

Project Management | Cost Consultancy
Mechanical & Electrical Consultancy | Sustainability Consultants

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Appendices

PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

for

Great Stone Road
Former B&Q, Stretford, Trafford

prepared for:
Accrue (Forum) 1 LLP

prepared by:
**Ken Latham, Cost Consultant,
Edmond Shipway**

a business based on
people, personalities and performance

AC/10/C Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

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Proof of Evidence for Great Stone Road
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APPENDIX A
AC/10/C

Great Stone Road

Elemental Order of Cost Estimate 2020-01-14 Rev G

November 2021

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Document Verification**AC/10/C - P5**

Project Title	Great Stone Road			
Document Title	Cost Plan 2020-01-06			
Job Nr	MR60886			
Version	Date	Author	Checked	Change/Description
Original	14/1/20	JGM	KL	
Revision A	20/2/20	JGM	KL	Updated due to revised accommodation schedule
Revision B	25/2/20	KL	KL	External walls, Windows & Internal Doors rate review based on inhouse construction management delivery
Revision C	25/2/20	KL	KL	External walls, Windows, Internal Doors, Wall Finishes, Floor Finishes, Ceiling Finishes, Sanitary Appliances & External Works rate review based on inhouse construction management delivery
Revision D	29/6/20	LL	KL	Updated to match Architects GIFA and NIA
Revision E	5/11/21	JGM	KL	Amended rates in revisions B and C reverted back to revision A; Estimate update from 1Q2020 to 4Q2021
Revision F	16/11/21	JGM	KL	Updated GIA Inflation to tender date added; Inflation to construction mid-point added, based on phased construction
Revision G	18/11/21	JGM	KL	Omission of 2B flat & addition of circulation/ancillary space

Project: Great Stone Road
ES Ref: MR60886

PROJECT INFORMATION & SUMMARY

Type of work	New Build
Building function	Residential
Project	Residential development with external works
Market conditions	Competitive
Accommodation and Design	9 storeys; 332 Units
Base date for estimate	Jan-2020
Location	Trafford
Site description	Level brownfield site; occupied by a single storey retail structure; reasonable access
Site Area	10,250 m ²
Type of contract	Probably JCT 2016 D&B
Estimated unphased contract duration; calculated using BCIS Contract Duration Calculator	104 weeks
Cost fluctuations	Fixed
Client type	Private
Size	
GIFA (includes basement parking)	29,629 m ²
Vertical envelope	14,212 m ²
Primary number of storeys (incl basement parking)	9
Gross area	
Basements	3,890 m ²
Ground floor	1,428 m ²
Upper floors	24,311 m ²
Accommodation Schedule	
Residential Net Internal area	20,252 m ²
Retail Net Internal Area	324 m ²
Circulation/ancillary	4,188 m ²
Basement parking	2,795 m ²
Internal divisions	2,070 m ²
NIA : GIA	69%
Functional Units	
No of Apartments	332
Average storey height (Assumed)	3.0 m
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (4Q 2021)	350 (Forecast)
BCIS Location Factor (Trafford 4Q 2021)	99
Costs	
Total Facilitating and Building Works Estimate (excl fees & contingencies)	£62,338,000
Overall Cost/m ² (excl fees & contingencies)	£2,104/m ²
Overall Cost/ft ² (excl fees & contingencies)	£195/ft ²
Average cost per unit	£187,800

Project: Great Stone Road ES Ref: MR60886		Cost Plan Date: 1Q2020							
ELEMENTAL ORDER OF COST ESTIMATE		GIFA: 29,629 m ²							
REF	ELEMENT	EUQ	UNIT	RATE	COST	£/m ²	£/ft ²	MEASUREMENT	UNIT RATE SOURCE
FACILITATING WORKS AND BUILDING WORKS									
0	Facilitating Works				150,000	£5/m ²			
0.02	Major demolition works		Item		150,000	£5/m ²		Quotations received	
1	Substructure	5,318	m ²		2,934,300	£99/m ²	£9/ft ²		
1.01	Substructure	5,318	m ²	453.00	2,409,100	£81/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean
1.01a	Basement	3,890	m ²	135.00	525,200	£18/m ²		Basement construction	Element Unit Rate - Estimate
2	Superstructure				22,134,400	£747/m ²	£69/ft ²		
2.01	Frame	29,629	m ²	124.00	3,674,000	£124/m ²		GIFA	BCIS Element Cost per m ² - Mean
2.02	Upper Floors	25,480	m ²	124.00	3,159,500	£107/m ²		Area of upper floors + balcony area	Element Unit Rate - Estimate
2.03	Roof	5,318	m ²	208.00	1,106,100	£37/m ²		Area of Roof on plan	BCIS Element Unit Rate Study - Mean
2.03a	Extra over for green roof covering	800	m ²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target
2.03b	Roof top hard landscaping	800	m ²	100.00	80,000	£3/m ²		Approximate measure	Cost - Target
2.03c	Roof top hard landscaping	600	m ²	50.00	30,000	£1/m ²		Approximate measure	Cost - Target
2.03d	Roof top perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target
2.04	Stairs & Ramps	51	m ²	7,786.00	397,100	£13/m ²		Approximate measure	Element Unit Rate - Estimate
2.05	External Walls	9,821	m ²	660.00	6,481,900	£219/m ²		Approximate measure	Element Unit Rate - Estimate
2.06	Windows & External Doors	5,920	m ²	564.00	3,338,900	£113/m ²		Approximate measure	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	39,770	m ²	67.00	2,664,600	£90/m ²		Approximate measure	Element Unit Rate - Estimate
2.08	Internal Doors	1,978	Nr	530.00	1,048,300	£35/m ²		Approximate measure	Element Unit Rate - Estimate
3	Internal Finishes				5,628,400	£190/m ²	£18/ft ²		
3.01	Wall Finishes	78,720	m ²	28.00	2,204,200	£74/m ²		Approximate measure	BCIS Element Unit Rate Study - Median
3.02	Floor Finishes	23,539	m ²	97.00	2,283,300	£77/m ²		Resi NIA + Circ/Ancillary + balconies	BCIS Element Unit Rate Study - Mean
3.03	Ceiling Finishes	22,370	m ²	51.00	1,140,900	£39/m ²		Resi NIA + Circulation/Ancillary	BCIS Element Unit Rate Study - Median
4	Fittings, Furnishings & Equipment	29,305	m ²	70.00	2,051,400	£69/m ²	£6/ft ²	GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean
5	Services		m ²		10,465,100	£353/m ²	£33/ft ²		
5.01	Sanitary Installations	1,662	Nr	667.00	1,108,600	£37/m ²		Approximate measure	Element Unit Rate - Estimate
5.02	Service Equipment	26,510	m ²	14.00	371,100	£13/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.03	Disposal Installations	26,510	m ²	12.00	318,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.04	Water Installations	26,510	m ²	22.00	583,200	£20/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.05	Heat Source	26,510	m ²	23.00	609,700	£21/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.06	Space Heating & Air Conditioning	26,510	m ²	100.00	2,651,000	£89/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.07	Ventilation	29,305	m ²	13.00	381,000	£13/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.08	Electrical Installations	29,305	m ²	78.00	2,285,800	£77/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.09	Fuel Installations	26,510	m ²	5.00	132,600	£4/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.10	Lift & Conveyor Installations	6	Nr	107,333.00	644,000	£22/m ²		Approximate measure	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	26,510	m ²	8.00	212,100	£7/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.12	Communication, Security & Control Systems	26,510	m ²	12.00	318,100	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.13	Special Installations	26,510	m ²	21.00	556,700	£19/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.14	Builder's Work in Connection with Services	29,305	m ²	10.00	293,100	£10/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
6	Complete buildings and building units								
7	Work to existing buildings								
8	External Works	6,360	m ²	291.00	1,848,000	£62/m ²	£6/ft ²		
8.01	Site Preparation Works				174,000	£6/m ²		Estimated allowance	
8.02	Roads, Paths, Pavings and Surfacing				395,000	£13/m ²		Estimated allowance	
8.03	Soft Landscaping, Planting and Irrigation Systems				200,000	£7/m ²		Estimated allowance	
8.04	Fencing, Railings and Walls				354,000	£12/m ²		Estimated allowance	
8.05	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance	
8.06	External Drainage				350,000	£12/m ²		Estimated allowance	
8.07	External Services				300,000	£10/m ²		Estimated allowance	
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				45,211,600	£1,526/m ²	£142/ft ²		
9	Main Contractor's Preliminaries	15.0%			6,781,400			% of Construction Works	BCIS prelims study - mean, projects over £6.4M
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				51,993,000				
10	Main Contractor's Overheads and Profit				Included				
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				51,993,000	£1,755/m ²	£163/ft ²		
11	Project/Design Team Fees				Excluded				
12	Other Development/Project Costs				Excluded				
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				51,993,000	£1,755/m ²	£163/ft ²		
13	Risks				Excluded				
	COST LIMIT (Excluding Inflation)				51,993,000	£1,755/m ²	£163/ft ²		
14	Inflation	19.9%			10,345,000	£349/m ²	£32/ft ²		
14.01A	Estimate uplift 1Q2020 to 4Q2021	4.5%			2,329,000				
14.01B	Estimate location index uplift 97 to 99	2.1%			1,092,000				
14.02	Tender Inflation	5.4%			3,009,000			Assumed start on site :	Jan-23
14.03A	Construction Inflation - Phase 1 (20 Months)	2.5%			464,000			Phase 1 Cost : £18,340,000	Construction mid-point : Nov-23
14.03B	Construction Inflation - Phase 2 (23 Months)	8.6%			3,451,000			Phase 1 Cost : £40,083,000	Construction mid-point : Aug-25
	COST LIMIT (Excluding VAT)				62,338,000	£2,104/m ²	£195/ft ²		

Project: Great Stone Road
ES Ref: MR60886

Cost Plan Date: 1Q2020

ELEMENTAL ORDER OF COST ESTIMATE: APPROXIMATE PHASE TOTALS

GIFA: 29,629 m²

REF	ELEMENT		Total	Phase 1	Phase 2		
	FACILITATING WORKS AND BUILDING WORKS						
0	Facilitating Works		150,000	150,000			
0.02	Major demolition works		150,000	150,000			
1	Substructure		2,934,300	759,600	2,174,700		
1.01	Substructure		2,409,100	759,600	1,649,500		
1.01a	Basement		525,200		525,200		
2	Superstructure		22,134,400	6,979,000	15,155,400		
2.01	Frame		3,674,000	1,158,400	2,515,600		
2.02	Upper Floors		3,159,500	996,200	2,163,300		
2.03	Roof		1,106,100	348,800	757,300		
2.03a	Extra over for green roof covering		64,000	20,200	43,800		
2.03b	Roof top hard landscaping		80,000	25,200	54,800		
2.03c	Roof top hard landscaping		30,000	9,500	20,500		
2.03d	Roof top perimeter shrub/hedge planting		90,000	28,400	61,600		
2.04	Stairs & Ramps		397,100	125,200	271,900		
2.05	External Walls		6,481,900	2,043,700	4,438,200		
2.06	Windows & External Doors		3,338,900	1,052,800	2,286,100		
2.07	Internal Walls & Partitions		2,664,600	840,100	1,824,500		
2.08	Internal Doors		1,048,300	330,500	717,800		
3	Internal Finishes		5,628,400	1,774,600	3,853,800		
3.01	Wall Finishes		2,204,200	695,000	1,509,200		
3.02	Floor Finishes		2,283,300	719,900	1,563,400		
3.03	Ceiling Finishes		1,140,900	359,700	781,200		
4	Fittings, Furnishings & Equipment		2,051,400	646,800	1,404,600		
5	Services		10,465,100	3,299,600	7,165,500		
5.01	Sanitary Installations		1,108,600	349,500	759,100		
5.02	Service Equipment		371,100	117,000	254,100		
5.03	Disposal Installations		318,100	100,300	217,800		
5.04	Water Installations		583,200	183,900	399,300		
5.05	Heat Source		609,700	192,200	417,500		
5.06	Space Heating & Air Conditioning		2,651,000	835,900	1,815,100		
5.07	Ventilation		381,000	120,100	260,900		
5.08	Electrical Installations		2,285,800	720,700	1,565,100		
5.09	Fuel Installations		132,600	41,800	90,800		
5.10	Lift & Conveyor Installations		644,000	203,100	440,900		
5.11	Fire & Lighting Protection		212,100	66,900	145,200		
5.12	Communication, Security & Control Systems		318,100	100,300	217,800		
5.13	Special Installations		556,700	175,500	381,200		
5.14	Builder's Work in Connection with Services		293,100	92,400	200,700		
6	Complete buildings and building units						
7	Work to existing buildings						
8	External Works		1,848,000	582,700	1,265,300		
8.01	Site Preparation Works		174,000	54,900	119,100		
8.02	Roads, Paths, Pavings and Surfacing		395,000	124,500	270,500		
8.03	Soft Landscaping, Planting and Irrigation Systems		200,000	63,100	136,900		
8.04	Fencing, Railings and Walls		354,000	111,600	242,400		
8.05	External Fixtures & Fittings		75,000	23,600	51,400		
8.06	External Drainage		350,000	110,400	239,600		
8.07	External Services		300,000	94,600	205,400		
	SUB-TOTAL: FACILITATING AND BUILDING WORKS		45,211,600	14,192,300	31,019,300		
9	Main Contractor's Preliminaries	15.0%	6,781,400	2,128,700	4,652,700		
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)		51,993,000	16,321,000	35,672,000		
10	Main Contractor's Overheads and Profit		Included	Included	Included		
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE		51,993,000	16,321,000	35,672,000		
11	Project/Design Team Fees		Excluded	Excluded	Excluded		
12	Other Development/Project Costs		Excluded	Excluded	Excluded		
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)		51,993,000	16,321,000	35,672,000	Omission of 2B flat & addition of circulation/ancillary space	
13	Risks		Excluded	Excluded	Excluded		
	COST LIMIT (Excluding Inflation)		51,993,000	16,321,000	35,672,000		
14	Inflation	19.9%	10,345,000	2,483,000	7,862,000		
14.01A	Estimate uplift 1Q2020 to 4Q2021	4.5%	2,329,000	731,000	1,598,000		
14.01B	Estimate location index uplift 97 to 99	2.1%	1,092,000	343,000	749,000		
14.02	Tender Inflation	5.4%	3,009,000	945,000	2,064,000	Assumed start on site :	Jan-23
14.03A	Construction Inflation - Phase 1 (20 Months)	2.5%	464,000	464,000		Phase 1 Cost : £18,340,000	Construction mid-point : Nov-23
14.03B	Construction Inflation - Phase 2 (23 Months)	8.6%	3,451,000		3,451,000	Phase 2 Cost : £40,083,000	Construction mid-point : Aug-25
	COST LIMIT (Excluding VAT)		62,338,000	18,804,000	43,534,000		

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EXTERNAL WORKS ESTIMATES

Ref	Description	Quantity	Rate	Total
	SITE PREPARATION WORKS			
	Break up existing hardstanding & remove from site	9,400 m ³	18.50	173,900.00
	SITE PREPARATION WORKS TOTAL £			173,900.00
	ROADS, PATHS, PAVINGS AND SURFACING			
	Tarmac access road	315 m ²	100.00	31,500.00
	Extra; exc to reduced level; ne 2m deep & remove from site	275 m ³	50.00	13,750.00
	Hard landscaped areas	4,200 m ²	75.00	315,000.00
	Allowance for forming steps	5 Nr	5,000.00	25,000.00
	Allowance for forming ramps	2 Nr	5,000.00	10,000.00
	ROADS, PATHS, PAVINGS AND SURFACING TOTAL £			395,250.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS			
	Soft landscaping	1,800 m ²	45.00	81,000.00
	General planting allowance	200 m ²	75.00	15,000.00
	Hedge planting allowance	600 m	150.00	90,000.00
	Tree planting allowance	Item		14,000.00
	SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS TOTAL £			200,000.00
	FENCING, RAILINGS AND WALLS			
	Retaining wall foundations	130 m	750.00	97,500.00
	Retaining walls	180 m ²	500.00	90,000.00
	Boundary wall foundations	170 m	500.00	85,000.00
	Boundary walls	255 m ²	250.00	63,750.00
	Boundary fence	100 m	175.00	17,500.00
	FENCING, RAILINGS AND WALLS TOTAL £			353,750.00
	EXTERNAL FIXTURES & FITTINGS			
	Allowance for fixtures & fittings	Item		75,000.00
	EXTERNAL FIXTURES & FITTINGS TOTAL £			75,000.00
	EXTERNAL DRAINAGE			
	Surface water drainage	8,500 m ²	26.00	221,000.00
	Allowance for foul water drainage	Item m ²		129,000.00
	EXTERNAL DRAINAGE TOTAL £			350,000.00
	EXTERNAL SERVICES			
	Allowance for utilities connections	Item		250,000.00
	Allowance for external lighting	Item		50,000.00
	EXTERNAL SERVICES TOTAL £			300,000.00

Project: Great Stone Road
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NOTES


1. Basis of Estimate/Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 3Q2019

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating **and/or** the application of provisional allowances.

The Estimate/Cost Plan is based on the following information:

Architects Information:

-  1664_PL_500 - Schedules.pdf
-  PL_101A - Level -1 Plan.pdf
-  PL_102A - Level 0 Plan.pdf
-  PL_103A - Level 1 Plan.pdf
-  PL_104A - Level 2 Plan.pdf
-  PL_105A - Level 3 Plan.pdf
-  PL_106A - Level 4 Plan.pdf
-  PL_107A - Level 5 Plan.pdf
-  PL_108A - Level 6 Plan.pdf
-  PL_109A - Level 7 Plan.pdf
-  PL_110A - Level 8 Plan.pdf
-  PL_111A - Level 9 Roof Plan.pdf
-  PL_200A - S-W Elevation.pdf
-  PL_201A - N-W Elevation.pdf
-  PL_202A - N-E Elevation.pdf
-  PL_203A - S-E Elevation.pdf
-  PL_208A - GIA Plans.pdf
-  PL_221A - Courtyard Section AA.pdf
-  PL_222A - Coutyard Section BB.pdf
-  PL_223A - Courtyard Section CC.pdf

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Inflation

Due to the uncertainty surrounding the economy caused by Brexit and hence the reliability of future forecasts we have excluded inflation from the estimate. However the BCIS are forecasting tenders to rise by an annual 3-4% over the next two years then rise by 5 to 6% per annum.

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NOTES

2. Assumptions

- Vacant possession and site cleared of all waste.
- Retail unit to be shell only.
- All Unit Rate sources noted as cost target are budget cost limits for design purposes.

4. Exclusions

- VAT
- The implications of Brexit on the Construction Industry and this project are excluded.
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- dewatering and other hydrological impacts
- Contaminated land
- Service diversions on/off the site
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Contingencies & risks
- Pre & post contract design fees

5. Benchmarking

The screenshot shows the BCIS website interface. At the top, there is a navigation bar with 'Welcome back Edmond Shipway LLP (U9750)', a search bar, and links for 'Your account', 'Help', and 'Log out'. Below the navigation bar, the page title is 'Average prices' and the main heading is 'Results'. A sub-heading indicates the results are 'Rebased to Trafford (99; sample 44)'. The study is identified as '£/m2 study'. A description box states: 'Description: Rate per m2 gross internal floor area for the building Cost including prelims. Last updated: 23-Oct-2021 00:43'. Below this, there is a table of benchmarking data for 'New build' projects, specifically '816. Flats (apartments)'. The table includes columns for 'Building function (Maximum age of projects)', 'Mean', 'Lowest', 'Lower quartiles', 'Median', 'Upper quartiles', 'Highest', and 'Sample'. The data is as follows:

Building function (Maximum age of projects)	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	Sample
New build							
816. Flats (apartments)							
Generally (15)	1,578	778	1,316	1,496	1,774	5,400	866
1-2 storey (15)	1,495	925	1,273	1,431	1,668	2,678	199
3-5 storey (15)	1,555	778	1,308	1,486	1,757	3,324	569
6 storey or above (15)	1,891	1,153	1,525	1,775	2,036	5,400	95

At the bottom of the screenshot, there is contact information for BCIS (Parliament Square, London, SW1P 3AD) and RICS, along with a copyright notice: '© 2021 RICS. All Rights Reserved.'.

The total rate per m² of the Building Works excluding Facilitating & External Works equates to £1,787/m² (inclusive of preliminaries) at 4Q 2021.

Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX B
AC/10/C

Project Management | Cost Consultancy | Mechanical & Electrical Consultancy
| Project Safety | BREEAM Assessors | Sustainability Consultants

www.edmondshipway.com

Great Stone Road

Elemental Order of Cost Estimate 2020-01-14

January 2020

a business based on
people, personalities and performance

edmondshipway
CONSTRUCTION CONSULTANTS



Document Verification

Project Title	Great Stone Road			
Document Title	Cost Plan 2020-01-06			
Job Nr	MR60886			
Version	Date	Author	Checked	Change/Description
Original	14/1/20	JGM	KL	

Project: Great Stone Road
ES Ref: MR60886

PROJECT INFORMATION & SUMMARY

Type of work	New Build
Building function	Residential
Project	Residential development with external works
Market conditions	Competitive
Accommodation and Design	9 storeys; 332 Units
Base date for estimate	Jan-2020
Location	Trafford
Site description	Level brownfield site; occupied by a single storey retail structure; reasonable access
Site Area	10,250 m ²
Type of contract	Probably JCT 2016 D&B
Estimated contract duration; calculated using BCIS Contract Duration Calculator	120 weeks
Cost fluctuations	Fixed
Client type	Private
Size	
GIFA (excludes basement parking)	28,365 m ²
Vertical envelope	14,212 m ²
Primary number of storeys (incl basement parking)	9
Gross area	
Basements	3,727 m ²
Ground floor	1,428 m ²
Upper floors	23,210 m ²
Accommodation Schedule	
Residential Net Internal area	20,301 m ²
Circulation/ancillary	3,070 m ²
Basement parking	2,795 m ²
Retail	139 m ²
Internal divisions	2,060 m ²
Residential NIA : GIA	72%
Functional Units	
No of Apartments	332
Average storey height (Assumed)	3.0 m
Indices for adjusting price level	
BCIS all-in TPI (base: 1985, mean = 100) at estimate date (3Q 2019)	331 (Forecast)
BCIS Location Factor (Trafford 3Q 2019)	97
Costs	
Total Facilitating and Building Works Estimate (excl fees & contingencies)	£50,774,000
Overall Cost/m ² (excl fees & contingencies)	£1,790/m ²
Overall Cost/ft ² (excl fees & contingencies)	£166/ft ²
Average cost per unit	£152,900

Project: Great Stone Road
ES Ref: MR60886

Cost Plan Date: 1Q2020

ELEMENTAL ORDER OF COST ESTIMATE

GIFA: 28,365 m²

REF	ELEMENT	EQ	UNIT	RATE	COST	£/m ²	£/ft ²	MEASUREMENT	UNIT RATE SOURCE
FACILITATING WORKS AND BUILDING WORKS									
0	Facilitating Works				150,000	£5/m ²			
0.02	Major demolition works		Item		150,000	£5/m ²		Quotations received	
1	Substructure	5,155	m ²		2,845,800	£100/m ²	£9/ft ²		
1.01	Substructure	5,155	m ²	453.00	2,335,200	£82/m ²		Area of lowest floor	BCIS Element Unit Rate Study - Mean
		3,727	m ²	137.00	510,600	£18/m ²		Basement construction	Element Unit Rate - Estimate
2	Superstructure				21,758,900	£767/m ²	£71/ft ²		
2.01	Frame	28,365	m ²	124.00	3,517,300	£124/m ²		GIFA	BCIS Element Cost per m ² - Mean
2.02	Upper Floors	24,379	m ²	124.00	3,023,000	£107/m ²		Area of upper floors + balcony area	Element Unit Rate - Estimate
2.03	Roof	5,155	m ²	208.00	1,072,200	£38/m ²		Area of Roof on plan	BCIS Element Unit Rate Study - Mean
	Extra over for green roof covering	800	m ²	80.00	64,000	£2/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	800	m ²	100.00	80,000	£3/m ²		Approximate measure	Cost - Target
	Roof top hard landscaping	600	m ²	50.00	30,000	£1/m ²		Approximate measure	Cost - Target
	Roof top perimeter shrub/hedge planting	300	m	300.00	90,000	£3/m ²		Approximate measure	Cost - Target
2.04	Stairs & Ramps	45	m ²	7,602.00	342,100	£12/m ²		Approximate measure	Element Unit Rate - Estimate
2.05	External Walls	9,821	m ²	660.00	6,481,900	£229/m ²		Approximate measure	Element Unit Rate - Estimate
2.06	Windows & External Doors	5,920	m ²	564.00	3,338,900	£118/m ²		Approximate measure	Element Unit Rate - Estimate
2.07	Internal Walls & Partitions	39,470	m ²	68.00	2,684,000	£95/m ²		Approximate measure	Element Unit Rate - Estimate
2.08	Internal Doors	1,950	m ²	531.00	1,035,500	£37/m ²		Approximate measure	Element Unit Rate - Estimate
3	Internal Finishes				5,456,800	£192/m ²	£18/ft ²		
3.01	Wall Finishes	78,190	m ²	28.00	2,189,300	£77/m ²		Approximate measure	BCIS Element Unit Rate Study - Median
3.02	Floor Finishes	22,480	m ²	97.00	2,180,600	£77/m ²		NIA + Circulation/Ancillary + balcony	BCIS Element Unit Rate Study - Mean
3.03	Ceiling Finishes	21,311	m ²	51.00	1,086,900	£38/m ²		NIA + Circulation/Ancillary	BCIS Element Unit Rate Study - Median
4	Fittings, Furnishings & Equipment	28,226	m ²	70.00	1,975,800	£70/m ²	£7/ft ²	GIFA less Retail & Basement Parking	BCIS Element Unit Rate Study - Mean
5	Services		m ²		10,116,000	£357/m ²	£33/ft ²		
5.01	Sanitary Installations	1,653	m ²	667.00	1,102,600	£39/m ²		Approximate measure	Element Unit Rate - Estimate
5.02	Service Equipment	25,431	m ²	14.00	356,000	£13/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.03	Disposal Installations	25,431	m ²	12.00	305,200	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.04	Water Installations	25,431	m ²	22.00	559,500	£20/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.05	Heat Source	25,431	m ²	23.00	584,900	£21/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.06	Space Heating & Air Conditioning	25,431	m ²	100.00	2,543,100	£90/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.07	Ventilation	28,226	m ²	13.00	366,900	£13/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.08	Electrical Installations	28,226	m ²	78.00	2,201,600	£78/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
5.09	Fuel Installations	25,431	m ²	5.00	127,200	£4/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.10	Lift & Conveyor Installations	6	Nr	107,333.00	644,000	£23/m ²		Approximate measure	Element Unit Rate - Estimate
5.11	Fire & Lightning Protection	25,431	m ²	8.00	203,400	£7/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.12	Communication, Security & Control Systems	25,431	m ²	12.00	305,200	£11/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.13	Special Installations	25,431	m ²	21.00	534,100	£19/m ²		GIFA less Retail & Basement Parking	BCIS Element Cost per m ² - Median
5.14	Builder's Work in Connection with Services	28,226	m ²	10.00	282,300	£10/m ²		GIFA less Retail	BCIS Element Cost per m ² - Median
6	Complete buildings and building units								
7	Work to existing buildings								
8	External Works	6,525	m ²	283.00	1,848,000	£65/m ²	£6/ft ²		
8.01	Site Preparation Works				174,000	£8/m ²		Estimated allowance	
8.02	Roads, Paths, Pavings and Surfacing				395,000	£14/m ²		Estimated allowance	
8.03	Soft Landscaping, Planting and Irrigation Systems				200,000	£7/m ²		Estimated allowance	
8.04	Fencing, Railings and Walls				354,000	£12/m ²		Estimated allowance	
8.05	External Fixtures & Fittings				75,000	£3/m ²		Estimated allowance	
8.06	External Drainage				350,000	£12/m ²		Estimated allowance	
8.07	External Services				300,000	£11/m ²		Estimated allowance	
8.08	Minor Building Works and Ancillary Buildings								
	SUB-TOTAL: FACILITATING AND BUILDING WORKS				44,151,300	£1,557/m ²	£145/ft ²		
9	Main Contractor's Preliminaries	15.0%			6,622,700			% of Construction Works	BCIS prelims study - mean, projects over £6.4M
	SUB-TOTAL: FACILITATING AND BUILDING WORKS (Including Main Contractor's Preliminaries)				50,774,000				
10	Main Contractor's Overheads and Profit				Included				
	TOTAL FACILITATING AND BUILDING WORKS ESTIMATE				50,774,000	£1,790/m ²	£166/ft ²		
11	Project/Design Team Fees				Excluded				
12	Other Development/Project Costs				Excluded				
	BASE COST ESTIMATE (Building Works + Fees + Other Costs)				50,774,000	£1,790/m ²	£166/ft ²		
13	Risks				Excluded				
	COST LIMIT (Excluding Inflation)				50,774,000	£1,790/m ²	£166/ft ²		
14	Inflation				Excluded				
	COST LIMIT (Excluding VAT)				50,774,000	£1,790/m ²	£166/ft ²		

Project: Great Stone Road
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EXTERNAL WORKS ESTIMATES

Ref	Description	Quantity	Rate	Total
SITE PREPARATION WORKS				
	Break up existing hardstanding & remove from site	9,400 m ³	18.50	173,900.00
SITE PREPARATION WORKS TOTAL £				173,900.00
ROADS, PATHS, PAVINGS AND SURFACING				
	Tarmac access road	315 m ²	100.00	31,500.00
	Extra; exc to reduced level; ne 2m deep & remove from site	275 m ³	50.00	13,750.00
	Hard landscaped areas	4,200 m ²	75.00	315,000.00
	Allowance for forming steps	5 Nr	5,000.00	25,000.00
	Allowance for forming ramps	2 Nr	5,000.00	10,000.00
ROADS, PATHS, PAVINGS AND SURFACING TOTAL £				395,250.00
SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS				
	Soft landscaping	1,800 m ²	45.00	81,000.00
	General planting allowance	200 m ²	75.00	15,000.00
	Hedge planting allowance	600 m	150.00	90,000.00
	Tree planting allowance	Item		14,000.00
SOFT LANDSCAPING, PLANTING AND IRRIGATION SYSTEMS TOTAL £				200,000.00
FENCING, RAILINGS AND WALLS				
	Retaining wall foundations	130 m	750.00	97,500.00
	Retaining walls	180 m ²	500.00	90,000.00
	Boundary wall foundations	170 m	500.00	85,000.00
	Boundary walls	255 m ²	250.00	63,750.00
	Boundary fence	100 m	175.00	17,500.00
FENCING, RAILINGS AND WALLS TOTAL £				353,750.00
EXTERNAL FIXTURES & FITTINGS				
	Allowance for fixtures & fittings	Item		75,000.00
EXTERNAL FIXTURES & FITTINGS TOTAL £				75,000.00
EXTERNAL DRAINAGE				
	Surface water drainage	8,500 m ²	26.00	221,000.00
	Allowance for foul water drainage	Item m ²		129,000.00
EXTERNAL DRAINAGE TOTAL £				350,000.00
EXTERNAL SERVICES				
	Allowance for utilities connections	Item		250,000.00
	Allowance for external lighting	Item		50,000.00
EXTERNAL SERVICES TOTAL £				300,000.00

Project: Great Stone Road
ES Ref: MR60886

NOTES






















1. Basis of Estimate/Cost Plan

This Estimate/Cost Plan has been prepared to provide an early indication of the potential building cost at a cost datum of 3Q2019

This Estimate/Cost Plan has been produced in accordance with NRM 1. Where possible (ie sufficient design information has been provided) the work has been measured in accordance with the Part 4: Tabulated Rules. Where there is insufficient design information the work has been measured in accordance with Part 2: Measurement Rules for Order of Cost Estimating **and/or** the application of provisional allowances.

The Estimate/Cost Plan is based on the following information:

Architects Information:

-  Gtreat Stone Road_Room Schedule.xlsx
-  PL_101A - Level -1 Plan.pdf
-  PL_102A - Level 0 Plan.pdf
-  PL_103A - Level 1 Plan.pdf
-  PL_104A - Level 2 Plan.pdf
-  PL_105A - Level 3 Plan.pdf
-  PL_106A - Level 4 Plan.pdf
-  PL_107A - Level 5 Plan.pdf
-  PL_108A - Level 6 Plan.pdf
-  PL_109A - Level 7 Plan.pdf
-  PL_110A - Level 8 Plan.pdf
-  PL_111A - Level 9 Roof Plan.pdf
-  PL_200A - S-W Elevation.pdf
-  PL_201A - N-W Elevation.pdf
-  PL_202A - N-E Elevation.pdf
-  PL_203A - S-E Elevation.pdf
-  PL_208A - GIA Plans.pdf
-  PL_221A - Courtyard Section AA.pdf
-  PL_222A - Coutyard Section BB.pdf
-  PL_223A - Courtyard Section CC.pdf
-  PL_500A - Schedules.pdf

Services Engineer's Drawings - None Available

Specifications - None Available

Programme - None Available

2. Inflation

Due to the uncertainty surrounding the economy caused by Brexit and hence the reliability of future forecasts we have excluded inflation from the estimate. However the BCIS are forecasting tenders to rise by an annual 3-4% over the next two years then rise by 5 to 6% per annum.

Project: Great Stone Road
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NOTES

2. Assumptions

- Vacant possession and site cleared of all waste.
- Retail unit to be shell only.
- All Unit Rate sources noted as cost target are budget cost limits for design purposes.

4. Exclusions

- VAT
- The implications of Brexit on the Construction Industry and this project are excluded.
- Unusually onerous planning conditions
- Section 106, Infrastructure or Community Levies
- Unusual or abnormal ground conditions
- dewatering and other hydrological impacts
- Contaminated land
- Service diversions on/off the site
- Utility costs and contributions over and above allowances included
- Party wall & Party wall monitoring costs
- Land acquisition costs and associated fees
- Finance costs & monitoring fees
- Loose fittings/furniture
- Contingencies & risks
- Pre & post contract design fees

5. Benchmarking



£/m2 study

Description: Rate per m2 gross internal floor area for the building Cost including prelims.

Last updated: 04-Jan-2020 00:38

> Rebased to Trafford (97; sample 44)

Maximum age of results: Default period

Building function (Maximum age of projects)	£/m ² gross internal floor area						Sample
	Mean	Lowest	Lower quartiles	Median	Upper quartiles	Highest	
New build							
816. Flats (apartments)							
Generally (15)	1,454	735	1,213	1,384	1,633	4,938	926
1-2 storey (15)	1,387	860	1,181	1,330	1,535	2,542	220
3-5 storey (15)	1,430	735	1,207	1,371	1,620	3,088	612
6 storey or above (15)	1,772	1,080	1,450	1,650	1,909	4,938	91

The total rate per m² of the Building Works excluding Facilitating & External Works equates to £1709/m² (inclusive of preliminaries).

Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX C
AC/10/C

BCIS Average Prices: element cost per m2

Downloaded: 07-Jan-2020 16:52

Updated: 04-Jan-2020 02:36

**Rate per m2 gross internal floor area for the element Cost excluding prelims
Rebased to Trafford (97; sample 44)**

Type of Work	Building function	Element
New build	816. Flats (apartments)	01 Substructure
		02.01 Frame
		02 02 Inner Floors

Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX D
AC/10/C

Indices

View



Use common base 4Q 2019 ▾



BCIS All-in TPI

Base date: 1985 mean = 100 | Updated: Nov-2021 | #101

Recent changes			Percentage change		
Date	Index	Equivalent sample	On year	On quarter	On month
4Q 2019	333	56	0.9%	-0.6%	
1Q 2020	335	Provisional	1.2%	0.6%	
2Q 2020	335	Provisional	0.0%	0.0%	
3Q 2020	330	Provisional	-1.5%	-1.5%	
4Q 2020	328	Provisional	-1.5%	-0.6%	
1Q 2021	328	Provisional	-2.1%	0.0%	
2Q 2021	331	Provisional	-1.2%	0.9%	
3Q 2021	339	Provisional	2.7%	2.4%	
4Q 2021	350	Forecast	6.7%	3.2%	
1Q 2022	356	Forecast	8.5%	1.7%	
2Q 2022	361	Forecast	9.1%	1.4%	
3Q 2022	361	Forecast	6.5%	0.0%	
4Q 2022	364	Forecast	4.0%	0.8%	
1Q 2023	369	Forecast	3.7%	1.4%	
2Q 2023	374	Forecast	3.6%	1.4%	
3Q 2023	377	Forecast	4.4%	0.8%	
4Q 2023	382	Forecast	4.9%	1.3%	
1Q 2024	387	Forecast	4.9%	1.3%	
2Q 2024	392	Forecast	4.8%	1.3%	
3Q 2024	395	Forecast	4.8%	0.8%	
4Q 2024	400	Forecast	4.7%	1.3%	
1Q 2025	403	Forecast	4.1%	0.8%	
2Q 2025	408	Forecast	4.1%	1.2%	
3Q 2025	411	Forecast	4.1%	0.7%	
4Q 2025	417	Forecast	4.3%	1.5%	
1Q 2026	421	Forecast	4.5%	1.0%	
2Q 2026	426	Forecast	4.4%	1.2%	
3Q 2026	429	Forecast	4.4%	0.7%	

PREVIOUS
 Results

NEXT
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Proof of Evidence for Great Stone Road
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Application ref: 100400/OUT/20

APPENDIX E
AC/10/C

Tender price studies

Download

Location (using 2000 boundaries data)

Base: UK mean = 100
Updated: 05-Nov-2021

Effective date: Latest ▾



Filter **Apply**

Location	Index	90% confidence interval	Standard deviation	Range	Sample
North East	93	92 - 94	12	68 - 174	476
North West	99	98 - 100	12	67 - 168	1029
Cheshire	99	98 - 100	11	76 - 131	207
Cumbria	100	98 - 102	13	68 - 142	88
Greater Manchester	99	98 - 100	12	67 - 155	334
Bolton	98	96 - 101	11	82 - 118	36
Bury	98	93 - 102	10	80 - 113	16
Manchester	102	99 - 104	12	81 - 138	67
Oldham	98	94 - 101	11	73 - 118	30
Rochdale	99	96 - 102	11	77 - 120	34
Salford	99	95 - 102	13	67 - 130	35
Stockport	99	94 - 104	16	74 - 129	31
Tameside	99	93 - 105	16	87 - 155	15
Trafford	99	96 - 102	12	82 - 128	44
Wigan	95	91 - 98	11	75 - 118	26
Lancashire	98	97 - 100	11	75 - 141	195
Merseyside	99	97 - 100	13	72 - 168	205
Yorkshire and the Humber	94	93 - 94	12	71 - 178	642
East Midlands	105	104 - 106	12	70 - 149	659
West Midlands	95	95 - 96	11	66 - 162	951
East of England	101	100 - 101	12	69 - 161	1024
London	123	122 - 124	18	78 - 198	1037
South East	108	107 - 108	13	76 - 169	1520
South West	103	102 - 103	13	71 - 230	878
Wales	94	93 - 95	12	71 - 148	410
Scotland	91	91 - 92	13	61 - 187	1309
Northern Ireland	56	55 - 57	7	44 - 78	203
Islands	109	108 - 111	14	81 - 159	149

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Define - 2. Study select

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Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX F
AC/10/C

Duration calculator

New Build, Construction

Estimated construction duration

The estimated construction duration from Start on Site to Construction Completion is 85 weeks
(this is an average for the project as described below).

The 90% confidence interval for this estimate is 77 to 94 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 57 to 126 weeks.

The estimate is based on the following project details:

Contract value: £18,500,000 at 4Q 2021 (350; forecast) prices and Trafford (99; sample 44) level

Building function: Flats

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private

Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX G
AC/10/C

Duration calculator

New Build, Construction

Estimated construction duration

The estimated construction duration from Start on Site to Construction Completion is 98 weeks
(this is an average for the project as described below).

The 90% confidence interval for this estimate is 87 to 110 weeks.

Individual projects will take more or less time than the average: the 90% prediction interval for individual projects is 66 to 144 weeks.

The estimate is based on the following project details:

Contract value: £40,100,000 at 4Q 2021 (350; forecast) prices and Trafford (99; sample 44) level

Building function: Flats

Procurement: Design and build

Selection of contractor: Single stage tendering

Client organisation: Private

Proof of Evidence for Great Stone Road
PINS REF: APP/Q4245/W/20/3258552
Application ref: 100400/OUT/20

APPENDIX H AC/10/C

Indices

View



Use common base Nov-2019 ▾



BCIS General Building Cost Index

Base date: 1985 mean = 100 | Updated: Oct-2021 | #1111

Recent changes			Percentage change		
Date	Index	Status	On year	On quarter	On month
Nov-2019	360.9	Firm	1.9%	-0.2%	-0.4%
Dec-2019	359.9	Firm	1.6%	-0.4%	-0.3%
Jan-2020	359.8	Firm	1.4%	-0.7%	0.0%
Feb-2020	360.4	Firm	1.3%	-0.1%	0.2%
Mar-2020	360.6	Firm	1.0%	0.2%	0.1%
Apr-2020	360.3	Firm	0.6%	0.1%	-0.1%
May-2020	361.6	Firm	1.1%	0.3%	0.4%
Jun-2020	360.8	Firm	0.8%	0.1%	-0.2%
Jul-2020	361.3	Firm	-0.2%	0.3%	0.1%
Aug-2020	361.3	Firm	-0.1%	-0.1%	0.0%
Sep-2020	361.8	Firm	0.1%	0.3%	0.1%
Oct-2020	362.6	Firm	0.1%	0.4%	0.2%
Nov-2020	363.6	Firm	0.7%	0.6%	0.3%
Dec-2020	366.2	Firm	1.8%	1.2%	0.7%
Jan-2021	367.1	Firm	2.0%	1.2%	0.2%
Feb-2021	370.4	Firm	2.8%	1.9%	0.9%
Mar-2021	373.5	Firm	3.6%	2.0%	0.8%
Apr-2021	375.6	Firm	4.2%	2.3%	0.6%
May-2021	378.4	Firm	4.6%	2.2%	0.7%
Jun-2021	381.4	Firm	5.7%	2.1%	0.8%
Jul-2021	387.6	Provisional	7.3%	3.2%	1.6%
Aug-2021	394.7	Provisional	9.2%	4.3%	1.8%
Sep-2021	398.8	Provisional	10.2%	4.6%	1.0%
Oct-2021	400.4	Forecast	10.4%	3.3%	0.4%
Nov-2021	401.0	Forecast	10.3%	1.6%	0.1%
Dec-2021	401.5	Forecast	9.6%	0.7%	0.1%
Jan-2022	402.5	Forecast	9.6%	0.5%	0.2%
Feb-2022	403.4	Forecast	8.9%	0.6%	0.2%
Mar-2022	403.7	Forecast	8.1%	0.5%	0.1%
Apr-2022	406.7	Forecast	8.3%	1.0%	0.7%
May-2022	407.3	Forecast	7.6%	1.0%	0.1%
Jun-2022	406.8	Forecast	6.7%	0.8%	-0.1%
Jul-2022	409.3	Forecast	5.6%	0.6%	0.6%
Aug-2022	408.3	Forecast	3.4%	0.2%	-0.2%
Sep-2022	407.0	Forecast	2.1%	0.0%	-0.3%
Oct-2022	407.2	Forecast	1.7%	-0.5%	0.0%
Nov-2022	406.9	Forecast	1.5%	-0.3%	-0.1%
Dec-2022	406.5	Forecast	1.2%	-0.1%	-0.1%
Jan-2023	407.6	Forecast	1.3%	0.1%	0.3%
Feb-2023	408.4	Forecast	1.2%	0.4%	0.2%
Mar-2023	408.9	Forecast	1.3%	0.6%	0.1%
Apr-2023	410.5	Forecast	0.9%	0.7%	0.4%

Recent changes			Percentage change		
Date	Index	Status	On year	On quarter	On month
May-2023	411.3	Forecast	1.0%	0.7%	0.2%
Jun-2023	411.0	Forecast	1.0%	0.5%	-0.1%
Jul-2023	415.0	Forecast	1.4%	1.1%	1.0%
Aug-2023	415.5	Forecast	1.8%	1.0%	0.1%
Sep-2023	415.7	Forecast	2.1%	1.1%	0.0%
Oct-2023	417.1	Forecast	2.4%	0.5%	0.3%
Nov-2023	417.9	Forecast	2.7%	0.6%	0.2%
Dec-2023	418.6	Forecast	3.0%	0.7%	0.2%
Jan-2024	419.7	Forecast	3.0%	0.6%	0.3%
Feb-2024	420.7	Forecast	3.0%	0.7%	0.2%
Mar-2024	421.0	Forecast	3.0%	0.6%	0.1%
Apr-2024	422.9	Forecast	3.0%	0.8%	0.5%
May-2024	424.0	Forecast	3.1%	0.8%	0.3%
Jun-2024	423.8	Forecast	3.1%	0.7%	0.0%
Jul-2024	428.3	Forecast	3.2%	1.3%	1.1%
Aug-2024	428.9	Forecast	3.2%	1.2%	0.1%
Sep-2024	429.2	Forecast	3.2%	1.3%	0.1%
Oct-2024	430.4	Forecast	3.2%	0.5%	0.3%
Nov-2024	430.8	Forecast	3.1%	0.4%	0.1%
Dec-2024	430.9	Forecast	2.9%	0.4%	0.0%
Jan-2025	432.6	Forecast	3.1%	0.5%	0.4%
Feb-2025	433.9	Forecast	3.1%	0.7%	0.3%
Mar-2025	434.7	Forecast	3.3%	0.9%	0.2%
Apr-2025	436.4	Forecast	3.2%	0.9%	0.4%
May-2025	437.5	Forecast	3.2%	0.8%	0.3%
Jun-2025	437.5	Forecast	3.2%	0.6%	0.0%
Jul-2025	442.0	Forecast	3.2%	1.3%	1.0%
Aug-2025	442.7	Forecast	3.2%	1.2%	0.2%
Sep-2025	443.0	Forecast	3.2%	1.3%	0.1%
Oct-2025	444.1	Forecast	3.2%	0.5%	0.2%
Nov-2025	444.4	Forecast	3.2%	0.4%	0.1%
Dec-2025	444.6	Forecast	3.2%	0.4%	0.0%
Jan-2026	446.4	Forecast	3.2%	0.5%	0.4%
Feb-2026	447.7	Forecast	3.2%	0.7%	0.3%
Mar-2026	448.5	Forecast	3.2%	0.9%	0.2%
Apr-2026	450.4	Forecast	3.2%	0.9%	0.4%
May-2026	451.4	Forecast	3.2%	0.8%	0.2%
Jun-2026	451.2	Forecast	3.1%	0.6%	0.0%
Jul-2026	455.5	Forecast	3.1%	1.1%	1.0%
Aug-2026	455.9	Forecast	3.0%	1.0%	0.1%
Sep-2026	456.0	Forecast	2.9%	1.1%	0.0%

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