		
	200mm rockwool Insulation	242	m²	85	20,570		
	Waterproofing to slabs	242	m²	50	12,100		
	Vapour Control Layer	242	m²	10	2,420		
	Gravel Aggregate	118	m²	40	4,720		
	Lightweight growing substrate	124	m²	90	11,160		
	Steel edging	125	m	50	6,250		
	Drainage layer	242	m²	10	2,420		
	Fire stop to edge of slab	39	m	50	1,950		
	Lift overrun - 35th floor Roof						
	Roof Structure	152	m²	250	38,000		*150 mm thick comflor 60 RC slab*
	200mm rockwool Insulation	152	m²	85	12,920		
	Waterproofing to slabs	152	m²	50	7,600		
	Vapour Control Layer	152	m²	10	1,520		
	50mm thick concrete paving	152	m²	50	7,600		*assume; no details from landscape*
	Lift overrun- Top roof						
	Roof Structure	361	m²	250	90,250		
	200mm rockwool Insulation	361	m²	85	30,690		
	Waterproofing to slabs	361	m²	50	18,050		
	Vapour Control Layer	361	m²	10	3,610		
	50mm thick concrete paving	361	m²	50	18,050		*assume; no details from landscape architect*
	Allowances for extended terrace to commercial						*terrace areas omitted*
2D	**Stairs**					**1,156,000**	

THP Manchester - Office Option

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Allowance for stairs; Basement to 20; assume concrete inclusive of finish and nosings	2		nr	352,000	704,000		
	Balustrading and the like	2		nr	176,000	352,000		
	extra for staircase gnd to 3rd, incl balustrade	1		nr	75,000	75,000		
	Steel staircase	1		Item	10,000	10,000		*to roof*
	Bleacher staircase							*n/a in BTR scheme*
	Feature staircase to mezzanine							*mezz omitted*
	Balustrading and the like							*mezz omitted*
	Single staircase mezzanine to ground							*mezz omitted*
	Balustrading and the like							*mezz omitted*
	Single staircase commercial to mezzanine							*mezz omitted*
	Balustrading and the like							
	Allowance for mass fill stairs to mezz, 1/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**						**13,702,790**	

THP Manchester - Office Option

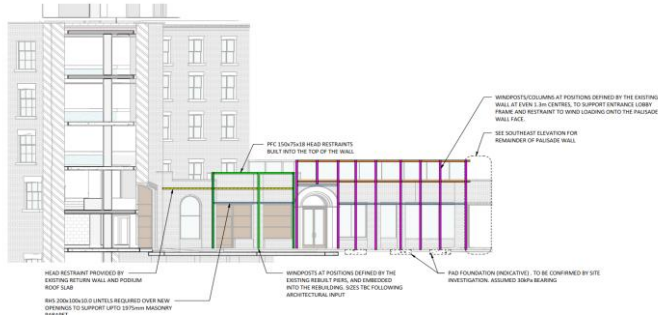
Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar but reduced to overall 20 levels						
	PODIUM						
	West Elevation						
	Brickwork (Common Bond)	336	m²	600	201,600		*G/F to 3/F*
	Glass balustrade	33	m²	1,200	39,600		
	Fixed Glass Panel	15	m²	1,800	27,000		
	Aluminium Rain Screen/Louvre	26	m²	650	16,900		
	Pergola structure to courtyard	1	item	15,000	15,000		*no details*
	GRC Rain Screen	58	m	500	29,000		*440 mm high*
	Stone copings to top of walls	15	m	300	4,500		
	Stone copings to balustrade	13	m	300	3,900		
	Steel structure for self-supporting façade	1,732	kg	25	43,300		*to 3/F*
	Glass Wall to Front Entrance	47	m²	2,200	103,400		
	Windpost to Glass Wall	6,743	kg	25	168,580		
	Steel purlins with 2 layer ply deck	48	m²	1,000	48,000		
	South Elevation						*Facing river side*
	Brickwork (Common Bond)	361	m²	600	216,600		*B/F to 3/F*
	Glass balustrade	38	m²	1,200	45,600		
	Fixed Glass Panel	12	m²	1,800	21,600		

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Aluminium Rain Screen/Louvre	7	m²	1,000	7,000		
	GRC Rain Screen	112	m	500	56,000		
	Stone copings to windows	7	m	250	1,750		
	Brick feature lintel	7	m	150	1,050		
	Stone copings to top of walls	28	m	300	8,400		
	Windpost to brickwork	8,107	kg	25	202,680		
	Steel lintel to window	3,574	kg	10	35,740		
	Steel angle to slab	1,286	kg	10	12,860		
	North Elevation						
	Brickwork(Flemish Bond)	405	m²	800	324,000		*G/F to 3/F; Fixed to RC slab*
	Extra for retain and reinstall arch features	1	item	20,000	20,000		
	Windows	50	nr	1,000	50,000		
	Fixed Glass Panel	16	m²	1,800	28,800		
	Aluminium Rain Screen/Louvre	10	m²	1,000	10,000		
	Stone copings to windows	80	m	250	20,000		
	Brick feature lintel	93	m	150	13,950		
	Stone copings to top of walls	38	m	300	11,400		
	Brick Cornice	38	m	800	30,400		
	Glass Wall to Front Entrance	34	m²	2,200	74,800		
	East Elevation						
	Brickwork (Common Bond)	771	m²	600	462,600		*B/F to 3/F; Fixed to RC slab*

THP Manchester - Office Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Windows	53	nr	1,000	53,000		
	EO for flood resistant windows in basement	12	nr	2,000	24,000		
	Stone copings to windows	81	m	250	20,250		
	Brick feature lintel	96	m	150	14,400		
	Stone copings to top of walls	48	m	300	14,400		
	Allowance for corten cladding to bin store and entrance	1	item	15,000	15,000		
	Structural support to façade in basement	3,720	kg	25	93,000		*Subject to Civic's review*
	Windpost to East façade	4,200	kg	25	105,000		*Subject to Civic's review*
	Palisade concrete footing	23	m3	240	5,520		
	Formwork to the above	40	m²	50	2,000		
	Reinforcement to above: 135kg/m3 based on SE's recommendation	3	t	1,600	5,520		
	Ground beams	6	m	1,500	9,000		
	Structural steel supporting	3,470	kg	10	34,700		
	Rebuilt brickworks for Palisade	82	m²	1,200	98,400		
	Allowance for movement joint	1	item	10,000	10,000		
	New Facade floors 1-35						
	Unitised	5,301	m²	1,400	7,421,400		*adjusted to reflected omitted above lvl 20*
	Extra over Windows		incl				
	Extra over Aluminium louvres		incl				



Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	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*
	Plant enclosure	1		item	420,000	420,000		*6.5m high aluminium cladding; approx. 670m2*
	Extra for increased storey height for office scheme	0.27		item	10,789,600	2,913,190		*assumed office at 3.80m typical storey height v PBSA at 3.00m*
2F	**Windows & External Doors**						**287,200**	
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar.							
	External Doors							
	Ground Floor							
	Single door to commercial space	8		nr	2,000	16,000		*Glazed*
	Double door to commercial space	4		nr	5,000	20,000		
	Single door to circulation	1		nr	1,500	1,500		
	Double entrance door to circulation	1		nr	3,000	3,000		
	Double door to bin holding	2		nr	7,500	15,000		
	Double door to substation	1		nr	7,500	7,500		
	Automatic sliding door to Entrance façade	1		nr	20,000	20,000		*Assume; No details*
	EO for draft lobby	1		nr	40,000	40,000		
	Double glazed folding door	6		nr	15,000	90,000		*4.8m high*
	Single door to terrace	9		nr	3,000	27,000		*terrace areas omitted but cost retained for glazing*

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Extra for glazed balustrade to front of opening doors						*n/a to office*
	1st Floor						
	Single door to terrace area	11	nr	1,500	16,500		
	2nd Floor						
	Single door to terrace area	11	nr	1,500	16,500		
	3rd Floor						
	Single door to terrace area	4	nr	1,500	6,000		
	4th Floor						
	Double door to terrace area	1	nr	2,200	2,200		
	37th Floor						
	Leaf and a half external door	3	nr	2,000	6,000		*retained for roof level*
2G	**Internal Walls & Partitions**					**1,600,030**	
	Mezzanine level omitted and upper levels remeasured						
	Lower Ground Floor						
	Blockwork	458	m²	140	64,120		
	Internal glazing						*n/a for office*
	Ground Floor						
	Blockwork	261	m²	140	36,540		
	Riser partitioning	26	m²	150	3,900		

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Standard stud partitioning	6	m²	150	900		
	Internal glazing	23	m²				
	50 mm cavity drain	218	m²	20	4,360		
	100mm insulation	218	m²	50	10,900		
	Block lining	218	m²	140	30,520		
	Extra for above items to be extended full height as mezzanine omitted	1	item	87,120	87,120		*all quants doubled as extended height due to mezz omitted*
	Mezzanine						
	Blockwork						*mezz omitted*
	Riser partitioning						*mezz omitted*
	Standard stud partitioning						*mezz omitted*
	50 mm cavity drain						*mezz omitted*
	100mm insulation						*mezz omitted*
	Block lining						*mezz omitted*
	1st and 2nd Floor						
	Core walls	480	m²	175	84,000		*remeasured*
	Riser partitioning	90	m²	175	15,750		
	3rd Floor						
	Core walls	240	m²	175	42,000		*remeasured*
	Riser partitioning	45	m²	175	7,880		*n/a*
	4th -20th Floor						
	Core walls	4,080	m²	175	714,000		*remeasured*
	Riser partitioning	765	m²	175	133,880		*remeasured*
	roof level; - allowance						

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Blockwork	200	m²	120	24,000		*To form plant room*
	Extra for increased storey height for office scheme	0.27	item	1,259,870	340,160		*assumed office at 3.80m typical storey height v PBSA at 3.00m*
2H	**Internal Doors**					**477,700**	
	Mezzanine level omitted and upper levels remeasured						
	Internal Doors						
	Lower Ground						
	Single door to circulation	6	nr	1,750	10,500		
	Double door to circulation	5	nr	3,500	17,500		
	Single door to riser	2	nr	1,200	2,400		
	Ground						
	Single door to circulation	8	nr	1,750	14,000		
	Double door to circulation	4	nr	3,500	14,000		
	Single door to riser	2	nr	1,200	2,400		
	Mezzanine						
	Single door to staff area						*mezz omitted*
	Single door to circulation						*mezz omitted*
	Single door to toilets						*mezz omitted*
	Single door to lounge						*mezz omitted*
	Glazed double door to circulation						*mezz omitted*
	1st -3rd Floor						
	Single door to circulation	24	nr	1,750	42,000		*remeasured*

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Double door to circulation	6	nr	3,500	21,000		*remeasured*
	Single door to riser	6	nr	1,200	7,200		*remeasured*
	4th - 20th floor						
	Single door to circulation	102	nr	1,750	178,500		*remeasured*
	Double door to circulation	34	nr	3,500	119,000		*remeasured*
	Single door to riser	34	nr	1,200	40,800		*remeasured*
	35th Floor						
	Single door to circulation	4	nr	1,200	4,800		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**2,069,000**	
	Mezzanine level omitted and upper levels remeasured						
	Lower Ground Floor						
	Paint finish to circulation	150	m²	200	30,000		*enhanced finish*
	Ground Floor						
	Paint finish to circulation	240	m²	300	72,000		*enhanced finish*
	Mezzanine						

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Paint finish to circulation; Dulux or similar						*mezz omitted*
	1st Floor						
	Paint finish to circulation	120	m²	300	36,000		*enhanced finish*
	2nd Floor						
	Paint finish to circulation	330	m²	300	99,000		*enhanced finish*
	3rd Floor						
	Paint finish to circulation	330	m²	300	99,000		*enhanced finish*
	4th - 20th Floor						
	Paint finish to circulation	5,610	m²	300	1,683,000		*enhanced finish*
	Finishes to BOH areas	1	item	50,000	50,000		
3B	**Floor Finishes**					**320,500**	
	Generally all levels remeasured						
	Lower Ground Floor						
	circulation areas	70	m²	250	17,500		*enhanced finish*
	Ground Floor						
	circulation areas	80	m²	350	28,000		*enhanced finish*
	Mezzanine						
	n/a						*mezz omitted*
	1st Floor						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	circulation areas	35	m²	350	12,250		*enhanced finish*
	2nd Floor						
	circulation areas	35	m²	350	12,250		*enhanced finish*
	3rd Floor						
	circulation areas	35	m²	350	12,250		*enhanced finish*
	4th to 20th Floor						
	circulation areas	595	m²	350	208,250		*enhanced finish*
	Finishes to BOH areas	1	item	30,000	30,000		
3C	**Ceiling Finishes**					**172,200**	
	Generally all levels remeasured						
	Lower Ground Floor						
	circulation areas - plasterbd & paint	70	m²	140	9,800		*enhanced finish*
	Ground Floor						
	circulation areas - plasterbd & paint	80	m²	180	14,400		*enhanced finish*
	Mezzanine						
	n/a						*mezz omitted*
	1st Floor						
	circulation areas - plasterbd & paint	35	m²	180	6,300		*enhanced finish*
	2nd Floor						

THP Manchester - Office Option

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	circulation areas - plasterbd & paint	35		m²	180	6,300		*enhanced finish*
	3rd Floor							
	circulation areas - plasterbd & paint	35		m²	180	6,300		*enhanced finish*
	4th to 20th Floor							
	circulation areas - plasterbd & paint	595		m²	180	107,100		*enhanced finish*
	Access hatches - all floors	88		m²	250	22,000		*added as now plasterboard clg*
4	**FITTINGS**						**487,710**	
	Generally all levels remeasured. Refer also to amenity fit out sections							
	Reception desk	1		item	100,000	100,000		
	Parcel room	1		item	25,000	25,000		
	Office / staff	1		item	10,000	10,000		
	Bin store	1		item	10,000	10,000		
	Cycle store - allowance	1		item	75,000	75,000		
	Allowance for signage	13,542		item	5	67,710		
	Security gates	1		item	150,000	150,000		
	Allowance for joinery not shown	1		item	50,000	50,000		
	All other fittings ref exec summary amenity fit out							
5	**SERVICES INSTALLATIONS**							
5A/B	**Sanitary Appliances and Services Equipment**						-	

THP Manchester - Office Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5C	**Disposal Installations**					**252,230**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Rainwater installations complete	602	m	180	108,350		*Based on 6nr 100mm stacks over 22nr floors @ 3.8m FFL ave*
	Soil & vent pipework riser pipework	602	m	160	96,310		*Based on 6nr 100mm stacks over 22nr floors @ 3.8m FFL ave*
	Plant Drainage Connections	13,542	m²	1	21,770		*No details*
	Sprinkler drain line		Excl				*Not required*
	Retail capped connection	1	item	5,000	5,000		*omitted*
	Plantroom gullies	26	nr	800	20,800		*Measured but not specified*
	Sump pumps	1	item				*None shown*
5D	**Water Installations**					**492,180**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Mains water connection		Excl				*inc in infrastructure utilities*
	CWS / Sprinkler Tank		Incl				*Applied Energy supplied quotation*
	Water misting Tank		Incl				*Applied Energy supplied quotation*
	Wet Riser Tanks		Incl				*Applied Energy supplied quotation*
	CWS Booster / Sprinkler Pump		Incl				*No specification*
	Water misting Pump		Incl				*No specification*
	Water Treatment	1	item	20,000	20,000		*No specification*
	CWS Primary pipework	13,542	m²	15	203,130		*Not sized on the schematic*

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	HWS Primary pipework						*Not shown on the schematic*
	H&CWS Riser pipework	1,128	m	220	248,050		Reduced to 3nr risers but horizontal distribution not shown
	Cat5 Water supply	2	nr	8,000	16,000		*Indicated required but not specified*
	Capped CWS connections to retail space	1	item	5,000	5,000		*omitted*
	Irrigation to Winter Garden		Excl				
	Hot water storage		Incl				*Applied Energy supplied quotation*
5E	**Heat Source**					**812,520**	
	Generally as PBSA scheme						
	ASHP - DHWS generation and storage	13,542	m²	60	812,520		
5F/G	**Space Heating, Air Treatment and Extract**					**2,490,830**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Connection infrastructure to future District Heating Network		Excl				*AE to confirm omit*
	Chillers / plant	13,542	m²	100	1,354,200		
	AHUs	13,542	m²	60	812,520		*No specification*
	Extract Fans	13,542	m²	5	67,710		*No specification*
	Laundry/BOH Extract Fans	13,542	m²	2	27,080		*No specification*
	MVHRs	13,542	m²	4	54,170		*No specification*
	Riser primary ductwork	13,542	m²	3	40,630		*Mostly unsized*
	General supply and extract ventilation to:						
	Basement	1,016	item	70	71,120		*100m unsized duct and unquantified / unspecified grilles*

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Amenity Areas	1	item	40,000	40,000		*allowance*
	Corridors and lift lobbies		Excl				*Inc in smoke ventilation system*
	Cycle Store		Excl				*No longer required*
	Plantrooms	234	m2	100	23,400		
5H	**Electrical Installations**					**1,921,840**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Mains LV connection		Excl				*Inc in Infrastructure Utilities*
	Substation		Excl				*Inc in Infrastructure Utilities*
	LV switchgear inc mains metering	13,542	m²	45	609,390		*No specification*
	Busbar trunking & LV cabling	13,542	m²	10	135,420		*No specification*
	Generator inc Life Safety LV Panel	1	item	436,587	436,590		*Applied Energy supplied quotation*
	UPS		Excl				
	Landlord DBs	13,542	m²	10	135,420		*No specification*
	LV Containment	13,542	m²	10	135,420		
	LV reinforcement	1	item	100,000	100,000		*No specification or layout*
	PV	1	item	220,000	220,000		*No specification or layout*
	Lighting inc controls and emergencies to:						
	Corridors and lift lobbies	850	m²	100	85,000		*No specification or layout*
	Cycle Store	40	m²	80	3,200		*No specification or layout*
	Plant Rooms	450	m²	50	22,500		*No specification or layout*
	Small Power						
	Corridors and lift lobbies	850	m²	40	34,000		*No specification or layout*
	Cycle Store	40	m²	10	400		*No specification or layout*
	Plant Rooms	450	m²	10	4,500		*No specification or layout*

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works anticipated						
5J	**Lifts and Escalators**					**1,268,000**	
	Reviewed as new layouts						
	Passenger lifts	3	floors	396,000	1,188,000		*now 2 lifts serving all floors*
	extra for fire fighting - 1 lift	1	nr	30,000	30,000		
	Goods lift - gnd to basement	1	item	50,000	50,000		
5K	**Protective Installations**					**2,107,840**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Sprinklers	13,542	m²	60	812,520		*Applied Energy supplied quotation*
	Water misting		Excl				*Applied Energy supplied quotation*
	Wet Risers		Incl				*Applied Energy supplied quotation*
	Aircraft warning light	1	item	1,000	1,000		*No specification*
	Earthing & bonding	13,542	m²	2	27,080		*No specification or layout*
	Lightning Protection	13,542	m²	2	27,080		*No specification or layout*
	Leak detection	13,542	m²	2	27,080		*No specification or layout*
	Frost protection	13,542	m²	1	13,540		*No specification or layout*
	Smoke extract to Basement	1	item	130,000	130,000		*250m Fire rated duct and grilles unsized*
	Roof mounted AOV	110	Floors	9,000	990,000		*Applied Energy supplied quotation*
	Disabled refuge	22	floors	3,000	66,000		*No specification or layout*

THP Manchester - Office Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Induction loop	13,542 m²	1	13,540		*No specification or layout*
5L	**Fire Alarms, Communications & Security**				**541,430**	
	Generally as PBSA scheme with minor changes to reflect layouts					
	Fire alarm system to Landlord areas	13,542 m²	12	162,500		*System description only*
	Evacuation Alert System	13,542 m²	3	40,630		*System description only*
	Access control head end	1 item	20,000	20,000		*Unit specified is discontinued*
	Swipe card and keypad access points	1 item	20,000	20,000		*No specification or layout*
	Panic alarms	13,542 m²	1	13,540		*No specification or layout*
	Security	13,542 m²	2	27,080		*No specification or layout*
	AV infrastructure	13,542 m²	3	40,630		*No specification or layout*
	IT infrastructure	13,542 m²	12	162,500		*Applied Energy approved quotation*
	CCTV	13,542 m²	3	40,630		*No specification or layout*
	IT / AV connections to:					
	Corridors and lift lobbies	850 m²	10	8,500		*No specification or layout*
	Cycle Store	92 m²	10	920		*No specification or layout*
	Plant Rooms	450 m²	10	4,500		*No specification or layout*
5M	**Specialist Installations**				**1,618,780**	
	Generally as PBSA scheme with minor changes to reflect layouts					
	BMS	13,542 m²	75	1,015,650		*System description only*

THP Manchester - Office Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	BEMS	13,542	m²	15	203,130		*System description only*
	Smart Controls		Excl				
	BMU system	1	item	400,000	400,000		
5N	**Builders Work in Connection**					**575,280**	
	BWIC General	5%		11,505,650	575,280		
	Average =						
6	**EXTERNAL WORKS**						
6A	**Site Works**					**-**	
6B	**Drainage**					**-**	
6C	**External Services**					**-**	
7	**ON COSTS**						
7A	**Preliminaries**					**-**	
	General allowance for Preliminaries			46,923,540	see summary		
7B	**Overheads & Profit**					**-**	

THP Manchester - Office Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	General allowance for Overheads & profit		46,923,540	see summary		
7C	**Contingency**				-	
	General allowance for Contingency - contingency on main summary		46,923,540	see summary		

6.00 Elemental Summary External

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THP Manchester - Office Option — **Planning Viability Feasibility Budget**

		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**	

6.00 Elemental Summary External

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

			TOTAL Cost	£/m²	£/ft²	% 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 - Office Option **Planning Viability Feasibility Budget**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	Included within Shell and Core						
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 - Office Option **Planning Viability Feasibility Budget**

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 - Office Option **Planning Viability Feasibility Budget**

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 - Office Option **Planning Viability Feasibility Budget**

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%					

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					**1,015,310**	
	Excavation						
	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*
	Tree pit and subsoil						*Lightweight growing substrate in 4/F allowed in S&C*
	Subsoil to ornamental planting	43	m²	170	7,310		*1700mm deep*
	2 Layers geocellular storage	267	m²	60	16,020		
	Tree and Planting						
	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 Pubescents	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*

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Biodiversity Strategy						
	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*
	Paving						
	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		
	Furniture Strategy						
	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		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Public Artwork Strategy						
	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*
	Water Management Strategy						
	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		
	First Street Connection						*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*

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**	

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	External Feature Lighting							
	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		

8.00 Information Used

09/01/2026

THP Manchester - Office Option — **Planning Viability Feasibility Budget**

Ref.	Document Title	Rev	Document Reference
	Hodder + Partners		
	Architectural Drawings		
	0655 (--)000 Proposed Level 00.pdf		
	0655 (--)00B Proposed Level -01 basement.pdf		
	0655 (--)001 Proposed Level 01.pdf		
	0655 (--)002 Proposed Level 02.pdf		
	0655 (--)003 Proposed Level 03.pdf		
	0655 (--)004 Proposed Level 04-20.pdf		
	251219 Office Schedule New Footprint.pdf (area schedule)		
	Macgregor Smith		
	Landscaping		
	No information provided for alternative use schemes		
	Applied energy		
	Mechanical & Electrical		
	No information provided for alternative use schemes		
	Structure		
	No information provided for alternative use schemes		

Beadmans

The Hotspur Press, Manchester

Stage 3 Planning Cost Plan (Build to Rent Option)

9th January 2026

Beadmans LLP | 4th Floor | 79-81 Paul Street | London | EC2A 4NQ

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09/01/2026

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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 1B1P Apt Fit Out

7.00 1B2P Apt Fit Out

8.00 2B3P Apt Fit Out

9.00 2B4P Apt Fit Out

10.00 Elemental Summary External

11.00 Cost Plan External

12.00 Information Used

Document issue:

Revision	Status	Prepared by	Issue date	Notes
	Draft	PB	09 January 2026	Planning Viability Feasibility

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1.00 Executive Summary

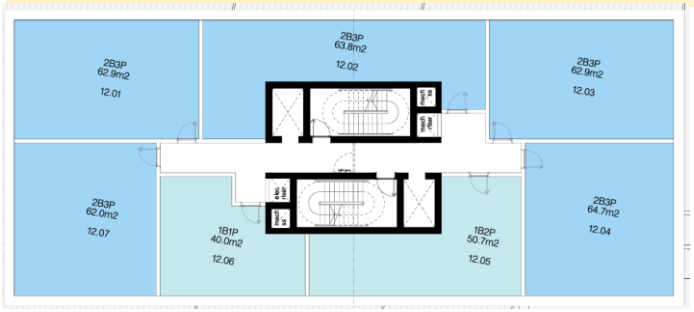
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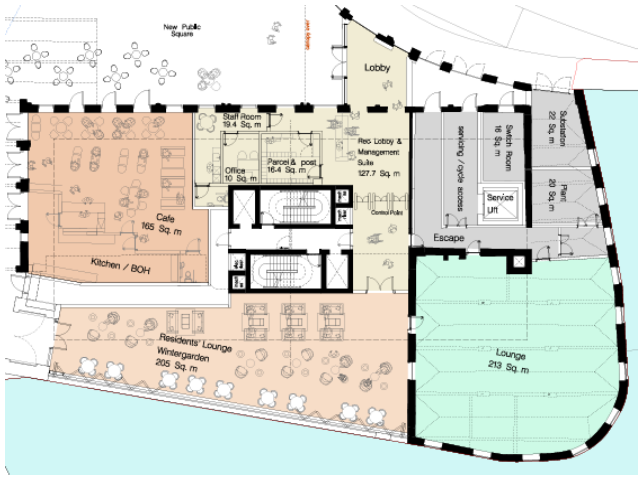
THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

Works			£	£/m²	£/ft²	£/Apt	%
Shell and Core works - Including demolition			47,770,000	2,281	212	194,187	47%
Fitout - 1B1P apt	58,220	33	1,920,000	92	9	7,805	2%
Fitout - 1B2P apt	64,010	50	3,200,000	153	14	13,008	3%
Fitout - 2B3P apt	92,540	155	14,340,000	685	64	58,293	14%
Fitout - 2B4P apt	98,010	8	780,000	37	3	3,171	1%
	Total nr of Apts	246					
Fitout - FOH & Amenity:	*£/m2 rate*						
Gym / wellness	*1,800*	173	310,000	15	1	1,260	0%
Gym showers	*5,000*	80 m²	400,000	19	2	1,626	0%
Cinema	*2,500*	126 m²	320,000	15	1	1,301	0%
Co-Working (incl lobby)	*1,600*	218 m²	350,000	17	2	1,423	0%
Café	*2,400*	165 m²	400,000	19	2	1,626	0%
Wintergarden lonunge	*1,600*	205 m²	330,000	16	1	1,341	0%
Lounge	*1,600*	213 m²	340,000	16	2	1,382	0%
Reception	*2,400*	128 m²	310,000	15	1	1,260	0%
External Works			1,080,000	52	5	4,390	1%
Allowance for utilities (Budget only)			1,000,000	48	4	4,065	1%
Less Inflation during construction period			- 2,914,000	- 139	- 13	- 11,846	-3%
Total Building and Site Works			**69,936,000**	**3,339**	**310**	**284,293**	**68%**

Key Metrics

(GIA)	Average m2 /room
20,946 m²	85 m²
225,456ft²	916ft²





1.00 Executive Summary

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

Works		£	£/m²	£/ft²	£/Apt	%
Main Contractor On Costs:						
Preliminaries	18%	12,590,000	601	56	51,179	12%
Overheads & Profit	5%	4,130,000	197	18	16,789	4%
Design & Build Risk Premium	2%	1,730,000	83	8	7,033	2%
Contingency	8%	7,070,000	338	31	28,740	7%
PCSA (excluding stage 4 fees)		520,000				
Sub Total		**95,980,000**	**4,582**	**426**	**390,163**	**94%**
Inflation to start on site - Q4 2026	2.5%	2,400,000	115	11	9,756	2%
Inflation during Contract Period		3,940,000	188	17	16,016	4%
Professional Fees		Excluded	-	-		-
TOTAL CONSTRUCTION COST AT Q4 2026		**102,320,000**	**4,885**	**454**	**415,935**	**100%**

Key Metrics

Target Programme

Start on site	Nov '26

3.00 Schedule of Areas & Accommodation

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	1B1P	1B2P	2B3P	2B4P
0LG - Lower ground	1009	10861				
00 - Ground	1036	11152				
0M - Mezzanine / NA	0	0				
01	891	9591	1	4	7	0
02	891	9591	1	4	7	0
03	891	9591	1	4	7	0
04	520	5597	1	2	3	1
05	520	5597	1	2	3	1
06	520	5597	1	2	3	1
07	520	5597	1	2	3	1
08	520	5597	1	2	3	1
09	520	5597	1	2	3	1
10	520	5597	1	2	3	1
11	520	5597	1	2	3	1
12	520	5597	1	1	5	0
13	520	5597	1	1	5	0
14	520	5597	1	1	5	0
15	520	5597	1	1	5	0
16	520	5597	1	1	5	0
17	520	5597	1	1	5	0
18	520	5597	1	1	5	0
19	520	5597	1	1	5	0
20	520	5597	1	1	5	0
21	520	5597	1	1	5	0
22	520	5597	1	1	5	0
23	520	5597	1	1	5	0

3.00 Schedule of Areas & Accommodation

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

Level	GIFA		Accommodation Schedule			
	m^2	ft^2	1B1P	1B2P	2B3P	2B4P
24	520	5597	1	1	5	0
25	520	5597	1	1	5	0
26	520	5597	1	1	5	0
27	520	5597	1	1	5	0
28	520	5597	1	1	5	0
29	520	5597	1	1	5	0
30	520	5597	1	1	5	0
31	520	5597	1	1	5	0
32	520	5597	1	1	5	0
33	520	5597	1	1	5	0
34	314	3380				
35	314	3380				
TOTAL	**20946**	**225456**	**33**	**50**	**155**	**8**

2.00 Assumptions and Exclusions

09/01/2026

THP Manchester - BTR Option **Planning Viability Feasibility Budget**

General Assumptions and Notes

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.

2 Indicative layouts provided to us are are at a very preliminary stage and as such we have

3 We have made a general allowance for UKPN and utilities.

4 Water mains infrastructure scope unknown at present but we have allowed a sum for a

5 Procurement - two stage lump sum basis under a Design & Build Contract.

6 Allowance made for limited contamination present in the building.

7 Costs resulting from zero carbon requirements or offset charges are excluded.

8 We have included for a water sprinkler system to the whole building

9 We have made an allowance of 8% contingency

10 We have included an inflation allowance up to the anticipated date to start on site of Q4

11 We have assumed double glazing only.

12 Assumed open cut excavations without further lateral support or retaining walls.

Specific Exclusions

13 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.

14 We have not included any allowance for archaeological impact on the site including

15 No allowances have been made for the diversion of existing services.

16 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 *Detailed UXBs Risk Assessment April 2022* that there is little risk of UXB's on the site, and thus no allowance has been

17 No allowances have been made for the national rail demise close to the site.

18 No allowances have been made to deal with any complications arising from the BT and Underground tunnels running close to the site.

2.00 Assumptions and Exclusions

General Exclusions

1 Site investigation costs.

2 Planning and Building Regulations fees. Including all contributions, S106, cil etc

3 Land acquisition and legal costs.

4 Professional fees, expenses, and PCSA fees (Design).

5 Value Added Tax.

Disclaimer

6 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.

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

		TOTAL Cost	£/m²	£/ft²	% Value	Notes
0	SITE CLEARANCE	2,305,100	110	10	5	
1	SUBSTRUCTURE	4,431,850	212	20	9	
2	SUPERSTRUCTURE	28,392,260	1,355	126	59	
2A	Frame	3,792,190	181	16.82	7.94	
2B	Upper Floors	3,761,630	180	16.68	7.87	
2C	Roofs	658,290	31	2.92	1.38	
2D	Stairs	1,061,000	51	4.71	2.22	
2E	External Walls	16,354,600	781	72.54	34.23	
2F	Windows and External Doors	317,200	15	1.41	0.66	
2G	Internal Walls and Partitions	2,095,850	100	9.30	4.39	
2H	Internal Doors	351,500	17	1.56	0.74	
3	INTERNAL FINISHES	542,650	26	2	1	
3A	Wall Finishes	103,100	5	0.46	0.22	
3B	Floor Finishes	196,080	9	0.87	0.41	
3C	Ceiling Finishes	243,470	12	1.08	0.51	
4	FITTINGS AND FURNISHINGS	554,010	26	2	1	
5	M&E INSTALLATION	11,547,290	551	51	24	19,407
5A/B	Sanitary Appliances and Services Equipment	-	-	0.00	0.00	
5C	Disposal Installations	722,010	34	3.20	1.51	
5D	Water Installations	513,350	25	2.28	1.07	
5E	Heat Source	550,000	26	2.44	1.15	
5F/G	Space Heating, Air Treatment and Extract	427,270	20	1.90	0.89	
5H	Electrical Installations	2,260,100	108	10.02	4.73	
5I	Gas Installation	-	-	0.00	0.00	
5J	Lifts and Escalators	1,392,000	66	6.17	2.91	
5K	Protective Installation	3,181,330	152	14.11	6.66	
5L	Fire Alarm, Communications and Security	818,250	39	3.63	1.71	
5M	Special Installations	1,133,110	54	5.03	2.37	
5N	Builders Work in Connection	549,870	26	2.44	1.15	
TOTAL BUILDING WORKS		**47,773,160**	**2,281**	**211.89**	**100.00**	

4.00 Elemental Summary S&C

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

		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		**47,773,160**	**2,281**	**211.89**	**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		**47,773,160**	**2,281**	**211.89**	**100.00**	
	Rounding adjustment 3	(160) -	0	0.00	0.00	
TOTAL ESTIMATED CONSTRUCTION COST		**47,773,000**	**2,281**	**211.89**	**100.00**	

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					**2,305,100**	
	All as PBSA scheme - no changes						
	Asbestos Survey	1	item	20,000	20,000		
	Allowance for asbestos / contamination removal	1	item	250,000	250,000		
	Structural stability survey		Excl				*Assume completed as per the Design and Access Statement.*
	Dust, ash and water contamination control		Excl				*Excluded from the scope.*
	Hoarding	1	item	100,000	100,000		
	Protection to river side	1	item	50,000	50,000		*Allowance; works to be confirmed*
	Propping/temporary works	1	item	200,000	200,000		*Assumed to provide support to the existing façade/structure prior to removal.*
	Allowance for make safe works for access	1	item	100,000	100,000		*including site access / ramp, isolations, edge protection and associated works.*
	Demolition						
	Allowance for Soft Demolition & Clearing	4,520	m²	20	90,400		*remove remaining fixtures*
	Structural Demolition						
	Phase 01 Demolition	954	m²	50	47,700		*Warehouse areas.*
	Phase 02 Demolition	2,300	m²	150	345,000		*Basement and G/F down to LGF slab level, including retaining walls and river walls.*
	Extra over for excavation to the retaining walls	1	item	30,000	30,000		*Working space required for removal of retaining walls; 3m width × 3m height.*
	Phase 03 Demolition	2,220	m²	100	222,000		*1/F to 3/F including remaining façade.*
	Allowance for propdeck	1	item	350,000	350,000		
	Subcontractor prelims	1	item	500,000	500,000		

THP Manchester - BTR Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
1	**SUBSTRUCTURE**					**4,431,850**	
	Generally as PBSA scheme - no changes						
	Existing Foundations						
	Allowance for works to existing foundations	1	item	350,000	350,000		*Scope unknown*
	Allowance for dewatering	1	item	200,000	200,000		
	New Foundations						
	Piling						
	Allowance for excavations to cap bottom levels	1,838	m3	100	183,840		*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	143	nr	100	14,300		
	750mm diameter bearing piles: 15m deep	90	nr	3,000	270,000		
	600m diameter bearing piles; 15m deep	53	nr	2,500	132,500		
	Allowance for pile reinforcement to above		Incl				
	Allowance for loading test	143	nr	20	2,860		
	Allowance for cutting tops of piles	143	nr	150	21,450		

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Concrete works						
	Ground beam	22	m³	225	4,950		
	Pile caps to bearing piles	208	m³	225	46,800		
	Core base slab 2500mm deep	1,003	m³	225	225,680		
	Reinforcement						
	Reinforcement to pile cap and ground beams: 135kg/m3 based on SE's recommendation	31	t	1,500	46,580		
	Reinforcement to core base: 135kg/m3 based on SE's recommendation	135	t	1,500	203,110		
	Formworks						
	Formwork to the pile caps and ground beam	337	m2	55	18,540		
	formwork to the above	224	m2	55	12,320		
	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 façade foundations	1	item	300,000	300,000		*current strategy is to utilise the existing façade foundations to support the new façade; new strip footing may be required*
	Basement slab						
	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 1	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*

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	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		
	Drainage						
	FW manhole	6	nr	5,000	30,000		
	FW gully	9	nr	1,000	9,000		
	100mm dia FW pipe	61	m	150	9,150		*incl bedding*
	150mm dia FW pipe	68	m	200	13,600		*incl bedding*
	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	49	m	100	4,900		*incl bedding*

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	225mm dia SW pipe	58	m	150	8,700		*incl bedding*
	Attenuation Tank	1	item	60,000	60,000		*160m3*
	Allowance for forming sumps (provisional quantity)	10	nr	1,500	15,000		
	Basement new retaining walls						
	350mm thick RC retaining walls	82	m³	240	19,710		*350mm thick as per Civic advise*
	Formworks to above	469	m²	50	23,460		
	Steel to above (assume 270kg/m3)	22	t	1,500	33,250		
	Allowance for footing	1	item	30,000	30,000		*Assume*
	Basement cavity wall						*To achieve grade 3 basement.*
	10mm render coat of ascorete	462	m²	35	16,170		
	140 mm cavity drain	462	m²	25	11,550		
	100mm insulation	462	m²	65	30,030		
	Block lining	462	m²	140	64,680		
	Temporary works / logistics	1	item	500,000	500,000		
	Subcontractor prelims	1	item	500,000	500,000		

2 SUPERSTRUCTURE

2A Frame — 3,792,190

Generally as PBSA scheme except Mezz level omitted. Core walls reconfigured but assumed cost neutral as footprint and height similar

Concrete Columns - Basement Floor

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Concrete Columns	94 m3	250	23,500		
	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	1,700	43,150		
	Concrete Columns - Ground Floor					
	Concrete Columns	87 m3	250	21,750		
	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	1,700	39,930		
	Concrete Columns - Mezz					
	Concrete Columns					*omitted in option*
	Shuttering to above					*omitted in option*
	EO formwork to circular columns					*omitted in option*
	Reinforcement to above; 270kg/m3 based on SE's recommendation					*omitted in option*
	Concrete Columns - Floors 1-3					
	Concrete Columns	102 m3	250	25,500		
	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	1,700	46,820		
	Concrete Columns - Floors 4-9					
	Concrete Columns	101 m3	250	25,250		
	Shuttering to above	704 m²	50	35,200		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 270kg/m3 based on SE's recommendation	27 t	1,700	46,360		
	Concrete Columns - Floors 10-22					
	Concrete Columns	211 m3	250	52,750		
	Shuttering to above	1,616 m²	50	80,800		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	57 t	1,700	96,850		
	Concrete Columns - Floors 23-33					
	Concrete Columns	112 m3	250	28,000		
	Shuttering to above	1,072 m²	50	53,600		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	30 t	1,700	51,410		
	Concrete Columns - Floors 34					
	Concrete Columns	11 m3	250	2,750		
	Shuttering to above	98 m²	50	4,900		
	Reinforcement to above; 270kg/m3 based on SE's recommendation	3 t	1,700	5,050		
	Core Walls - Basement					
	Concrete Walls	115 m3	250	28,750		
	Shuttering to above	640 m²	50	32,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	15 t	1,700	25,420		
	Core Walls - Ground Floor					
	Concrete Walls	95 m3	250	23,750		
	Shuttering to above	548 m²	50	27,400		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	21,000		
	Core Walls - Mezz						
	Concrete Walls	98	m3	250	24,500		
	Shuttering to above	555	m²	50	27,750		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	13	t	1,700	21,660		
	Core Walls - Floors 1-3						
	Concrete Walls	269	m3	250	67,250		
	Shuttering to above	1,554	m²	50	77,700		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	35	t	1,700	59,450		
	Core Walls - Floors 4-15						
	Concrete Walls	1,081	m3	250	270,250		
	Shuttering to above	6,127	m²	50	306,350		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	141	t	1,700	238,900		
	Core Walls - Floors 16-25						
	Concrete Walls	901	m3	250	225,250		
	Shuttering to above	5,106	m²	50	255,300		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	117	t	1,700	199,120		
	Core Walls - Floors 26-33						
	Concrete Walls	603	m3	250	150,750		
	Shuttering to above	3,562	m²	50	178,100		

THP Manchester - BTR Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 130kg/m3 based on SE's recommendation	78	t	1,700	133,260		
	Core Walls - Floors 34						
	Concrete Walls	76	m3	250	19,000		
	Shuttering to above	449	m²	50	22,450		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	10	t	1,700	16,800		
	Core Walls - Floors 35						
	Concrete Walls	91	m3	250	22,750		
	Shuttering to above	531	m²	50	26,550		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	12	t	1,700	20,110		
	Structural Steel - to Roof						
	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		
2B	**Upper Floors**					**3,761,630**	
	Generally as PBSA scheme except Mezz level omitted and some terrace areas omitted						

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	225mm concrete slab to Basement to Mezz	301	m3	250	75,250		
	Shuttering to soffit	1,036	m2	50	51,800		*mezz omitted*
	Formwork to slab edge	154	m	35	5,390		
	Allowance for extra shuttering to floor height over 5m in Ground floor	1,036	m²	40	41,440		*now all extra height as mezz omitted*
	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	1,700	76,760		
	Allowance for ground floor terrace with cantilevered beam						*terrace areas omitted*
	Allowance for ground floor terrace glass balustrade						*terrace areas omitted*
	Concrete beam to Basement to Mezz	9	m3	250	2,250		
	Shuttering to above	73	m2	50	3,650		
	Reinforcement to above; assumed 125kg/m3	1	t	1,700	1,910		
	225mm concrete slab to floors 1-3	630	m3	250	157,500		
	Shuttering to above	2,803	m2	50	140,150		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	95	t	1,700	160,650		
	Concrete beam to floors 1-3	34	m3	250	8,500		
	Shuttering to above	290	m2	50	14,500		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	7,230		
	225mm concrete slab to floors 4	177	m3	250	44,250		
	Shuttering to above	786	m2	50	39,300		
	Reinforcement to above; 150kg/m3 based	27	t	1,700	45,140		
	225mm concrete slab to floors 5-9	540	m3	250	135,000		
	Shuttering to above	2,400	m2	50	120,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	70	t	1,700	119,340		
	Concrete beam to floors 4-9	21	m3	250	5,250		
	Shuttering to above	127	m2	50	6,350		
	Reinforcement to above; assumed 125kg/m3	3	t	1,700	4,460		
	225mm concrete slab to floors 10-22	1,404	m3	250	351,000		
	Shuttering to above	6,240	m2	50	312,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	183	t	1,700	310,280		
	Concrete beam to floors 10-22	30	m3	250	7,500		
	Shuttering to above	260	m2	50	13,000		
	Reinforcement to above; assumed 125kg/m3	4	t	1,700	6,380		
	225mm concrete slab to floors 23-33	1,188	m3	250	297,000		
	Shuttering to above	5,280	m2	50	264,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	154	t	1,700	262,550		
	Concrete beam to floors 23-33	33	m3	250	8,250		
	Shuttering to above	280	m2	50	14,000		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; assumed 125kg/m3	4.1	t	1,700	7,010		
	225mm concrete slab to floors 34	108	m3	250	27,000		
	Shuttering to above	480	m2	50	24,000		
	Reinforcement to above; 130kg/m3 based on SE's recommendation	14	t	1,700	23,870		
	Concrete beam to floors 34	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	225mm concrete slab to floors 35	107	m3	250	26,750		
	Shuttering to above	477	m2	50	23,850		
	Reinforcement to above; 150kg/m3 based on SE's recommendation	16	t	1,700	27,290		
	Concrete beam to floors 35	3	m3	250	750		
	Shuttering to above	26	m2	50	1,300		
	Reinforcement to above; assumed 125kg/m3	0.4	t	1,700	640		
	Connections into external walls	1	item	75,000	75,000		
	Allowance for transfer structures at existing building level	1	item	150,000	150,000		
	Miscellaneous / temporary works etc	1	item	100,000	100,000		
	Roof slab 250mm	90	m3	250	22,500		
	Formwork to slab edge	360	m2	50	18,000		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Reinforcement to above; 150kg/m3 based on SE's recommendation	14	t	1,700	22,950		
	Steel Platform	152	m2	500	76,000		
2C	**Roof**					**658,290**	
	Generally as PBSA scheme. Localised roof changes but assumed cost neutral as overall footprint remains similar						
	Flat Roof to 1st Floor - Entrance Lobby						
	Roof Structure	62	m2	250	15,500		
	200mm rockwool Insulation	62	m2	85	5,270		
	Waterproofing to slabs	62	m2	50	3,100		
	Vapour Control Layer	62	m2	50	3,100		
	Fire stop to edge of slab	45	m	50	2,250		
	Flat Roof to 1st Floor						
	200mm rockwool Insulation	90	m2	85	7,650		
	Waterproofing to slabs	90	m2	50	4,500		
	Vapour Control Layer	90	m2	50	4,500		
	50mm concrete paving with pedestal	90	m2	400	36,000		
	Fire stop to edge of slab	100	m	50	5,000		
	Flat Roof to 2nd Floor						*No rockwool insulation*
	Waterproofing to slabs	90	m2	50	4,500		
	Vapour Control Layer	90	m2	50	4,500		
	50mm concrete paving with pedestal	90	m2	400	36,000		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Fire stop to edge of slab	100 m	50	5,000		
	Flat Roof to 3rd Floor; Terrace					
	Roof Structure	127 m2	250	31,750		
	60mm Vacuum insulation panel	127 m2	150	19,050		
	Waterproofing to slabs	127 m2	50	6,350		
	40mm flow board	127 m2	18	2,290		
	50mm concrete paving with pedestal	127 m2	400	50,800		*assume; no details from landscape*
	Fire stop to edge of slab	132 m	50	6,600		
	Flat Roof to 4th Floor					
	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		
	Green Roof to 4th Floor					
	Roof Structure	242 m2	250	60,400		
	200mm rockwool Insulation	242 m²	85	20,570		
	Waterproofing to slabs	242 m²	50	12,100		
	Vapour Control Layer	242 m²	10	2,420		
	Gravel Aggregate	118 m²	40	4,720		
	Lightweight growing substrate	124 m²	90	11,160		
	Steel edging	125 m	50	6,250		
	Drainage layer	242 m²	10	2,420		
	Fire stop to edge of slab	39 m	50	1,950		
	Lift overrun - 35th floor Roof					
	Roof Structure	152 m²	250	38,000		*150 mm thick comflor 60 RC slab*

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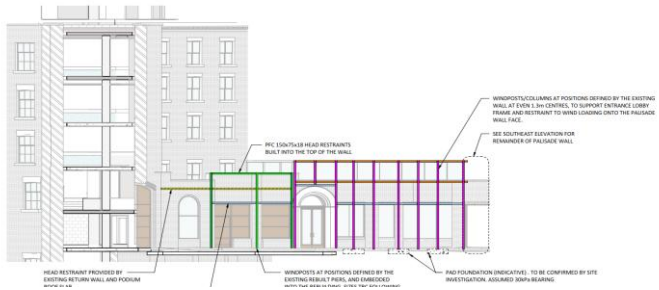
Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	200mm rockwool Insulation	152	m²	85	12,920		
	Waterproofing to slabs	152	m²	50	7,600		
	Vapour Control Layer	152	m²	10	1,520		
	50mm thick concrete paving	152	m²	50	7,600		*assume; no details from landscape*
	Lift overrun- Top roof						
	Roof Structure	361	m²	250	90,250		
	200mm rockwool Insulation	361	m²	85	30,690		
	Waterproofing to slabs	361	m²	50	18,050		
	Vapour Control Layer	361	m²	10	3,610		
	50mm thick concrete paving	361	m²	50	18,050		*assume; no details from landscape architect*
	Allowances for extended terrace to commercial						*terrace areas omitted*
2D	**Stairs**					**1,061,000**	
	Allowance for stairs; Basement to 35; assume concrete inclusive of finish and nosings	2	nr	444,000	888,000		
	Balustrading and the like	2	nr	74,000	148,000		
	Steel staircase	1	Item	10,000	10,000		*to roof*
	Bleacher staircase						*n/a in BTR scheme*
	Feature staircase to mezzanine						*mezz omitted*
	Balustrading and the like						*mezz omitted*
	Single staircase mezzanine to ground						*mezz omitted*
	Balustrading and the like						*mezz omitted*

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single staircase commercial to mezzanine						*mezz omitted*
	Balustrading and the like						
	Allowance for mass fill stairs to mezz, 1/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**					**16,354,600**	
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar						
	PODIUM						
	West Elevation						
	Brickwork (Common Bond)	336	m²	600	201,600		*G/F to 3/F*
	Glass balustrade	33	m²	1,200	39,600		
	Fixed Glass Panel	15	m²	1,800	27,000		
	Aluminium Rain Screen/Louvre	26	m²	650	16,900		
	Pergola structure to courtyard	1	item	15,000	15,000		*no details*
	GRC Rain Screen	58	m	500	29,000		*440 mm high*
	Stone copings to top of walls	15	m	300	4,500		
	Stone copings to balustrade	13	m	300	3,900		
	Steel structure for self-supporting façade	1,732	kg	25	43,300		*to 3/F*
	Glass Wall to Front Entrance	47	m²	2,200	103,400		

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Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Windpost to Glass Wall	6,743	kg	25	168,580		
	Steel purlins with 2 layer ply deck	48	m²	1,000	48,000		
	South Elevation						*Facing river side*
	Brickwork (Common Bond)	361	m²	600	216,600		*B/F to 3/F*
	Glass balustrade	38	m²	1,200	45,600		
	Fixed Glass Panel	12	m²	1,800	21,600		
	Aluminium Rain Screen/Louvre	7	m²	1,000	7,000		
	GRC Rain Screen	112	m	500	56,000		
	Stone copings to windows	7	m	250	1,750		
	Brick feature lintel	7	m	150	1,050		
	Stone copings to top of walls	28	m	300	8,400		
	Windpost to brickwork	8,107	kg	25	202,680		
	Steel lintel to window	3,574	kg	10	35,740		
	Steel angle to slab	1,286	kg	10	12,860		
	North Elevation						
	Brickwork(Flemish Bond)	405	m²	800	324,000		*G/F to 3/F; Fixed to RC slab*
	Extra for retain and reinstall arch features	1	item	20,000	20,000		
	Windows	50	nr	1,000	50,000		
	Fixed Glass Panel	16	m²	1,800	28,800		
	Aluminium Rain Screen/Louvre	10	m²	1,000	10,000		
	Stone copings to windows	80	m	250	20,000		
	Brick feature lintel	93	m	150	13,950		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Stone copings to top of walls	38	m	300	11,400		
	Brick Cornice	38	m	800	30,400		
	Glass Wall to Front Entrance	34	m²	2,200	74,800		
	East Elevation						
	Brickwork (Common Bond)	771	m²	600	462,600		*B/F to 3/F; Fixed to RC slab*
	Windows	53	nr	1,000	53,000		
	EO for flood resistant windows in basement	12	nr	2,000	24,000		
	Stone copings to windows	81	m	250	20,250		
	Brick feature lintel	96	m	150	14,400		
	Stone copings to top of walls	48	m	300	14,400		
	Allowance for corten cladding to bin store and entrance	1	item	15,000	15,000		
	Structural support to façade in basement	3,720	kg	25	93,000		*Subject to Civic's review*
	Windpost to East façade	4,200	kg	25	105,000		*Subject to Civic's review*
	Palisade concrete footing	23	m3	240	5,520		
	Formwork to the above	40	m²	50	2,000		
	Reinforcement to above: 135kg/m3 based on SE's recommendation	3	t	1,600	5,520		
	Ground beams	6	m	1,500	9,000		
	Structural steel supporting	3,470	kg	10	34,700		
	Rebuilt brickworks for Palisade	82	m²	1,200	98,400		



Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Allowance for movement joint	1	item	10,000	10,000		
	New Facade floors 1-35						
	Unitised	9,276	m²	1,400	12,986,400		*9,276*
	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*
	Plant enclosure	1	item	420,000	420,000		*6.5m high aluminium cladding; approx. 670m2*
2F	**Windows & External Doors**					**317,200**	
	Generally assumed as PBSA scheme as no revised elevations provided. Assumed cost neutral as footprint and height similar.						
	External Doors						
	Ground Floor						
	Single door to commercial space	8	nr	2,000	16,000		*Glazed*
	Double door to commercial space	4	nr	5,000	20,000		
	Single door to circulation	1	nr	1,500	1,500		
	Double entrance door to circulation	1	nr	3,000	3,000		
	Double door to bin holding	2	nr	7,500	15,000		
	Double door to substation	1	nr	7,500	7,500		

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Automatic sliding door to Entrance façade	1	nr	20,000	20,000		*Assume; No details*
	EO for draft lobby	1	nr	40,000	40,000		
	Double glazed folding door	6	nr	15,000	90,000		*4.8m high*
	Single door to terrace	9	nr	3,000	27,000		*terrace areas omitted but opening doors retained*
	Extra for glazed balustrade to front of opening doors	20	m	1,500	30,000		*screen added in front of opening doors as terrace omitted*
	1st Floor						
	Single door to terrace area	11	nr	1,500	16,500		
	2nd Floor						
	Single door to terrace area	11	nr	1,500	16,500		
	3rd Floor						
	Single door to terrace area	4	nr	1,500	6,000		
	4th Floor						
	Double door to terrace area	1	nr	2,200	2,200		
	37th Floor						
	Leaf and a half external door	3	nr	2,000	6,000		
2G	**Internal Walls & Partitions**					**2,095,850**	
	Mezzanine level omitted and upper levels remeasured						
	Lower Ground Floor						
	Blockwork	458	m²	140	64,120		
	Internal glazing	48	m²	1,500	72,000		

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Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Ground Floor						
	Blockwork	261	m²	140	36,540		
	Riser partitioning	26	m²	150	3,900		
	Standard stud partitioning	6	m²	150	900		
	Internal glazing	23	m²	1,500	34,500		
	50 mm cavity drain	218	m²	20	4,360		
	100mm insulation	218	m²	50	10,900		
	Block lining	218	m²	140	30,520		
	Extra for above items to be extended full height as mezzanine omitted	1	item	87,120	87,120		*all quants doubled as extended height due to mezz omitted*
	Mezzanine						
	Blockwork						*mezz omitted*
	Riser partitioning						*mezz omitted*
	Standard stud partitioning						*mezz omitted*
	50 mm cavity drain						*mezz omitted*
	100mm insulation						*mezz omitted*
	Block lining						*mezz omitted*
	1st and 2nd Floor						
	Bedroom dividing walls	480	m²	175	84,000		*remeasured*
	Standard stud partitioning - to circulation	420	m²	175	73,500		*remeasured*
	Stud partitioning to double height void		m²	180			
	Riser partitioning	68	m²	175	11,900		
	Pod lining						*n/a - now in fit out*
	100mm insulation	229	m²	50	11,450		
	Plaster board on drylining	229	m²	120	27,480		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	3rd Floor					
	Bedroom dividing walls	240 m²	175	42,000		*remeasured*
	Stud partitioning to double height void					*n/a*
	Standard stud partitioning - to circulation	210 m²	175	36,750		*remeasured*
	Riser partitioning	29 m²	175	5,080		
	Pod lining					*n/a - now in fit out*
	100mm insulation	229 m²	50	11,450		
	Plaster board on drylining	229 m²	120	27,480		
	4th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	5th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	6th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	7th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	8th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	9th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	10th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	11th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	12th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	13th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	14th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	15th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	16th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	17th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Pod lining					*n/a - now in fit out*
	18th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	19th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	20th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	21st Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		

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Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	22nd Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	23rd Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	24th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	25th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	26th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	27th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	28th Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	29th Floor					

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Bedroom dividing walls	168	m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84	m²	175	14,700		*remeasured*
	Riser partitioning	7	m²	175	1,230		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	30th Floor						
	Bedroom dividing walls	168	m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84	m²	175	14,700		*remeasured*
	Riser partitioning	7	m²	175	1,230		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	31st Floor						
	Bedroom dividing walls	168	m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84	m²	175	14,700		*remeasured*
	Riser partitioning	7	m²	175	1,230		
	Twin fame stud partition	6	m²	200	1,200		
	Pod lining						*n/a - now in fit out*
	32nd Floor						
	Bedroom dividing walls	168	m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84	m²	175	14,700		*remeasured*
	Riser partitioning	7	m²	175	1,230		

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	33rd Floor					
	Bedroom dividing walls	168 m²	175	29,400		*remeasured*
	Standard stud partitioning - to circulation	84 m²	175	14,700		*remeasured*
	Riser partitioning	7 m²	175	1,230		
	Twin fame stud partition	6 m²	200	1,200		
	Pod lining					*n/a - now in fit out*
	34th Floor					
	Bedroom dividing walls					*n/a - lvl 34 now amenity - see fit out*
	Standard stud partitioning - to circulation					*ditto*
	Riser partitioning					*ditto*
	Twin fame stud partition					*ditto*
	Pod lining					*ditto*
	35th Floor					
	Blockwork	200 m²	120	24,000		*To form plant room*
2H	**Internal Doors**				**351,500**	
	Mezzanine level omitted and upper levels remeasured					
	Internal Doors					
	Lower Ground					

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to plant	1	nr	1,200	1,200		
	Single door to gym	1	nr	1,200	1,200		
	Single door to circulation	2	nr	1,200	2,400		
	Single door to laundry	1	nr	1,200	1,200		
	Single door to cycle storage	1	nr	1,200	1,200		
	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		
	Ground						
	Single door to circulation	5	nr	1,200	6,000		
	Single door to toilets	2	nr	1,200	2,400		
	Single door to winter garden	1	nr	1,200	1,200		
	Single door to lounge	1	nr	1,200	1,200		
	Single door to parcel room	1	nr	1,200	1,200		
	Single door to store	1	nr	1,200	1,200		
	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*
	Mezzanine						
	Single door to staff area						*mezz omitted*
	Single door to circulation						*mezz omitted*
	Single door to toilets						*mezz omitted*

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Single door to lounge						*mezz omitted*
	Glazed double door to circulation						*mezz omitted*
	1st Floor						
	Single door to circulation	5	nr	1,200	6,000		*remeasured*
	Single door to BOH	2	nr	1,200	2,400		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
	2nd Floor						
	Single door to circulation	5	nr	1,200	6,000		*remeasured*
	Single door to BOH	2	nr	1,200	2,400		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
	3rd Floor						
	Single door to circulation	5	nr	1,200	6,000		*remeasured*
	Single door to BOH	2	nr	1,200	2,400		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
	4th Floor						
	Single door to circulation	3	nr	1,200	3,600		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
	5th Floor						
	Single door to circulation	3	nr	1,200	3,600		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*
	6th Floor						
	Single door to circulation	3	nr	1,200	3,600		*remeasured*
	Single door to riser	4	nr	900	3,600		*remeasured*

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	7th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	8th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	9th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	10th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	11th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	12th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	13th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	14th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	15th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	16th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	17th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	18th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	19th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	20th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	21st Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	22nd Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	23rd Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	24th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	25th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	26th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	27th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	28th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	29th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	30th Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	31st Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	32nd Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	33rd Floor						
	Single door to circulation	3	nr	1,200	3,600		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	34th Floor						
	Single door to circulation	5	nr	1,200	6,000		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
	35th Floor						
	Single door to circulation	4	nr	1,200	4,800		remeasured
	Single door to riser	4	nr	900	3,600		remeasured
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**103,100**	

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Mezzanine level omitted and upper levels remeasured					
	Lower Ground Floor					
	Paint finish to circulation; Dulux or similar	240 m²	12	2,880		
	Ground Floor					
	Paint finish to circulation; Dulux or similar	163 m²	12	1,960		
	Mezzanine					
	Paint finish to circulation; Dulux or similar					*mezz omitted*
	1st Floor					
	Paint finish to circulation; Dulux or similar	330 m²	12	3,960		*remeasured*
	2nd Floor					
	Paint finish to circulation; Dulux or similar	330 m²	12	3,960		*remeasured*
	3rd Floor					
	Paint finish to circulation; Dulux or similar	330 m²	12	3,960		*remeasured*
	4th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		*remeasured*
	5th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		*remeasured*
	6th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		*remeasured*

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	7th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	8th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	9th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	10th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	11th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	12th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	13th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	14th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	15th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	16th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	17th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	18th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	19th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	20th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	21st Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	22nd Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	23rd Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	24th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	25th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	26th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	27th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	28th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	29th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	30th Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	31st Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	32nd Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	33rd Floor					
	Paint finish to circulation; Dulux or similar	204 m²	12	2,450		remeasured
	34th Floor					
	Paint finish to circulation; Dulux or similar	120 m²	12	1,440		remeasured
	35th Floor					
	Paint finish to circulation; Dulux or similar	120 m²	12	1,440		remeasured
	Finishes to BOH areas	1 item	10,000	10,000		
3B	**Floor Finishes**				**196,080**	

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Generally all levels remeasured					
	Lower Ground Floor					
	circulation areas	150 m²	80	12,000		*see also amenity fit out*
	Ground Floor					
	circulation areas	70 m²	80	5,600		*see also amenity fit out*
	Mezzanine					
	n/a					*mezz omitted*
	1st Floor					
	circulation areas	120 m²	80	9,600		*remeasured*
	2nd Floor					
	circulation areas	120 m²	80	9,600		*remeasured*
	3rd Floor					
	circulation areas	120 m²	80	9,600		*remeasured*
	4th Floor					
	circulation areas	50 m²	80	4,000		*remeasured*
	5th Floor					
	circulation areas	50 m²	80	4,000		*remeasured*
	6th Floor					
	circulation areas	50 m²	80	4,000		*remeasured*
	7th Floor					

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	circulation areas	50 m²	80	4,000		remeasured
	8th Floor					
	circulation areas	50 m²	80	4,000		remeasured
	9th Floor					
	circulation areas	50 m²	80	4,000		remeasured
	10th Floor					
	circulation areas	50 m²	80	4,000		remeasured
	11th Floor					
	circulation areas	50 m²	80	4,000		remeasured
	12th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	13th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	14th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	15th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	16th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	17th Floor					

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	circulation areas	48 m²	80	3,840		remeasured
	18th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	19th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	20th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	21st Floor					
	circulation areas	48 m²	80	3,840		remeasured
	22nd Floor					
	circulation areas	48 m²	80	3,840		remeasured
	23rd Floor					
	circulation areas	48 m²	80	3,840		remeasured
	24th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	25th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	26th Floor					
	circulation areas	48 m²	80	3,840		remeasured
	27th Floor					

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	circulation areas	48	m²	80	3,840		remeasured
	28th Floor						
	circulation areas	48	m²	80	3,840		remeasured
	29th Floor						
	circulation areas	48	m²	80	3,840		remeasured
	30th Floor						
	circulation areas	48	m²	80	3,840		remeasured
	31st Floor						
	circulation areas	48	m²	80	3,840		remeasured
	32nd Floor						
	circulation areas	48	m²	80	3,840		remeasured
	33rd Floor						
	circulation areas	48	m²	80	3,840		remeasured
	34th Floor						
	circulation areas	20	m²	80	1,600		remeasured
	35th Floor						
	circulation areas	20	m²	80	1,600		remeasured
	Finishes to BOH areas	1	item	30,000	30,000		
3C	**Ceiling Finishes**					**243,470**	

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	Generally all levels remeasured					
	Lower Ground Floor					
	circulation areas - plasterbd & paint	150 m²	95	14,250		*see also amenity fit out*
	Ground Floor					
	circulation areas - plasterbd & paint	70 m²	95	6,650		*see also amenity fit out*
	Mezzanine					
	n/a					*mezz omitted*
	1st Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		*remeasured*
	2nd Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		*remeasured*
	3rd Floor					
	circulation areas - plasterbd & paint	120 m²	95	11,400		*remeasured*
	4th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		*remeasured*
	5th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		*remeasured*
	6th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		*remeasured*
	7th Floor					

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	circulation areas - plasterbd & paint	50 m²	95	4,750		remeasured
	8th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		remeasured
	9th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		remeasured
	10th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		remeasured
	11th Floor					
	circulation areas - plasterbd & paint	50 m²	95	4,750		remeasured
	12th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	13th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	14th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	15th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	16th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	17th Floor					

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	18th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	19th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	20th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	21st Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	22nd Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	23rd Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	24th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	25th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	26th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		remeasured
	27th Floor					

THP Manchester - BTR Option

Ref	Element	Qty / Unit	Rate	Sub Total	Group Total	Notes
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	28th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	29th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	30th Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	31st Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	32nd Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	33rd Floor					
	circulation areas - plasterbd & paint	48 m²	95	4,560		*remeasured*
	34th Floor					
	circulation areas - plasterbd & paint	20 m²	95	1,900		*remeasured*
	35th Floor					
	circulation areas - plasterbd & paint	20 m²	95	1,900		*remeasured*
	Access hatches - all floors	185 m²	250	46,250		*added as now plasterboard clg*
4	**FITTINGS**				**554,010**	

THP Manchester - BTR Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Generally all levels remeasured. Refer also to amenity fit out sections						
	Reception desk	1	item	40,000	40,000		
	BOH areas	3	nr	10,000	30,000		
	Parcel room	1	item	25,000	25,000		
	Office / staff	1	item	25,000	25,000		
	Bin store	1	item	10,000	10,000		
	Cycle store - 110 spaces	246	nr	180	44,280		
	Allowance for signage	20,946	item	5	104,730		
	Kitchen to café	1	item	100,000	100,000		
	Security gates	1	item	75,000	75,000		
	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**					**722,010**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Rainwater installations complete	726	m	180	130,640		*Based on 6nr 100mm stacks over 36nr floors @ 2.8m FFL ave*
	Soil & vent pipework riser pipework	3,430	m	160	548,800		*Based on 28nr 110mm stacks over 36nr floors @ 2.8m FFL ave*
	Plant Drainage Connections	20,946	m²	1	21,770		*No details*
	Sprinkler drain line		Excl				*Not required*

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	Retail capped connection							*omitted*
	Plantroom gullies	26		nr	800	20,800		*Measured but not specified*
	Sump pumps	1		item				*None shown*
5D	**Water Installations**						**513,350**	
	Generally as PBSA scheme with minor changes to reflect layouts							
	Mains water connection			Excl				*inc in infrastructure utilities*
	CWS / Sprinkler Tank			Incl				*Applied Energy supplied quotation*
	Water misting Tank			Incl				*Applied Energy supplied quotation*
	Wet Riser Tanks			Incl				*Applied Energy supplied quotation*
	CWS Booster / Sprinkler Pump			Incl				*No specification*
	Water misting Pump			Incl				*No specification*
	Water Treatment	1		item	20,000	20,000		*No specification*
	CWS Primary pipework	20,946		m²	12	251,350		*Not sized on the schematic*
	HWS Primary pipework							*Not shown on the schematic*
	H&CWS Riser pipework	1,128		m	200	225,500		Reduced to 3nr risers but horizontal distribution not shown
	Cat5 Water supply	2		nr	8,000	16,000		*Indicated required but not specified*
	Capped CWS connections to retail space	1		item	500	500		*omitted*
	Irrigation to Winter Garden			Excl				
	Hot water storage			Incl				*Applied Energy supplied quotation*
5E	**Heat Source**						**550,000**	

THP Manchester - BTR Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Generally as PBSA scheme						
	ASHP - DHWS generation and storage	1	item	550,000	550,000		*Applied Energy supplied quotation*
5F/G	**Space Heating, Air Treatment and Extract**					**427,270**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Connection infrastructure to future District Heating Network		Excl				*AE to confirm omit*
	AHUs	20,946	m²	3	62,840		*No specification*
	Extract Fans	20,946	m²	2	41,890		*No specification*
	Laundry/BOH Extract Fans	20,946	m²	2	41,890		*No specification*
	MVHRs	20,946	m²	4	83,780		*No specification*
	Riser primary ductwork	20,946	m²	3	62,840		*Mostly unsized*
	General supply and extract ventilation to:						
	Basement	1,009	item	70	70,630		*100m unsized duct and unquantified / unspecified grilles*
	Amenity Areas	1	item	40,000	40,000		*allowance*
	Corridors and lift lobbies		Excl				*Inc in smoke ventilation system*
	Cycle Store		Excl				*No longer required*
	Plantrooms	234	m2	100	23,400		
5H	**Electrical Installations**					**2,260,100**	
	Generally as PBSA scheme with minor changes to reflect layouts						

THP Manchester - BTR Option

Ref	Element	Qty	Unit	Rate	Sub Total	Group Total	Notes
	Mains LV connection		Excl				*Inc in Infrastructure Utilities*
	Substation		Excl				*Inc in Infrastructure Utilities*
	LV switchgear inc mains metering	20,946	m²	35	733,110		*No specification*
	Busbar trunking & LV cabling	20,946	m²	10	209,460		*No specification*
	Generator inc Life Safety LV Panel	1	item	436,587	436,590		*Applied Energy supplied quotation*
	UPS		Excl				
	Landlord DBs	20,946	m²	10	209,460		*No specification*
	LV Containment	20,946	m²	10	209,460		
	LV reinforcement	1	item	100,000	100,000		*No specification or layout*
	PV	1	item	220,000	220,000		*No specification or layout*
	Lighting inc controls and emergencies to:						
	Corridors and lift lobbies	2,076	m²	50	103,800		*No specification or layout*
	Cycle Store	40	m²	50	2,000		*No specification or layout*
	Plant Rooms	251	m²	50	12,550		*No specification or layout*
	Small Power						
	Corridors and lift lobbies	2,076	m²	10	20,760		*No specification or layout*
	Cycle Store	40	m²	10	400		*No specification or layout*
	Plant Rooms	251	m²	10	2,510		*No specification or layout*
5I	**Gas Installation**					-	
	No works anticipated						
5J	**Lifts and Escalators**					**1,392,000**	
	Reviewed as new layouts						
	Passenger lifts	2	floors	666,000	1,332,000		*now 2 lifts serving all floors*

THP Manchester - BTR Option

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	extra for fire fighting - 1 lift	1	nr	30,000	30,000		now 2 lifts serving all floors
	Goods lift - gnd to basement	1	item	30,000	30,000		
							omitted
5K	**Protective Installations**					**3,181,330**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Sprinklers	20,946	m²	60	1,256,760		*Applied Energy supplied quotation*
	Water misting		Excl				*Applied Energy supplied quotation*
	Wet Risers		Incl				*Applied Energy supplied quotation*
	Aircraft warning light	1	item	1,000	1,000		*No specification*
	Earthing & bonding	20,946	m²	2	41,890		*No specification or layout*
	Lightning Protection	20,946	m²	2	41,890		*No specification or layout*
	Leak detection	20,946	m²	2	41,890		*No specification or layout*
	Frost protection	20,946	m²	1	20,950		*No specification or layout*
	Smoke extract to Basement	1	item	130,000	130,000		*250m Fire rated duct and grilles unsized*
	Roof mounted AOV	170	Floors	9,000	1,530,000		*Applied Energy supplied quotation*
	Disabled refuge	32	floors	3,000	96,000		*No specification or layout*
	Induction loop	20,946	m²	1	20,950		*No specification or layout*
5L	**Fire Alarms, Communications & Security**					**818,250**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	Fire alarm system to Landlord areas	20,946	m²	12	251,350		*System description only*
	Evacuation Alert System	20,946	m²	3	62,840		*System description only*

THP Manchester - BTR Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
	Access control head end	1	item	20,000	20,000		*Unit specified is discontinued*
	Swipe card and keypad access points	1	item	20,000	20,000		*No specification or layout*
	Panic alarms	20,946	m²	1	20,950		*No specification or layout*
	Security	20,946	m²	2	41,890		*No specification or layout*
	AV infrastructure	20,946	m²	3	62,840		*No specification or layout*
	IT infrastructure	20,946	m²	12	251,350		*Applied Energy approved quotation*
	CCTV	20,946	m²	3	62,840		*No specification or layout*
	IT / AV connections to:						
	Corridors and lift lobbies	2,076	m²	10	20,760		*No specification or layout*
	Cycle Store	92	m²	10	920		*No specification or layout*
	Plant Rooms	251	m²	10	2,510		*No specification or layout*
5M	**Specialist Installations**					**1,133,110**	
	Generally as PBSA scheme with minor changes to reflect layouts						
	BMS	20,946	m²	20	418,920		*System description only*
	BEMS	20,946	m²	15	314,190		*System description only*
	Smart Controls		Excl				
	BMU system	1	item	400,000	400,000		
5N	**Builders Work in Connection**					**549,870**	
	BWIC General	5%		10,997,420	549,870		
	Average =						
6	**EXTERNAL WORKS**						

THP Manchester - BTR Option

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6A	**Site Works**					-	
6B	**Drainage**					-	
6C	**External Services**					-	
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			47,773,160	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			47,773,160	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			47,773,160	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	No works						
1	**SUBSTRUCTURE**					-	
	No works						
2	**SUPERSTRUCTURE**						
2A	**Frame**					-	
	No works						
2B	**Upper Floors**					-	
	No works						
2C	**Roof**					-	
	No works						
2D	**Stairs**					-	
	No works						

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**					-	
	No works						
2F	**Windows & External Doors**					-	
	No works						
2G	**Internal Walls & Partitions**					**4,470**	
	Internal partitions generally (notional qty)	28	m²	125	3,500		
	Extra for MR boarding to bathrooms	22	m²	10	220		
	EO for forming niches / boxing out etc	1	item	750	750		
2H	**Internal Doors**					**4,250**	
	Apt entrance doors	1	nr	1,200	1,200		
	Entrance door smart lock	1	nr	350	350		
	Single doors	2	nr	850	1,700		
	Cupboard doors	1	Incl	850	850		
	Thresholds	3	nr	50	150		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**3,010**	
	Paint finish to walls; dulux or similar	126	m2	15	1,890		
	Extra for tiling to bathrooms (50%)	11	m2	100	1,120		
	kitchen splashback		Incl				*inc in kitchen cost*
3B	**Floor Finishes**					**5,290**	
	Levelling compound	45	m2	15	680		
	Floor finish generally	41	m2	75	3,080		
	Tiling to bathrooms	4	m2	120	480		
	Skirting to walls; assumed soft wood 12.5mm	35	m	30	1,050		
3C	**Ceiling Finishes**					**4,090**	
	Plasterboard & paint	45	m²	90	4,050		
	Extra for MR boarding to bathrooms	4		10	40		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**						**9,780**	
	Kitchen complete	1		nr	7,000	7,000		
	Bathroom vanity unit	1		nr	800	800		
	bathroom cabinet & small fittings	1		nr	700	700		
	Room signage / nr	1		nr	75	80		
	Wardrobe	1		nr	1,200	1,200		
	loose furniture - excluded			Excl				

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**						
5A/B	**Sanitary Appliances and Services Equipment**					**3,250**	
	WC	1	nr	650	650		
	WHB / taps	1	nr	600	600		
	Bath / taps / shower mixer	1	nr	2,000	2,000		
	Shower complete		nr	2,000			*shower in ensuite rooms to 2 bed units only*
5C	**Disposal Installations**					**750**	
	Bathroom waste connections	3	nr	150	450		
	Kitchen waste connection	1	nr	150	150		
	Condense to MVHR	1	item	150	150		
5D	**Water Installations**					**2,200**	
	Cold water distribution from riser to boiler	1	item	400	400		
	H&C water to bathroom	5	item	200	1,000		
	H&C water to kitchen / appliances	4	nr	200	800		
5E	**Heat Source**					**3,000**	
	Boiler or heat interface unit	1	item	3,000	3,000		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**7,900**	
	Underfloor heating	45	m²	80	3,600		
	Heated towel rails	1	nr	600	600		
	Ventilation						
	MVHR	1	nr	2,500	2,500		*Dedicated MVHR*
	Duct	12	m	50	600		*flat uninsulated plastic*
	Grilles	2	nr	100	200		*circular*
	Louvres	2	nr	200	400		*circular*
5H	**Electrical Installations**					**7,530**	
	Power						
	Consumer Unit	1	nr	1,000	1,000		*Distribution board inc HSSD*
	small power	45	m²	55	2,480		*No specification or layout*
	Lighting	45	m²	90	4,050		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works						
5J	**Lifts and Escalators**					-	
	No works						
5K	**Protective Installations**					-	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**1,400**	
	Fire alarm main system in shell						
	Smoke detector	2	nr	200	400		
	Data points	2	nr	150	300		
	Door entry system	1	nr	700	700		
5M	**Specialist Installations**					-	
	No works						
5N	**Builders Work in Connection**					**1,300**	
	BWIC General	5%		26,030	1,300		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			58,220	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			58,220	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			58,220	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	No works						
1	**SUBSTRUCTURE**					-	
	No works						
2	**SUPERSTRUCTURE**						
2A	**Frame**					-	
	No works						
2B	**Upper Floors**					-	
	No works						
2C	**Roof**					-	
	No works						
2D	**Stairs**					-	
	No works						

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**					**-**	
	No works						
2F	**Windows & External Doors**					**-**	
	No works						
2G	**Internal Walls & Partitions**					**6,220**	
	Internal partitions generally (notional qty)	42	m²	125	5,250		
	Extra for MR boarding to bathrooms	22	m²	10	220		
	EO for forming niches / boxing out etc	1	item	750	750		
2H	**Internal Doors**					**5,150**	
	Apt entrance doors	1	nr	1,200	1,200		
	Entrance door smart lock	1	nr	350	350		
	Single doors	3	nr	850	2,550		
	Cupboard doors	1	Incl	850	850		
	Thresholds	4	nr	50	200		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**3,430**	
	Paint finish to walls; dulux or similar	154	m2	15	2,310		
	Extra for tiling to bathrooms (50%)	11	m2	100	1,120		
	kitchen splashback		Incl				*inc in kitchen cost*
3B	**Floor Finishes**					**5,880**	
	Levelling compound	50	m2	15	750		
	Floor finish generally	46	m2	75	3,450		
	Tiling to bathrooms	4	m2	120	480		
	Skirting to walls; assumed soft wood 12.5mm	40	m	30	1,200		
3C	**Ceiling Finishes**					**4,540**	
	Plasterboard & paint	50	m²	90	4,500		
	Extra for MR boarding to bathrooms	4		10	40		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**						**10,280**	
	Kitchen complete	1		nr	7,500	7,500		
	Bathroom vanity unit	1		nr	800	800		
	bathroom cabinet & small fittings	1		nr	700	700		
	Room signage / nr	1		nr	75	80		
	Wardrobe	1		nr	1,200	1,200		
	loose furniture - excluded			Excl				

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**						
5A/B	**Sanitary Appliances and Services Equipment**					**3,250**	
	WC	1	nr	650	650		
	WHB / taps	1	nr	600	600		
	Bath / taps / shower mixer	1	nr	2,000	2,000		
	Shower complete		nr	2,000			*shower in ensuite rooms to 2 bed units only*
5C	**Disposal Installations**					**750**	
	Bathroom waste connections	3	nr	150	450		
	Kitchen waste connection	1	nr	150	150		
	Condense to MVHR	1	item	150	150		
5D	**Water Installations**					**2,200**	
	Cold water distribution from riser to boiler	1	item	400	400		
	H&C water to bathroom	5	item	200	1,000		
	H&C water to kitchen / appliances	4	nr	200	800		
5E	**Heat Source**					**3,000**	
	Boiler or heat interface unit	1	item	3,000	3,000		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**8,300**	
	Underfloor heating	50	m²	80	4,000		
	Heated towel rails	1	nr	600	600		
	Ventilation						
	MVHR	1	nr	2,500	2,500		*Dedicated MVHR*
	Duct	12	m	50	600		*flat uninsulated plastic*
	Grilles	2	nr	100	200		*circular*
	Louvres	2	nr	200	400		*circular*
5H	**Electrical Installations**					**8,250**	
	Power						
	Consumer Unit	1	nr	1,000	1,000		*Distribution board inc HSSD*
	small power	50	m²	55	2,750		*No specification or layout*
	Lighting	50	m²	90	4,500		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works						
5J	**Lifts and Escalators**					-	
	No works						
5K	**Protective Installations**					-	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**1,400**	
	Fire alarm main system in shell						
	Smoke detector	2	nr	200	400		
	Data points	2	nr	150	300		
	Door entry system	1	nr	700	700		
5M	**Specialist Installations**					-	
	No works						
5N	**Builders Work in Connection**					**1,360**	
	BWIC General	5%		27,150	1,360		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			64,010	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			64,010	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			64,010	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	SITE CLEARANCE					-	
	No works						
1	SUBSTRUCTURE					-	
	No works						
2	SUPERSTRUCTURE						
2A	Frame					-	
	No works						
2B	Upper Floors					-	
	No works						
2C	Roof					-	
	No works						
2D	Stairs					-	
	No works						

THP Manchester - BTR Option **Planning Viability Feasibility Budget**

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**					**-**	
	No works						
2F	**Windows & External Doors**					**-**	
	No works						
2G	**Internal Walls & Partitions**					**10,200**	
	Internal partitions generally (notional qty)	70	m²	125	8,750		
	Extra for MR boarding to bathrooms	45	m²	10	450		
	EO for forming niches / boxing out etc	1	item	1,000	1,000		
2H	**Internal Doors**					**7,850**	
	Apt entrance doors	1	nr	1,200	1,200		
	Entrance door smart lock	1	nr	350	350		
	Single doors	6	nr	850	5,100		
	Cupboard doors	1	Incl	850	850		
	Thresholds	7	nr	50	350		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**8,050**	
	Paint finish to walls; dulux or similar	238	m2	15	3,570		
	Extra for tiling to bathrooms (50%)	45	m2	100	4,480		
	kitchen splashback		Incl				*inc in kitchen cost*
3B	**Floor Finishes**					**7,660**	
	Levelling compound	63	m2	15	950		
	Floor finish generally	59	m2	75	4,430		
	Tiling to bathrooms	4	m2	120	480		
	Skirting to walls; assumed soft wood 12.5mm	60	m	30	1,800		
3C	**Ceiling Finishes**					**5,710**	
	Plasterboard & paint	63	m²	90	5,670		
	Extra for MR boarding to bathrooms	4		10	40		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**						**13,980**	
	Kitchen complete	1		nr	8,500	8,500		
	Bathroom vanity unit	2		nr	800	1,600		
	bathroom cabinet & small fittings	2		nr	700	1,400		
	Room signage / nr	1		nr	75	80		
	Wardrobe	2		nr	1,200	2,400		
	loose furniture - excluded			Excl				

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**						
5A/B	**Sanitary Appliances and Services Equipment**					**6,500**	
	WC	2	nr	650	1,300		
	WHB / taps	2	nr	600	1,200		
	Bath / taps / shower mixer	1	nr	2,000	2,000		
	Shower complete	1	nr	2,000	2,000		*shower in ensuite rooms to 2 bed units only*
5C	**Disposal Installations**					**1,200**	
	Bathroom waste connections	6	nr	150	900		
	Kitchen waste connection	1	nr	150	150		
	Condense to MVHR	1	item	150	150		
5D	**Water Installations**					**3,200**	
	Cold water distribution from riser to boiler	1	item	400	400		
	H&C water to bathroom	10	item	200	2,000		
	H&C water to kitchen / appliances	4	nr	200	800		
5E	**Heat Source**					**3,500**	
	Boiler or heat interface unit	1	item	3,500	3,500		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**10,940**	
	Underfloor heating	63	m²	80	5,040		
	Heated towel rails	2	nr	600	1,200		
	Ventilation						
	MVHR	1	nr	2,500	2,500		*Dedicated MVHR*
	Duct	20	m	50	1,000		*flat uninsulated plastic*
	Grilles	4	nr	100	400		*circular*
	Louvres	4	nr	200	800		*circular*
5H	**Electrical Installations**					**10,140**	
	Power						
	Consumer Unit	1	nr	1,000	1,000		*Distribution board inc HSSD*
	small power	63	m²	55	3,470		*No specification or layout*
	Lighting	63	m²	90	5,670		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works						
5J	**Lifts and Escalators**					-	
	No works						
5K	**Protective Installations**					-	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**1,750**	
	Fire alarm main system in shell						
	Smoke detector	3	nr	200	600		
	Data points	3	nr	150	450		
	Door entry system	1	nr	700	700		
5M	**Specialist Installations**					-	
	No works						
5N	**Builders Work in Connection**					**1,860**	
	BWIC General	5%		37,230	1,860		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			92,540	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			92,540	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			92,540	see summary		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	SITE CLEARANCE					-	
	No works						
1	SUBSTRUCTURE					-	
	No works						
2	SUPERSTRUCTURE						
2A	Frame					-	
	No works						
2B	Upper Floors					-	
	No works						
2C	Roof					-	
	No works						
2D	Stairs					-	
	No works						

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
2E	**External Walls**					**-**	
	No works						
2F	**Windows & External Doors**					**-**	
	No works						
2G	**Internal Walls & Partitions**					**11,250**	
	Internal partitions generally (notional qty)	78	m²	125	9,800		
	Extra for MR boarding to bathrooms	45	m²	10	450		
	EO for forming niches / boxing out etc	1	item	1,000	1,000		
2H	**Internal Doors**					**7,850**	
	Apt entrance doors	1	nr	1,200	1,200		
	Entrance door smart lock	1	nr	350	350		
	Single doors	6	nr	850	5,100		
	Cupboard doors	1	Incl	850	850		
	Thresholds	7	nr	50	350		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
3	**INTERNAL FINISHES**						
3A	**Wall Finishes**					**8,310**	
	Paint finish to walls; dulux or similar	255	m2	15	3,830		
	Extra for tiling to bathrooms (50%)	45	m2	100	4,480		
	kitchen splashback		Incl				*inc in kitchen cost*
3B	**Floor Finishes**					**8,560**	
	Levelling compound	73	m2	15	1,100		
	Floor finish generally	69	m2	75	5,180		
	Tiling to bathrooms	4	m2	120	480		
	Skirting to walls; assumed soft wood 12.5mm	60	m	30	1,800		
3C	**Ceiling Finishes**					**6,610**	
	Plasterboard & paint	73	m²	90	6,570		
	Extra for MR boarding to bathrooms	4		10	40		

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
4	**FITTINGS**						**13,980**	
	Kitchen complete	1		nr	8,500	8,500		
	Bathroom vanity unit	2		nr	800	1,600		
	bathroom cabinet & small fittings	2		nr	700	1,400		
	Room signage / nr	1		nr	75	80		
	Wardrobe	2		nr	1,200	2,400		
	loose furniture - excluded			Excl				

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5	**SERVICES INSTALLATIONS**						
5A/B	**Sanitary Appliances and Services Equipment**					**6,500**	
	WC	2	nr	650	1,300		
	WHB / taps	2	nr	600	1,200		
	Bath / taps / shower mixer	1	nr	2,000	2,000		
	Shower complete	1	nr	2,000	2,000		*shower in ensuite rooms to 2 bed units only*
5C	**Disposal Installations**					**1,200**	
	Bathroom waste connections	6	nr	150	900		
	Kitchen waste connection	1	nr	150	150		
	Condense to MVHR	1	item	150	150		
5D	**Water Installations**					**3,200**	
	Cold water distribution from riser to boiler	1	item	400	400		
	H&C water to bathroom	10	item	200	2,000		
	H&C water to kitchen / appliances	4	nr	200	800		
5E	**Heat Source**					**3,500**	
	Boiler or heat interface unit	1	item	3,500	3,500		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
5F/G	**Space Heating, Air Treatment and Extract**					**11,740**	
	Underfloor heating	73	m²	80	5,840		
	Heated towel rails	2	nr	600	1,200		
	Ventilation						
	MVHR	1	nr	2,500	2,500		*Dedicated MVHR*
	Duct	20	m	50	1,000		*flat uninsulated plastic*
	Grilles	4	nr	100	400		*circular*
	Louvres	4	nr	200	800		*circular*
5H	**Electrical Installations**					**11,590**	
	Power						
	Consumer Unit	1	nr	1,000	1,000		*Distribution board inc HSSD*
	small power	73	m²	55	4,020		*No specification or layout*
	Lighting	73	m²	90	6,570		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
5I	**Gas Installation**					-	
	No works						
5J	**Lifts and Escalators**					-	
	No works						
5K	**Protective Installations**					-	
	Sprinklers - head		Incl				*Included in S&C*
5L	**Fire Alarms, Communications & Security**					**1,750**	
	Fire alarm main system in shell						
	Smoke detector	3	nr	200	600		
	Data points	3	nr	150	450		
	Door entry system	1	nr	700	700		
5M	**Specialist Installations**					-	
	No works						
5N	**Builders Work in Connection**					**1,970**	
	BWIC General	5%		39,480	1,970		

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					-	
	No works						
6B	**Drainage**					-	
	No works						
6C	**External Services**					-	
	No works						

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
7	**ON COSTS**						
7A	**Preliminaries**					-	
	General allowance for Preliminaries			98,010	see summary		
7B	**Overheads & Profit**					-	
	General allowance for Overheads & profit			98,010	see summary		
7C	**Contingency**					-	
	General allowance for Contingency - contingency on main summary			98,010	see summary		

10.00 Elemental Summary External

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

		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**	

10.00 Elemental Summary External

09/01/2026

THP Manchester - BTR Option — **Planning Viability Feasibility Budget**

			TOTAL Cost	£/m²	£/ft²	% 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 - BTR Option **Planning Viability Feasibility Budget**

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
0	**SITE CLEARANCE**					-	
	Included within Shell and Core						
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						

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						

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					-	

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%					

Ref	Element	Qty /	Unit	Rate	Sub Total	Group Total	Notes
6	**EXTERNAL WORKS**						
6A	**Site Works**					**1,015,310**	
	Excavation						
	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*
	Tree pit and subsoil						*Lightweight growing substrate in 4/F allowed in S&C*
	Subsoil to ornamental planting	43	m²	170	7,310		*1700mm deep*
	2 Layers geocellular storage	267	m²	60	16,020		
	Tree and Planting						
	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 Pubescents	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*

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Biodiversity Strategy						
	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*
	Paving						
	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		
	Furniture Strategy						
	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		

Ref	Element	Qty	/ Unit	Rate	Sub Total	Group Total	Notes
	Public Artwork Strategy						
	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*
	Water Management Strategy						
	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		
	First Street Connection						*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*

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**	

Ref	Element	Qty	/	Unit	Rate	Sub Total	Group Total	Notes
	External Feature Lighting							
	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
	Hodder + Partners		
	Architectural Drawings		
	0655 (--)000 Proposed Level 00.pdf		
	0655 (--)00B Proposed Level -01 basement.pdf		
	0655 (--)001 Proposed Level 01-03.pdf		
	0655 (--)004 Proposed Level 04-11.pdf		
	0655 (--)012 Proposed Level 12-33.pdf		
	0655 (--)034 Proposed Level 34 Amenity.pdf		
	0655 (--)035 Proposed Level 35 Plant.pdf		
	251219 Resi Schedule New Footprint.pdf (area schedule)		
	Macgregor Smith		
	Landscaping		
	No information provided for alternative use schemes		
	Applied energy		
	Mechanical & Electrical		
	No information provided for alternative use schemes		
	Structure		
	No information provided for alternative use schemes		

F Proposed Development | Appraisal

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Proposed Development Appraisal: PBSA Scheme

Development Appraisal
CBRE
27 January 2026

APPRAISAL SUMMARY CBRE

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary	**Units**	**ft²**	**Rent Rate ft²**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**	**Net MRV at Sale**
PBSA | Cluster Bedroom	256	38,760	97.90	14,823	2,845,991	3,794,655	2,845,991
PBSA | Studio	361	79,109	89.27	19,562	5,296,523	7,062,031	5,296,523
PBSA | Apartment	2	722	75.45	27,239	40,859	54,478	40,859
PBSA | Sundry Income	619			26	11,838	15,785	11,838
Commercial Floorspace	1	4,090	20.00	81,800	81,800	81,800	81,800
Totals	**1,239**	**122,681**			**8,277,011**	**11,008,749**	**8,277,011**

Investment Valuation

PBSA | Cluster Bedroom						
Current Rent	2,845,991	YP @	5.7500%	17.3913	49,495,500	
PBSA | Studio						
Current Rent	5,296,523	YP @	5.7500%	17.3913	92,113,448	
PBSA | Apartment						
Current Rent	40,859	YP @	5.7500%	17.3913	710,583	
PBSA | Sundry Income						
Current Rent	11,838	YP @	5.7500%	17.3913	205,885	
Commercial Floorspace						
Market Rent	81,800	YP @	8.0000%	12.5000		
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	876,629	
Total Investment Valuation					**143,402,044**	
GROSS DEVELOPMENT VALUE				**143,402,044**		
Purchaser's Costs			(3,298,247)			
Effective Purchaser's Costs Rate		2.30%				
				(3,298,247)		
NET DEVELOPMENT VALUE				**140,103,797**		
NET REALISATION				**140,103,797**		
OUTLAY						
ACQUISITION COSTS						
Fixed Price		3,000,000				
Fixed Price			3,000,000			
				3,000,000		
Stamp Duty			139,500			
Effective Stamp Duty Rate		4.65%				
Agent Fee		1.00%	30,000			
Legal Fee		0.80%	24,000			
				193,500		
CONSTRUCTION COSTS						
Construction	**ft²**	**Build Rate ft²**	**Cost**			
Construction Cost	234,847	351.12	82,460,000			
Contingency		10.00%	8,537,000			
				90,997,000		
Other Construction						
Site Clearance			2,910,000			
PCSA			520,000			
Right to Light			640,000			
LDI		1.00%	824,600			
Insurances			1,250,000			
PBSA FF&E	619 un	3,000.00 /un	1,857,000			
				8,001,600		
Section 278 Costs						

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Section 278 Costs		595,000	
			595,000
PROFESSIONAL FEES			
Professional Fees	10.00%	8,722,700	
Building Listing Challenge Fee		487,000	
			9,209,700
MARKETING & LETTING			
Marketing/ Mobilisation		220,000	
Letting Agent Fee	10.00%	8,180	
Letting Legal Fee	5.00%	4,090	
			232,270
DISPOSAL FEES			
Investment Sale Agent Fee	1.00%	1,401,038	
Investment Sale Legal Fee	0.50%	700,519	
			2,101,557
Additional Costs			
Dev. Management Fee	3.00%	2,616,810	
			2,616,810
FINANCE			
Debit Rate 5.750%, Credit Rate 0.000% (Nominal)			
Land		651,245	
Construction		8,654,057	
Total Finance Cost			9,305,302
TOTAL COSTS			**126,252,739**
PROFIT			
			13,851,058

Performance Measures	
Profit on Cost%	10.97%
Profit on GDV%	9.66%
Profit on NDV%	9.89%
Development Yield% (on Rent)	6.56%
Equivalent Yield% (Nominal)	5.77%
Equivalent Yield% (True)	5.98%
IRR% (without Interest)	13.33%
Rent Cover	1 yr 8 mths
Profit Erosion (finance rate 5.750)	1 yr 10 mths

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Grouped Cash Flow Phase 1

	001:Feb 2026	002:Mar 2026	003:Apr 2026	004:May 2026	005:Jun 2026	006:Jul 2026
Monthly B/F	0	(3,193,500)	(4,207,131)	(4,738,545)	(5,272,579)	(5,809,063)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	(3,000,000)	0	0	0	0	0
Stamp Duty	(139,500)	0	0	0	0	0
Acquisition Fees	(54,000)	0	0	0	0	0
	(3,193,500)	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	(41,571)	(41,571)	(41,571)	(41,571)	(41,571)
	0	**(41,571)**	**(41,571)**	**(41,571)**	**(41,571)**	**(41,571)**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	(415,714)	(415,714)	(415,714)	(415,714)	(415,714)
	0	**(415,714)**	**(415,714)**	**(415,714)**	**(415,714)**	**(415,714)**
TOTAL CONSTRUCTION COSTS	**0**	**(457,286)**	**(457,286)**	**(457,286)**	**(457,286)**	**(457,286)**
Professional Fees						
Architect	0	(41,571)	(41,571)	(41,571)	(41,571)	(41,571)
Other Professional Fees	0	(487,000)	0	0	0	0
	0	**(528,571)**	**(41,571)**	**(41,571)**	**(41,571)**	**(41,571)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	(12,471)	(12,471)	(12,471)	(12,471)	(12,471)
	0	**(12,471)**	**(12,471)**	**(12,471)**	**(12,471)**	**(12,471)**
TOTAL COSTS	**(3,193,500)**	**(998,329)**	**(511,329)**	**(511,329)**	**(511,329)**	**(511,329)**
Net Cash Flow Before Finance	**(3,193,500)**	**(998,329)**	**(511,329)**	**(511,329)**	**(511,329)**	**(511,329)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(15,302)	(20,086)	(22,706)	(25,156)	(27,606)
Net Cash Flow After Finance	**(3,193,500)**	**(1,013,631)**	**(531,414)**	**(534,034)**	**(536,484)**	**(538,934)**
Cumulative Net Cash Flow Monthly	(3,193,500)	(4,207,131)	(4,738,545)	(5,272,579)	(5,809,063)	(6,347,998)

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Grouped Cash Flow Phase 1

	007:Aug 2026	008:Sep 2026	009:Oct 2026	010:Nov 2026	011:Dec 2026	012:Jan 2027
Monthly B/F	(6,347,998)	(6,889,744)	(7,433,940)	(8,448,927)	(9,443,687)	(10,906,738)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	(354,797)	(736,560)	(1,094,483)	(1,428,566)
Contingency	(41,571)	(41,571)	(35,480)	(73,656)	(109,448)	(142,857)
	(41,571)	**(41,571)**	**(390,277)**	**(810,216)**	**(1,203,931)**	**(1,571,422)**
Other Construction Costs						
Section 278 Costs	0	0	(2,560)	(5,315)	(7,897)	(10,308)
Other Construction Costs	(415,714)	(415,714)	(539,670)	(40,835)	(60,678)	(79,200)
	(415,714)	**(415,714)**	**(542,230)**	**(46,150)**	**(68,576)**	**(89,508)**
TOTAL CONSTRUCTION COSTS	**(457,286)**	**(457,286)**	**(932,507)**	**(856,366)**	**(1,272,507)**	**(1,660,930)**
Professional Fees						
Architect	(41,571)	(41,571)	(36,279)	(75,315)	(111,913)	(146,074)
Other Professional Fees	0	0	0	0	0	0
	(41,571)	**(41,571)**	**(36,279)**	**(75,315)**	**(111,913)**	**(146,074)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(12,471)	(12,471)	(10,884)	(22,594)	(33,574)	(43,822)
	(12,471)	**(12,471)**	**(10,884)**	**(22,594)**	**(33,574)**	**(43,822)**
TOTAL COSTS	**(511,329)**	**(511,329)**	**(979,669)**	**(954,275)**	**(1,417,994)**	**(1,850,826)**
Net Cash Flow Before Finance	**(511,329)**	**(511,329)**	**(979,669)**	**(954,275)**	**(1,417,994)**	**(1,850,826)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(30,417)	(32,868)	(35,318)	(40,484)	(45,057)	(51,852)
Net Cash Flow After Finance	**(541,746)**	**(544,196)**	**(1,014,987)**	**(994,760)**	**(1,463,051)**	**(1,902,678)**
Cumulative Net Cash Flow Monthly	(6,889,744)	(7,433,940)	(8,448,927)	(9,443,687)	(10,906,738)	(12,809,416)

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Grouped Cash Flow Phase 1

	013:Feb 2027	014:Mar 2027	015:Apr 2027	016:May 2027	017:Jun 2027	018:Jul 2027
Monthly B/F	(12,809,416)	(15,123,565)	(17,819,566)	(20,868,310)	(24,241,586)	(27,908,942)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(1,738,808)	(2,025,210)	(2,287,771)	(2,526,492)	(2,741,373)	(2,932,414)
Contingency	(173,881)	(202,521)	(228,777)	(252,649)	(274,137)	(293,241)
	(1,912,689)	**(2,227,731)**	**(2,516,548)**	**(2,779,142)**	**(3,015,511)**	**(3,225,655)**
Other Construction Costs						
Section 278 Costs	(12,547)	(14,613)	(16,508)	(18,230)	(19,781)	(21,159)
Other Construction Costs	(96,400)	(112,278)	(126,835)	(140,069)	(151,982)	(162,574)
	(108,946)	**(126,891)**	**(143,342)**	**(158,299)**	**(171,763)**	**(183,733)**
TOTAL CONSTRUCTION COSTS	**(2,021,635)**	**(2,354,622)**	**(2,659,891)**	**(2,937,441)**	**(3,187,274)**	**(3,409,388)**
Professional Fees						
Architect	(177,797)	(207,082)	(233,929)	(258,339)	(280,311)	(299,845)
Other Professional Fees	0	0	0	0	0	0
	(177,797)	**(207,082)**	**(233,929)**	**(258,339)**	**(280,311)**	**(299,845)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(53,339)	(62,125)	(70,179)	(77,502)	(84,093)	(89,954)
	(53,339)	**(62,125)**	**(70,179)**	**(77,502)**	**(84,093)**	**(89,954)**
TOTAL COSTS	**(2,252,771)**	**(2,623,828)**	**(2,963,999)**	**(3,273,282)**	**(3,551,678)**	**(3,799,187)**
Net Cash Flow Before Finance	**(2,252,771)**	**(2,623,828)**	**(2,963,999)**	**(3,273,282)**	**(3,551,678)**	**(3,799,187)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(61,378)	(72,173)	(84,745)	(99,994)	(115,678)	(132,697)
Net Cash Flow After Finance	**(2,314,149)**	**(2,696,001)**	**(3,048,744)**	**(3,373,276)**	**(3,667,356)**	**(3,931,884)**
Cumulative Net Cash Flow Monthly	(15,123,565)	(17,819,566)	(20,868,310)	(24,241,586)	(27,908,942)	(31,840,826)

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Grouped Cash Flow Phase 1

	019:Aug 2027	020:Sep 2027	021:Oct 2027	022:Nov 2027	023:Dec 2027	024:Jan 2028
Monthly B/F	(31,840,826)	(36,009,205)	(40,382,561)	(44,930,897)	(49,626,542)	(54,436,729)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,099,614)	(3,242,974)	(3,362,493)	(3,458,173)	(3,530,011)	(3,578,010)
Contingency	(309,961)	(324,297)	(336,249)	(345,817)	(353,001)	(357,801)
	(3,409,575)	**(3,567,271)**	**(3,698,743)**	**(3,803,990)**	**(3,883,013)**	**(3,935,811)**
Other Construction Costs						
Section 278 Costs	(22,366)	(23,400)	(24,262)	(24,953)	(25,471)	(25,818)
Other Construction Costs	(171,843)	(179,791)	(186,417)	(191,722)	(195,705)	(198,366)
	(194,209)	**(203,191)**	**(210,680)**	**(216,675)**	**(221,176)**	**(224,183)**
TOTAL CONSTRUCTION COSTS	**(3,603,784)**	**(3,770,462)**	**(3,909,423)**	**(4,020,665)**	**(4,104,188)**	**(4,159,994)**
Professional Fees						
Architect	(316,942)	(331,601)	(343,822)	(353,605)	(360,951)	(365,859)
Other Professional Fees	0	0	0	0	0	0
	(316,942)	**(331,601)**	**(343,822)**	**(353,605)**	**(360,951)**	**(365,859)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(95,083)	(99,480)	(103,147)	(106,082)	(108,285)	(109,758)
	(95,083)	**(99,480)**	**(103,147)**	**(106,082)**	**(108,285)**	**(109,758)**
TOTAL COSTS	**(4,015,809)**	**(4,201,543)**	**(4,356,391)**	**(4,480,351)**	**(4,573,424)**	**(4,635,610)**
Net Cash Flow Before Finance	**(4,015,809)**	**(4,201,543)**	**(4,356,391)**	**(4,480,351)**	**(4,573,424)**	**(4,635,610)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(152,571)	(171,813)	(191,945)	(215,294)	(236,762)	(258,677)
Net Cash Flow After Finance	**(4,168,379)**	**(4,373,356)**	**(4,548,336)**	**(4,695,645)**	**(4,810,187)**	**(4,894,287)**
Cumulative Net Cash Flow Monthly	(36,009,205)	(40,382,561)	(44,930,897)	(49,626,542)	(54,436,729)	(59,331,016)

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Grouped Cash Flow Phase 1

Monthly B/F	025:Feb 2028 (59,331,016)	026:Mar 2028 (64,282,220)	027:Apr 2028 (69,256,198)	028:May 2028 (74,238,656)	029:Jun 2028 (79,186,457)	030:Jul 2028 (84,064,012)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,602,168)	(3,602,486)	(3,578,964)	(3,531,601)	(3,460,398)	(3,365,354)
Contingency	(360,217)	(360,249)	(357,896)	(353,160)	(346,040)	(336,535)
	(3,962,385)	**(3,962,735)**	**(3,936,860)**	**(3,884,761)**	**(3,806,437)**	**(3,701,890)**
Other Construction Costs						
Section 278 Costs	(25,992)	(25,994)	(25,824)	(25,483)	(24,969)	(24,283)
Other Construction Costs	(199,705)	(199,723)	(198,419)	(195,793)	(191,845)	(186,576)
	(225,697)	**(225,717)**	**(224,243)**	**(221,275)**	**(216,814)**	**(210,859)**
TOTAL CONSTRUCTION COSTS	**(4,188,082)**	**(4,188,451)**	**(4,161,103)**	**(4,106,036)**	**(4,023,252)**	**(3,912,749)**
Professional Fees						
Architect	(368,329)	(368,361)	(365,956)	(361,113)	(353,833)	(344,114)
Other Professional Fees	0	0	0	0	0	0
	(368,329)	**(368,361)**	**(365,956)**	**(361,113)**	**(353,833)**	**(344,114)**
Marketing and Letting						
Marketing	0	0	(15,714)	(15,714)	(15,714)	(15,714)
Letting Agent Fee	0	0	(584)	(584)	(584)	(584)
Letting Legal Fee	0	0	(292)	(292)	(292)	(292)
	0	**0**	**(16,591)**	**(16,591)**	**(16,591)**	**(16,591)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(110,499)	(110,508)	(109,787)	(108,334)	(106,150)	(103,234)
	(110,499)	**(110,508)**	**(109,787)**	**(108,334)**	**(106,150)**	**(103,234)**
TOTAL COSTS	**(4,666,909)**	**(4,667,321)**	**(4,653,437)**	**(4,592,074)**	**(4,499,825)**	**(4,376,688)**
Net Cash Flow Before Finance	**(4,666,909)**	**(4,667,321)**	**(4,653,437)**	**(4,592,074)**	**(4,499,825)**	**(4,376,688)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(284,294)	(306,657)	(329,021)	(355,727)	(377,731)	(399,292)
Net Cash Flow After Finance	**(4,951,204)**	**(4,973,978)**	**(4,982,458)**	**(4,947,801)**	**(4,877,555)**	**(4,775,980)**
Cumulative Net Cash Flow Monthly	(64,282,220)	(69,256,198)	(74,238,656)	(79,186,457)	(84,064,012)	(88,839,992)

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Grouped Cash Flow Phase 1

Monthly B/F	031:Aug 2028 (88,839,992)	032:Sep 2028 (93,488,348)	033:Oct 2028 (97,972,026)	034:Nov 2028 (102,259,254)	035:Dec 2028 (106,324,516)	036:Jan 2029 (110,129,337)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,246,470)	(3,103,746)	(2,937,182)	(2,746,777)	(2,532,532)	(2,294,447)
Contingency	(324,647)	(310,375)	(293,718)	(274,678)	(253,253)	(229,445)
	(3,571,118)	**(3,414,121)**	**(3,230,900)**	**(3,021,455)**	**(2,785,785)**	**(2,523,891)**
Other Construction Costs						
Section 278 Costs	(23,425)	(22,395)	(21,194)	(19,820)	(18,274)	(16,556)
Other Construction Costs	(179,985)	(172,072)	(162,838)	(152,282)	(140,404)	(127,205)
	(203,410)	**(194,468)**	**(184,032)**	**(172,102)**	**(158,678)**	**(143,760)**
TOTAL CONSTRUCTION COSTS	**(3,774,528)**	**(3,608,589)**	**(3,414,932)**	**(3,193,556)**	**(2,944,463)**	**(2,667,652)**
Professional Fees						
Architect	(331,958)	(317,364)	(300,333)	(280,863)	(258,956)	(234,612)
Other Professional Fees	0	0	0	0	0	0
	(331,958)	**(317,364)**	**(300,333)**	**(280,863)**	**(258,956)**	**(234,612)**
Marketing and Letting						
Marketing	(15,714)	(15,714)	(15,714)	(15,714)	(15,714)	(15,714)
Letting Agent Fee	(584)	(584)	(584)	(584)	(584)	(584)
Letting Legal Fee	(292)	(292)	(292)	(292)	(292)	(292)
	(16,591)	**(16,591)**	**(16,591)**	**(16,591)**	**(16,591)**	**(16,591)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(99,587)	(95,209)	(90,100)	(84,259)	(77,687)	(70,384)
	(99,587)	**(95,209)**	**(90,100)**	**(84,259)**	**(77,687)**	**(70,384)**
TOTAL COSTS	**(4,222,664)**	**(4,037,753)**	**(3,821,955)**	**(3,575,270)**	**(3,297,697)**	**(2,989,238)**
Net Cash Flow Before Finance	**(4,222,664)**	**(4,037,753)**	**(3,821,955)**	**(3,575,270)**	**(3,297,697)**	**(2,989,238)**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(425,692)	(445,925)	(465,273)	(489,992)	(507,124)	(522,925)
Net Cash Flow After Finance	**(4,648,356)**	**(4,483,678)**	**(4,287,228)**	**(4,065,262)**	**(3,804,821)**	**(3,512,163)**
Cumulative Net Cash Flow Monthly	(93,488,348)	(97,972,026)	(102,259,254)	(106,324,516)	(110,129,337)	(113,641,499)

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Grouped Cash Flow Phase 1

	037:Feb 2029	038:Mar 2029	039:Apr 2029	040:May 2029	041:Jun 2029
Monthly B/F	(113,641,499)	(116,835,923)	(119,672,809)	(122,119,498)	(124,151,182)
Investment Valuation					
Capitalised Rent	0	0	0	0	143,402,044
	0	**0**	**0**	**0**	**143,402,044**
Sales Costs and Fees					
Purchaser's Costs	0	0	0	0	(3,298,247)
	0	**0**	**0**	**0**	**(3,298,247)**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**140,103,797**
Acquisition Costs					
Fixed Price	0	0	0	0	0
Stamp Duty	0	0	0	0	0
Acquisition Fees	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Construction Costs					
Construction Costs	(2,032,521)	(1,746,755)	(1,437,148)	(1,103,701)	0
Contingency	(203,252)	(174,675)	(143,715)	(110,370)	0
	(2,235,773)	**(1,921,430)**	**(1,580,863)**	**(1,214,072)**	**0**
Other Construction Costs					
Section 278 Costs	(14,666)	(12,604)	(10,370)	(7,964)	0
Other Construction Costs	(112,683)	(96,840)	(79,676)	(61,189)	0
	(127,349)	**(109,444)**	**(90,046)**	**(69,153)**	**0**
TOTAL CONSTRUCTION COSTS	**(2,363,122)**	**(2,030,874)**	**(1,670,909)**	**(1,283,225)**	**0**
Professional Fees					
Architect	(207,829)	(178,609)	(146,951)	(112,856)	0
Other Professional Fees	0	0	0	0	0
	(207,829)	**(178,609)**	**(146,951)**	**(112,856)**	**0**
Marketing and Letting					
Marketing	(15,714)	(15,714)	(15,714)	(15,714)	0
Letting Agent Fee	(584)	(584)	(584)	(584)	0
Letting Legal Fee	(292)	(292)	(292)	(292)	0
	(16,591)	**(16,591)**	**(16,591)**	**(16,591)**	**0**
Sales Costs and Fees					
Sales Agent Fee	0	0	0	0	(1,401,038)
Sales Legal Fee	0	0	0	0	(700,519)
	0	**0**	**0**	**0**	**(2,101,557)**
Additional Costs					
Dev. Management Fee	(62,349)	(53,583)	(44,085)	(33,857)	0
	(62,349)	**(53,583)**	**(44,085)**	**(33,857)**	**0**
TOTAL COSTS	**(2,649,891)**	**(2,279,657)**	**(1,878,536)**	**(1,446,528)**	**(2,101,557)**
Net Cash Flow Before Finance	**(2,649,891)**	**(2,279,657)**	**(1,878,536)**	**(1,446,528)**	**138,002,240**
Debit Rate 5.750%	5.750%	5.750%	5.750%	5.750%	5.750%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(544,532)	(557,230)	(568,153)	(585,156)	0
Net Cash Flow After Finance	**(3,194,423)**	**(2,836,887)**	**(2,446,689)**	**(2,031,684)**	**138,002,240**
Cumulative Net Cash Flow Monthly	(116,835,923)	(119,672,809)	(122,119,498)	(124,151,182)	13,851,058

G Proposed Development | Sensitivity Test 1

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SENSITIVITY ANALYSIS REPORT CBRE

The Hotspur Press

Table of Gross Development Value and Profit on Cost%

	Rent: Rate /ft²								
Construction: Rate /ft²	-2.00 /ft²	-1.50 /ft²	-1.00 /ft²	-0.50 /ft²	0.00 /ft²	+0.50 /ft²	+1.00 /ft²	+1.50 /ft²	+2.00 /ft²
-6.00 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
345.12 /ft²	10.187%	10.802%	11.416%	12.030%	12.644%	13.258%	13.871%	14.485%	15.099%
-4.50 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
346.62 /ft²	9.773%	10.386%	10.997%	11.609%	12.221%	12.833%	13.444%	14.055%	14.667%
-3.00 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
348.12 /ft²	9.363%	9.972%	10.582%	11.192%	11.801%	12.410%	13.020%	13.629%	14.238%
-1.50 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
349.62 /ft²	8.955%	9.562%	10.170%	10.777%	11.384%	11.992%	12.599%	13.205%	13.812%
0.00 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
351.12 /ft²	8.550%	9.156%	9.761%	10.366%	10.971%	11.576%	12.181%	12.785%	13.390%
+1.50 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
352.62 /ft²	8.148%	8.752%	9.355%	9.958%	10.560%	11.163%	11.766%	12.368%	12.970%
+3.00 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
354.12 /ft²	7.750%	8.351%	8.952%	9.552%	10.153%	10.753%	11.354%	11.954%	12.554%
+4.50 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
355.62 /ft²	7.354%	7.953%	8.551%	9.150%	9.748%	10.347%	10.945%	11.543%	12.141%
+6.00 /ft²	£140,220,703	£141,016,038	£141,811,374	£142,606,709	£143,402,044	£144,197,379	£144,992,715	£145,788,050	£146,583,385
357.12 /ft²	6.961%	7.558%	8.154%	8.751%	9.347%	9.943%	10.539%	11.135%	11.731%

Sensitivity Analysis : Assumptions for Calculation

Rent: Rate /ft²
Original Values are varied in Fixed Steps of £0.50

Heading	Phase	Rate	No. of Steps
PBSA | Cluster Bedroom	1	£97.90	4.00 Up & Down
PBSA | Studio	1	£89.27	4.00 Up & Down
PBSA | Apartment	1	£75.45	4.00 Up & Down
Commercial Floorspace	1	£20.00	4.00 Up & Down

Construction: Rate /ft²
Original Values are varied in Fixed Steps of £1.50

Heading	Phase	Rate	No. of Steps
Construction Cost	1	£351.12	4.00 Up & Down

H Alternative Uses | Hotel Appraisal

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Alternative Use Appraisal: Hotel Scheme

Development Appraisal
CBRE
27 January 2026

APPRAISAL SUMMARY CBRE

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary	**Units**	**Initial MRV/Unit**	**Net Rent at Sale**	**Initial MRV**	
Hotel	396	10,000	3,960,000	3,960,000	
Totals	**396**		**3,960,000**	**3,960,000**	
Investment Valuation					
Hotel					
Current Rent	3,960,000	YP @	5.5000%	18.1818	72,000,000
Total Investment Valuation					**72,000,000**
GROSS DEVELOPMENT VALUE				**72,000,000**	
Purchaser's Costs			(4,896,000)		
Effective Purchaser's Costs Rate		6.80%			
				(4,896,000)	
NET DEVELOPMENT VALUE				**67,104,000**	
NET REALISATION				**67,104,000**	
OUTLAY					
ACQUISITION COSTS					
Fixed Price		3,000,000			
Fixed Price			3,000,000		
				3,000,000	
Stamp Duty			139,500		
Effective Stamp Duty Rate		4.65%			
Agent Fee		1.00%	30,000		
Legal Fee		0.80%	24,000		
				193,500	
CONSTRUCTION COSTS					
Construction	**ft²**	**Build Rate ft²**	**Cost**		
Construction Cost	225,314	413.02	93,060,000		
Contingency		10.00%	9,597,000		
				102,657,000	
Other Construction					
Site Clearance			2,910,000		
FF&E (All Areas)			5,940,000		
Kitchen Equipment			500,000		
IT/ AV System Equipment			990,000		
PCSA			520,000		
Right to Light			640,000		
LDI		1.00%	959,700		
Insurances			1,250,000		
				13,709,700	
Section 278 Costs					
Section 278 Costs			595,000		
				595,000	
PROFESSIONAL FEES					
Professional Fees		10.00%	9,597,000		
Building Listing Challenge Fee			487,000		
				10,084,000	
MARKETING & LETTING					
Marketing			220,000		
Letting Agent Fee		10.00%	396,000		
Letting Legal Fee		5.00%	198,000		
				814,000	
DISPOSAL FEES					
Sales Agent Fee		1.00%	671,040		
Sales Legal Fee		0.50%	335,520		

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			1,006,560
Additional Costs			
Dev. Management Fee	3.00%	3,057,300	
			3,057,300
FINANCE			
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)			
Land		872,612	
Construction		12,803,278	
Total Finance Cost			13,675,890
TOTAL COSTS			**148,792,949**
PROFIT			
			(81,688,949)

Performance Measures	
Profit on Cost%	-54.90%
Profit on GDV%	-113.46%
Profit on NDV%	-121.73%
Development Yield% (on Rent)	2.66%
Equivalent Yield% (Nominal)	5.50%
Equivalent Yield% (True)	5.69%
IRR% (without Interest)	N/A
Rent Cover	-20 yrs -8 mths
Profit Erosion (finance rate 7.500)	N/A

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Grouped Cash Flow Phase 1

	001:Feb 2026	002:Mar 2026	003:Apr 2026	004:May 2026	005:Jun 2026	006:Jul 2026
Monthly B/F	0	(3,193,500)	(3,900,508)	(4,396,062)	(5,066,428)	(5,812,735)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	(3,000,000)	0	0	0	0	0
Stamp Duty	(139,500)	0	0	0	0	0
Acquisition Fees	(54,000)	0	0	0	0	0
	(3,193,500)	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	(16,133)	(38,008)	(51,846)	(57,646)	(55,409)
	0	**(16,133)**	**(38,008)**	**(51,846)**	**(57,646)**	**(55,409)**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	(162,943)	(383,882)	(523,644)	(582,228)	(559,633)
	0	**(162,943)**	**(383,882)**	**(523,644)**	**(582,228)**	**(559,633)**
TOTAL CONSTRUCTION COSTS	**0**	**(179,076)**	**(421,891)**	**(575,490)**	**(639,874)**	**(615,042)**
Professional Fees						
Architect	0	(16,133)	(38,008)	(51,846)	(57,646)	(55,409)
Other Professional Fees	0	(487,000)	0	0	0	0
	0	**(503,133)**	**(38,008)**	**(51,846)**	**(57,646)**	**(55,409)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	(4,840)	(11,402)	(15,554)	(17,294)	(16,623)
	0	**(4,840)**	**(11,402)**	**(15,554)**	**(17,294)**	**(16,623)**
TOTAL COSTS	**(3,193,500)**	**(687,048)**	**(471,301)**	**(642,890)**	**(714,814)**	**(687,074)**
Net Cash Flow Before Finance	**(3,193,500)**	**(687,048)**	**(471,301)**	**(642,890)**	**(714,814)**	**(687,074)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(19,959)	(24,253)	(27,475)	(31,493)	(35,961)
Net Cash Flow After Finance	**(3,193,500)**	**(707,008)**	**(495,555)**	**(670,365)**	**(746,308)**	**(723,035)**
Cumulative Net Cash Flow Monthly	(3,193,500)	(3,900,508)	(4,396,062)	(5,066,428)	(5,812,735)	(6,535,771)

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Grouped Cash Flow Phase 1

	007:Aug 2026	008:Sep 2026	009:Oct 2026	010:Nov 2026	011:Dec 2026	012:Jan 2027
Monthly B/F	(6,535,771)	(7,136,289)	(7,513,238)	(8,586,858)	(9,693,464)	(11,318,314)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	(400,405)	(831,243)	(1,235,176)	(1,612,204)
Contingency	(45,135)	(26,823)	(40,041)	(83,124)	(123,518)	(161,220)
	(45,135)	**(26,823)**	**(440,446)**	**(914,367)**	**(1,358,693)**	**(1,773,424)**
Other Construction Costs						
Section 278 Costs	0	0	(2,560)	(5,315)	(7,897)	(10,308)
Other Construction Costs	(455,860)	(270,910)	(532,136)	(25,195)	(37,438)	(48,865)
	(455,860)	**(270,910)**	**(534,696)**	**(30,509)**	**(45,335)**	**(59,173)**
TOTAL CONSTRUCTION COSTS	**(500,995)**	**(297,732)**	**(975,142)**	**(944,877)**	**(1,404,028)**	**(1,832,597)**
Professional Fees						
Architect	(45,135)	(26,823)	(40,041)	(83,124)	(123,518)	(161,220)
Other Professional Fees	0	0	0	0	0	0
	(45,135)	**(26,823)**	**(40,041)**	**(83,124)**	**(123,518)**	**(161,220)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(13,540)	(8,047)	(12,012)	(24,937)	(37,055)	(48,366)
	(13,540)	**(8,047)**	**(12,012)**	**(24,937)**	**(37,055)**	**(48,366)**
TOTAL COSTS	**(559,670)**	**(332,602)**	**(1,027,195)**	**(1,052,938)**	**(1,564,601)**	**(2,042,184)**
Net Cash Flow Before Finance	**(559,670)**	**(332,602)**	**(1,027,195)**	**(1,052,938)**	**(1,564,601)**	**(2,042,184)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(40,849)	(44,347)	(46,425)	(53,668)	(60,249)	(70,027)
Net Cash Flow After Finance	**(600,519)**	**(376,948)**	**(1,073,620)**	**(1,106,606)**	**(1,624,850)**	**(2,112,211)**
Cumulative Net Cash Flow Monthly	(7,136,289)	(7,513,238)	(8,586,858)	(9,693,464)	(11,318,314)	(13,430,525)

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Grouped Cash Flow Phase 1

	013:Feb 2027	014:Mar 2027	015:Apr 2027	016:May 2027	017:Jun 2027	018:Jul 2027
Monthly B/F	(13,430,525)	(16,000,151)	(18,994,734)	(22,382,752)	(26,134,352)	(30,215,705)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(1,962,327)	(2,285,545)	(2,581,858)	(2,851,266)	(3,093,769)	(3,309,367)
Contingency	(196,233)	(228,554)	(258,186)	(285,127)	(309,377)	(330,937)
	(2,158,559)	**(2,514,099)**	**(2,840,044)**	**(3,136,392)**	**(3,403,146)**	**(3,640,304)**
Other Construction Costs						
Section 278 Costs	(12,547)	(14,613)	(16,508)	(18,230)	(19,781)	(21,159)
Other Construction Costs	(59,477)	(69,274)	(78,255)	(86,420)	(93,771)	(100,305)
	(72,024)	**(83,887)**	**(94,762)**	**(104,651)**	**(113,551)**	**(121,464)**
TOTAL CONSTRUCTION COSTS	**(2,230,583)**	**(2,597,986)**	**(2,934,806)**	**(3,241,043)**	**(3,516,697)**	**(3,761,768)**
Professional Fees						
Architect	(196,233)	(228,554)	(258,186)	(285,127)	(309,377)	(330,937)
Other Professional Fees	0	0	0	0	0	0
	(196,233)	**(228,554)**	**(258,186)**	**(285,127)**	**(309,377)**	**(330,937)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(58,870)	(68,566)	(77,456)	(85,538)	(92,813)	(99,281)
	(58,870)	**(68,566)**	**(77,456)**	**(85,538)**	**(92,813)**	**(99,281)**
TOTAL COSTS	**(2,485,686)**	**(2,895,107)**	**(3,270,448)**	**(3,611,708)**	**(3,918,887)**	**(4,191,986)**
Net Cash Flow Before Finance	**(2,485,686)**	**(2,895,107)**	**(3,270,448)**	**(3,611,708)**	**(3,918,887)**	**(4,191,986)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(83,941)	(99,476)	(117,571)	(139,892)	(162,465)	(186,958)
Net Cash Flow After Finance	**(2,569,626)**	**(2,994,583)**	**(3,388,018)**	**(3,751,600)**	**(4,081,353)**	**(4,378,945)**
Cumulative Net Cash Flow Monthly	(16,000,151)	(18,994,734)	(22,382,752)	(26,134,352)	(30,215,705)	(34,594,649)

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Grouped Cash Flow Phase 1

	019:Aug 2027	020:Sep 2027	021:Oct 2027	022:Nov 2027	023:Dec 2027	024:Jan 2028
Monthly B/F	(34,594,649)	(39,241,871)	(44,121,723)	(49,201,408)	(54,452,493)	(59,849,394)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,498,061)	(3,659,849)	(3,794,732)	(3,902,711)	(3,983,784)	(4,037,953)
Contingency	(349,806)	(365,985)	(379,473)	(390,271)	(398,378)	(403,795)
	(3,847,867)	**(4,025,834)**	**(4,174,206)**	**(4,292,982)**	**(4,382,163)**	**(4,441,748)**
Other Construction Costs						
Section 278 Costs	(22,366)	(23,400)	(24,262)	(24,953)	(25,471)	(25,818)
Other Construction Costs	(106,024)	(110,928)	(115,016)	(118,289)	(120,746)	(122,388)
	(128,390)	**(134,328)**	**(139,279)**	**(143,242)**	**(146,218)**	**(148,206)**
TOTAL CONSTRUCTION COSTS	**(3,976,257)**	**(4,160,162)**	**(4,313,485)**	**(4,436,224)**	**(4,528,381)**	**(4,589,954)**
Professional Fees						
Architect	(349,806)	(365,985)	(379,473)	(390,271)	(398,378)	(403,795)
Other Professional Fees	0	0	0	0	0	0
	(349,806)	**(365,985)**	**(379,473)**	**(390,271)**	**(398,378)**	**(403,795)**
Marketing and Letting						
Marketing	0	0	0	0	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(104,942)	(109,795)	(113,842)	(117,081)	(119,514)	(121,139)
	(104,942)	**(109,795)**	**(113,842)**	**(117,081)**	**(119,514)**	**(121,139)**
TOTAL COSTS	**(4,431,005)**	**(4,635,942)**	**(4,806,800)**	**(4,943,576)**	**(5,058,495)**	**(5,127,110)**
Net Cash Flow Before Finance	**(4,431,005)**	**(4,635,942)**	**(4,806,800)**	**(4,943,576)**	**(5,058,495)**	**(5,127,110)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(216,217)	(243,910)	(272,885)	(307,509)	(338,406)	(370,022)
Net Cash Flow After Finance	**(4,647,221)**	**(4,879,853)**	**(5,079,685)**	**(5,251,085)**	**(5,396,901)**	**(5,497,132)**
Cumulative Net Cash Flow Monthly	(39,241,871)	(44,121,723)	(49,201,408)	(54,452,493)	(59,849,394)	(65,346,526)

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Grouped Cash Flow Phase 1

	025:Feb 2028	026:Mar 2028	027:Apr 2028	028:May 2028	029:Jun 2028	030:Jul 2028
Monthly B/F	(65,346,526)	(70,916,587)	(76,519,363)	(82,247,049)	(88,117,383)	(94,062,388)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(4,065,217)	(4,065,575)	(4,039,029)	(3,985,578)	(3,905,222)	(3,797,961)
Contingency	(406,522)	(406,558)	(403,903)	(398,558)	(390,522)	(379,796)
	(4,471,738)	**(4,472,133)**	**(4,442,932)**	**(4,384,136)**	**(4,295,744)**	**(4,177,757)**
Other Construction Costs						
Section 278 Costs	(25,992)	(25,994)	(25,824)	(25,483)	(24,969)	(24,283)
Other Construction Costs	(123,215)	(123,225)	(245,736)	(409,402)	(546,599)	(657,329)
	(149,206)	**(149,220)**	**(271,561)**	**(434,884)**	**(571,568)**	**(681,612)**
TOTAL CONSTRUCTION COSTS	**(4,620,945)**	**(4,621,353)**	**(4,714,493)**	**(4,819,020)**	**(4,867,312)**	**(4,859,369)**
Professional Fees						
Architect	(406,522)	(406,558)	(403,903)	(398,558)	(390,522)	(379,796)
Other Professional Fees	0	0	0	0	0	0
	(406,522)	**(406,558)**	**(403,903)**	**(398,558)**	**(390,522)**	**(379,796)**
Marketing and Letting						
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(121,957)	(121,967)	(124,128)	(126,489)	(127,427)	(126,943)
	(121,957)	**(121,967)**	**(124,128)**	**(126,489)**	**(127,427)**	**(126,943)**
TOTAL COSTS	**(5,161,645)**	**(5,162,100)**	**(5,254,747)**	**(5,356,289)**	**(5,397,484)**	**(5,378,331)**
Net Cash Flow Before Finance	**(5,161,645)**	**(5,162,100)**	**(5,254,747)**	**(5,356,289)**	**(5,397,484)**	**(5,378,331)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(408,416)	(440,676)	(472,939)	(514,044)	(547,521)	(581,255)
Net Cash Flow After Finance	**(5,570,061)**	**(5,602,776)**	**(5,727,686)**	**(5,870,333)**	**(5,945,005)**	**(5,959,586)**
Cumulative Net Cash Flow Monthly	(70,916,587)	(76,519,363)	(82,247,049)	(88,117,383)	(94,062,388)	(100,021,974)

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Grouped Cash Flow Phase 1

Monthly B/F	031:Aug 2028 (100,021,974)	032:Sep 2028 (105,945,941)	033:Oct 2028 (111,763,177)	034:Nov 2028 (117,412,459)	035:Dec 2028 (122,844,526)	036:Jan 2029 (127,985,064)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,663,795)	(3,502,724)	(3,314,748)	(3,099,868)	(2,858,082)	(2,589,391)
Contingency	(366,380)	(350,272)	(331,475)	(309,987)	(285,808)	(258,939)
	(4,030,175)	**(3,852,997)**	**(3,646,223)**	**(3,409,854)**	**(3,143,890)**	**(2,848,330)**
Other Construction Costs						
Section 278 Costs	(23,425)	(22,395)	(21,194)	(19,820)	(18,274)	(16,556)
Other Construction Costs	(741,592)	(799,386)	(830,713)	(835,573)	(813,965)	(765,889)
	(765,017)	**(821,782)**	**(851,907)**	**(855,393)**	**(832,239)**	**(782,445)**
TOTAL CONSTRUCTION COSTS	**(4,795,191)**	**(4,674,778)**	**(4,498,130)**	**(4,265,247)**	**(3,976,129)**	**(3,630,775)**
Professional Fees						
Architect	(366,380)	(350,272)	(331,475)	(309,987)	(285,808)	(258,939)
Other Professional Fees	0	0	0	0	0	0
	(366,380)	**(350,272)**	**(331,475)**	**(309,987)**	**(285,808)**	**(258,939)**
Marketing and Letting						
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(125,037)	(121,708)	(116,957)	(110,783)	(103,187)	(94,168)
	(125,037)	**(121,708)**	**(116,957)**	**(110,783)**	**(103,187)**	**(94,168)**
TOTAL COSTS	**(5,298,830)**	**(5,158,981)**	**(4,958,784)**	**(4,698,239)**	**(4,377,346)**	**(3,996,105)**
Net Cash Flow Before Finance	**(5,298,830)**	**(5,158,981)**	**(4,958,784)**	**(4,698,239)**	**(4,377,346)**	**(3,996,105)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(625,137)	(658,255)	(690,499)	(733,828)	(763,192)	(790,550)
Net Cash Flow After Finance	**(5,923,967)**	**(5,817,236)**	**(5,649,282)**	**(5,432,067)**	**(5,140,538)**	**(4,786,655)**
Cumulative Net Cash Flow Monthly	(105,945,941)	(111,763,177)	(117,412,459)	(122,844,526)	(127,985,064)	(132,771,719)

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Grouped Cash Flow Phase 1

	037:Feb 2029	038:Mar 2029	039:Apr 2029	040:May 2029	041:Jun 2029
Monthly B/F	(132,771,719)	(137,156,059)	(141,060,677)	(144,422,089)	(147,192,389)
Investment Valuation					
Capitalised Rent	0	0	0	0	72,000,000
	0	**0**	**0**	**0**	**72,000,000**
Sales Costs and Fees					
Purchaser's Costs	0	0	0	0	(4,896,000)
	0	**0**	**0**	**0**	**(4,896,000)**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**67,104,000**
Acquisition Costs					
Fixed Price	0	0	0	0	0
Stamp Duty	0	0	0	0	0
Acquisition Fees	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Construction Costs					
Construction Costs	(2,293,796)	(1,971,295)	(1,621,890)	(1,245,579)	0
Contingency	(229,380)	(197,130)	(162,189)	(124,558)	0
	(2,523,175)	**(2,168,425)**	**(1,784,078)**	**(1,370,137)**	**0**
Other Construction Costs					
Section 278 Costs	(14,666)	(12,604)	(10,370)	(7,964)	0
Other Construction Costs	(691,346)	(590,335)	(462,856)	(308,910)	0
	(706,012)	**(602,939)**	**(473,226)**	**(316,874)**	**0**
TOTAL CONSTRUCTION COSTS	**(3,229,187)**	**(2,771,363)**	**(2,257,305)**	**(1,687,011)**	**0**
Professional Fees					
Architect	(229,380)	(197,130)	(162,189)	(124,558)	0
Other Professional Fees	0	0	0	0	0
	(229,380)	**(197,130)**	**(162,189)**	**(124,558)**	**0**
Marketing and Letting					
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	0
Letting Agent Fee	0	0	0	0	(396,000)
Letting Legal Fee	0	0	0	0	(198,000)
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(594,000)**
Sales Costs and Fees					
Sales Agent Fee	0	0	0	0	(671,040)
Sales Legal Fee	0	0	0	0	(335,520)
	0	**0**	**0**	**0**	**(1,006,560)**
Additional Costs					
Dev. Management Fee	(83,728)	(71,864)	(58,579)	(43,871)	0
	(83,728)	**(71,864)**	**(58,579)**	**(43,871)**	**0**
TOTAL COSTS	**(3,554,516)**	**(3,052,579)**	**(2,490,295)**	**(1,867,662)**	**(1,600,560)**
Net Cash Flow Before Finance	**(3,554,516)**	**(3,052,579)**	**(2,490,295)**	**(1,867,662)**	**65,503,440**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(829,823)	(852,039)	(871,118)	(902,638)	0
Net Cash Flow After Finance	**(4,384,339)**	**(3,904,618)**	**(3,361,412)**	**(2,770,300)**	**65,503,440**
Cumulative Net Cash Flow Monthly	(137,156,059)	(141,060,677)	(144,422,089)	(147,192,389)	(81,688,949)

I Alternative Uses | Office Appraisal

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Alternative Use Appraisal: Office Scheme

Development Appraisal
CBRE
27 January 2026

APPRAISAL SUMMARY CBRE

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV
Office | Level 01	1	7,868	34.00	267,512	267,512	267,512
Office | Level 02	1	7,642	34.00	259,828	259,828	259,828
Office | Level 03	1	7,642	34.00	259,828	259,828	259,828
Office | Level 04	1	4,184	34.00	142,256	142,256	142,256
Office | Level 05	1	4,184	35.50	148,532	148,532	148,532
Office | Level 06	1	4,184	35.50	148,532	148,532	148,532
Office | Level 07	1	4,184	35.50	148,532	148,532	148,532
Office | Level 08	1	4,184	35.50	148,532	148,532	148,532
Office | Level 09	1	4,184	37.00	154,808	154,808	154,808
Office | Level 10	1	4,184	37.00	154,808	154,808	154,808
Office | Level 11	1	4,184	37.00	154,808	154,808	154,808
Office | Level 12	1	4,184	37.00	154,808	154,808	154,808
Office | Level 13	1	4,184	38.50	161,084	161,084	161,084
Office | Level 14	1	4,184	38.50	161,084	161,084	161,084
Office | Level 15	1	4,184	38.50	161,084	161,084	161,084
Office | Level 16	1	4,184	38.50	161,084	161,084	161,084
Office | Level 17	1	4,184	40.00	167,360	167,360	167,360
Office | Level 18	1	4,184	40.00	167,360	167,360	167,360
Office | Level 19	1	4,184	40.00	167,360	167,360	167,360
Office | Level 20	1	4,184	40.00	167,360	167,360	167,360
Commercial	1	5,436	20.00	108,716	108,716	108,716
Totals	**21**	**99,716**			**3,565,276**	**3,565,276**

Investment Valuation

Office | Level 01					
Market Rent	267,512	YP @	6.5000%	15.3846	
(9mths Rent Free)		PV 9mths @	6.5000%	0.9539	3,925,705
Office | Level 02					
Market Rent	259,828	YP @	6.5000%	15.3846	
(9mths Rent Free)		PV 9mths @	6.5000%	0.9539	3,812,944
Office | Level 03					
Market Rent	259,828	YP @	6.5000%	15.3846	
(9mths Rent Free)		PV 9mths @	6.5000%	0.9539	3,812,944
Office | Level 04					
Market Rent	142,256	YP @	6.5000%	15.3846	
(9mths Rent Free)		PV 9mths @	6.5000%	0.9539	2,087,589
Office | Level 05					
Market Rent	148,532	YP @	6.5000%	15.3846	
(3mths Unexpired Rent Free)		PV 3mths @	6.5000%	0.9844	2,249,413
Office | Level 06					
Market Rent	148,532	YP @	6.5000%	15.3846	
(3mths Unexpired Rent Free)		PV 3mths @	6.5000%	0.9844	2,249,413
Office | Level 07					
Market Rent	148,532	YP @	6.5000%	15.3846	
(3mths Unexpired Rent Free)		PV 3mths @	6.5000%	0.9844	2,249,413
Office | Level 08					
Market Rent	148,532	YP @	6.5000%	15.3846	
(3mths Unexpired Rent Free)		PV 3mths @	6.5000%	0.9844	2,249,413
Office | Level 09					
Market Rent	154,808	YP @	6.5000%	15.3846	
(9mths Unexpired Rent Free)		PV 9mths @	6.5000%	0.9539	2,271,788
Office | Level 10					
Market Rent	154,808	YP @	6.5000%	15.3846	

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(9mths Unexpired Rent Free)		PV 9mths @	6.5000%	0.9539	2,271,788
Office | Level 11					
Market Rent	154,808	YP @	6.5000%	15.3846	
(9mths Unexpired Rent Free)		PV 9mths @	6.5000%	0.9539	2,271,788
Office | Level 12					
Market Rent	154,808	YP @	6.5000%	15.3846	
(9mths Unexpired Rent Free)		PV 9mths @	6.5000%	0.9539	2,271,788
Office | Level 13					
Market Rent	161,084	YP @	6.5000%	15.3846	
(6mths Unexpired Rent Free)		PV 6mths @	6.5000%	0.9690	2,401,399
Office | Level 14					
Market Rent	161,084	YP @	6.5000%	15.3846	
(6mths Unexpired Rent Free)		PV 6mths @	6.5000%	0.9690	2,401,399
Office | Level 15					
Market Rent	161,084	YP @	6.5000%	15.3846	
(6mths Unexpired Rent Free)		PV 6mths @	6.5000%	0.9690	2,401,399
Office | Level 16					
Market Rent	161,084	YP @	6.5000%	15.3846	
(6mths Unexpired Rent Free)		PV 6mths @	6.5000%	0.9690	2,401,399
Office | Level 17					
Market Rent	167,360	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	2,270,069
Office | Level 18					
Market Rent	167,360	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	2,270,069
Office | Level 19					
Market Rent	167,360	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	2,270,069
Office | Level 20					
Market Rent	167,360	YP @	6.5000%	15.3846	
(2yrs Rent Free)		PV 2yrs @	6.5000%	0.8817	2,270,069
Commercial					
Market Rent	108,716	YP @	8.0000%	12.5000	
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	1,165,081
Total Investment Valuation					**51,574,940**
GROSS DEVELOPMENT VALUE				**51,574,940**	
Purchaser's Costs			(3,507,096)		
Effective Purchaser's Costs Rate		6.80%			
				(3,507,096)	
NET DEVELOPMENT VALUE				**48,067,844**	
NET REALISATION				**48,067,844**	
OUTLAY					
ACQUISITION COSTS					
Fixed Price		3,000,000			
Fixed Price			3,000,000		
				3,000,000	
Stamp Duty			139,500		
Effective Stamp Duty Rate		4.65%			
Agent Fee		1.00%	30,000		
Legal Fee		0.80%	24,000		
				193,500	
CONSTRUCTION COSTS					
Construction	**ft²**	**Build Rate ft²**	**Cost**		

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Construction Cost	145,762	485.11	70,710,000	
Contingency		10.00%	7,362,000	
				78,072,000
Other Construction				
Site Clearance			2,910,000	
PCSA			520,000	
Right to Light			376,000	
LDI		1.00%	736,200	
Insurances			1,250,000	
				5,792,200
Section 278 Costs				
Section 278 Costs			595,000	
				595,000
PROFESSIONAL FEES				
Professional Fees		10.00%	7,362,000	
Building Listing Challenge fee			487,000	
				7,849,000
MARKETING & LETTING				
Marketing			220,000	
Letting Agent Fee		15.00%	534,791	
Letting Legal Fee		5.00%	178,264	
				933,055
DISPOSAL FEES				
Sales Agent Fee		1.00%	480,678	
Sales Legal Fee		0.50%	240,339	
				721,018
Additional Costs				
Void Costs			669,000	
Business Rates			1,164,000	
Dev. Management Fee		3.00%	2,208,600	
				4,041,600
FINANCE				
Debit Rate 7.500%, Credit Rate 0.000% (Nominal)				
Land			872,612	
Construction			9,791,432	
Letting			12,878,866	
Total Finance Cost				23,542,909
TOTAL COSTS				**124,740,282**
PROFIT				
				(76,672,438)

Performance Measures

Profit on Cost%	-61.47%
Profit on GDV%	-148.66%
Profit on NDV%	-159.51%
Development Yield% (on Rent)	2.86%
Equivalent Yield% (Nominal)	6.54%
Equivalent Yield% (True)	6.81%
IRR% (without Interest)	-23.69%
Rent Cover	-21 yrs -6 mths
Profit Erosion (finance rate 7.500)	N/A

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Grouped Cash Flow Phase 1

	001:Feb 2026	002:Mar 2026	003:Apr 2026	004:May 2026	005:Jun 2026	006:Jul 2026
Monthly B/F	0	(3,193,500)	(3,900,508)	(4,396,062)	(5,066,428)	(5,812,735)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	(3,000,000)	0	0	0	0	0
Stamp Duty	(139,500)	0	0	0	0	0
Acquisition Fees	(54,000)	0	0	0	0	0
	(3,193,500)	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	(16,133)	(38,008)	(51,846)	(57,646)	(55,409)
	0	**(16,133)**	**(38,008)**	**(51,846)**	**(57,646)**	**(55,409)**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	(162,943)	(383,882)	(523,644)	(582,228)	(559,633)
	0	**(162,943)**	**(383,882)**	**(523,644)**	**(582,228)**	**(559,633)**
TOTAL CONSTRUCTION COSTS	**0**	**(179,076)**	**(421,891)**	**(575,490)**	**(639,874)**	**(615,042)**
Professional Fees						
Architect	0	(16,133)	(38,008)	(51,846)	(57,646)	(55,409)
Other Professional Fees	0	(487,000)	0	0	0	0
	0	**(503,133)**	**(38,008)**	**(51,846)**	**(57,646)**	**(55,409)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	(4,840)	(11,402)	(15,554)	(17,294)	(16,623)
Rent Review Fee	0	0	0	0	0	0
	0	**(4,840)**	**(11,402)**	**(15,554)**	**(17,294)**	**(16,623)**
TOTAL COSTS	**(3,193,500)**	**(687,048)**	**(471,301)**	**(642,890)**	**(714,814)**	**(687,074)**
Net Cash Flow Before Finance	**(3,193,500)**	**(687,048)**	**(471,301)**	**(642,890)**	**(714,814)**	**(687,074)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(19,959)	(24,253)	(27,475)	(31,493)	(35,961)
Net Cash Flow After Finance	**(3,193,500)**	**(707,008)**	**(495,555)**	**(670,365)**	**(746,308)**	**(723,035)**
Cumulative Net Cash Flow Monthly	(3,193,500)	(3,900,508)	(4,396,062)	(5,066,428)	(5,812,735)	(6,535,771)

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Grouped Cash Flow Phase 1

	007:Aug 2026	008:Sep 2026	009:Oct 2026	010:Nov 2026	011:Dec 2026	012:Jan 2027
Monthly B/F	(6,535,771)	(7,136,289)	(7,513,238)	(8,466,478)	(9,322,423)	(10,573,609)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	(304,241)	(631,605)	(938,527)	(1,225,005)
Contingency	(45,135)	(26,823)	(30,424)	(63,161)	(93,853)	(122,500)
	(45,135)	**(26,823)**	**(334,665)**	**(694,766)**	**(1,032,379)**	**(1,347,505)**
Other Construction Costs						
Section 278 Costs	0	0	(2,560)	(5,315)	(7,897)	(10,308)
Other Construction Costs	(455,860)	(270,910)	(530,039)	(20,840)	(30,967)	(40,419)
	(455,860)	**(270,910)**	**(532,599)**	**(26,155)**	**(38,864)**	**(50,727)**
TOTAL CONSTRUCTION COSTS	**(500,995)**	**(297,732)**	**(867,264)**	**(720,921)**	**(1,071,244)**	**(1,398,232)**
Professional Fees						
Architect	(45,135)	(26,823)	(30,424)	(63,161)	(93,853)	(122,500)
Other Professional Fees	0	0	0	0	0	0
	(45,135)	**(26,823)**	**(30,424)**	**(63,161)**	**(93,853)**	**(122,500)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(13,540)	(8,047)	(9,127)	(18,948)	(28,156)	(36,750)
Rent Review Fee	0	0	0	0	0	0
	(13,540)	**(8,047)**	**(9,127)**	**(18,948)**	**(28,156)**	**(36,750)**
TOTAL COSTS	**(559,670)**	**(332,602)**	**(906,815)**	**(803,029)**	**(1,193,252)**	**(1,557,483)**
Net Cash Flow Before Finance	**(559,670)**	**(332,602)**	**(906,815)**	**(803,029)**	**(1,193,252)**	**(1,557,483)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(40,849)	(44,347)	(46,425)	(52,915)	(57,934)	(65,392)
Net Cash Flow After Finance	**(600,519)**	**(376,948)**	**(953,240)**	**(855,945)**	**(1,251,187)**	**(1,622,875)**
Cumulative Net Cash Flow Monthly	(7,136,289)	(7,513,238)	(8,466,478)	(9,322,423)	(10,573,609)	(12,196,485)

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Grouped Cash Flow Phase 1

	013:Feb 2027	014:Mar 2027	015:Apr 2027	016:May 2027	017:Jun 2027	018:Jul 2027
Monthly B/F	(12,196,485)	(14,168,435)	(16,464,481)	(19,060,583)	(21,934,201)	(25,059,307)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(1,491,039)	(1,736,631)	(1,961,779)	(2,166,484)	(2,350,746)	(2,514,564)
Contingency	(149,104)	(173,663)	(196,178)	(216,648)	(235,075)	(251,456)
	(1,640,143)	**(1,910,294)**	**(2,157,957)**	**(2,383,133)**	**(2,585,820)**	**(2,766,021)**
Other Construction Costs						
Section 278 Costs	(12,547)	(14,613)	(16,508)	(18,230)	(19,781)	(21,159)
Other Construction Costs	(49,197)	(57,301)	(64,730)	(71,484)	(77,564)	(82,969)
	(61,744)	**(71,914)**	**(81,237)**	**(89,714)**	**(97,344)**	**(104,128)**
TOTAL CONSTRUCTION COSTS	**(1,701,887)**	**(1,982,208)**	**(2,239,194)**	**(2,472,847)**	**(2,683,165)**	**(2,870,149)**
Professional Fees						
Architect	(149,104)	(173,663)	(196,178)	(216,648)	(235,075)	(251,456)
Other Professional Fees	0	0	0	0	0	0
	(149,104)	**(173,663)**	**(196,178)**	**(216,648)**	**(235,075)**	**(251,456)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(44,731)	(52,099)	(58,853)	(64,995)	(70,522)	(75,437)
Rent Review Fee	0	0	0	0	0	0
	(44,731)	**(52,099)**	**(58,853)**	**(64,995)**	**(70,522)**	**(75,437)**
TOTAL COSTS	**(1,895,722)**	**(2,207,970)**	**(2,494,226)**	**(2,754,490)**	**(2,988,762)**	**(3,197,042)**
Net Cash Flow Before Finance	**(1,895,722)**	**(2,207,970)**	**(2,494,226)**	**(2,754,490)**	**(2,988,762)**	**(3,197,042)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(76,228)	(88,076)	(101,876)	(119,129)	(136,344)	(155,024)
Net Cash Flow After Finance	**(1,971,950)**	**(2,296,046)**	**(2,596,102)**	**(2,873,618)**	**(3,125,106)**	**(3,352,066)**
Cumulative Net Cash Flow Monthly	(14,168,435)	(16,464,481)	(19,060,583)	(21,934,201)	(25,059,307)	(28,411,373)

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Grouped Cash Flow Phase 1

	019:Aug 2027	020:Sep 2027	021:Oct 2027	022:Nov 2027	023:Dec 2027	024:Jan 2028
Monthly B/F	(28,411,373)	(31,968,275)	(35,702,595)	(39,589,318)	(43,606,998)	(47,726,564)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(2,657,940)	(2,780,872)	(2,883,361)	(2,965,406)	(3,027,008)	(3,068,167)
Contingency	(265,794)	(278,087)	(288,336)	(296,541)	(302,701)	(306,817)
	(2,923,734)	**(3,058,959)**	**(3,171,697)**	**(3,261,947)**	**(3,329,709)**	**(3,374,984)**
Other Construction Costs						
Section 278 Costs	(22,366)	(23,400)	(24,262)	(24,953)	(25,471)	(25,818)
Other Construction Costs	(87,700)	(91,756)	(95,137)	(97,845)	(99,877)	(101,235)
	(110,065)	**(115,156)**	**(119,400)**	**(122,797)**	**(125,348)**	**(127,053)**
TOTAL CONSTRUCTION COSTS	**(3,033,799)**	**(3,174,115)**	**(3,291,096)**	**(3,384,744)**	**(3,455,058)**	**(3,502,037)**
Professional Fees						
Architect	(265,794)	(278,087)	(288,336)	(296,541)	(302,701)	(306,817)
Other Professional Fees	0	0	0	0	0	0
	(265,794)	**(278,087)**	**(288,336)**	**(296,541)**	**(302,701)**	**(306,817)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(79,738)	(83,426)	(86,501)	(88,962)	(90,810)	(92,045)
Rent Review Fee	0	0	0	0	0	0
	(79,738)	**(83,426)**	**(86,501)**	**(88,962)**	**(90,810)**	**(92,045)**
TOTAL COSTS	**(3,379,331)**	**(3,535,628)**	**(3,665,933)**	**(3,770,247)**	**(3,848,569)**	**(3,900,899)**
Net Cash Flow Before Finance	**(3,379,331)**	**(3,535,628)**	**(3,665,933)**	**(3,770,247)**	**(3,848,569)**	**(3,900,899)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(177,571)	(198,692)	(220,790)	(247,433)	(270,997)	(295,051)
Net Cash Flow After Finance	**(3,556,902)**	**(3,734,320)**	**(3,886,723)**	**(4,017,680)**	**(4,119,566)**	**(4,195,950)**
Cumulative Net Cash Flow Monthly	(31,968,275)	(35,702,595)	(39,589,318)	(43,606,998)	(47,726,564)	(51,922,514)

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Grouped Cash Flow Phase 1

	025:Feb 2028	026:Mar 2028	027:Apr 2028	028:May 2028	029:Jun 2028	030:Jul 2028
Monthly B/F	(51,922,514)	(56,174,267)	(60,450,911)	(64,726,458)	(68,981,300)	(73,182,577)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,088,883)	(3,089,156)	(3,068,985)	(3,028,371)	(2,967,314)	(2,885,814)
Contingency	(308,888)	(308,916)	(306,899)	(302,837)	(296,731)	(288,581)
	(3,397,772)	**(3,398,071)**	**(3,375,884)**	**(3,331,208)**	**(3,264,046)**	**(3,174,395)**
Other Construction Costs						
Section 278 Costs	(25,992)	(25,994)	(25,824)	(25,483)	(24,969)	(24,283)
Other Construction Costs	(101,919)	(101,928)	(101,262)	(99,922)	(97,908)	(95,218)
	(127,911)	**(127,922)**	**(127,087)**	**(125,405)**	**(122,876)**	**(119,502)**
TOTAL CONSTRUCTION COSTS	**(3,525,682)**	**(3,525,993)**	**(3,502,970)**	**(3,456,613)**	**(3,386,922)**	**(3,293,897)**
Professional Fees						
Architect	(308,888)	(308,916)	(306,899)	(302,837)	(296,731)	(288,581)
Other Professional Fees	0	0	0	0	0	0
	(308,888)	**(308,916)**	**(306,899)**	**(302,837)**	**(296,731)**	**(288,581)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(92,666)	(92,675)	(92,070)	(90,851)	(89,019)	(86,574)
Rent Review Fee	0	0	0	0	0	0
	(92,666)	**(92,675)**	**(92,070)**	**(90,851)**	**(89,019)**	**(86,574)**
TOTAL COSTS	**(3,927,237)**	**(3,927,584)**	**(3,901,938)**	**(3,850,301)**	**(3,772,673)**	**(3,669,052)**
Net Cash Flow Before Finance	**(3,927,237)**	**(3,927,584)**	**(3,901,938)**	**(3,850,301)**	**(3,772,673)**	**(3,669,052)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(324,516)	(349,061)	(373,608)	(404,540)	(428,605)	(452,184)
Net Cash Flow After Finance	**(4,251,753)**	**(4,276,645)**	**(4,275,547)**	**(4,254,842)**	**(4,201,278)**	**(4,121,236)**
Cumulative Net Cash Flow Monthly	(56,174,267)	(60,450,911)	(64,726,458)	(68,981,300)	(73,182,577)	(77,303,813)

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Grouped Cash Flow Phase 1

	031:Aug 2028	032:Sep 2028	033:Oct 2028	034:Nov 2028	035:Dec 2028	036:Jan 2029
Monthly B/F	(77,303,813)	(81,326,402)	(85,215,509)	(88,944,169)	(92,494,723)	(95,830,415)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(2,783,870)	(2,661,483)	(2,518,653)	(2,355,380)	(2,171,663)	(1,967,503)
Contingency	(278,387)	(266,148)	(251,865)	(235,538)	(217,166)	(196,750)
	(3,062,257)	**(2,927,632)**	**(2,770,518)**	**(2,590,918)**	**(2,388,829)**	**(2,164,254)**
Other Construction Costs						
Section 278 Costs	(23,425)	(22,395)	(21,194)	(19,820)	(18,274)	(16,556)
Other Construction Costs	(91,855)	(87,817)	(83,104)	(77,717)	(71,655)	(64,918)
	(115,280)	**(110,212)**	**(104,297)**	**(97,536)**	**(89,929)**	**(81,474)**
TOTAL CONSTRUCTION COSTS	**(3,177,537)**	**(3,037,843)**	**(2,874,816)**	**(2,688,454)**	**(2,478,758)**	**(2,245,728)**
Professional Fees						
Architect	(278,387)	(266,148)	(251,865)	(235,538)	(217,166)	(196,750)
Other Professional Fees	0	0	0	0	0	0
	(278,387)	**(266,148)**	**(251,865)**	**(235,538)**	**(217,166)**	**(196,750)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(83,516)	(79,844)	(75,560)	(70,661)	(65,150)	(59,025)
Rent Review Fee	0	0	0	0	0	0
	(83,516)	**(79,844)**	**(75,560)**	**(70,661)**	**(65,150)**	**(59,025)**
TOTAL COSTS	**(3,539,440)**	**(3,383,836)**	**(3,202,241)**	**(2,994,653)**	**(2,761,074)**	**(2,501,503)**
Net Cash Flow Before Finance	**(3,539,440)**	**(3,383,836)**	**(3,202,241)**	**(2,994,653)**	**(2,761,074)**	**(2,501,503)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(483,149)	(505,270)	(526,419)	(555,901)	(574,618)	(591,874)
Net Cash Flow After Finance	**(4,022,589)**	**(3,889,107)**	**(3,728,660)**	**(3,550,554)**	**(3,335,692)**	**(3,093,378)**
Cumulative Net Cash Flow Monthly	(81,326,402)	(85,215,509)	(88,944,169)	(92,494,723)	(95,830,415)	(98,923,793)

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Grouped Cash Flow Phase 1

	037:Feb 2029	038:Mar 2029	039:Apr 2029	040:May 2029	041:Jun 2029	042:Jul 2029
Monthly B/F	(98,923,793)	(101,758,007)	(104,294,517)	(106,505,382)	(108,374,343)	(109,096,911)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(1,742,900)	(1,497,854)	(1,232,364)	(946,431)	0	0
Contingency	(174,290)	(149,785)	(123,236)	(94,643)	0	0
	(1,917,190)	**(1,647,639)**	**(1,355,601)**	**(1,041,074)**	**0**	**0**
Other Construction Costs						
Section 278 Costs	(14,666)	(12,604)	(10,370)	(7,964)	0	0
Other Construction Costs	(57,508)	(49,422)	(40,662)	(31,228)	0	0
	(72,173)	**(62,026)**	**(51,032)**	**(39,192)**	**0**	**0**
TOTAL CONSTRUCTION COSTS	**(1,989,364)**	**(1,709,665)**	**(1,406,633)**	**(1,080,266)**	**0**	**0**
Professional Fees						
Architect	(174,290)	(149,785)	(123,236)	(94,643)	0	0
Other Professional Fees	0	0	0	0	0	0
	(174,290)	**(149,785)**	**(123,236)**	**(94,643)**	**0**	**0**
Marketing and Letting						
Marketing	0	0	0	0	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(52,287)	(44,936)	(36,971)	(28,393)	0	0
Rent Review Fee	0	0	0	0	(37,167)	(37,167)
	(52,287)	**(44,936)**	**(36,971)**	**(28,393)**	**(37,167)**	**(37,167)**
TOTAL COSTS	**(2,215,941)**	**(1,904,386)**	**(1,566,840)**	**(1,203,302)**	**(49,389)**	**(49,389)**
Net Cash Flow Before Finance	**(2,215,941)**	**(1,904,386)**	**(1,566,840)**	**(1,203,302)**	**(49,389)**	**(49,389)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(618,274)	(632,123)	(644,026)	(665,659)	(673,179)	(673,488)
Net Cash Flow After Finance	**(2,834,214)**	**(2,536,510)**	**(2,210,866)**	**(1,868,961)**	**(722,568)**	**(722,877)**
Cumulative Net Cash Flow Monthly	(101,758,007)	(104,294,517)	(106,505,382)	(108,374,343)	(109,096,911)	(109,819,788)

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Grouped Cash Flow Phase 1

	043:Aug 2029	044:Sep 2029	045:Oct 2029	046:Nov 2029	047:Dec 2029	048:Jan 2030
Monthly B/F	(109,819,788)	(110,555,551)	(111,369,222)	(112,183,687)	(113,011,824)	(113,840,755)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL CONSTRUCTION COSTS	**0**	**0**	**0**	**0**	**0**	**0**
Professional Fees						
Architect	0	0	0	0	0	0
Other Professional Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Marketing and Letting						
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	0	0	0	0	0
Rent Review Fee	(37,167)	(114,767)	(114,767)	(114,767)	(114,767)	(114,767)
	(37,167)	**(114,767)**	**(114,767)**	**(114,767)**	**(114,767)**	**(114,767)**
TOTAL COSTS	**(49,389)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**
Net Cash Flow Before Finance	**(49,389)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(686,374)	(686,682)	(687,476)	(701,148)	(701,942)	(702,735)
Net Cash Flow After Finance	**(735,763)**	**(813,671)**	**(814,465)**	**(828,137)**	**(828,931)**	**(829,724)**
Cumulative Net Cash Flow Monthly	(110,555,551)	(111,369,222)	(112,183,687)	(113,011,824)	(113,840,755)	(114,670,479)

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Grouped Cash Flow Phase 1

	049:Feb 2030	050:Mar 2030	051:Apr 2030	052:May 2030	053:Jun 2030	054:Jul 2030
Monthly B/F	(114,670,479)	(115,514,158)	(116,358,631)	(117,203,898)	(118,063,411)	(118,923,718)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL CONSTRUCTION COSTS	**0**	**0**	**0**	**0**	**0**	**0**
Professional Fees						
Architect	0	0	0	0	0	0
Other Professional Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Marketing and Letting						
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)	(12,222)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**	**(12,222)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	0	0	0	0	0
Rent Review Fee	(114,767)	(114,767)	(114,767)	(114,767)	(114,767)	(114,767)
	(114,767)	**(114,767)**	**(114,767)**	**(114,767)**	**(114,767)**	**(114,767)**
TOTAL COSTS	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**
Net Cash Flow Before Finance	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(716,690)	(717,484)	(718,278)	(732,524)	(733,318)	(734,112)
Net Cash Flow After Finance	**(843,679)**	**(844,473)**	**(845,267)**	**(859,513)**	**(860,307)**	**(861,101)**
Cumulative Net Cash Flow Monthly	(115,514,158)	(116,358,631)	(117,203,898)	(118,063,411)	(118,923,718)	(119,784,819)

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Grouped Cash Flow Phase 1

	055:Aug 2030	056:Sep 2030	057:Oct 2030	058:Nov 2030	059:Dec 2030
Monthly B/F	(119,784,819)	(120,660,463)	(121,536,901)	(122,414,132)	(123,306,209)
Investment Valuation					
Capitalised Rent	0	0	0	0	51,574,940
	0	**0**	**0**	**0**	**51,574,940**
Sales Costs and Fees					
Purchaser's Costs	0	0	0	0	(3,507,096)
	0	**0**	**0**	**0**	**(3,507,096)**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**48,067,844**
Acquisition Costs					
Fixed Price	0	0	0	0	0
Stamp Duty	0	0	0	0	0
Acquisition Fees	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Construction Costs					
Construction Costs	0	0	0	0	0
Contingency	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Other Construction Costs					
Section 278 Costs	0	0	0	0	0
Other Construction Costs	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
TOTAL CONSTRUCTION COSTS	**0**	**0**	**0**	**0**	**0**
Professional Fees					
Architect	0	0	0	0	0
Other Professional Fees	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Marketing and Letting					
Marketing	(12,222)	(12,222)	(12,222)	(12,222)	0
Letting Agent Fee	0	0	0	0	(534,791)
Letting Legal Fee	0	0	0	0	(178,264)
	(12,222)	**(12,222)**	**(12,222)**	**(12,222)**	**(713,055)**
Sales Costs and Fees					
Sales Agent Fee	0	0	0	0	(480,678)
Sales Legal Fee	0	0	0	0	(240,339)
	0	**0**	**0**	**0**	**(721,018)**
Additional Costs					
Dev. Management Fee	0	0	0	0	0
Rent Review Fee	(114,767)	(114,767)	(114,767)	(114,767)	0
	(114,767)	**(114,767)**	**(114,767)**	**(114,767)**	**0**
TOTAL COSTS	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**(1,434,073)**
Net Cash Flow Before Finance	**(126,989)**	**(126,989)**	**(126,989)**	**(126,989)**	**46,633,771**
Debit Rate 7.500%	7.500%	7.500%	7.500%	7.500%	7.500%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(748,655)	(749,449)	(750,242)	(765,088)	0
Net Cash Flow After Finance	**(875,644)**	**(876,438)**	**(877,231)**	**(892,077)**	**46,633,771**
Cumulative Net Cash Flow Monthly	(120,660,463)	(121,536,901)	(122,414,132)	(123,306,209)	(76,672,438)

J Alternative Uses | Residential BTR Appraisal

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Alternative Use Appraisal: Residential BTR Scheme

Development Appraisal
CBRE
27 January 2026

APPRAISAL SUMMARY CBRE

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Appraisal Summary for Phase 1

Currency in £

REVENUE

Rental Area Summary

	Units	ft²	Rent Rate ft²	Initial MRV/Unit	Net Rent at Sale	Initial MRV	Net MRV at Sale
BTR | 1B1P	33	14,354	36.52	15,884	393,120	524,160	393,120
BTR | 1B2P	50	27,454	33.87	18,600	697,500	930,000	697,500
BTR | 2B3P	155	105,134	31.97	21,684	2,520,765	3,361,020	2,520,765
BTR | 2B4P	8	6,286	31.31	24,600	147,600	196,800	147,600
Commercial (Cafe)	1	1,776	20.00	35,520	35,520	35,520	35,520
Totals	**247**	**155,004**			**3,794,505**	**5,047,500**	**3,794,505**

Investment Valuation

BTR | 1B1P						
Current Rent	393,120	YP @	5.0000%	20.0000	7,862,400	
BTR | 1B2P						
Current Rent	697,500	YP @	5.0000%	20.0000	13,950,000	
BTR | 2B3P						
Current Rent	2,520,765	YP @	5.0000%	20.0000	50,415,300	
BTR | 2B4P						
Current Rent	147,600	YP @	5.0000%	20.0000	2,952,000	
Commercial (Cafe)						
Market Rent	35,520	YP @	8.0000%	12.5000		
(2yrs Rent Free)		PV 2yrs @	8.0000%	0.8573	380,658	
Total Investment Valuation					**75,560,358**	
GROSS DEVELOPMENT VALUE				**75,560,358**		
Purchaser's Costs			(1,360,086)			
Effective Purchaser's Costs Rate		1.80%				
				(1,360,086)		
NET DEVELOPMENT VALUE				**74,200,272**		
NET REALISATION				**74,200,272**		
OUTLAY						
ACQUISITION COSTS						
Fixed Price		3,000,000				
Fixed Price			3,000,000			
				3,000,000		
Stamp Duty			139,500			
Effective Stamp Duty Rate		4.65%				
Agent Fee		1.00%	30,000			
Legal Fee		0.80%	24,000			
				193,500		
CONSTRUCTION COSTS						
Construction	**ft²**	**Build Rate ft²**	**Cost**			
Construction Cost	225,465	379.13	85,480,000			
Contingency		10.00%	8,600,000			
				94,080,000		
Other Construction						
Site Clearance			2,910,000			
PCSA			520,000			
Right to Light			640,000			
LDI		1.00%	883,900			
Insurances			1,250,000			
BTR Apartment FF&E	246 un	4,500.00 /un	1,107,000			
				7,310,900		
Section 278 Costs						

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Section 278 Costs		595,000	
			595,000
PROFESSIONAL FEES			
Professional Fees	10.00%	8,949,700	
Building Listing Challenge Fee		487,000	
			9,436,700
MARKETING & LETTING			
Marketing		220,000	
Letting Agent Fee	10.00%	3,552	
Letting Legal Fee	5.00%	1,776	
			225,328
DISPOSAL FEES			
Sales Agent Fee	1.00%	742,003	
Sales Legal Fee	0.50%	371,001	
			1,113,004
Additional Costs			
Dev. Management Fee	3.00%	2,684,910	
			2,684,910
FINANCE			
Debit Rate 5.000%, Credit Rate 0.000% (Nominal)			
Land		559,834	
Construction		7,630,587	
Total Finance Cost			8,190,421
TOTAL COSTS			**126,829,763**
PROFIT			
			(52,629,491)

Performance Measures	
Profit on Cost%	-41.50%
Profit on GDV%	-69.65%
Profit on NDV%	-70.93%
Development Yield% (on Rent)	2.99%
Equivalent Yield% (Nominal)	5.02%
Equivalent Yield% (True)	5.18%
IRR% (without Interest)	-30.13%
Rent Cover	-13 yrs -10 mths
Profit Erosion (finance rate 5.000)	N/A

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Grouped Cash Flow Phase 1

	001:Feb 2026	002:Mar 2026	003:Apr 2026	004:May 2026	005:Jun 2026	006:Jul 2026
Monthly B/F	0	(3,193,500)	(3,877,722)	(4,327,116)	(4,936,190)	(5,613,850)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	(3,000,000)	0	0	0	0	0
Stamp Duty	(139,500)	0	0	0	0	0
Acquisition Fees	(54,000)	0	0	0	0	0
	(3,193,500)	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	0	0	0	0
Contingency	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Other Construction Costs						
Section 278 Costs	0	0	0	0	0	0
Other Construction Costs	0	(162,943)	(383,882)	(523,644)	(582,228)	(559,633)
	0	**(162,943)**	**(383,882)**	**(523,644)**	**(582,228)**	**(559,633)**
TOTAL CONSTRUCTION COSTS	**0**	**(162,943)**	**(383,882)**	**(523,644)**	**(582,228)**	**(559,633)**
Professional Fees						
Architect	0	(16,133)	(38,008)	(51,846)	(57,646)	(55,409)
Other Professional Fees	0	(487,000)	0	0	0	0
	0	**(503,133)**	**(38,008)**	**(51,846)**	**(57,646)**	**(55,409)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	0	(4,840)	(11,402)	(15,554)	(17,294)	(16,623)
	0	**(4,840)**	**(11,402)**	**(15,554)**	**(17,294)**	**(16,623)**
TOTAL COSTS	**(3,193,500)**	**(670,915)**	**(433,293)**	**(591,044)**	**(657,168)**	**(631,665)**
Net Cash Flow Before Finance	**(3,193,500)**	**(670,915)**	**(433,293)**	**(591,044)**	**(657,168)**	**(631,665)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	0	(13,306)	(16,102)	(18,030)	(20,492)	(23,231)
Net Cash Flow After Finance	**(3,193,500)**	**(684,222)**	**(449,395)**	**(609,074)**	**(677,660)**	**(654,896)**
Cumulative Net Cash Flow Monthly	(3,193,500)	(3,877,722)	(4,327,116)	(4,936,190)	(5,613,850)	(6,268,746)

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Grouped Cash Flow Phase 1

	007:Aug 2026	008:Sep 2026	009:Oct 2026	010:Nov 2026	011:Dec 2026	012:Jan 2027
Monthly B/F	(6,268,746)	(6,809,401)	(7,143,444)	(8,217,117)	(9,231,510)	(10,726,282)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	0	0	(367,791)	(763,536)	(1,134,567)	(1,480,885)
Contingency	0	0	(88,779)	(76,354)	(113,457)	(148,089)
	0	**0**	**(456,570)**	**(839,890)**	**(1,248,024)**	**(1,628,974)**
Other Construction Costs						
Section 278 Costs	0	0	(2,560)	(5,315)	(7,897)	(10,308)
Other Construction Costs	(455,860)	(270,910)	(536,573)	(34,406)	(51,125)	(66,730)
	(455,860)	**(270,910)**	**(539,133)**	**(39,720)**	**(59,022)**	**(77,038)**
TOTAL CONSTRUCTION COSTS	**(455,860)**	**(270,910)**	**(995,703)**	**(879,610)**	**(1,307,046)**	**(1,706,012)**
Professional Fees						
Architect	(45,135)	(26,823)	(37,255)	(77,342)	(114,926)	(150,006)
Other Professional Fees	0	0	0	0	0	0
	(45,135)	**(26,823)**	**(37,255)**	**(77,342)**	**(114,926)**	**(150,006)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(13,540)	(8,047)	(11,177)	(23,203)	(34,478)	(45,002)
	(13,540)	**(8,047)**	**(11,177)**	**(23,203)**	**(34,478)**	**(45,002)**
TOTAL COSTS	**(514,536)**	**(305,779)**	**(1,044,135)**	**(980,155)**	**(1,456,450)**	**(1,901,020)**
Net Cash Flow Before Finance	**(514,536)**	**(305,779)**	**(1,044,135)**	**(980,155)**	**(1,456,450)**	**(1,901,020)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(26,120)	(28,264)	(29,538)	(34,238)	(38,322)	(44,391)
Net Cash Flow After Finance	**(540,655)**	**(334,043)**	**(1,073,673)**	**(1,014,393)**	**(1,494,772)**	**(1,945,410)**
Cumulative Net Cash Flow Monthly	(6,809,401)	(7,143,444)	(8,217,117)	(9,231,510)	(10,726,282)	(12,671,692)

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Grouped Cash Flow Phase 1

	013:Feb 2027	014:Mar 2027	015:Apr 2027	016:May 2027	017:Jun 2027	018:Jul 2027
Monthly B/F	(12,671,692)	(15,038,356)	(17,795,781)	(20,913,832)	(24,363,025)	(28,112,172)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(1,802,490)	(2,099,381)	(2,371,558)	(2,619,022)	(2,841,773)	(3,039,810)
Contingency	(180,249)	(209,938)	(237,156)	(261,902)	(284,177)	(303,981)
	(1,982,739)	**(2,309,319)**	**(2,608,714)**	**(2,880,924)**	**(3,125,950)**	**(3,343,791)**
Other Construction Costs						
Section 278 Costs	(12,547)	(14,613)	(16,508)	(18,230)	(19,781)	(21,159)
Other Construction Costs	(81,222)	(94,600)	(106,864)	(118,015)	(128,053)	(136,976)
	(93,768)	**(109,213)**	**(123,372)**	**(136,246)**	**(147,833)**	**(158,136)**
TOTAL CONSTRUCTION COSTS	**(2,076,507)**	**(2,418,532)**	**(2,732,086)**	**(3,017,170)**	**(3,273,783)**	**(3,501,927)**
Professional Fees						
Architect	(182,583)	(212,657)	(240,227)	(265,294)	(287,857)	(307,918)
Other Professional Fees	0	0	0	0	0	0
	(182,583)	**(212,657)**	**(240,227)**	**(265,294)**	**(287,857)**	**(307,918)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(54,775)	(63,797)	(72,068)	(79,588)	(86,357)	(92,375)
	(54,775)	**(63,797)**	**(72,068)**	**(79,588)**	**(86,357)**	**(92,375)**
TOTAL COSTS	**(2,313,865)**	**(2,694,986)**	**(3,044,381)**	**(3,362,052)**	**(3,647,998)**	**(3,902,220)**
Net Cash Flow Before Finance	**(2,313,865)**	**(2,694,986)**	**(3,044,381)**	**(3,362,052)**	**(3,647,998)**	**(3,902,220)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(52,799)	(62,440)	(73,669)	(87,141)	(101,150)	(116,350)
Net Cash Flow After Finance	**(2,366,664)**	**(2,757,425)**	**(3,118,050)**	**(3,449,193)**	**(3,749,148)**	**(4,018,569)**
Cumulative Net Cash Flow Monthly	(15,038,356)	(17,795,781)	(20,913,832)	(24,363,025)	(28,112,172)	(32,130,741)

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Grouped Cash Flow Phase 1

	019:Aug 2027	020:Sep 2027	021:Oct 2027	022:Nov 2027	023:Dec 2027	024:Jan 2028
Monthly B/F	(32,130,741)	(36,389,336)	(40,855,888)	(45,499,468)	(50,290,906)	(55,197,116)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,213,134)	(3,361,744)	(3,485,641)	(3,584,824)	(3,659,294)	(3,709,050)
Contingency	(321,313)	(336,174)	(348,564)	(358,482)	(365,929)	(370,905)
	(3,534,447)	**(3,697,918)**	**(3,834,205)**	**(3,943,306)**	**(4,025,223)**	**(4,079,955)**
Other Construction Costs						
Section 278 Costs	(22,366)	(23,400)	(24,262)	(24,953)	(25,471)	(25,818)
Other Construction Costs	(144,786)	(151,483)	(157,066)	(161,535)	(164,891)	(167,133)
	(167,152)	**(174,883)**	**(181,328)**	**(186,488)**	**(190,362)**	**(192,950)**
TOTAL CONSTRUCTION COSTS	**(3,701,599)**	**(3,872,801)**	**(4,015,533)**	**(4,129,795)**	**(4,215,585)**	**(4,272,906)**
Professional Fees						
Architect	(325,475)	(340,528)	(353,078)	(363,125)	(370,668)	(375,708)
Other Professional Fees	0	0	0	0	0	0
	(325,475)	**(340,528)**	**(353,078)**	**(363,125)**	**(370,668)**	**(375,708)**
Marketing and Letting						
Marketing	0	0	0	0	0	0
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(97,642)	(102,158)	(105,923)	(108,937)	(111,200)	(112,713)
	(97,642)	**(102,158)**	**(105,923)**	**(108,937)**	**(111,200)**	**(112,713)**
TOTAL COSTS	**(4,124,716)**	**(4,315,488)**	**(4,474,535)**	**(4,601,857)**	**(4,697,454)**	**(4,761,327)**
Net Cash Flow Before Finance	**(4,124,716)**	**(4,315,488)**	**(4,474,535)**	**(4,601,857)**	**(4,697,454)**	**(4,761,327)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(133,878)	(151,064)	(169,046)	(189,581)	(208,756)	(228,328)
Net Cash Flow After Finance	**(4,258,594)**	**(4,466,552)**	**(4,643,580)**	**(4,791,438)**	**(4,906,210)**	**(4,989,655)**
Cumulative Net Cash Flow Monthly	(36,389,336)	(40,855,888)	(45,499,468)	(50,290,906)	(55,197,116)	(60,186,771)

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Grouped Cash Flow Phase 1

Monthly B/F	025:Feb 2028 (60,186,771)	026:Mar 2028 (65,231,024)	027:Apr 2028 (70,295,672)	028:May 2028 (75,364,708)	029:Jun 2028 (80,394,011)	030:Jul 2028 (85,348,210)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,734,093)	(3,734,423)	(3,710,039)	(3,660,942)	(3,587,131)	(3,488,606)
Contingency	(373,409)	(373,442)	(371,004)	(366,094)	(358,713)	(348,861)
	(4,107,503)	**(4,107,865)**	**(4,081,043)**	**(4,027,036)**	**(3,945,844)**	**(3,837,467)**
Other Construction Costs						
Section 278 Costs	(25,992)	(25,994)	(25,824)	(25,483)	(24,969)	(24,283)
Other Construction Costs	(168,261)	(168,276)	(167,177)	(164,965)	(161,639)	(157,200)
	(194,253)	**(194,270)**	**(193,002)**	**(190,448)**	**(186,608)**	**(181,483)**
TOTAL CONSTRUCTION COSTS	**(4,301,756)**	**(4,302,136)**	**(4,274,045)**	**(4,217,483)**	**(4,132,452)**	**(4,018,950)**
Professional Fees						
Architect	(378,245)	(378,279)	(375,809)	(370,835)	(363,359)	(353,379)
Other Professional Fees	0	0	0	0	0	0
	(378,245)	**(378,279)**	**(375,809)**	**(370,835)**	**(363,359)**	**(353,379)**
Marketing and Letting						
Marketing	0	0	(15,714)	(15,714)	(15,714)	(15,714)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	0	**0**	**(15,714)**	**(15,714)**	**(15,714)**	**(15,714)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(113,474)	(113,484)	(112,743)	(111,251)	(109,008)	(106,014)
	(113,474)	**(113,484)**	**(112,743)**	**(111,251)**	**(109,008)**	**(106,014)**
TOTAL COSTS	**(4,793,475)**	**(4,793,898)**	**(4,778,310)**	**(4,715,284)**	**(4,620,532)**	**(4,494,056)**
Net Cash Flow Before Finance	**(4,793,475)**	**(4,793,898)**	**(4,778,310)**	**(4,715,284)**	**(4,620,532)**	**(4,494,056)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(250,778)	(270,751)	(290,726)	(314,020)	(333,667)	(352,919)
Net Cash Flow After Finance	**(5,044,253)**	**(5,064,649)**	**(5,069,036)**	**(5,029,303)**	**(4,954,199)**	**(4,846,975)**
Cumulative Net Cash Flow Monthly	(65,231,024)	(70,295,672)	(75,364,708)	(80,394,011)	(85,348,210)	(90,195,185)

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Grouped Cash Flow Phase 1

Monthly B/F	031:Aug 2028 (90,195,185)	032:Sep 2028 (94,906,853)	033:Oct 2028 (99,446,662)	034:Nov 2028 (103,782,095)	035:Dec 2028 (107,885,423)	036:Jan 2029 (111,718,948)
Investment Valuation						
Capitalised Rent	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Sales Costs and Fees						
Purchaser's Costs	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**0**	**0**
Acquisition Costs						
Fixed Price	0	0	0	0	0	0
Stamp Duty	0	0	0	0	0	0
Acquisition Fees	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Construction Costs						
Construction Costs	(3,365,369)	(3,217,417)	(3,044,753)	(2,847,375)	(2,625,283)	(2,378,478)
Contingency	(336,537)	(321,742)	(304,475)	(284,737)	(262,528)	(237,848)
	(3,701,905)	**(3,539,159)**	**(3,349,228)**	**(3,132,112)**	**(2,887,811)**	**(2,616,326)**
Other Construction Costs						
Section 278 Costs	(23,425)	(22,395)	(21,194)	(19,820)	(18,274)	(16,556)
Other Construction Costs	(151,646)	(144,980)	(137,199)	(128,305)	(118,297)	(107,176)
	(175,072)	**(167,375)**	**(158,393)**	**(148,125)**	**(136,571)**	**(123,732)**
TOTAL CONSTRUCTION COSTS	**(3,876,977)**	**(3,706,534)**	**(3,507,621)**	**(3,280,237)**	**(3,024,382)**	**(2,740,058)**
Professional Fees						
Architect	(340,895)	(325,908)	(308,418)	(288,425)	(265,928)	(240,928)
Other Professional Fees	0	0	0	0	0	0
	(340,895)	**(325,908)**	**(308,418)**	**(288,425)**	**(265,928)**	**(240,928)**
Marketing and Letting						
Marketing	(15,714)	(15,714)	(15,714)	(15,714)	(15,714)	(15,714)
Letting Agent Fee	0	0	0	0	0	0
Letting Legal Fee	0	0	0	0	0	0
	(15,714)	**(15,714)**	**(15,714)**	**(15,714)**	**(15,714)**	**(15,714)**
Sales Costs and Fees						
Sales Agent Fee	0	0	0	0	0	0
Sales Legal Fee	0	0	0	0	0	0
	0	**0**	**0**	**0**	**0**	**0**
Additional Costs						
Dev. Management Fee	(102,269)	(97,773)	(92,526)	(86,527)	(79,778)	(72,278)
	(102,269)	**(97,773)**	**(92,526)**	**(86,527)**	**(79,778)**	**(72,278)**
TOTAL COSTS	**(4,335,855)**	**(4,145,929)**	**(3,924,279)**	**(3,670,903)**	**(3,385,803)**	**(3,068,978)**
Net Cash Flow Before Finance	**(4,335,855)**	**(4,145,929)**	**(3,924,279)**	**(3,670,903)**	**(3,385,803)**	**(3,068,978)**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(375,813)	(393,879)	(411,154)	(432,425)	(447,721)	(461,828)
Net Cash Flow After Finance	**(4,711,668)**	**(4,539,809)**	**(4,335,433)**	**(4,103,329)**	**(3,833,524)**	**(3,530,807)**
Cumulative Net Cash Flow Monthly	(94,906,853)	(99,446,662)	(103,782,095)	(107,885,423)	(111,718,948)	(115,249,754)

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Grouped Cash Flow Phase 1

	037:Feb 2029	038:Mar 2029	039:Apr 2029	040:May 2029	041:Jun 2029
Monthly B/F	(115,249,754)	(118,450,391)	(121,282,087)	(123,711,535)	(125,711,431)
Investment Valuation					
Capitalised Rent	0	0	0	0	75,560,358
	0	**0**	**0**	**0**	**75,560,358**
Sales Costs and Fees					
Purchaser's Costs	0	0	0	0	(1,360,086)
	0	**0**	**0**	**0**	**(1,360,086)**
TOTAL REVENUE	**0**	**0**	**0**	**0**	**74,200,272**
Acquisition Costs					
Fixed Price	0	0	0	0	0
Stamp Duty	0	0	0	0	0
Acquisition Fees	0	0	0	0	0
	0	**0**	**0**	**0**	**0**
Construction Costs					
Construction Costs	(2,106,959)	(1,810,727)	(1,489,782)	(1,144,123)	0
Contingency	(210,696)	(181,073)	(148,978)	(114,412)	0
	(2,317,655)	**(1,991,800)**	**(1,638,760)**	**(1,258,535)**	**0**
Other Construction Costs					
Section 278 Costs	(14,666)	(12,604)	(10,370)	(7,964)	0
Other Construction Costs	(94,941)	(81,593)	(67,131)	(51,555)	0
	(109,607)	**(94,197)**	**(77,501)**	**(59,519)**	**0**
TOTAL CONSTRUCTION COSTS	**(2,427,263)**	**(2,085,997)**	**(1,716,261)**	**(1,318,055)**	**0**
Professional Fees					
Architect	(213,425)	(183,418)	(150,908)	(115,894)	0
Other Professional Fees	0	0	0	0	0
	(213,425)	**(183,418)**	**(150,908)**	**(115,894)**	**0**
Marketing and Letting					
Marketing	(15,714)	(15,714)	(15,714)	(15,714)	0
Letting Agent Fee	0	0	0	0	(3,552)
Letting Legal Fee	0	0	0	0	(1,776)
	(15,714)	**(15,714)**	**(15,714)**	**(15,714)**	**(5,328)**
Sales Costs and Fees					
Sales Agent Fee	0	0	0	0	(742,003)
Sales Legal Fee	0	0	0	0	(371,001)
	0	**0**	**0**	**0**	**(1,113,004)**
Additional Costs					
Dev. Management Fee	(64,027)	(55,025)	(45,272)	(34,768)	0
	(64,027)	**(55,025)**	**(45,272)**	**(34,768)**	**0**
TOTAL COSTS	**(2,720,429)**	**(2,340,154)**	**(1,928,155)**	**(1,484,431)**	**(1,118,332)**
Net Cash Flow Before Finance	**(2,720,429)**	**(2,340,154)**	**(1,928,155)**	**(1,484,431)**	**73,081,940**
Debit Rate 5.000%	5.000%	5.000%	5.000%	5.000%	5.000%
Credit Rate 0.000%	0.000%	0.000%	0.000%	0.000%	0.000%
Finance Costs (All Sets)	(480,207)	(491,542)	(501,293)	(515,465)	0
Net Cash Flow After Finance	**(3,200,636)**	**(2,831,697)**	**(2,429,448)**	**(1,999,896)**	**73,081,940**
Cumulative Net Cash Flow Monthly	(118,450,391)	(121,282,087)	(123,711,535)	(125,711,431)	(52,629,491)

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