

ANNEX A

SEPTEMBER 2003

	Current figures (£m)	Change at this report	Materialisation of risk sums:
MAIN PROJECT			
Site, demolition and archaeology	5.7		QH dountaking & reconstruction -
Fit Out	19.5		final settlement 140,000
Current construction commitment	203.6	plus 5.03m	Scaffolding 750,000
Fees (capped lump sum)	50.3		QH windows 27,000
Site organisation costs	17.5	plus 2.5m	QH external render 90,430
VAT on current commitment	35.6	plus 0.9m	Lightwell cladding 125,000
Construction reserve	35.7	minus 5.03m; plus 14.6m	*Fit-out 3,900,000
Estimated VAT on reserve	6.3	minus 0.9m; plus 2.6m	
			5,032,430
Total	374.2	plus 19.7m	* Time related costs across all fit out packages

LANDSCAPING

Muster room transfer	0.5	
Land purchase	0.3	
Construction works	7.8	
Fees (including site mgt)	1.9	
Construction reserve	2.7	plus 0.4m
VAT	2	
Total	15.2	plus 0.4m

SUBTOTAL	389.4	plus 20.1
-----------------	--------------	-----------

Programme contingency (incl. VAT)	11.8	
--	-------------	--