

CASHFLOW FORECAST
UWTSD CONSTRUCTION CENTRE
TRINITY GROUP LIMITED



		Month Nr	Dec-25		Jan-26		Feb-26		Mar-26		Apr-26		May-26		Jun-26		Jul-26		Aug-26		Sep-26		Oct-26		Nov-26	
		Weeks	5		5		4		5		4		5		4		5		5		4		5			
		Month	1		2		3		4		5		6		7		8		9		10		11			
		VALUE	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	5	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	
	PRELIMINARIES	£ 1,808,373	5.00%	£ 90,419	10%	£ 180,837	15%	£ 271,256	20%	£ 361,675	25%	£ 452,093	30%	£ 542,512	35%	£ 632,930	40%	£ 723,349	45%	£ 813,768	50%	£ 904,186	55%	£ 994,605	60%	
1.0	SUBSTRUCTURE	£ 464,750		£ -		£ -	25%	£ 116,188	50%	£ 232,375	75%	£ 348,563	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	
2.0	SUPERSTRUCTURE																									
	Frame	£ 275,594		£ -		£ -	20%	£ 55,119	80%	£ 220,475	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	
	Upper Floors	£ 64,262		£ -		£ -		£ -	25%	£ 16,066	50%	£ 32,131	75%	£ 48,197	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	
	Roof	£ 182,683		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	20%	£ 36,537	80%	£ 146,146	100%			
	Stairs	£ 34,100		£ -		£ -		£ -	20%	£ 6,820	40%	£ 13,640	60%	£ 20,460	80%	£ 27,280	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%			
	External Walls	£ 104,282		£ -		£ -		£ -		£ -		£ -		£ -		£ -	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%			
	External Windows & Doors	£ 166,300		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	10%	£ 16,630	50%	£ 83,150	90%			
	Internal Walls & Partitions	£ 223,724		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	10%	£ 22,372	50%	£ 111,862	90%			
	Internal Doors	£ 39,050		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -				
3.0	FINISHES																									
	Wall Finishes	£ 63,686		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	25%	£ 15,921	50%	£ 31,843	75%			
	Floor Finishes	£ 154,990		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -				
	Ceiling Finishes	£ 71,295		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	25%	£ 17,824	50%	£ 35,648	75%			
4.0	FITTINGS, FURNISHINGS & EQUIPMENT	£ 73,100		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
5.0	SERVICES																									
	Sanitary Installations	£ 29,448		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	Services Equipment	N/A																								
	Disposal Installations	N/A																								
	Water Installations	£ 111,593		£ -		£ -		£ -		£ -	20%	£ 22,319	20%	£ 22,319	20%	£ 22,319	20%	£ 22,319	20%	£ 22,319	40%	£ 44,637	60%	£ 66,956	80%	
	Heat Source (Cost included elsewhere)	N/A																								
	Space Heating and Air Conditioning (Cost included elsewhere)	£ 317,730		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -	20%	£ 63,546	40%			
	Ventilating Systems	£ 49,597		£ -		£ -		£ -		£ -		£ -		£ -	13%	£ 6,200	25%	£ 12,399	38%	£ 18,599	50%	£ 24,798	63%	£ 30,998	75%	
	Electrical Installations	£ 364,227		£ -		£ -		£ -		£ -		£ -		£ -		£ -	14%	£ 50,992	28%	£ 101,983	42%	£ 152,975	56%	£ 203,967	70%	
	Fuel Installations	£ 3,100		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	Lift and Conveyor Installations	£ 110,000		£ -		£ -		£ -		£ -		£ -		£ -	50%	£ 55,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	
	Fire and Lighting Protection	£ 38,748		£ -		£ -		£ -		£ -		£ -		£ -	25%	£ 9,687	50%	£ 19,374	75%	£ 29,061	100%	£ 38,748	100%	£ 38,748	100%	
	Communications and Security Installations	£ 147,241		£ -		£ -		£ -		£ -		£ -		£ -		£ -	14%	£ 20,614	28%	£ 41,227	42%	£ 61,841	56%	£ 82,455	70%	
	Special Installations	£ 1,500,000		£ -		£ -		£ -		£ -	7%	£ 105,000	14%	£ 210,000	21%	£ 315,000	28%	£ 420,000	35%	£ 525,000	42%	£ 630,000	49%			
	Builders work in connection with Services (BWIC)	£ 32,548		£ -		£ -		£ -		£ -	10%	£ 3,255	20%	£ 6,510	30%	£ 9,764	40%	£ 13,019	50%	£ 16,274	60%	£ 19,529	70%			
6.0	Prefabricated Buildings and Building Units	£ 250,000		£ -		£ -		£ -	33%	£ 82,500	66%	£ 165,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	
7.0	Work to Existing Building	N/A																								
8.0	EXTERNAL WORKS																									
	Site Preparation Works	£ 63,250	20.00%	£ 12,650	80%	£ 50,600	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	
	Roads, paths, Paving & Surfacing	£ 163,625		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	Soft Landscaping, Planting and Irrigation systems	£ 22,000		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	Fencing, Railings & Walls	£ 115,500		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	External Fixtures	£ 11,000		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		
	External Drainage	£ 139,132	33.00%	£ 45,913	66%	£ 91,827	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	
	External Services (Cost includes Other Elements)	£ 23,980		£ -	33%	£ 7,913	66%	£ 15,827	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	
	Minor Building Works & Ancillary Buildings	N/A																								
10.0	OVERHEADS & PROFIT	£ 360,945	5.00%	£ 18,047	10%	£ 36,095	15%	£ 54,142	20%	£ 72,189	25%	£ 90,236	30%	£ 108,284	35%	£ 126,331	40%	£ 144,378	45%	£ 162,425	50%	£ 180,473	55%	£ 198,520	60%	
11.0	DESIGN FEES																									
	Development Costs	£ 606,388	100.00%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	
	Risk Contingencies	£ 250,000	5.00%	£ 12,500	10%	£ 25,000	15%	£ 37,500	20%	£ 50,000	25%	£ 62,500	30%	£ 75,000	35%	£ 87,500	40%	£ 100,000	45%	£ 112,500	50%	£ 125,000	55%	£ 137,500	60%	
	CONTRACT SUM	£ 8,436,237		£ 785,917		£ 998,660		£ 1,303,681		£ 1,686,607		£ 2,194,502		£ 2,725,233		£ 3,048,225		£ 3,442,823		£ 3,870,638		£ 4,318,953		£ 5,011,208		

	Dec-26		Jan-27		Feb-27		Mar-27		Apr-27		May-27		Jun-27		Jul-27		87 Wks		
4	5		5		4		5		4		5		4		5				
12	13		14		15		16		17		18		19		20				
Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	% Complete	Value Complete	Total %	Total p	£ -
£ 1,085,024	65%	£ 1,175,442	70%	£ 1,265,861	75%	£ 1,356,279	80%	£ 1,446,698	85%	£ 1,537,117	90%	£ 1,627,535	95%	£ 1,717,954	100%	£ 1,808,373	100.00%	£ 1,808,373	
£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100%	£ 464,750	100.00%	£ 464,750	
£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100%	£ 275,594	100.00%	£ 275,594	
£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100%	£ 64,262	100.00%	£ 64,262	
£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100%	£ 182,683	100.00%	£ 182,683	
£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100%	£ 34,100	100.00%	£ 34,100	
£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100%	£ 104,282	100.00%	£ 104,282	
£ 149,670	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100%	£ 166,300	100.00%	£ 166,300	
£ 201,351	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100%	£ 223,724	100.00%	£ 223,724	
£ -		£ -		£ -		£ -	25%	£ 9,763	50%	£ 19,525	75%	£ 29,288	100%	£ 39,050	100%	£ 39,050	100.00%	£ 39,050	
£ 47,764	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100%	£ 63,686	100.00%	£ 63,686	
£ -	33%	£ 51,147	66%	£ 102,293	100%	£ 154,990	100%	£ 154,990	100%	£ 154,990	100%	£ 154,990	100%	£ 154,990	100%	£ 154,990	100.00%	£ 154,990	
£ 53,472	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100%	£ 71,295	100.00%	£ 71,295	
£ -		£ -		£ -		£ -		£ -		£ -		£ -	50%	£ 36,550	100%	£ 73,100	100.00%	£ 73,100	
£ -		£ -		£ -		£ -		£ -	25%	£ 7,362	50%	£ 14,724	75%	£ 22,086	100%	£ 29,448	100.00%	£ 29,448	
£ 89,274	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100%	£ 111,593	100.00%	£ 111,593	
£ 127,092	60%	£ 190,638	80%	£ 254,184	100%	£ 317,730	100%	£ 317,730	100%	£ 317,730	100%	£ 317,730	100%	£ 317,730	100%	£ 317,730	100.00%	£ 317,730	
£ 37,198	83%	£ 40,917	100%	£ 49,597	100%	£ 49,597	100%	£ 49,597	100%	£ 49,597	100%	£ 49,597	100%	£ 49,597	100%	£ 49,597	100.00%	£ 49,597	
£ 254,959	85%	£ 309,593	100%	£ 364,227	100%	£ 364,227	100%	£ 364,227	100%	£ 364,227	100%	£ 364,227	100%	£ 364,227	100%	£ 364,227	100.00%	£ 364,227	
£ -		£ -	100%	£ 3,100	100%	£ 3,100	100%	£ 3,100	100%	£ 3,100	100%	£ 3,100	100%	£ 3,100	100%	£ 3,100	100.00%	£ 3,100	
£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100%	£ 110,000	100.00%	£ 110,000	
£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100%	£ 38,748	100.00%	£ 38,748	
£ 103,068	85%	£ 125,154	100%	£ 147,241	100%	£ 147,241	100%	£ 147,241	100%	£ 147,241	100%	£ 147,241	100%	£ 147,241	100%	£ 147,241	100.00%	£ 147,241	
£ 735,000	56%	£ 840,000	63%	£ 945,000	70%	£ 1,050,000	77%	£ 1,155,000	84%	£ 1,260,000	91%	£ 1,365,000	98%	£ 1,470,000	100%	£ 1,500,000	100.00%	£ 1,500,000	
£ 22,784	80%	£ 26,038	90%	£ 29,293	100%	£ 32,548	100%	£ 32,548	100%	£ 32,548	100%	£ 32,548	100%	£ 32,548	100%	£ 32,548	100.00%	£ 32,548	
£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100%	£ 250,000	100.00%	£ 250,000	
£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100%	£ 63,250	100.00%	£ 63,250	
£ -		£ -	33%	£ 53,996	66%	£ 107,993	100%	£ 163,625	100%	£ 163,625	100%	£ 163,625	100%	£ 163,625	100%	£ 163,625	100.00%	£ 163,625	
£ -		£ -		£ -		£ -	20%	£ 4,400	40%	£ 8,800	60%	£ 13,200	80%	£ 17,600	100%	£ 22,000	100.00%	£ 22,000	
£ -		£ -		£ -		£ -	20%	£ 23,100	40%	£ 46,200	60%	£ 69,300	80%	£ 92,400	100%	£ 115,500	100.00%	£ 115,500	
£ -		£ -		£ -		£ -	25%	£ 2,750	50%	£ 5,500	75%	£ 8,250	100%	£ 11,000	100%	£ 11,000	100.00%	£ 11,000	
£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100%	£ 139,132	100.00%	£ 139,132	
£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100%	£ 23,980	100.00%	£ 23,980	
£ 216,567	65%	£ 234,614	70%	£ 252,662	75%	£ 270,709	80%	£ 288,756	85%	£ 306,803	90%	£ 324,851	95%	£ 342,898	100%	£ 360,945	100.00%	£ 360,945	
£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100%	£ 606,388	100.00%	£ 606,388	
£ 150,000	65%	£ 162,500	70%	£ 175,000	75%	£ 187,500	80%	£ 200,000	85%	£ 212,500	90%	£ 225,000	95%	£ 237,500	100%	£ 250,000	100.00%	£ 250,000	
£ 5,630,389		£ 6,149,808		£ 6,636,217		£ 7,035,677		£ 7,354,538		£ 7,627,878		£ 7,901,218		£ 8,211,109		£ 8,436,237			
£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -		£ -			
£ 5,011,208		£ 5,630,389		£ 6,149,808		£ 6,636,217		£ 7,035,677		£ 7,354,538		£ 7,627,878		£ 7,901,218		£ 8,211,109			
£ 619,181		£ 519,419		£ 486,409		£ 399,459		£ 318,861		£ 273,340		£ 273,340		£ 309,890		£ 225,128		£ 8,436,237	
£ 5,630,389		£ 6,149,808		£ 6,636,217		£ 7,035,677		£ 7,354,538		£ 7,627,878		£ 7,901,218		£ 8,211,109		£ 8,436,237			

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